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PLANNING DEPARTMENT

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August 8, 2006

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

RECEIVED
06 AUG 10 AM 8:27
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI)
Ka Hui Na Koa O Kawili
TMK: 2-4-57:Portion of 1, Hilo, Island of Hawaii, Hawaii

The County of Hawaii, Planning Department has reviewed the comments received during the 30-day public comment period which began on May 8, 2006. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the next available OEQC Environmental Notice.

We have enclosed a copy of the completed OEQC Publication Form. Under separate cover, the consultant will be forwarding four copies of the final EA and the project summary.

Please call Esther Imamura at (808) 961-8288, extension 257 if you have any questions.

Sincerely,

CHRISTOPHER J. YUEN
Planning Department

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Enclosure

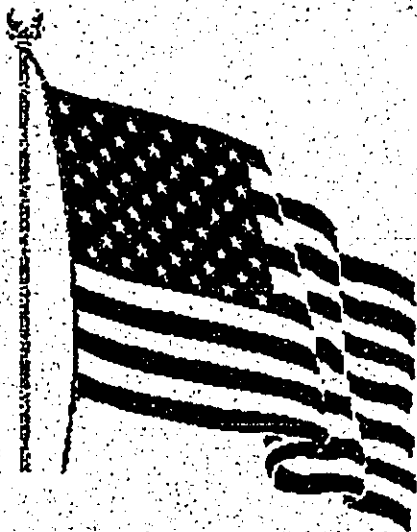
2006-08-08-HA-PEA-KA HUI NA KOA O KAWILI - A
HAWAII ISLAND VETERAN'S MEMORIAL, INC. PROJECT

AUG 23 2006

KA HUI NA KOA O KAWILI

A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT
HILO, HAWAII

FINAL ENVIRONMENTAL ASSESSMENT



Hawaii Island Veterans' Memorial, Inc.
21 Akekeke Street
Hilo, Hawaii

July 2006

KA HUI NA KOA O KAWILI

**A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT
HILO, HAWAII**

FINAL ENVIRONMENTAL ASSESSMENT

**Hawaii Island Veterans' Memorial, Inc.
21 Akekeke Street
Hilo, Hawaii**

**Prepared by:
Yukie Ohashi Planning Consultant
PO Box 786
Volcano, Hawaii 96785**

July 2006

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D	Multi-Purpose Facility Business Plan
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G	Engineering Report
H	State Historic Preservation Division Letter

**KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT**

SUMMARY

Project Name: Ka Hui Na Koa O Kawili: A Hawaii Island Veterans' Memorial, Inc. Project

Applicant: Hawaii Island Veteran's Memorial, Inc.
21 Akekeke Street
Hilo, Hawaii 96720

Landowner: State of Hawaii (Landowner)
County of Hawaii (Lessor)
Hawaii Island Veteran's Memorial, Inc. (Lessee)

EA Approving Agency: Planning Department, County of Hawaii

Proposed Action: Construct the following: (1) Combined Veterans' Center (CVC) office building, (2) Affordable senior housing apartments (100-110 units), and (3) Multi-Purpose Facility

Location/District: North corner of Kawili and Kapiolani Streets
Waiakea Cane Lots, South Hilo District, Island of Hawaii

TMK/ Acres: (3) 2-4-57: Portion of 01 / 7.45 acres (approximate)

Land Use Designations: State Land Use: Urban District
General Plan: High Density Urban
County Zoning: Multi-Family Residential (RM-1) (approx. 2.5 acres) and Open (O) (approx. 4.95 acres)
SMA: Not in the Special Management Area

Chapter 343, HRS Compliance: Use of State or County Lands

Action Requested: Change of Zone: Open (4.95 acres) to RM-1

1.0 INTRODUCTION

1.1 APPLICANT

The Applicant, Hawaii Island Veterans Memorial, Inc. (HIVM), is a community-based, 501(c)(3) tax exempt non-profit veterans organization licensed to operate in the State of Hawaii. HIVM was organized in 1999 by members of various veteran groups with a mission to establish a veterans' center and affordable housing in Hilo to serve veterans and military members and their families. HIVM is governed by a volunteer Board of Directors whose current officers include the following members:

Reeve (Bob) Williams, Chairman
Mabel De Silva, Vice Chairman
Stanley Takaba, Treasurer
Ken Fujimoto, Secretary
Denny Austen
Don Bennett
Paul De Silva
Ray Fornoff
Neal Herbert
Gary Hill
Robert Montague
George Mukai
Denise Nakanishi
Harvey Tajiri

1.2 LEASE OF PUBLIC LAND

The State Board of Land and Natural Resources (BLNR), in setting aside the property to the County of Hawaii by Executive Order Nos. 4014 and 4108, did so for the express purpose of establishing a combined veterans center, veterans housing, and related purposes, based on the proposal of HIVM (Appendix A-1 and A-2). HIVM subsequently signed a lease with the County of Hawaii in April 2005 for approximately 6.5 acres (TMK: 2-4-57: Portion of 01) to develop the subject project (Appendix A-3).

The term of the lease is for a period of five years with renewal options of five year increments. The County, in a letter dated June 13, 2006 (Appendix A-4) has clarified that the five-year initial lease term was intended and approved by the Hawaii County Council for issuance and renewal in five-year increments upon demonstration of satisfactory performance by HIVM in its movement toward development and construction. Once HIVM obtained tentative commitments for funding and started development, the Council would address the issue of granting a 65-year long-term lease. Such a lease would feature standard provisions consistent with long-term leases to include periodic rent reviews, a fixed renegotiation date for lease renewal, and other features which may be required by BLNR.

An additional approximately 0.95 acre (41,400 sq ft) of the same parcel, referenced herein as the "Unimproved Portion of Ululani Street Right-of-Way" (or Ululani Street extension easement) will

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A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

be added to the project. This strip of land was previously set aside to extend Ululani Street to Kawili Street, however, the County, subsequently, has decided against this extension. In a letter dated February 14, 2005, the County Department of Public Works has stated that it has no plans to extend Ululani Street to Kawili Street and will support any action to abandon the right-of-way and to declare it a road remnant (Appendix B). Following the disposition by the County to HIVM (approx. 0.355 acre) and Hilo Meishoin Church (approx. 0.595 acre), the project area for HIVM will be increased to approximately 6.855 acres bringing the total project area to approximately 7.45 acres. Hilo Meisho-in, in a letter dated December 13, 2005, has expressed their interest in obtaining its portion (Appendix C). Exact land areas for HIVM and Hilo Meisho-in will be subject to the preparation of a surveyed map.

1.3 AGENCIES AND ORGANIZATIONS CONSULTED

The following agencies were consulted in the process of preparing the environmental assessment:

- **County**
 - Office of the Mayor
 - Office of the Corporation Counsel
 - Department of Environmental Management
 - Department of Finance
 - Department of Parks and Recreation
 - Department of Public Works
 - Department of Water Supply
 - Hawaii Island Community Development Corporation
 - Office of Housing & Community Development
 - Planning Department

- **State**
 - Department of Defense, Office of Veteran Services
 - Department of Education, Waiakea High School
 - Department of Land and Natural Resources, Land Division
 - Department of Land and Natural Resources, State Historic Preservation Division
 - University of Hawaii at Hilo

- **Federal**
 - Department of Veteran Affairs

- **Organizations**
 - Hawaii Electric Light Co
 - Hilo Meisho-in Church
 - Holy Apostles Episcopal Church

- **Veterans' Organizations**
 - Big Island Retired Military Association
 - Disabled American Veterans
 - Hawaii Army National Guard Retirees
 - Korean War Veterans

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Military Order of Purple Heart
Veterans of Foreign Wars
Veterans' League

1.4 CHAPTER 343, HAWAII REVISED STATUTES COMPLIANCE

The subject property is State-owned land, transferred by BLNR through Executive Order to the County of Hawaii, and leased by the County to HIVM through a Lease Agreement. This EA describes the actions which are proposed for the 7.45 acre area of the TMK: 2-4-57: portion of 1, including the Ululani Street extension easement area which is currently in the process being reassigned to HIVM and Hilo Meisho-in Church.

The proposed use of State or County land requires compliance with Chapter 343, Hawaii Revised Statutes (HRS) to consider the potential environmental impacts. Thus, this Environmental Assessment (EA) is prepared pursuant to Chapter 343, HRS and Hawaii Administrative Rules, Title 11, State of Hawaii Department of Health, Chapter 200, Environmental Impact Statement Rules. A finding of no significant impact (FONSI) is anticipated.

1.5 DISTRIBUTION OF THE DRAFT EA

Publication of notice of availability of the Draft EA was published in the May 8, 2006 OEQC *The Environmental Notice*.

Copies of the Draft EA were distributed to the following consulted parties:

- **Accepting Authority**
County of Hawaii Planning Department

- **Libraries / News Media**
Hilo Regional Library
University of Hawaii at Hilo
Hawaii Tribune Herald

- **County**
Department of Environmental Management
Department of Parks and Recreation
Department of Public Works
Department of Research and Development
Department of Water Supply
Fire Department
Hawaii Island Community Development Corporation
Office of Housing & Community Development
Office of the Mayor
Planning Department
Police Department

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- **State**
 - Department of Business, Economic Development & Tourism
 - Department of Defense, Office of Veteran Services
 - Department of Education, Waiakea High School
 - Department of Health
 - Department of Health, Office of Environmental Quality Control
 - Department of Land and Natural Resources, Land Division
 - Department of Land and Natural Resources, State Historic Preservation Division
 - Office of Hawaiian Affairs
 - University of Hawaii at Hilo

- **Federal**
 - Department of Veteran Affairs

- **Legislators**
 - Hawaii County Council
 - District 1 Councilmember Fred Holschuh
 - District 2 Councilmember Donald Ikeda
 - District 3 Councilmember James Arakaki
 - District 4 Councilmember Stacy Higa, Council Chair
 - District 5 Councilmember Gary Safarik
 - District 6 Councilmember Bob Jacobson
 - District 7 Councilmember Virginia Isbell
 - District 8 Councilmember Angel Pilago
 - District 9 Councilmember Pete Hoffman

 - State Senator Russell Kokubun
 - State Representative Dwight Takamine
 - US Senator Daniel Akaka
 - US Senator Daniel Inouye
 - US Representative Ed Case

- **Organizations**
 - Hawaii Electric Light Co. Engineering Branch

- **Adjacent Landowners**
 - TMK: 2-4-01: 15 Waiakea High School
 - TMK: 2-4-01: 167 University of Hawaii at Hilo
 - TMK: 2-4-57: 02 Hilo Meisho-in Church
 - TMK: 2-4-57: 03 Holy Apostles Episcopal Church
 - TMK: 2-4-57: 14 Komine Family
 - TMK: 2-4-57: 15 Bonk Family
 - TMK: 2-4-57: 22 Kato Family
 - TMK: 2-4-57: 23 State of Hawaii

2.0 DESCRIPTION OF PROPOSED ACTION

2.1 LOCATION AND OWNERSHIP

The subject property is located in the Waiakea Cane Lots, Waiakea land division, South Hilo District, within the Island and County of Hawaii (Figure 1). The project site is located at the east corner of the intersection of Kawili and Kapiolani Streets and is identified as TMK: 2-4-57: Portion of 1 (Figure 2). Although TMK: 2-4-57:1 consists of 11.126 acres, the project area is limited to 7.45 acres.

The County of Hawaii acquired this State-owned parcel specifically for the intended HIVM purpose and subsequently leased 6.5 acres to HIVM. In addition to the 6.5 acres, the County is currently preparing documents to lease an additional approximately 0.355 acre to HIVM and approximately 0.595 acre to the adjacent Hilo Meisho-in Church. The project area is therefore, described as 7.45 acres.

2.2 EXISTING AND SURROUNDING USES

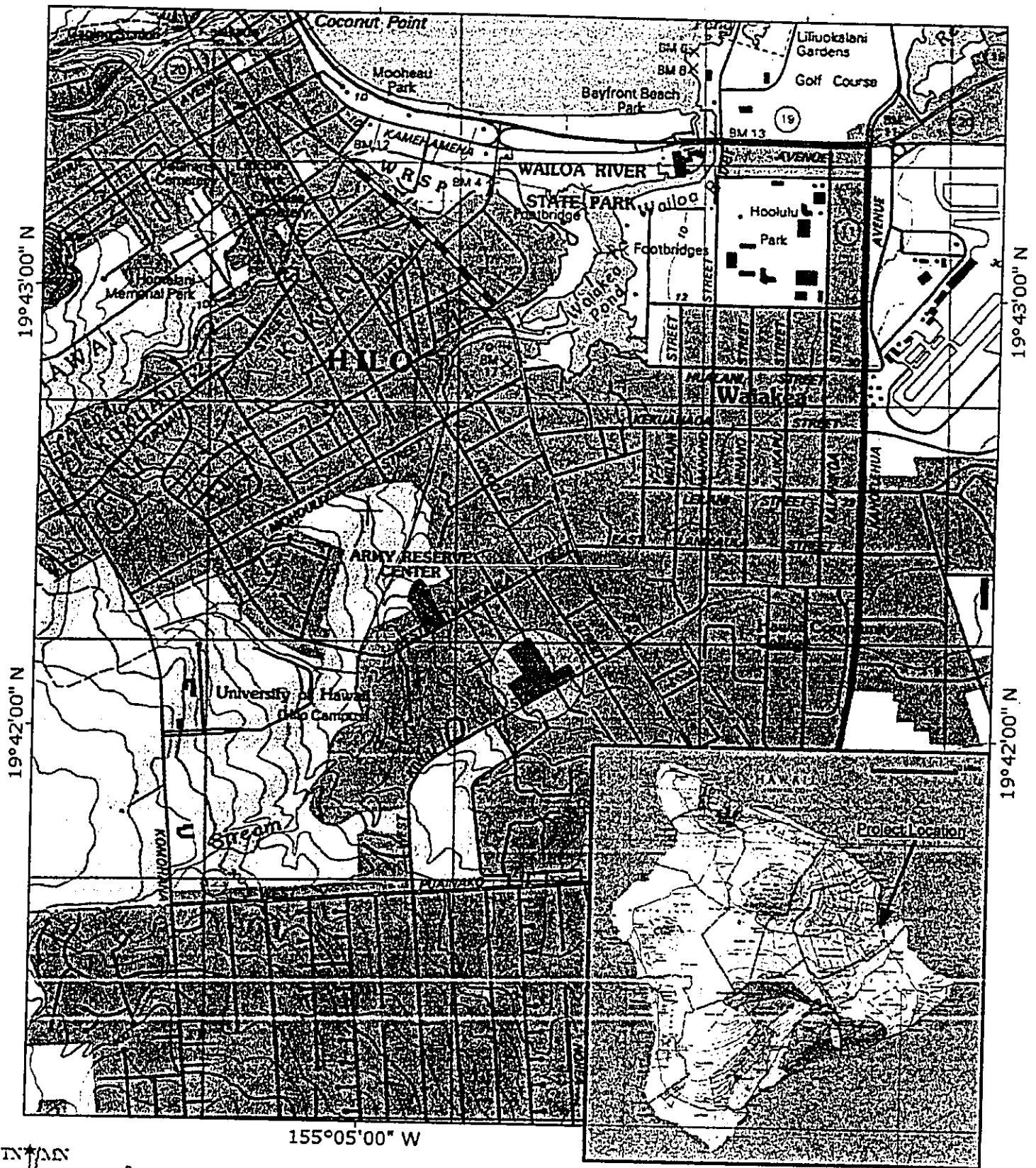
Existing Uses. The subject property is vacant and covered with exotic vegetation consisting of low brush, grasses and trees. The property was historically used as a cane lot, and, following archaeological studies, the property was recently grubbed and mowed (Figures 3A-3B).

Easements: Three mapped easements abut the project site:

- Olona Street extension easement (25.4 ft wide) - located to the north of the subject property
- Ululani Street extension easement (60 ft x 690 ft) – located between the HIVM and Hilo Meisho-in properties extending from the stub end of Ululani Street to Kawili Street. The County has determined it will not extend Ululani Street and is currently in process of preparing documents to lease the land area to HIVM and Hilo Meisho-in.
- Abandoned Railroad Right-of-Way (30 ft wide) – located to the east of the project site

Surrounding Areas. The property is an irregular inverted T-shaped parcel. Surrounding uses include the following:

- *North:* The Episcopal Church property (TMK: 2-4-57: 03) borders the project site along portions of the north and west boundary. The Hilo Meisho-in Church property (TMK: 2-4-57: 02) borders the project site on the east and north boundaries. An easement which was created to extend Olona Street to Kapiolani Street also borders the project site to the north. Beyond the Olona Street easement is a single-family dwelling and several multi-family apartment and dormitory units.



TN 10°



PROJECT SITE

FIGURE 1
 Hawaii Island Veterans' Memorial, Inc.
 KA HUI NA KOA O KAWILI
 Location Map

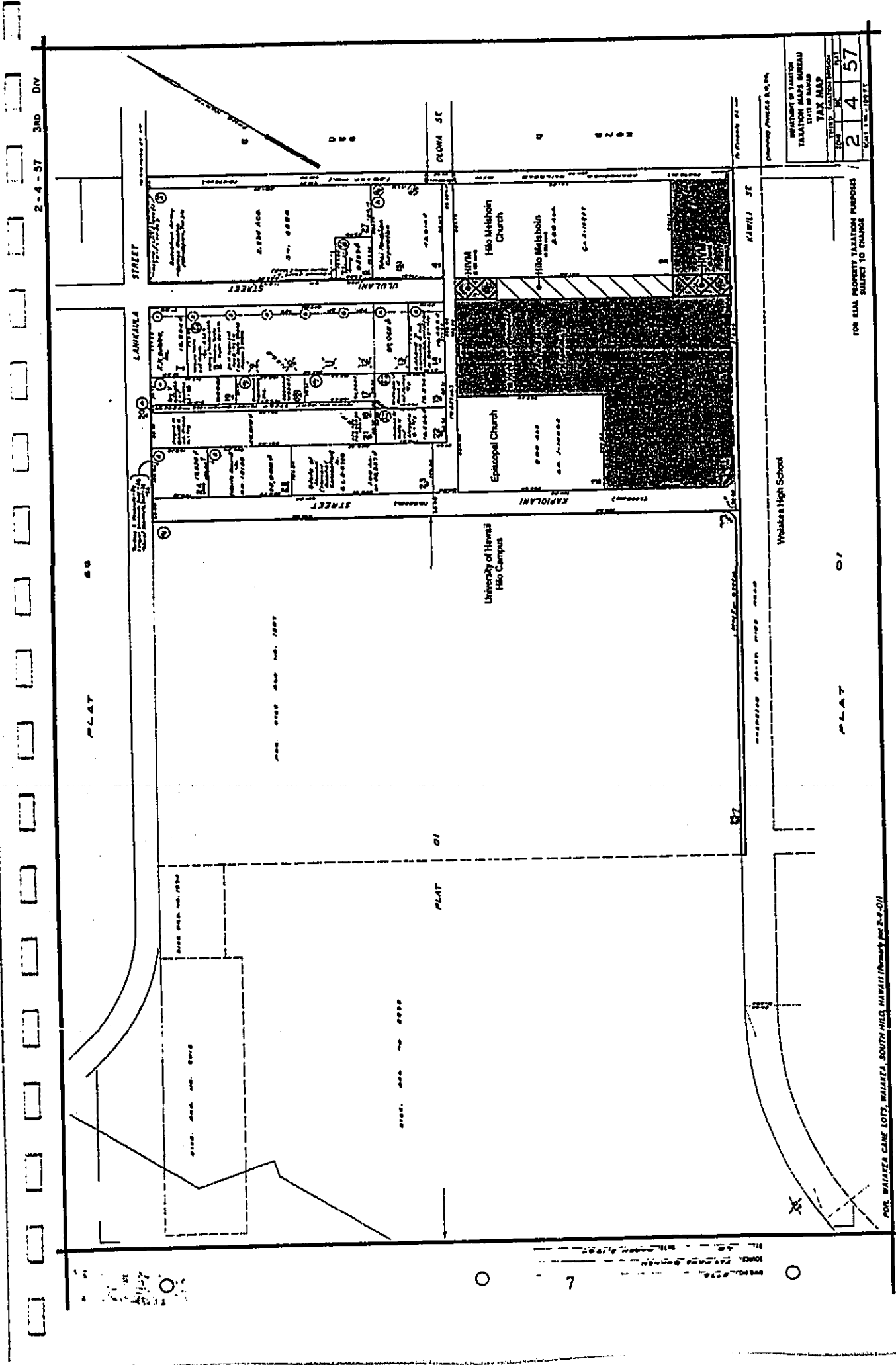


FIGURE 2

Hawaii Island Veterans' Memorial, Inc.
KA HUI NA KOA O KAWILI

Land Ownership Map

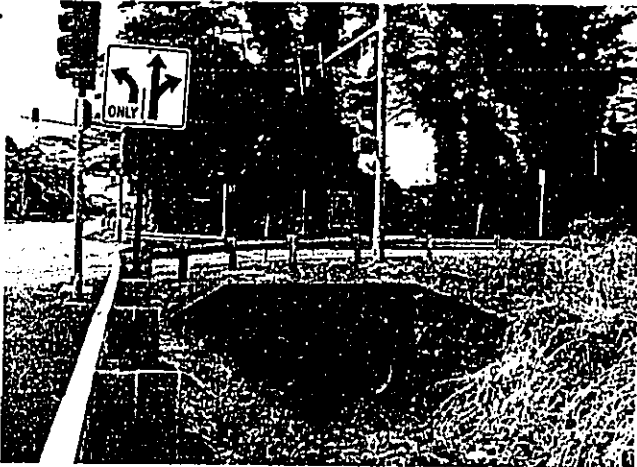
LEGEND

- HIVM Project Site (Executed Lease)
- HIVM Requested Easement Area
- Hilo Meishohn Requested Easement Area

1.



2.



4.



Photo 1. View of the property from the east corner at Kawili Street towards the west. The vacant 7.45-acre property is an inverted T shape located at the corner of Kawili and Kapiolani Streets with future access available from both streets as well as Ululani Street. Surrounding uses include single-family and multi-family apartments, churches, and the University of Hawaii and Waiakea High School campuses.

Photos 2, 3. Views of the Kawili Street corners of the property at the west and east boundaries.

Photo 4. Approximately half of the property along Kawili Street has been grubbed. This view is looking across Kawili Street toward Waiakea High School (on the right) and a residential subdivision.

FIGURE 3A
Hawaii Island Veterans' Memorial, Inc.
KA HUI NA KOA O KAWILI



Photos 5, 6. The unimproved portion of Ululani Street right-of-way which measures 60 ft x 690 ft (approximately 0.96 acre) is planned to be integrated into the project. HIVM will create an access from Ululani Street and the neighboring Hilo Meisho-in Church (shown on the right in both photographs) will utilize the land area for overflow parking for special events.

Photo 7. The northern portion of the project site is heavily wooded with exotic vegetation. At the north boundary is the unimproved Olona Street extension right-of-way and a single family dwelling. HIVM is proposing to create a pedestrian path along this remnant portion of Olona Street to connect the existing surrounding neighborhood consisting mainly of apartment buildings to the University of Hawaii campus.

Photo 8. To the west of the project site is the Holy Apostles Episcopal Church.

FIGURE 3B

Hawaii Island Veterans' Memorial, Inc.
KA HUI NA KOA O KAWILI

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

- *East:* The abandoned Railroad Right-of-Way abuts the east boundary. A 7-11 convenience store and other commercial establishments are located further to the east beyond the right-of-way at the Kawili and Kinoole Street intersection.
- *South:* The south boundary is bordered by Kawili Street. Across the street are Waiakea High School and a residential subdivision.
- *West:* The west boundary is bordered by Kapiolani Street. Across the street is the main campus of the University of Hawaii at Hilo.

The Hilo downtown civic center is located approximately one mile to the north and the Hilo Airport is one mile to the northeast.

2.3 PROJECT DESCRIPTION

Ka Hui Na Koa O Kawili – literally, an association of warriors at Kawili - is a project proposed by HIVM to enhance the lives of veterans, and active and reserve military personnel and their families by providing an affordable housing complex and a one-stop center that consolidates the many service delivery agencies now located at disparate locations around the state. The components of the project include a Combined Veteran's Center (CVC) office building, a multi-purpose facility, and affordable independent living senior housing units (Figure 4).

- *Combined Veteran's Center* – The CVC office building will house several agencies and veteran service providers, including the US Department of Veterans Administration, the Disabled American Veterans, Veterans of Foreign Wars, and other related organizations to offer a full range of services to active and retired military members and their dependents. Co-located offices under one roof for each organization and a multi-media conference room for joint training sessions and group meetings will result in an efficient delivery of needed services not currently available in Hawaii.
- *Affordable Senior Housing* – Approximately 96 to 110 independent-living apartment units for eligible seniors (62+) in a mix of one- and two-bedroom units, are planned in three 4-story buildings. The units will be sold as lease-hold life estates to veterans and widowed spouses of deceased veterans, and will be operated by a licensed non-profit independent living management firm.
- *Multi-Purpose Facility* – The Multi-Purpose Facility will provide residential dining/socializing areas and meeting/conference and banquet facilities for veteran groups and the community to hold social and cultural events, workshops, conferences, and other activities.
- *Open Court / Landscaped Lawns* – Ample outdoor space and gardens for passive recreational uses are planned around all buildings; and landscaping will buffer the project from adjacent streets and properties.

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 <p>SCHEMATIC DRAWINGS</p> <p>1000 Kalia Road, Suite 1000 Honolulu, HI 96813 Phone: (808) 943-8888 Fax: (808) 943-8889</p>	<p>PROPOSED CONCEPT PLAN FOR HAWAII ISLAND VETERANS MEMORIAL INC. KA HUI NA KOA PROJECT (MK. 9-2-57.1)</p>	<p>200 Kalia Road, Suite 1000 Honolulu, HI 96813 Phone: (808) 943-8888 Fax: (808) 943-8889</p> <p>ARCHITECT PLANNER RONALD H. NAGATA AIA, INC.</p>	<p>Date: April 9, 2003 Drawing No. 2003-000 Sheet No. 001</p> <p>C-100</p>
	<p>HIL, HAWAII 46120</p>	<p>200 Kalia Road, Suite 1000 Honolulu, HI 96813 Phone: (808) 943-8888 Fax: (808) 943-8889</p>	<p>200 Kalia Road, Suite 1000 Honolulu, HI 96813 Phone: (808) 943-8888 Fax: (808) 943-8889</p>

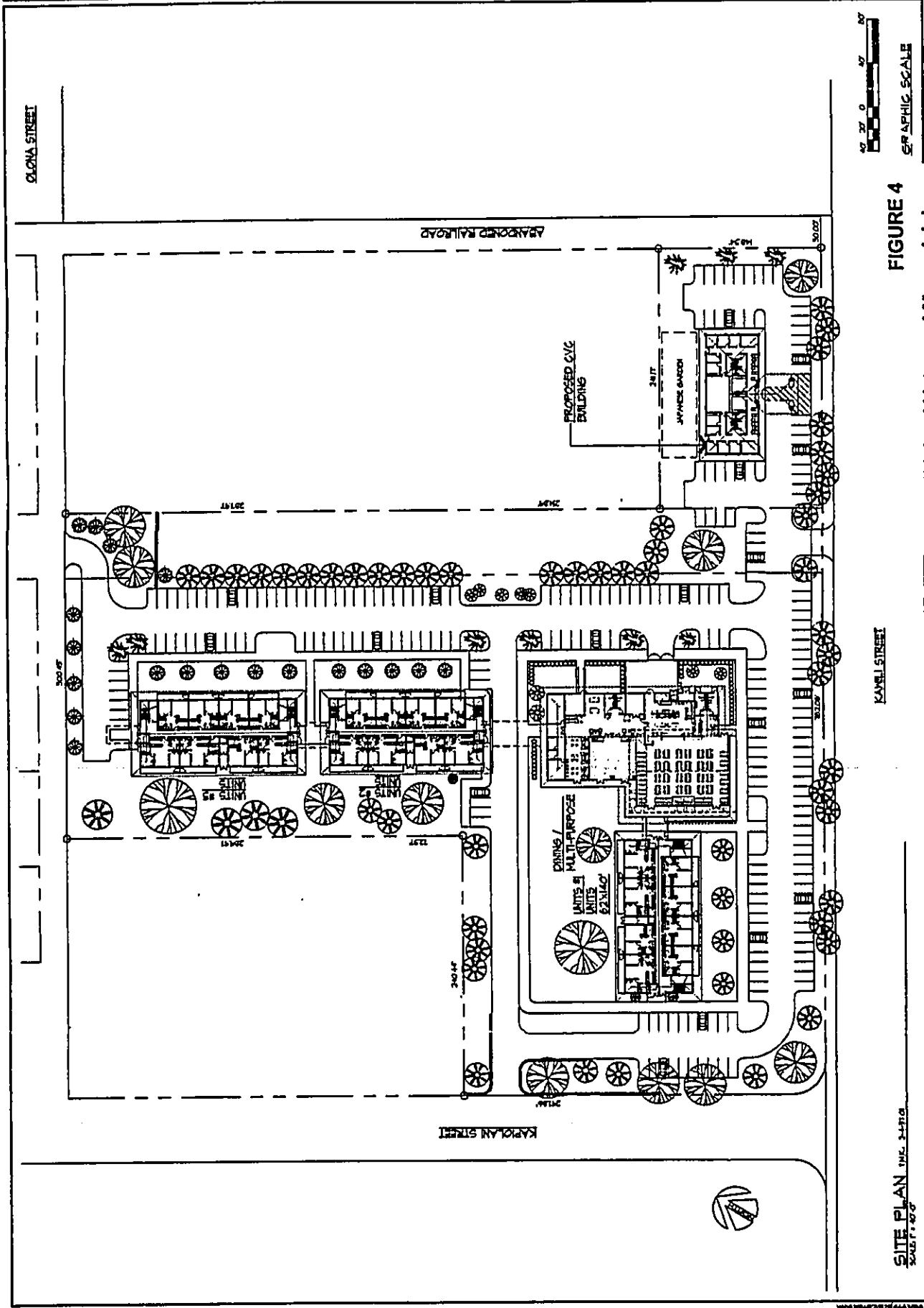


FIGURE 4
Hawaii Island Veterans' Memorial, Inc.
KA HUI NA KOA O KAWILI
 Site Plan

SITE PLAN
 MK. 9-2-57.1
 SHEET 001 OF 001

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- *Site Access and Parking* – Three driveways are proposed for vehicular access to the project site. The CVC will be accessed primarily from Kawili Street; the Multi-Purpose Facility from Kawili or Kapiolani Streets, Apartment #1 primarily from Kapiolani Street and Apartments #2 and #3 primarily from Ululani Street. All parking areas will be interconnected allowing through circulation from any access point. Ample off-street parking for each component is planned as shown in Table 1.

Table 1. Project Parking

Facility	Parking Stalls
CVC	48
Multi-Purpose Facility	117
Apartment #1	38
Apartment #2	38
Apartment #3	38
Total	279

- *Supporting infrastructure* - Connections will be made to the existing municipal water and sewer lines and electrical and tele-communications lines within Kawili and Ululani Streets (described in detail in Section 3.3).
- *Ululani Street extension easement improvements* – A 109 feet length of Ululani Street from the existing stub and crossing the Olona Street easement will be improved by HIVM to create a paved surface for a new driveway connection from Ululani Street. The boundary would be demarcated by a rock wall, landscaping, and project sign.

Other components described as part of this assessment:

- *Hilo Meisho-in Church leasing of Ululani Street extension easement for overflow parking* – Hilo Meisho-in will lease approximately 0.595 acre of the easement from the County for parking during special events. The Church property is accessed from Olona Street at Kinoole Avenue; no ingress/egress is planned from Ululani Street.
- *Olona Street extension pedestrian/bike path* – HIVM will improve and maintain the west-side segment of the Olona Street extension (which is adjacent to the north boundary) as a pedestrian and bicycle path to connect the end of Ululani Street to Kapiolani Street. This will create a safe and convenient thoroughfare for University students residing in apartments, dormitories, and private homes in the surrounding neighborhood.

Each major component of the project is further described below.

2.3.1 Combined Veterans Center

The 6,200 sq. ft. CVC office building will be a one-story ADA-accessible building that will allow the co-location of several veterans and military service providers (federal and state agencies and veterans

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A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

national service organizations) at a convenient location to facilitate providing and obtaining services to veterans and military members and their families (Figures 5A and 5B).

The CVC is envisioned as a "public" building that will be constructed with federal funds. User tenants will share the operating costs that will include taxes, utilities, repair and maintenance, insurance, security, lease rents for the underlying land, and a management fee to HIVM or a contracted property management firm, as applicable. Prior to the construction of the CVC, the one-acre portion of the project site along the east boundary and fronting Kawili Street will be subdivided as a separate lot to allow autonomy for the public agency users.

As shown in Tables 2 and 3, these agencies are presently scattered and operating at various locations in Hilo and in Honolulu at military establishments or commercial rental properties.

Table 2. Public Agency Organizations

Public Agency Organizations	Branch	Services Provided	Current Location
U. S. Department of Veteran Affairs (VA)	Vets Center	Post-traumatic stress disorder (PTSD) Counseling / Intake	120 Keawe Street, Hilo
	Pacific Center for Post-Traumatic Stress Disorder Rehabilitation	PTSD Out-patient services / Rehabilitation	Tripler Army Hospital
	Benefits/Entitlements/ Vocational Rehabilitation	Entitlements	Tripler Army Hospital
	Retirement Services Offices	To directly connect veterans, military members, dependents to entitlements	Various military branch offices on Oahu
Hawaii State Department of Defense ¹	Office of Veterans Services (OVS)	Entitlements eligibility counseling	101 Aupuni Street, Hilo Lagoon Center, Hilo

Table 3. National Non-Profit Service Organizations

National Service Organizations	Mission	Services Provided	Current Location
Disabled American Veterans (DAV)	Service their constituent members	Entitlements / Benefits / Eligibility counseling	Volunteer counseling, Central Christian Church in Hilo
Veterans of Foreign Wars (VFW)	Service their constituent members	Entitlements / Benefits / Counseling	Oahu

¹ At this time, the State Office of Veterans Services has not made a commitment to re-locate to this project; however, HIVM recognizes the value of OVS' co-location, thus, OVS is included in this description for planning purposes.

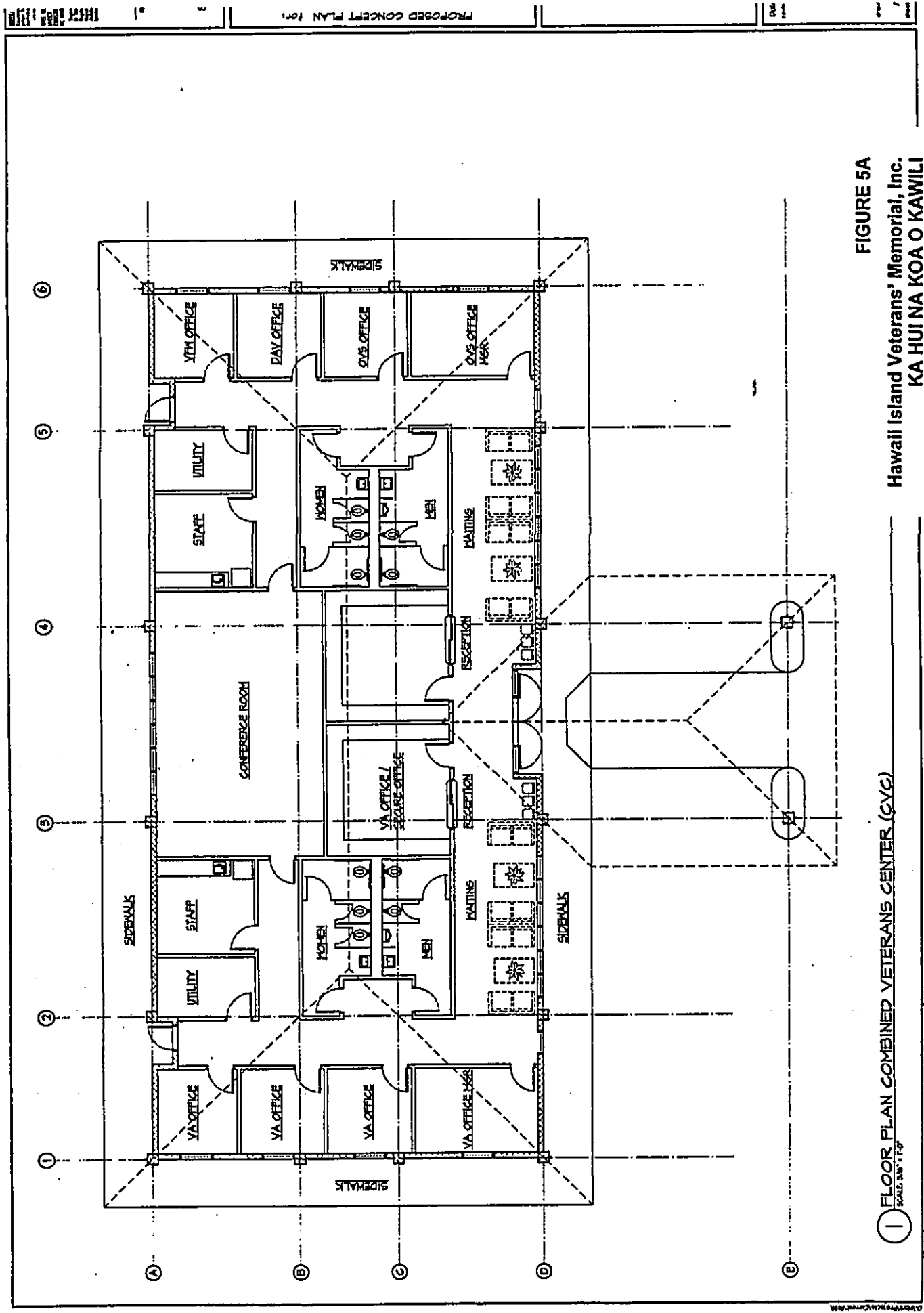
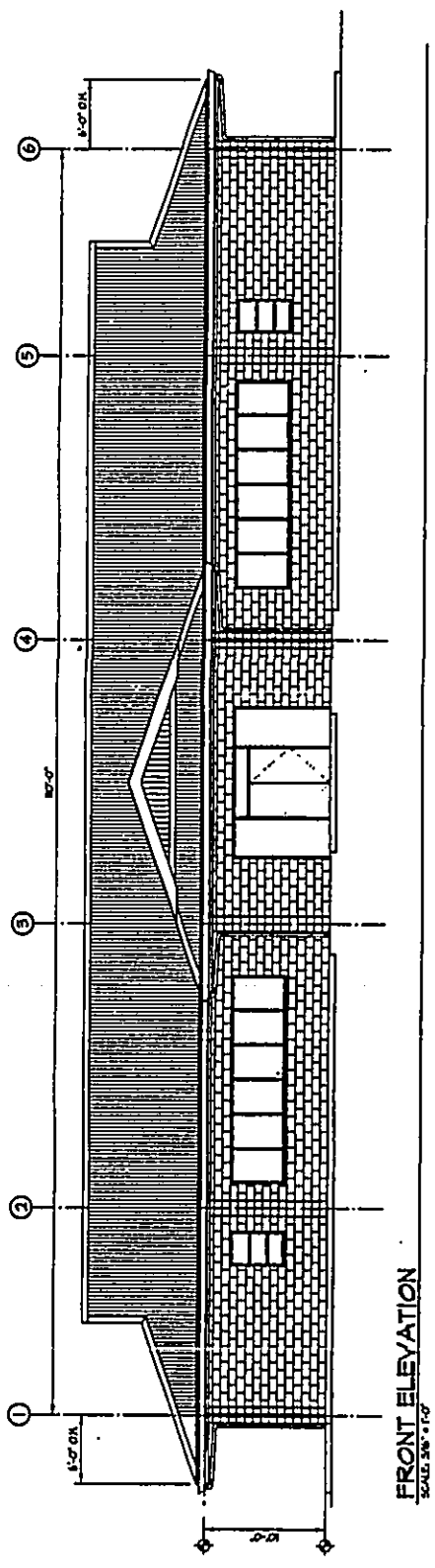


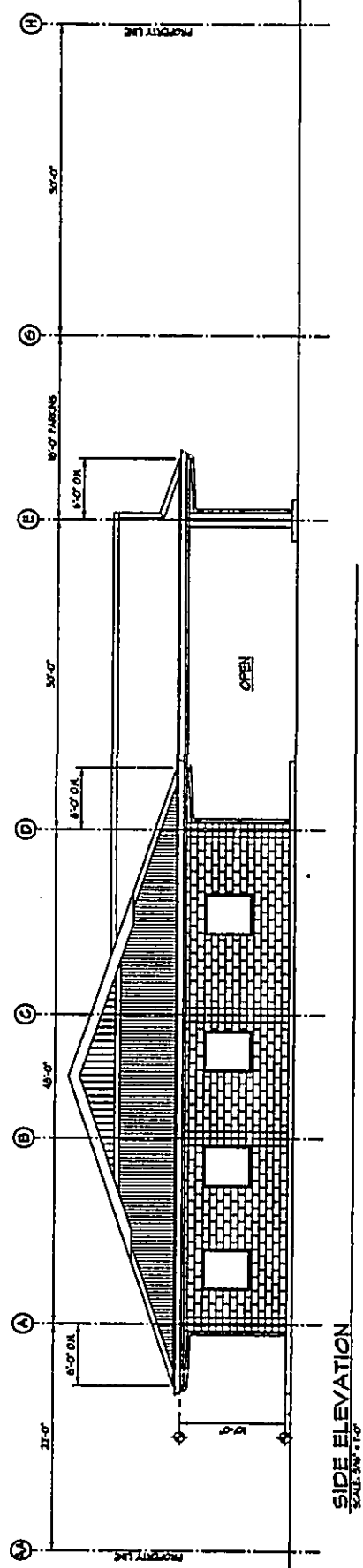
FIGURE 5A
 Hawaii Island Veterans' Memorial, Inc.
 KA HUI NA KOA O KAWILI

1 FLOOR PLAN COMBINED VETERANS CENTER (CVC)
 SCALE: 3/8" = 1'-0"

Combined Veterans Center - Floor Plan



FRONT ELEVATION
 SCALE: 3/8" = 1'-0"



SIDE ELEVATION
 SCALE: 3/8" = 1'-0"

FIGURE 5B
 Hawaii Island Veterans' Memorial, Inc.
 KA HUI NA KOA O KAWILI
 Combined Veteran's Center - Elevations

US Department of Veterans Affairs. The VA's many branches provide a variety of services to fulfill its primary mission: to care for the men and women who have actively served their country in the military services.² Eligibility for most VA benefits is based upon discharge from active military service under other than dishonorable conditions. The VA provides a transition for veterans from active military service to civilian life, including educational benefits, job training, equipment, etc.; provides burial services to honor veterans upon death; delivers health and medical service to eligible veterans and their families; and also delivers various entitlements and funds to eligible members.

Disabled American Veterans. The DAV is a million-member nonprofit organization, formed in 1920 and chartered by Congress in 1932, which lobbies for the interest of America's service-connected disabled veterans. DAV is the official voice representing all of our country's disabled veterans, their families and survivors. With its nationwide network of services provided free of charge to all veterans and members of their families, DAV is totally supported by membership dues and contributions from the American public. Not a government agency, the DAV's national organization receives no government funds but effectively lobbies the Congress for veterans' benefits and programs and can be often be found co-located with VA offices.

Locally, DAV volunteers provide assessment counseling and free transportation through its van program.

Veterans of Foreign Wars. The VFW mission is to "honor the dead by helping the living" through veterans' service, community service and lobbying the Congress on national security and defense and veterans' benefits and entitlements. Their membership is made up of veterans who have served and fought in war theaters outside the United States (ie., Europe, Pacific, Korea, Viet Nam, Iraq, etc.).

Locally, VFW volunteers provide assistance similar to DAV to its members.

State of Hawaii Office of Veterans Services. The Office of Veterans Services (OVS) is the principal state office responsible for the development and management of policies and programs related to veterans, their dependents, and/or survivors in Hawaii. The OVS acts as a liaison between the State and veterans' organizations and also works closely with the Department of Veterans Affairs and with individual veterans, veterans' groups, and with military members. OVS objectives are to assist veterans and military members in obtaining State and federal entitlements, to supply the latest information on veterans' issues and to provide advice and support to veterans making the transition back to civilian life.

2.3.2. Multi-Purpose Facility

The purposes for the 15,000 sq. ft. Multi-Purpose Facility (Figures 6A, 6B, 6C) are:

- To provide residents a dining facility and gathering place for socializing, meetings and events, enrichment activities, and exercise, access to mail and computers, and ready access to the complex's administrative offices.

² Active service means full-time service as a member of the Army, Navy, Air Force, Marine Corps, Coast Guard, or as a commissioned officer of the Public Health Service, the Environmental Services Administration or the National Oceanic and Atmospheric Administration.

HAWAII ISLAND VETERANS MEMORIAL, INC.
 KA HUI NA KOA PROJECT
 PROPOSED CONCEPT PLAN FOR:

ARCHITECT
 RONALD H. NAGATA AIA, INC.
 PLANNER

H.O. KAWAII #6720
 1100 PULASKI BOULEVARD, SUITE 200
 HONOLULU, HAWAII 96813

DATE: April 11, 2009
 August 11, 2009
 September 11, 2009
 November 18, 2009

SHEET NO. A2-100

SCHEMATIC DRAWINGS
 HAWAIIAN ARCHITECTS

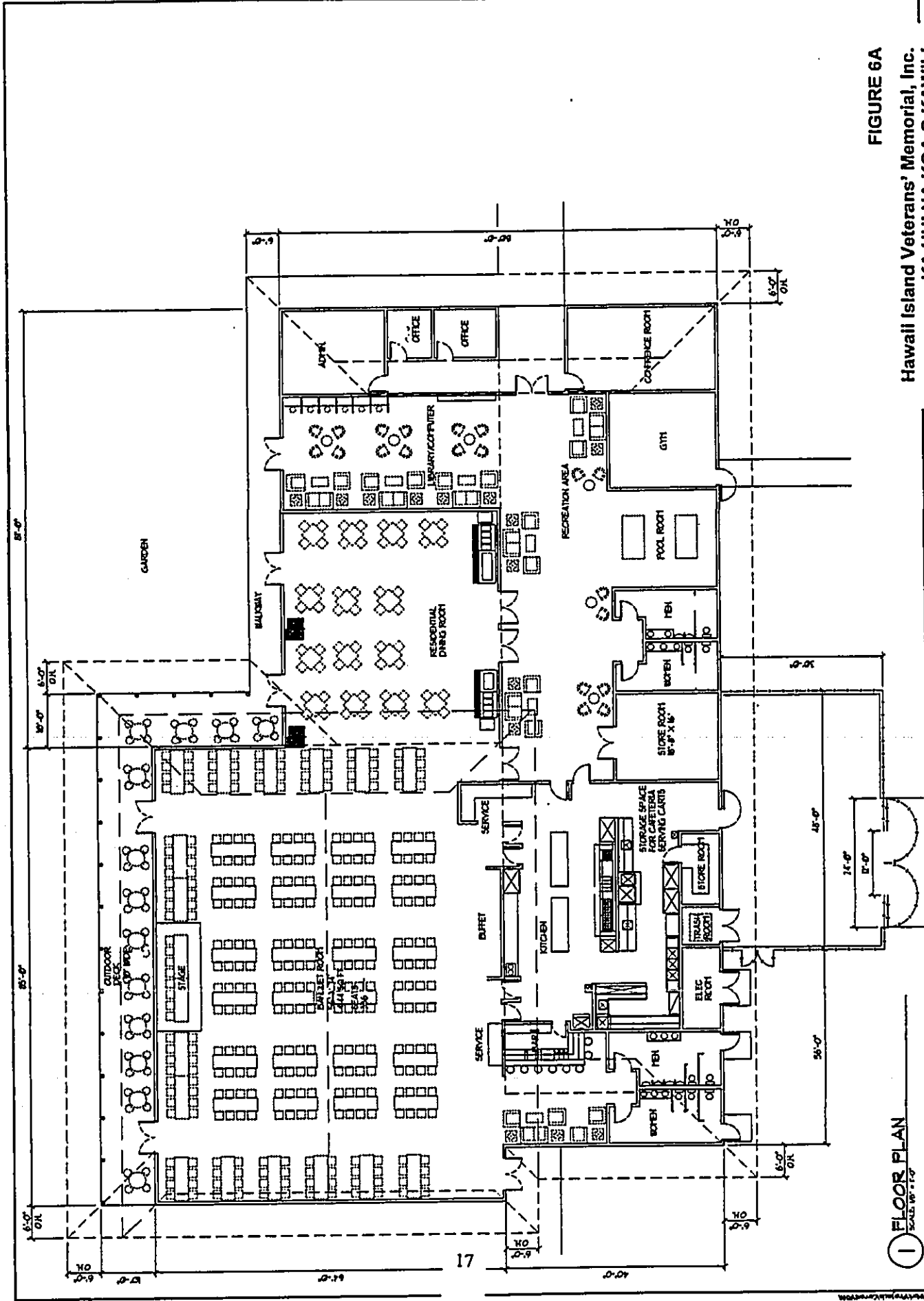


FIGURE 6A
 Hawaii Island Veterans' Memorial, Inc.
 KA HUI NA KOA O KAWILI
 Multi-Purpose Facility -- Floor Plan

1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

100%
DATE: 11/15/05
SCALE: AS SHOWN
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
APPROVED BY: J. H. HARRIS

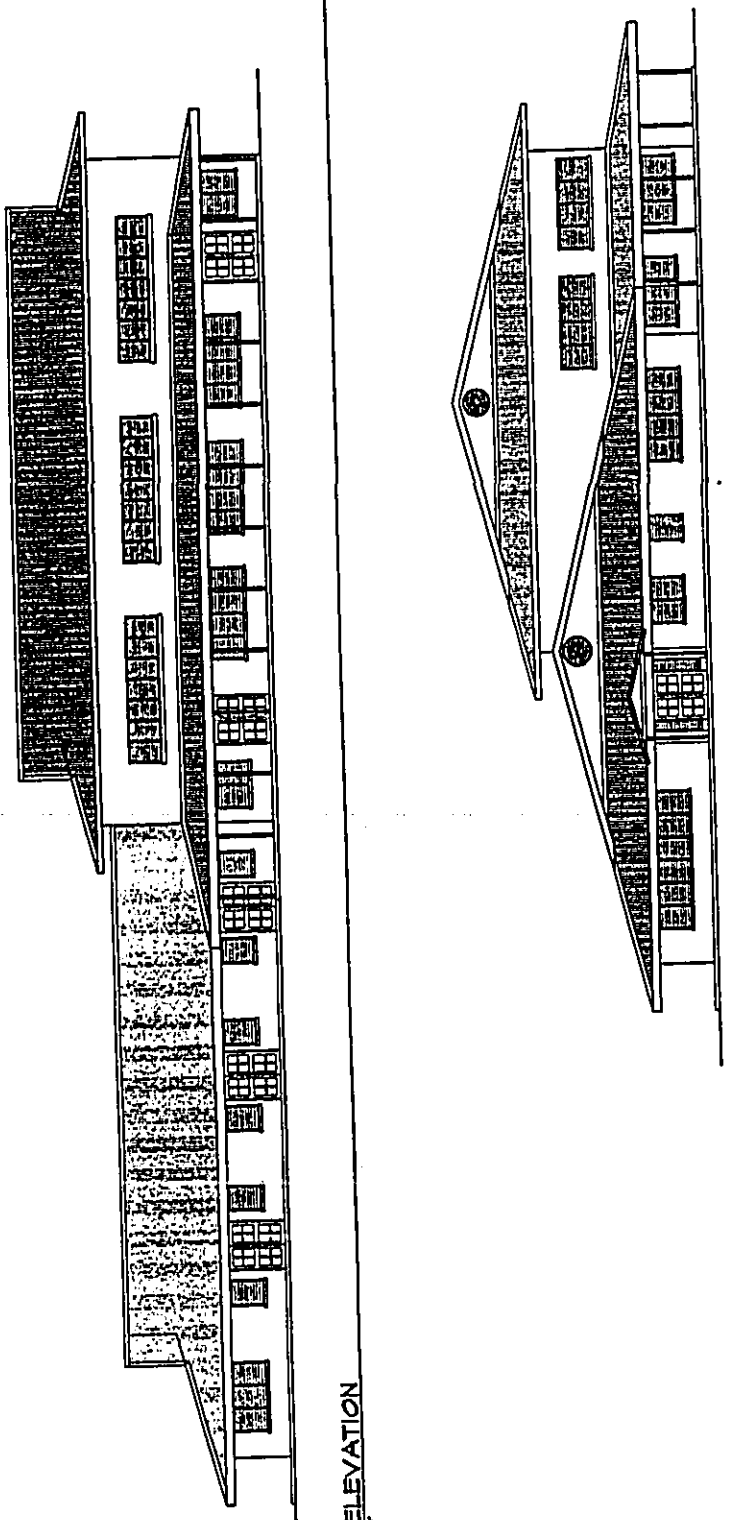


PROPOSED CONCEPT PLAN FOR
HAWAII ISLAND VETERANS MEMORIAL, INC.
KA HUI NA KOA PROJECT
THK 9 2-4-511
H.O. HAWAII 46720

ARCHITECT
PLANNER
RONALD H. NAGATA A.I.A., INC.
300 Punaluu Blvd., Suite 200, Punaluu, HI 96783
Phone: 935-3030

Date: April 11, 2005
Revised:
August 4, 2005
September 12, 2005
November 01, 2005
November 18, 2005

Sheet No. **A2-2.00**
of 10 Sheets



BACK ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

FIGURE 6B
Hawaii Island Veterans' Memorial, Inc.
KA HUI NA KOA O KAWILI
Multi-Purpose Facility - Elevations

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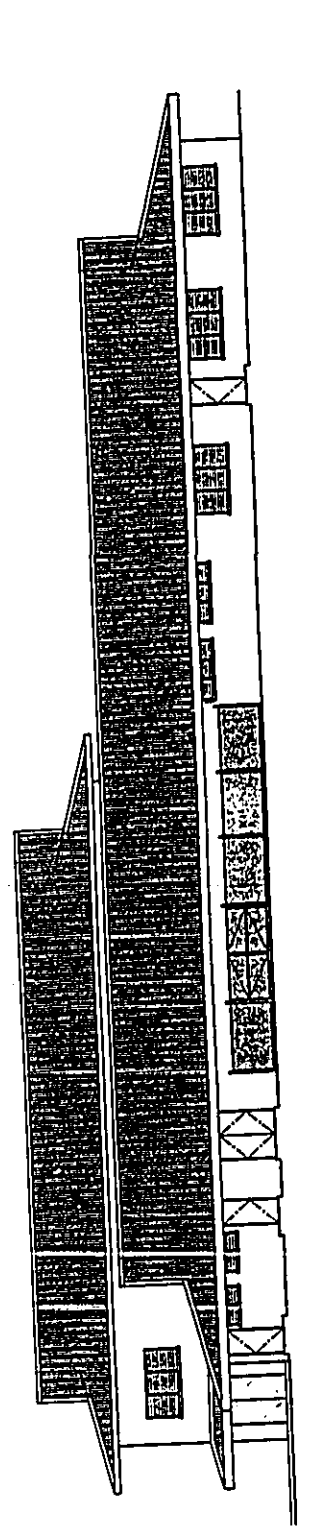


PROPOSED CONCEPT PLAN FOR
HAWAII ISLAND VETERANS MEMORIAL INC.
KA HUI NA KOA PROJECT
HONOLULU, HAWAII 96720
TEL: 808 554-4571

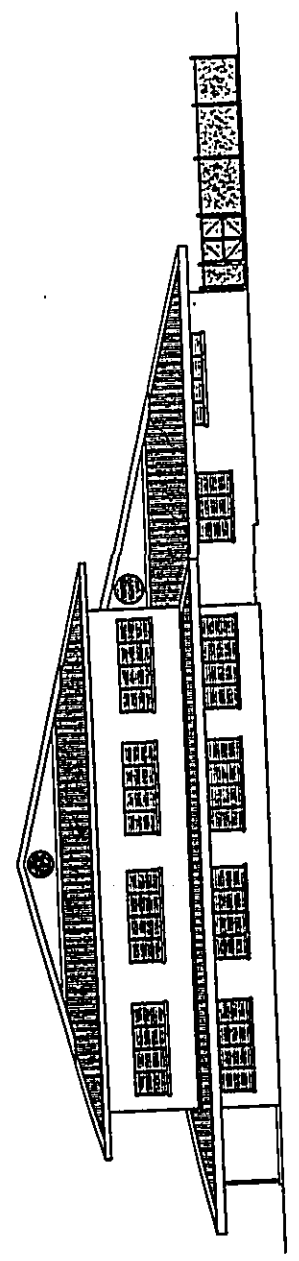
RONALD H. NAGATA AIA, INC.
PLANNER
ARCHITECT
300 Kalia Road, Suite 208, Honolulu, HI 96813
Tel: 808 955-1111

Date: April 2000
Drawing No: 01-01-01
Revision: 10/2000

Sheet No. A2-2.01
of 2



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

FIGURE 6C
Hawaii Island Veterans' Memorial, Inc.
KA HUI NA KOA O KAWILI
Multi-Purpose Facility - Elevations

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

- To provide administrative space to the management entity for purposes of security, maintenance, repair, general administration, and service delivery to the residents (eg. dining, transportation, housekeeping, care-giving arrangements, etc.).
- To provide military and veterans' groups, and the community in general, an appropriate and convenient facility in which to stage meetings and events of varying sizes. The largest portion of this building will consist of a banquet facility available on a rental basis to residents and the community at large. Fees collected will be used by the management firm to sustain the facility without surcharging residents; and to maintain a capital reserve specifically for this facility for repair, maintenance, upgrades, improvements, etc.

The facility will have a commercial kitchen, a lounge area, a large banquet room with stage, designed to seat 355 people inside with additional spill-over seating for an additional 130 in the two adjoining dividable rooms and outside seating on covered lanais. It will have separate access for events from the Kawili Street side where parking to accommodate 480 people has been designed without conflicting with residential parking.


The north end of the building consists of a library and dining rooms, a spacious recreation area and a small exercise wellness center for residents use and for small group gatherings. The mail room, administrative office, and a conference room make up the remainder of this building.

This facility is specifically designed to be revenue-producing to offset costs for its operation. Further discussion follows in Section 2.4.

2.3.3 Senior Affordable Housing

The residential component of the project (Figures 7A, 7B, 7C) is proposed as an affordable independent living community for Hawaii seniors (62+), for veterans and widowed spouses of deceased veterans. Together with the Multi-Purpose Facility, this component will be managed and operated by a certified, licensed and bonded non-profit senior housing entity in accordance with HUD provisions.

The preliminary design envisions three (3) 4-story buildings, comprising a total of 96 to 110 units with a mix of one- and two-bedroom units ranging from 800 sq. ft. to 1,000 sq. ft. (with lanai, 950 sq. ft. to 1,225 sq. ft., respectively). Individual residential units will be ADA accessible and will have a living/dining room, kitchen, one or two bathrooms, laundry area, and balcony. Wide central hallways, elevator service, and stairs provide access to all units and all units are designed for assisted-living, thus, as residents' age, assisted care level can be provided on an ala carte basis. Individual residential units and common areas in all components of the overall project will be designed for ADA-accessibility to facilitate care-giving on an individualized basis initially, with the possibility of transitioning into a formal assisted-care facility in the future.

 <p>SCHEMATIC DRAWINGS</p> <p>1111 Kalia Road, Suite 200 Honolulu, HI 96813 Tel: (808) 943-8888 Fax: (808) 943-8889 www.schematicdrawings.com</p>	<p>PROPOSED CONCEPT PLAN FOR HAWAII ISLAND VETERANS MEMORIAL INC. KA HUI NA KOA PROJECT KA HUI NA KOA PROJECT TXK 9-2-4-571</p>	<p>300 Puhala Street, Suite 200 Honolulu, HI 96813 Tel: (808) 943-8888 Fax: (808) 943-8889 www.ronaldh.nagata.com</p> <p>RONALD H. NAGATA AIA, INC. ARCHITECT PLANNER</p>	<p>Date: April 8, 2009 Project: Hawaii Island Veterans Memorial, Inc. Project No.: 09-001 Revision: November 03, 2009 November 18, 2009</p>
	<p>AS-100</p>		

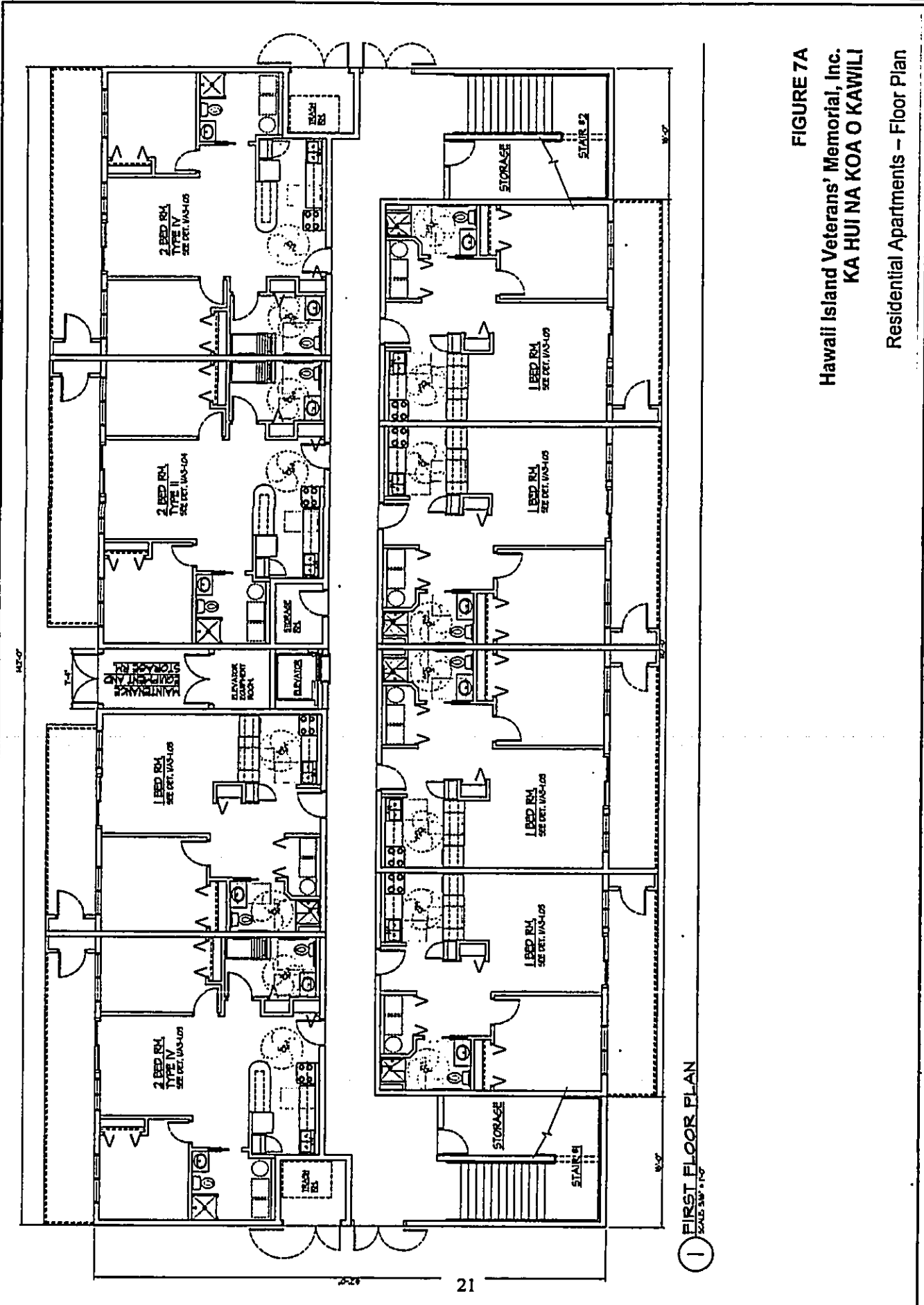


FIGURE 7A
Hawaii Island Veterans' Memorial, Inc.
KA HUI NA KOA O KAWILI
Residential Apartments – Floor Plan

1 FIRST FLOOR PLAN
 SCALE 3/8" = 1'-0"

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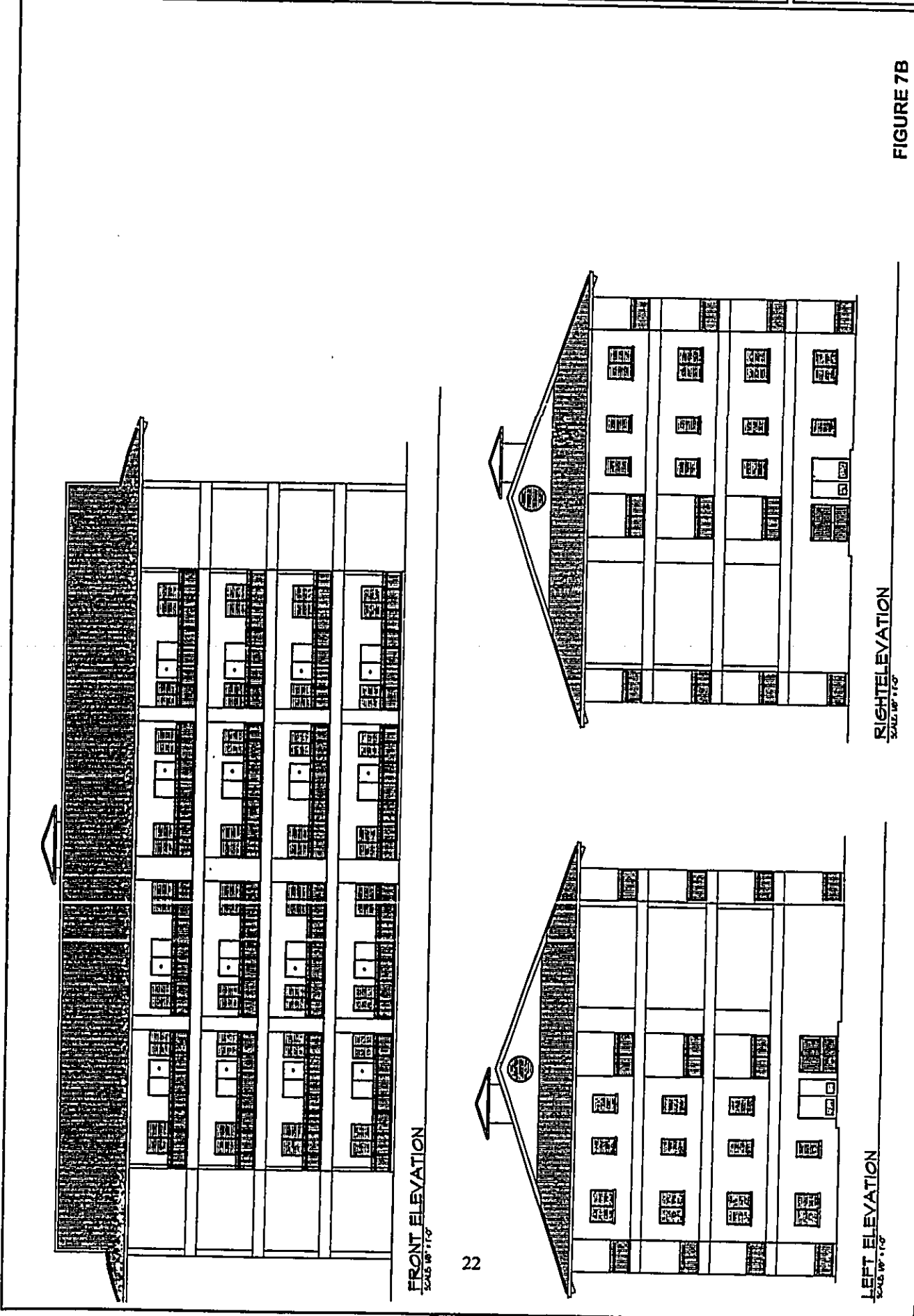

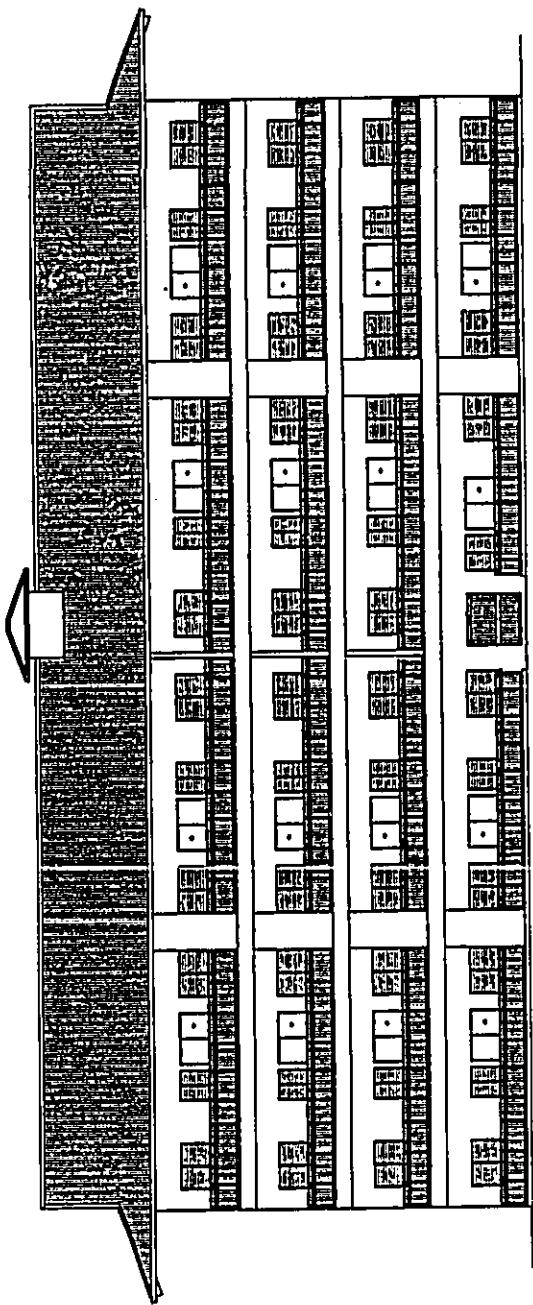


FIGURE 7B
Hawaii Island Veterans' Memorial, Inc.
KA HUI NA KOA O KAWILI

Residential Apartments - Elevations

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REAR ELEVATION
 SCALE: 1/8" = 1'-0"

FIGURE 7C
 Hawaii Island Veterans' Memorial, Inc.
 KA HUI NA KOA O KAWILI
 Residential Apartments – Elevations



KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

The units will be built by a private developer (to be determined) and sold to eligible buyers as affordable lease-hold life estates³ with equity retention clauses specifying the amount of equity return to the buyer(s) or their estate at the time of re-location or death. Target prices for individual units adhere to the County of Hawaii's 2005 affordable housing policy guidelines, ranging from \$225,000 to \$285,000 for a typical family of two persons (depending upon unit size and location), making them well below comparable market condos. Eligible buyers include military veterans and widowed spouses of deceased veterans age 62+ (for at least one member of the couple, and a minimum age of 50 for the spouse).⁴ Conceptually, the criteria for widowed spousal purchase of a life estate would be based on age, length of marriage to the veteran, and marital status at the time of purchase. These and related details will be determined in consultation with County attorneys and with DLNR prior to the development of a sales and marketing plan for the residential units.

Monthly service fees will be assessed to cover operating costs and will vary according to the size of apartment, the number of occupants, and the percentage of equity return contracted by the buyer. Residents will have access on an ala carte basis at their own expense to meals, personal assistance, and housekeeping and linen services, as well as health care services, and transportation. They will have full use of the Multi-Purpose Facility as part of their ownership entitlements. Fees will cover utilities and trash services, taxes and insurance costs, repair and maintenance, other recurring costs and operational reserves, and the non-profit operator's management costs. Because the entire housing component is expected to be fully amortized through the purchase costs of the individual apartment units, and the management entity will benefit from the equity appreciation upon resale or death (with appreciated gains to be used for capital reserves and contingencies), it is anticipated that monthly costs for residents will be lower than those of traditional fee simple or leasehold condominium complexes or assisted care facilities of comparable size, quality, and amenities.

HIVM is currently consulting with several developers and independent living management companies and will enter into formal negotiations under the supervision of the County when all entitlements are secured.

2.4 NEED FOR AND OBJECTIVES OF THE PROPOSED PROJECT

The 76 million American baby boomers born between 1946 and 1964 will begin to celebrate their 60th birthdays every day beginning January 1, 2006. In Hawaii, with a population of 1.26 million (in 2004)⁵, roughly 400,000 boomers will retire over the next 20 years.

Hawaii has one of the nation's fastest-growing populations of senior citizens, with approximately 14 percent of the population age 65 or older⁶. Between the 1990 and 2000 census, the fastest growing

³ A "life estate" is defined as a freehold interest (in real property) that expires upon the death of the owner or some other specified person. For example, a Veteran and his/her spouse purchases a life estate in a retirement community apartment unit. Upon the death of both husband and wife, ownership of the unit will revert to the owner's association, or management entity, who may then resell to another veteran. Equity appreciation earned on the unit through re-sale will be gained by the management entity or owners association, while the percentage of equity retention specified in the original sale will be gained by the seller or the seller's estate.

⁴ A military veteran is defined as anyone who has served a complete term of service in any of the military services – active or reserve – and has received an honorable discharge certificate.

⁵ State of Hawaii Data Book 2005, Updated Information, total population of 1,262,840 Statewide.

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

segment of the Hawaii civilian population were people between 55 and 64, which grew 105 percent from approximately 11,000 to 24,000. Moreover, there has been a dramatic increase in older individuals re-locating to Hawaii County for retirement. Projections show exponential growth in the elderly population in the next 5 to 20 years as baby boomers reach retirement and the elderly live longer healthier lives.

There are no available population hard data to determine the number of veterans within each state after separation from military service. However, for planning purposes we can assume that 14 percent of the adult population, or approximately 120,587 veterans, reside in Hawaii.⁷

State and federal information on the number of veterans who receive disability benefits provided by the County, State and the federal VA is shown in Table 4. More than 100,000 veterans received benefits in 2002 (the latest available statistics).

Table 4. Veterans receiving disability benefits in the State of Hawaii.⁸

County	2000	2001	2002
Hawaii	11,940	11,792	11,624
Honolulu	78,005	76,569	75,142
Kalawao	29	29	28
Kauai	4,520	4,468	4,412
Maui	9,058	9,015	8,972
Total	103,552	101,873	100,178

The need for the Ka Hui Na Koa project, which consists of offices for service delivery, a community gathering place, and affordable senior housing, is described in more detail below.

2.4.1 Combined Veterans' Center

The purpose for establishing the CVC in Hilo is to provide a "one stop shop" for Hawaii County's military members, retirees, veterans, and their families/dependents. Service providers at present are either non-existent on island, or are scattered at disparate rental locations around Hilo where escalating rents are forcing closures and centralization on Oahu – as was recently the case with PRRP⁹ – or have precluded the establishment of needed service delivery providers on island altogether.

The objective is to better serve veterans and military members/retirees and their families by consolidating through co-location under one roof, the numerous offices which deliver services and entitlements to veterans and their families. These include the various state, federal, and non-governmental service providers described in Section 2.3.1 above.

⁶ U.S. Census Bureau, American FactFinder, <http://factfinder.census.gov>

⁷ Department of Veterans Affairs, "Census 2000 Veteran Population in the U.S. and Puerto Rico by State", URL: <http://www.va.gov/vetdata/>

⁸ Veteran Data and Information, VetPop2001, Department of Veterans Affairs. (February 2001) Washington DC, A World Wide Web Document (URL: <http://www.va.gov/vetdata/demographics/Vetpop2001/County%20Data/HI.xlsx>).

⁹ Hawaii Tribune Herald, June 29, 2005. "A Victim of the Times".

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

The CVC will provide office space for a nominal rent to these service providers who will then be consolidated under one roof and be able to deliver effective and coordinated services to their clients.

2.4.2 Multi-Purpose Facility

The purpose for establishing a Multi-Purpose Facility is: (1) to serve as the administration offices for the whole complex, (2) to serve the veteran residents and their guests, and (3) to provide a meeting/banquet facility for the greater Hilo community.

The market area that this facility would serve includes the Hilo, Puna and Hamakua districts which together have a population of approximately 100,000 people in addition to all other outlying areas on island. This market area also includes the university and community college communities in addition to many individuals and families, and social, religious, business, and civic organizations that have demonstrated a recurring need for the availability of centrally located attractive and modern banquet facilities. Only a few local banquet facilities currently can provide an attractive setting for events such as conventions, reunions, fund raisers, luaus, graduation and anniversary parties, wedding receptions, and various other social events. Existing facilities are often booked one year in advance.

The banquet facility will provide a quality, modern venue for the full spectrum of the market. It will be available for rent for events where the renter provides all food and services, or, as a full service banquet facility where the facility's management entity will provide the service in house, or will contract with a caterer to provide all goods and services. This facility is also designed to accommodate two to three smaller functions concurrently.

The proposed revenue-generating banquet facility of the Multi-Purpose Facility is integral to the long-term management and operation of this project and is intended to be self-sufficient, independent of residents' monthly costs. A cursory analysis of existing banquet services in Hilo together with a preliminary business plan has been prepared (attached as Appendix D).

2.4.3 Senior Affordable Housing

The need for the residential component to fulfill the pent-up and rapidly growing demand for appropriate and affordable housing for the senior population has been demonstrated by the explosion in growth of these facilities nationally, and more recently, on Oahu.

The units will be aimed at this statewide market. Eligible buyers are limited to owner-occupants only (with reasonable visitation stays for guests and family members). Marketing will target Hawaii's senior veteran community which is the largest per capita of any state in the country and is growing rapidly as aging "boomers" re-locate to Hawaii. If necessary, for expedient absorption of units, marketing beyond the state of Hawaii, would be undertaken.

There are an estimated 176,000 veterans already in the state and Hawaii has a rapidly aging population that continues to lead the nation in terms of longevity and healthiness. Hawaii's seniors also have a high percentage of homeownership (often in single-family detached homes). While family "senior care" and assistance traditionally has been high in Hawaii, younger families here are increasingly pressed by the need for all family members to work – sometimes at multiple jobs – and often

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

commute longer distances and in increasing traffic such that care for an aging or debilitated household member is becoming increasingly difficult. This makes an affordable, maintenance-free, senior independent living unit an increasingly attractive option for many Hawaii families and has been reflected in the recent quick sellout on Oahu of such communities as One Kalakaua, Kahala Nui Retirement Residence, Arcadia, and others that are drawing seniors' attention from across the state.¹⁰ With growing demand and a critical shortage of such communities in the state, developers and investors increasingly are turning their attention to developing senior living communities in Hawaii. A review of the market conditions for other similar projects on Oahu and in Kona, and subsequent occupancy indicate that prospective buyers across the state are interested in a project such as this. The demand for this type of housing is described in Appendix E.

Ideally located in a safe and secure location one mile from the center of town, and with ready access to medical care and proximity to cultural and recreational activities, HIVM's residential units will meet a social and market need that is fully consistent with the island's and state's blueprint for quality growth and development, as it will free up available housing and provide quality jobs in the process.

2.5 PROJECT SCHEDULE AND COST

The project will be constructed in three phases with the commencement of construction anticipated in 2007. Project buildout is anticipated by 2012. The anticipated total construction cost is \$32 million (in 2006 dollars).

Table 5. Preliminary Project Schedule and Cost.

Phase	Project Component	Cost (2006 \$)	Prospective Funding Source
1 (2007-2008)	CVC	\$3 million	Federal government funds
2 (2008-2010)	Multi-purpose Facility	\$5 million	Private and/or Foundation grant funds
3 (2008-2012)	Residential	\$24 million	Private funds

¹⁰ Gomes, Andrew, HonoluluAdvertiser.com, February 3, 2003, "Senior Projects Booming"; Gomes, Andrew, HonoluluAdvertiser.com, Nov. 23, 2004. "Two Firms take over Luana Koa Project"; Wagner, Peter, StarBulletin.com, 1997. "The Retirement Waltz".

3.0 ENVIRONMENTAL SETTING, IMPACTS, & MITIGATION MEASURES

3.1 PHYSICAL CHARACTERISTICS

3.1.1 Climate

Environmental Setting

The project site in Hilo is located on the windward side of the island where the mean annual rainfall is approximately 120 to 150 inches (Giambelluca et al. 1986). The rainy season generally occurs between October and April. Mean annual temperature is about 73 degrees F. Wind patterns are diurnal, with dominant easterly tradewinds prevailing. In the evening, cooler westerly winds sweep down the slopes of Mauna Loa (Juvik and Juvik, 1998)

Impacts and Mitigation Measures

The project will not have any effect on the microclimate of the area.

3.1.2 Topography and Soils

Environmental Setting

The topography of the project site is uneven terrain with elevations ranging from approximately 63 ft. above mean sea level (AMSL) at the east end of the property, 75 ft. AMSL at the center, to 95 feet AMSL at the Kapiolani Street boundary.

The soil on the site is classified as O_{laa} extremely stony silty clay loam, 0-20% (OID) by the Soil Survey of the Island of Hawaii¹¹. This soil, formed in volcanic ash, is rapidly permeable, runoff is slow, and erosion hazard is slight. It dehydrates irreversibly into gravel-sized aggregates, has high shrinkage but low swelling potential, has low bearing capacity, high compressibility, low shear strength, low density if compacted, poor workability, and high organic matter. The depth to bedrock is relatively shallow at about 2.5 feet [www.nrcs.gov].

Impacts and Mitigation Measures

The following minor impacts can be mitigated to acceptable levels:

Fugitive Dust. Construction grading activities may generate fugitive dust. If dust control measures are deemed necessary, the County may control sitework activities through the grading permit.

¹¹ U.S. Department of Agriculture, Soil Conservation Service. Soil Survey of the Island of Hawaii. State of Hawaii, 1973, Map 83.

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

Building Foundations and Design. The design phase of the project will include detailed soil engineering studies to evaluate and recommend proper foundations for each component of the project. The County will verify adequacy of all designs through the plan review and the building permit processes.

3.1.3 Natural Hazards

Environmental Setting

Flooding. The project site and surrounding area is designated as Zone X (outside the 500 year flood plain).¹²

Volcanic and Earthquake Hazard. The island of Hawaii is associated with volcanic eruptions and earthquakes. The US Geological Survey has developed Lava-Flow Hazard Zones with a numerical rating of 1 to 9 (Zone 1 has the most severe hazard). The volcanic hazard zone is Zone 3 due to its downslope location on Mauna Loa; however, it is an area gradationally less hazardous than Zone 2 because of greater distance from recently active vents and/or because the topography makes it less likely that flows will cover these areas.¹³

Hurricanes. The State of Hawaii has been affected by two major hurricanes since 1982. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could be likely. The project area, as the rest of the island and state, is vulnerable to destructive winds and torrential rains associated with hurricanes. The Waiakea High School located across Kawili Street is a designated Emergency Evacuation Center for this area.

Impacts and Mitigation Measures

The proposed project is not located in any hazard zone and will not exacerbate any hazard conditions. All structures within the Project will comply with the Uniform Building Code adopted by the County.

3.1.4 Flora and Fauna

Environmental Setting

Approximately 75 percent of the project site is covered with grasses and the remaining 25 percent consists of exotic tree and brush species. The vegetation consists primarily of exotic ornamentals and Polynesian-introduced species. There were no rare, threatened, or endangered species.

¹² Federal Emergency Management Agency, Flood Insurance Rate Map, Panel 880, September 16, 1988.

¹³ Heliker, C. Volcanic and Seismic Hazards on the Island of Hawaii, U.S. Geological Survey, 1991.

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Table 6. Plant Species Found on the Project Site

Common Name	Scientific Name
Chinese banyan	Ficus microcarpa
Guava	Psidium guajava
Macaranga	Macaranga mappia
Melochia	Melochia umbellata
Charcoal tree	Trema orientalis
Kukui	Aleurites moluccana
Rubber tree	Schefflera actinophylla
Maile pilau	Paederia scandens
Basket grass	Oplismenus hirtellus
Thimble berry	Rubus rosaefolius
Monstera	Monstera delisiosa
Woodrose	Merremia tuberosa
Wedelia	Wedelia trilobata

Fauna. Common wildlife species that are found in urban Hilo include exotic bird species, rodents, mongoose, and feral cats, are also found in the project area. One species, the Pacific golden plover, a protected migratory bird, is abundant during the months from August to May. The native Hawaiian Hawk or 'Io (*Buteo solitarius*) may possibly use the wooded area of the property from time to time, and the Hawaiian Hoary Bat (*Lasiurus cinereus semotus*), a native mammal, are not known to be in the project area, however, it is possible that they may be present.

Table 7. Bird Species Commonly Found in the Project Area

Common Name	Scientific Name
Zebra doves	Geopelia striata
Spotted doves	Streptopelia chinensis
Rock doves (pigeons)	Columba livia
Nutmeg manikin	Lonchura punctulata
House finch	Carpodacus mexicanus
English sparrow	Passer domesticus
Japanese white eye	Zosterops Japonica
Northern cardinal	Cardinalis cardinalis
Melodious laughing thrush	Garrulax canorus
Pacific golden plover	Pluvialis dominica

Impacts and Mitigation Measures

No substantial impacts to flora and fauna would result from the proposed project. The vegetation on the property consists of commonly occurring exotic species and no native species or habitats are present. The major trees on the property, including the large banyan trees, are known to be invasive, and will be removed during the mass grading phase of the project.

New landscape plantings will mitigate the vegetation removal and will include native plants such as milo, hapuu, ohia, kukui, kou, specimen hala trees, noni, alahee, as well as heritage plants such as hibiscus, plumeria, ti, and puakenini.

Because the Pacific golden plover is abundant during the winter months and adapts to landscaped areas and mowed lawns, no negative effects to this and other wildlife would occur.

3.1.5 Historic / Archaeological Resources

Environmental Setting

In a previous proposal by the County Department of Water Supply for this property, archaeological studies and documents were completed:

1. PHRI, Maly, Kepa, Walker, Alan T., Rosendahl, Paul H. Ph.D., Inc., Archaeological Inventory Survey, Waiakea Cane Lots, Portion of Parcel 6, Land of Waiakea, South Hilo District, Island of Hawaii (TMK: 2-4-57:01), June 1994.
2. Robert L. Spear, Ph.D., A Data Recovery Plan for Sites 50-10-35-19431, 19432, 19433, and 19434, Land of Waiakea, South Hilo District, Island of Hawaii [TMK: 2-4-57:01]
3. Robert L. Spear, Ph.D., Data Recovery Excavations for Sites 50-10-35-19431, 19432, 19433, and 19434, Land of Waiakea, South Hilo District, Island of Hawaii [TMK: 2-4-57:01], April 1995.
4. State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division. Letter accepting the Data Recovery Report, dated November 30, 1995, to Robert L. Spears.

The basic objectives of the above referenced Item 1 (PHRI: Maly, Walker, Rosendahl 1994) survey were (a) to identify archaeological features and remains that were present; (b) to evaluate the potential general significance of all identified archaeological remains; (c) to determine the possible impacts of proposed development upon the identified remains, and (d) to define the general scope of any subsequent further data collection and/or other mitigation work that might be necessary or appropriate.

Subsequent to that, data recovery measures were taken as noted above in Items 2 and 3 (Spear undated, Spear 1995) and finally, a letter was issued by the State Historic Preservation Division on November 30, 1995 accepting the Data Recovery Report (Item 4, SHPD Letter dated November 30, 1995).

No human burials were encountered during the project fieldwork (Spear 1995). Sites 19431, 19432, 19433, and 19434 were recorded and are documented in the Data Recovery report (Spear 1995).

The data recovery report concluded the following: Data recovery investigations were conducted at Sites 19431, 19432, 19433, and 19434. Investigation of Site 19431 found no evidence of a buried pre-Contact cultural layer. The single volcanic glass flake and associated radiocarbon date are examples of what Hunt and McDermott called the "... subtle evidence of Hawaiian use of the area... found only in sparse and unpredictable spatial distributions."

Beyond the modern, recent debris scattered across the surface of the site no clear examples of portable cultural remains were found in association with the architectural features of Site 14931.

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In summary, the list of documents represents the required sequence for conducting archaeological review according to standards recommended by the Department of Land and Natural Resources – State Historic Preservation Division (DLNR-SHPD). The SHPD letter dated November 30, 1995, has stated that the data recovery report of Sites 50-10-35-19431, 19432, 19433, and 19434 is acceptable (Appendix H). This letter from SHPD essentially concluded the Historic Preservation Division review and based on this conclusion by SHPD, the County, since 1995, has issued grubbing and grading permits for the property.

Impacts and Mitigation Measures

The subject property has been surveyed and the data recovery report has been approved by the SHPD.

During construction, should any unexpected cultural features, deposits, or burials, be encountered, work in the area will be suspended and the SHPD office will be immediately notified to determine an appropriate course of action.

3.1.6 Cultural Resources

Environmental Setting

The archaeology survey report (Maly, K., PHRI June 1994) extensively describes the historical period events of Hilo and Waiakea from the early 1800's to the 1950's. The subject property is also briefly described. Wai-akea means "expansive; much water" (presumably pertaining to the Wailoa River) and is also the ahupuaa name.

The subject property is a portion of Waiakea Cane Lot 6, developed for General Lease c. 1920 and was previously held by Waiakea Mill Company which was founded in 1879 and closed in 1946. The land in Lot 6 consisted of both land planted in cane (19.05 acres) and some waste land (8.48 acres) unsuitable for sugar cane planting. A plantation railroad spur running along the southern border of Lot 6 is still present on current maps. The cane grown on Lot 6 was loaded on cars running into the fields on six miles of portable track.

The study is augmented by informant interviews of people knowledgeable of the subject property. Several Hawaiian elders who were interviewed recalled that the subject property was not cultivated in sugar cane. This was also the recollection of several employees of the Flowers of Hawaii company which leased lands in the area of the present UH-Hilo campus. The subject property was believed to be heavily vegetated with banana and other plants.

Impacts and Mitigation Measures

In assessing the impacts to Hawaii's culture and traditional and customary rights, we look to the botanical and wildlife resources and the archaeological resources which have been identified at the site. Relevant topics include gathering and other cultural uses and religious or spiritual customs.

While it is probable that gathering and other cultural practices such as agriculture may have occurred on the property, the completed archaeology studies have not identified any religious or spiritual

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customs. Over the past 50 or so years, the vegetation has changed and is today dominated by exotic species such as the large banyan trees and other invasive species.

The proposed project would not have a significant negative effect on Hawaii's culture or individual's traditional and customary rights.

3.1.7 Water Resources

Environmental Setting

There is no stream, defined drainage courses, or wetland resources on the property. This assessment is based on field observations and a review of map resources. Storm runoff generally sheet flows to the south and discharges to a drainage channel within the Kawili Street easement that borders the south boundary of the property.

Impacts and Mitigation Measures

Any impacts to groundwater quality will be mitigated by a hook-up to the existing municipal sewer system within Kawili and Ululani Streets. Any required drywells for stormwater disposal (i.e., injection wells) would be evaluated by the Department of Health's underground injection control (UIC) permit program. Since the site is located mauka of the UIC line, injection wells are permitted subject to the review and approval of the DOH.

3.1.8 Air Quality

Environmental Setting

The regional and local climate, together with the amount of human activity, generally dictates the air quality of a given location. The climate of Hilo is warm and humid, with average annual rainfall of more than 130 inches. Winds are dominated by a light but persistent east to northeast trade winds, especially in summer. A shallow, low-velocity drainage wind from the opposite direction, occurs at night from the opposite direction.

Air quality in the project area is currently affected by emissions from motor vehicles and natural sources. Volcanic emissions of sulfur dioxide convert into particulate sulfate that causes a volcanic haze (vog) that blankets the area during occasional episodes when tradewinds are not present. Motor vehicles emit CO, nitrogen oxides and hydrocarbons and smaller amounts of other pollutants.

The State of Hawaii operates a network of air quality monitoring stations around the State. Very little data is available for the Hilo area. In general the data indicate that concentrations are well within State and federal air quality standards. The excellent air quality in Hilo is mainly influenced by the effects of the dispersive tradewinds and the lack of any large outside sources of pollution.

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Impacts and Mitigation Measures

Short-term direct and indirect impacts on air quality could potentially occur due to project construction, through the following: 1) fugitive dust from vehicle movement and soil excavation; and 2) exhaust emissions from on-site construction equipment. Indirectly, there could also be short-term impacts related to slow-moving construction equipment traveling to and from the project site and from a temporary increase in local traffic caused by commuting construction workers.

On-site mobile and stationary construction equipment also will emit air pollutants from engine exhausts. The largest of these is usually diesel-powered. Nitrogen oxides from diesel engines can be relatively higher compared to gasoline-powered equipment, but the standard for nitrogen dioxide is set on an annual basis and is not likely to be violated by short-term construction equipment emissions. Carbon monoxide emissions from diesel engines, on the other hand, are low and should be relatively insignificant compared to vehicular emissions on nearby roadways.

State of Hawaii Air Pollution Control Regulations prohibits visible emissions of fugitive dust from construction activities at the property line. Thus, an effective dust control plan for the project construction phases is essential. Such a management plan will be developed which identifies and addresses the activities that have the potential to generate fugitive dust. Further, adequate dust control measures during all phases of the construction, and including on roadways, will be implemented.

Construction activities will comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, Air Pollution Control and Section 11-60.33, Fugitive Dust.

Long-term air quality impacts of the project will result in increased motor vehicle traffic on nearby roadways. However, due to the nature of the project (a retirement community and non-peak uses of the Multi-Purpose Facility) increased traffic levels will not contribute significantly during peak traffic periods, thus, no long-term significant effects are anticipated.

The project design will integrate the Office of Environmental Quality Controls guidelines for sustainable building design.

3.1.9 Noise

Environmental Setting

The project area and vicinity are currently exposed to daytime ambient noise with the dominant noise sources being wind, birds, traffic and an occasional aircraft flyover. Along Kawili Street, the ambient noise levels increase slightly due to local traffic.

Impacts and Mitigation Measures

Noise impacts of the project include the short-term construction generated noise and long-term operational noise associated with the future activities at the project.

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Project construction noise: The dominant noise sources during construction will result from using earth moving equipment, such as bulldozers and diesel-powered trucks. Noise from construction activities would impact the adjacent churches and nearby residences to the east, west, and north of the project site and schools across Kawili and Kapiolani Streets. Noise from construction activities should be short-term and must comply with State DOH noise regulations.

Project generated traffic noise: Project traffic noise levels corresponding to the morning and afternoon peak hour travel are not expected to have a perceptible change due to the nature of a retirement community.

Multi-Purpose Facility noise: Activities at the Multi-Purpose facility could include meetings, conferences, or banquets, some of which may utilize amplified sound systems. Noise generated by such systems will be mitigated by the acoustic design of the building and the use of air conditioning.

Ground maintenance noise: Noise associated with ground maintenance equipment such as leaf blowers, hedge trimmers, lawn mowers, and other equipment, could occasionally affect the surrounding areas and be noticeable at the adjacent churches and residential areas; however, such noise is not expected to be significant, nor prolonged, nor will it occur at times of church services.

Residential noise: As an elderly retirement residential community, noise generation from the apartments is not anticipated to be perceptible, and will be further assured by rules and administrative enforcement.

Stationary equipment noise: Noise from air conditioning equipment, exhaust fans, trash compactors, and any other stationary equipment at the residential apartments or the Multi-Purpose Facility will be minimal and not exceed State and County noise regulations. Noise from equipment at the various buildings will not be audible off-site.

Mitigations measures include the following:

- Compliance with existing noise regulations.
- Construction activities which emit noise in excess of the maximum permissible sound levels will be limited to 7:00AM to 6:00PM, Monday – Friday, 9:00AM to 6:00PM on Saturday, and prohibited on Sunday.
- The design of the Multi-Purpose Facility will include noise mitigation in the planning and orientation of any air conditioning equipment, exhaust fans, and other equipment, to comply with all noise regulations.
- Noise related apartment rules and administrative enforcement.

3.1.10 Scenic Resources

Environmental Setting

The project will not impact upon any natural beauty areas identified in the General Plan. The project's design will include generous landscaping to screen the buildings and parking areas.

Impacts and Mitigation Measures

Landscaping utilizing canopy trees and shrubs will create a visual screen along roadways and within parking areas and will enhance the environmental setting.

3.2 Socioeconomic Characteristics

Environmental Setting

HIVM is a Hawaii 501(c)(3) tax exempt non-profit organization formed for the express purpose of developing this project to better provide services to veterans and military members and their families. The organization is governed by a volunteer Board of Directors. As this project comes to fruition, the positive social and economic effects will be felt within the County and the State.

Impacts and Mitigation Measures

The social benefits to the veteran and military service men and women will be greatly enhanced by this project. In addition, short-term construction and long-term operational employment opportunities will become available. Positive economic effects from construction related employment will result over the phased duration of approximately six years.

Over the long-term, the CVC is expected to have a staff of 12 made up of several agencies and service organizations, including the VA, DAV, VFW, and possibly the State OVS. These positions are expected to become more secure with the construction of a permanent dedicated office building, and offer local residents opportunities for new quality jobs.

The Multi-Purpose Facility will house a staff of 5 to 8 for the overall residential community's management entity, and an additional 8 to 10 staff for the kitchen/dining services at full operation.

Additionally, grounds and campus maintenance will be contracted out, thereby offering increased opportunities for established or new businesses. Finally, various "ala carte" services such as laundry services, assisted nursing care, and personal care are expected to further create opportunities for local residents.

Overall, the project will introduce a new and clean "retirement industry" to Hilo, and will likely have a catalyst effect for expanded capacities to offer formal assisted and life care under a continuing care retirement community (CCRC) arrangement similar to Arcadia, Kahala Nui in Honolulu, and hundreds of other such facilities on the mainland. This in turn, will contribute towards improved elderly health care in Hilo and will give local residents increased opportunities in elder care employment.

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The project, located on vacant land, will not displace any residents or businesses. The residential component of the project involves multi-family apartments, similar to the neighborhood, and is not expected to affect land values in the surrounding neighborhood.

3.3 Public Facilities, Utilities, and Services

Two studies to assess public facilities and utilities have been prepared for the proposed project - a traffic assessment (Appendix F) and engineering study (Appendix G). The studies are summarized below.

3.3.1 Roads and Traffic

Environmental Setting

The project site is served by three roadways – Kawili Street to the south, Kapiolani Street to the west, and Ululani Street at the north corner. Three driveways from each of these roadways are proposed for vehicular access. The primary driveway for the CVC will be located near the CVC building on Kawili Street and will be used occasionally at peak hours for activities in the Multi-Purpose Facility. Other driveways primarily for residents and deliveries will connect to Kapiolani and Ululani Streets. The parking lots will be accessible from all driveways.

Impacts and Mitigation Measures

The project is not expected to have significant traffic impact because the number of dwelling units will generate a peak hour volume of less than 100 vehicles per hour. The project impact compares with the guideline suggested by the Institute of Transportation Engineers that "a traffic access/impact study be conducted whenever a proposed development will generate 100 or more *added* (new) peak direction trips to or from the site during the adjacent roadways' peak hours or the development's peak hour." This assessment describes the analyses done and compares the project traffic with existing traffic on nearby streets.

The proposed project will have minimal impact to traffic. While one driveway could adequately serve peak hour volumes, provision of additional driveways will provide greater flexibility for access to the site.

3.3.2 Water System

Environmental Setting

An existing 8-inch water transmission line is located in West Kawili Street, adjacent to the property. This line is a part of the Hawaii County Department of Water Supply (DWS) Kawaihānui/Haihai system. The line is fed by the Kawaihānui Reservoir, with a capacity of 0.5 million gallons (MG), as well as the two Haihai Reservoirs, with capacities of 0.1 MG and 0.5 MG. There is also an existing 8-inch water transmission line in Lanikaula Street to the east of the project site.

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Impacts and Mitigation Measures

The water demand of the project is estimated based on land use type and water usage per capita. The calculations are based on the following assumptions:

- Veteran's center will have a staff of 12 persons and a daily average of 30-45 customers. Operational hours will be Monday - Friday from 8:00am to 4:00pm.
- Multi-purpose facility will have an office/administration staff of approximately 5 persons on a Monday thru Friday, 8:00am to 4:00pm schedule and 2 staff on a 24hr-7days/week schedule. Concessionaire's staff of 2 on a M-F, 24hr-7days/week schedule. Dining staff would be approximately 10 persons serving approximately 100-200 guests at full build out. Therefore the Multi-purpose facility is approximated to have a normal operating capacity of 300 persons.
- The preliminary design for the residential units will consist of three (3) buildings with 32 units each, not to exceed a total of 110 units.

The average daily water usage for the project site has been calculated as 60,490 gallons per day (gpd). The maximum daily demand and peak hour flow were calculated as 90,735 gpd (one and one-half times the average daily demand) and 302,450 gpd (five times the average daily demand) respectively.

DWS has indicated that water is available for domestic service. After design, the anticipated maximum daily water demand will need to be submitted to DWS for their determination of the facilities charge.

Although the existing 8-inch water main appears adequate for the average daily water demand, it may be undersized to meet minimum system fire flow requirements. Therefore, offsite water system improvements may be required to meet DWS's minimum fire flow requirements. At this conceptual stage there are some offsite improvement possibilities. A new waterline could be constructed in Kapiolani Street, thereby connecting the water mains in Lanikaula Street and Kawili Street. Or possibly a water main upgrade can be done in Kawili Street to increase the existing 8-inch water main to a 12" water main. The alignments and sizes of the proposed water lines (if required) will be confirmed during the design phase.

3.3.3 Wastewater System

Environmental Setting

An existing 10" to 12" sewer trunk line is located along the north side of Kawili Street adjacent to the project site. This line is the end portion of a County public sewer system. The sewer system is connected to the County's Hilo Wastewater Treatment Plant located approximately 4 miles away from the project site. Sludge generated at the treatment plant is disposed of at the Hilo Landfill. An 8" line exists along the Ululani Street extension which could be used for a portion of the project's wastewater.

Using the Manning formula, and assuming an existing flow of approximately 50% (County of Hawaii Wastewater Division benchmark), the existing 10" and 12" sewer lines should be more than adequate to convey the existing flows plus the projected flow for the proposed development. If the 8" line on Ululani Street is used for some of the residential buildings, there would be even less impact on the

Kawili Street sewer lines.

Impacts and Mitigation Measures

Off-site improvements do not appear to be required since the existing 8", 10" and 12" sewer lines appear to have enough capacity to serve the project site. The construction of sewer connection to the trunk line in Kawili Street will bring temporary inconvenience to the local traffic. Thus, during the construction, at least one lane shall be maintained open to traffic at all times. Proper traffic devices/flagmen will be used to inform the public and to direct the traffic. If necessary, special duty police officers shall be hired to direct the traffic flow. Traffic Control Plans will be prepared during the design phase. Since part of the sewer lines will be located within the County's roads, proper permit(s) will be obtained before the sewer line construction begins and prior co-ordination with HELCO and the DWS will occur to ensure no underground utilities are affected.

3.3.4 Drainage System

Environmental Setting

The project site is currently vacant and covered with brushes, high grasses and trees. According to the Flood insurance Rate Map (FIRM, Community — Panel Number 155 166 0880 C), the entire project site is designated as Zone X — area determined to be outside the 500-year flood plain. The site is naturally drained through surface flow, much of which flows southwards into an open earth swale paralleling Kawili Street. The proposed development calls for construction of impervious surfaces on the project site, e.g. buildings and parking areas; therefore, the onsite runoff will increase. The construction has the potential to add burdens on the existing downstream drainage systems.

Impacts and Mitigation Measures

The onsite drainage system will be designed for a minimum 10-year storm recurrence, in accordance with the County's design criteria, to enable maintenance of the current pre-development runoff rate that is discharging onto the downstream properties. Drywells may be necessary to dispose all increased runoff due to the proposed construction. The locations of drywells will be determined during the design phase after the site layout is finalized. Soil conditions at the project site are similar to an adjacent University of Hawaii-Hilo parking lot where drywells are used for storm run-off. The site surface will be landscaped to control onsite erosion and grass areas/swales will be used to the maximum extent as filters to reduce sediment transportation, thus minimizing the potential impact on storm water quality.

3.3.5 Electrical/Communications Systems

Environmental Setting

Electrical power in Hilo is provided by Hawaii Electric Light Company (HELCO). HELCO's grid serves the proposed project area with a 12.47 kilovolt (KV), overhead line that runs from a HELCO substation on Komohana Street. The line is running along the north side of Kawili Street adjacent to the property.

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The proposed development will increase the demand on the existing HELCO system. Based on the preliminary site planning and building square footages, the estimated total connected load will be about 1350 kilowatts (KW). From discussions with HELCO's Engineering Division, the existing system is adequate to serve the proposed load.

Hawaiian TelCom is currently providing telephone service for this region from a switching board in the Kawaihau Street Office. An overhead telephone line runs along the east side of the property from the south end of Ululani Street. The line has the capacity to serve the proposed development.

Cable television service is from Oceanic Time Warner Cablevision. Trunk cable lines and feeders are located at the south end of Ululani Street.

As described above, adequate electricity and communication systems are available to service the proposed development. The service lines will connect to these systems through horizontal underground conduit on the site, with vertical connections made at the source. The installation of these lines will cause temporary disruptions to local traffic.

Impacts and Mitigation Measures

Electrical, telecommunication and cable television services are provided by privately owned utility companies regulated by the State Public Utilities Commission. These utility companies are mandated by their respective tariff rules to exercise reasonable diligence and care in maintaining their lines and structures to be able to provide continuous service to their customers. The companies are responsible to improve their systems/infrastructures to meet rising demand.

During the installation for the service lines within roadways, at least one lane will be maintained open to traffic at all times. Proper traffic devices/flagmen will be used to inform the public and to direct the traffic. If necessary, special duty police officers will be hired to direct the traffic flow. Necessary Traffic Control Plans will be prepared during the design phase and proper permit(s) will be obtained before the utility line construction starts.

3.3.6 Solid Waste

Environmental Setting

The proposed developments on the site, including residential and commercial, will generate solid waste and require regular refuse pick up service. The solid waste from the site will be disposed at the County's Hilo solid waste facilities on Leilani Street through contracted services by a private company.

Impacts and Mitigation Measures

Recycling will reduce the quantity of waste generated and reduce the demand on the capacity of the landfill. A recycling program will be integrated into the design of all buildings. Detailed solid waste management plans will be prepared in the design phase.

4.0 RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

4.1 STATE OF HAWAII

4.1.1 Hawaii State Plan, Chapter 226, Hawaii Revised Statutes

The Hawaii State Plan (Chapter 226, HRS), establishes a set of themes, goals, and objectives, and policies that serve as long-range guidelines for the growth and development of the State.

The State Plan lists three "Overall Themes" relating to: (1) individual and family self-sufficiency; (2) social and economic mobility; and (3) community or social well-being. These themes are viewed as "basic functions of society" and goals toward which government must strive (§226-3). To guarantee the elements of choice and mobility embodied in the three themes, The State Plan states three goals:

- 1) A strong, viable economy, characterized by stability, diversity and growth that enable fulfillment of the needs and expectations of Hawaii's present and future generations.
- 2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- 3) Physical, social and economic responsibility, of caring and of participation in community life (§226-4).

Discussion: The proposed project components are threefold: (1) new public office building for veterans service providers, (2) new affordable residential housing for seniors, and (3) new multi-purpose facility for residents' and community use, as well as for income generation for long-term sustainment. Project development and construction would contribute toward the attainment of the stated goals by providing direct and indirect construction-related employment opportunities; generating increased State and County tax revenues; contributing towards the stability, diversity, and growth of local and regional economies; and 4) enhancing the physical environment by appropriate design and architecture and landscaping.

Objectives and Policies for Socio-Cultural Advancement – Housing (§226-19).

Objective: 2) The orderly development of residential areas sensitive to community needs and other land uses.

Policies: 1) Effectively accommodate the housing needs of Hawaii's people.
5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services and other concerns of existing communities and surrounding areas.
7) Foster a variety of lifestyles traditional to Hawaii through design and maintenance of neighborhoods that reflect the cultures and values of the community.

Discussion: The proposed project specifically addresses this objective and is fully consistent with the policies, as described herein.

4.1.2 Hawaii State Land Use Law

Chapter 205, HRS, establishes the State Land Use Commission (LUC) and gives this body the authority to designate all land in the state within one of four districts: Urban, Rural, Agricultural, or Conservation. HRS §205-2 requires the LUC to group contiguous land areas into one of these four districts and further provides that in establishing the boundaries of Urban districts, those lands that are now in urban use and a sufficient reserve area for foreseeable future urban growth shall be included, and that in establishing the boundaries of the districts in each county, the Land Use Commission shall give consideration to the General Plan of the county.

The LUC makes an allowance for projects requiring action which qualify under HRS, §201G-118, as affordable housing projects benefit from a "fast track" procedure whereby petitions for district boundary amendment are required to be heard and decided upon within 45 days after the filing of a petition.

Discussion. The primary developed area of Hilo is classified as Urban, including the subject property which remains vacant but is surrounded by development on all sides. This property is identified as High Density Urban on the County General Plan Land Use Pattern Allocation Guide (LUPAG) map. Thus, the project has high consistency with the State Land Use Law.

4.2 COUNTY OF HAWAII

Planning in Hawaii County is conducted in a three-tier system. The first is the General Plan, which is a long-range plan containing goals, policies, standards, and courses of action for the county. The General Plan forms the legal foundation of other elements in the County's planning system. The second tier includes the short- and mid-range plans related to specific geographic regions, functions and special areas within a region. The third tier includes zoning and subdivision codes and other specific mechanisms intended to implement the first and second tiers.

4.2.1 Hawaii County General Plan

The General Plan for the County of Hawaii was recently revised and adopted in February 2005. This policy document expresses the broad goals and policies for the long-range development of the County. The elements of the General Plan most applicable to the project are listed below, followed by a discussion of the consistency of the proposed project with the goals, policies, and standards of each element.

4.2.1.1 Economic

Relevant Goals:

(a) Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.

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- (b) Economic development and improvement shall be in balance with the physical, social, and cultural environments of the island of Hawaii.
- (c) Strive for diversity and stability in the economic system.
- (d) Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment.
- (e) Strive for an economic climate that provides its residents an opportunity for choice of occupation.
- (f) Strive for diversification of the economy by strengthening existing industries and attracting new endeavors.
- (g) Strive for full employment.
- (h) Promote and develop the island of Hawaii into a unique scientific and cultural model, where economic gains are in balance with social and physical amenities. Development should be reviewed on the basis of total impact on the residents of the County, not only in terms of immediate short run economic benefits.

Relevant Policies:

- (d) Require a study of the significant cultural, social and physical impacts of large developments prior to approval.
- (f) Support all levels of educational, employment and training opportunities and institutions.
- (n) Encourage the development of the retirement industry.
- (x) Encourage the health/wellness industry.

Relevant Courses of Action for South Hilo

- (e) Assist in the formulation and implementation of management education and manpower training programs to strengthen the overall skill levels of its work force to be compatible with existing and emerging industries.
- (f) Support the development of a master plan for lands within the vicinity of the University of Hawaii at Hilo to incorporate a "college town" concept utilizing an appropriate mixture of residential, commercial and other land uses to complement the university's infrastructure.

Discussion: The proposed project elements are highly consistent with these goals, policies, and courses of action. Care for our veterans, and other elderly residents through housing benefits, and efficient service delivery to seniors, military personnel, and veterans, is a relatively low impact, high quality economic sector that significantly improves the quality of life for them, service agencies employees, and the community at large. The proposed project would encourage the development of the retirement industry, and establish a prototype for specialized quality independent living housing which is presently lacking in East Hawaii and would strengthen other sectors of the economy, including construction, retail, wholesale, and services.

The project population base is also envisioned as a potential human resource support base that could also include interactions with UHH, HCC via Elderhostel, Senior Net, vocational training and continuing education, docent programs, etc.

4.2.1.3 Environmental Quality

Relevant Goals:

- (a) Define the most desirable use of land within the County that achieves an ecological balance providing residents and visitors the quality of life and an environment in which the natural resources of the island are viable and sustainable.
- (b) Maintain and, if feasible, improve the existing environmental quality of the island.
- (c) Control pollution.

Relevant Policies:

- (a) Take positive action to further maintain the quality of the environment.
- (d) Encourage the concept of recycling agricultural, industrial, and municipal waste material.

Discussion: The project site does not contain important cultural and natural resources, and the construction of the project would not degrade environmental quality. A recycling program and energy conservation design and measures would be adopted.

4.2.1.4 Flooding and Natural Hazards

Relevant Goals

- (a) Protect human life.
- (b) Prevent damage to man-made improvements.
- (c) Control pollution.
- (d) Prevent damage from inundation.
- (e) Reduce surface water and sediment runoff.
- (f) Maximize soil and water conservation.

Relevant Policies

- (g) Development-generated runoff shall be disposed of in a manner acceptable to the Department of Public Works and in compliance with all State and Federal laws.
- (p) Where applicable, natural drainage channels shall be improved to increase their capacity with special consideration for the practices of proper soil conservation, and grassland and forestry management.
- (q) Consider natural hazards in all land use planning and permitting.

Relevant Standards

- (a) "Storm Drainage Standards," County of Hawaii, October, 1970, and as revised.
- (b) Applicable standards and regulations of Chapter 27, "Flood Control," of the Hawaii County Code.
- (c) Applicable standards and regulations of the Federal Emergency Management Agency (FEMA).
- (d) Applicable standards and regulations of Chapter 10, "Erosion and Sedimentation Control," of the Hawaii County Code.

Discussion: The proposed project will be designed to protect the public welfare in compliance with County standards. All runoff will be disposed of according to County standards.

4.2.1.5 Historic Sites

Relevant Goals:

(a) Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawaii.

Relevant Policies:

(c) Require both public and private developers of land to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.

(n) Consider requiring Cultural Assessments for certain developments as part of the rezoning process.

Discussion: As described in Section 3.1.5, in a letter dated November 30, 1995, the State Historic Preservation Division has determined that based on completed archaeological studies and data recovery of several sites on the subject property that the data recovery report can be accepted as adequate.

4.2.1.6 Natural Beauty

Relevant Goals:

(a) Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.

(b) Protect scenic vistas and view planes from becoming obstructed.

Relevant Policies:

(a) Increase public pedestrian access opportunities to scenic places and vistas.

(f) Consider structural setback from major thoroughfares and highways and establish development and design guidelines to protect important viewplanes.

Discussion: The subject property is not in any vicinity that offers important viewplanes to places of natural beauty. The project is at the entrance to the University Hawaii at Hilo and Waiakea High School complexes and will be designed to be complementary with appropriate setbacks and landscaping.

4.2.1.7 Natural Resources and Shoreline

Relevant Goals:

(a) Protect and conserve the natural resources from undue exploitation, encroachment and damage.

(b) Provide opportunities for recreational, economic, and educational needs without despoiling or endangering natural resources.

(c) Protect and promote the prudent use of Hawaii's unique, fragile, and significant environmental and natural resources.

(d) Protect rare or endangered species and habitats native to Hawaii.

(f) Ensure that alterations to existing land forms, vegetation, and construction of structures cause minimum adverse effect to water resources, and scenic and recreational amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of an earthquake.

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Relevant Policies:

- (a) Require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment.
- (g) Promote sound management and development of Hawaii's land and marine resources for potential economic benefit.
- (h) Encourage public and private agencies to manage the natural resources in a manner that avoids or minimizes adverse effects on the environment and depletion of energy and natural resources to the fullest extent.
- (i) Encourage an overall conservation ethic in the use of Hawaii's resources by protecting, preserving, and conserving the critical and significant natural resources of the County of Hawaii.
- (p) Encourage the use of native plants for screening and landscaping.
- (w) Implement Council Resolution Nos. 330-96 and 58-97 in land use approvals.

Discussion: The proposed project will utilize vacant public land that does not contain any unique natural or cultural features for the benefit of veterans and their families. Design, construction, and operation will integrate sound management practices, and landscaping will integrate native and heritage plants into the overall Hilo-style kamaaina theme.

4.2.1.8 Housing

Relevant Goals:

- (a) Attain safe, sanitary, and livable housing for the residents of the County of Hawaii.
- (b) Attain a diversity of socio-economic housing mix throughout the different parts of the County.
- (c) Maintain a housing supply that allows a variety of choices.
- (d) Create viable communities with affordable housing and suitable living environments.
- (e) Improve and maintain the quality and affordability of the existing housing inventory.
- (f) Seek sufficient production of new affordable rental and fee-simple housing in the County in a variety of sizes to satisfactorily accommodate the needs and desires of families and individuals.
- (g) Ensure that housing is available to all persons regardless of age, sex, marital status, ethnic background, and income.
- (h) Make affordable housing available in reasonable proximity to employment centers.
- (i) Encourage and expand home ownership opportunities for residents.

Relevant Policies:

- (a) Encourage a volume of construction and rehabilitation of housing sufficient to meet growth needs and correct existing deficiencies.
- (b) Encourage the construction of specially designed facilities or communities for elderly persons needing institutional care and small home care units for active elderly persons.
- (c) Encourage corporations and nonprofit organizations to participate in Federal, State and private programs to provide new and rehabilitated housing for low and moderate income families.
- (j) Initiate and participate in activities with the private sector including the provision of leadership and expertise to neighborhoods and nonprofit organizations in the development of housing and community development projects.
- (m) Accommodate the housing requirements of special need groups including the elderly, handicapped, homeless and those residents in rural areas.

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- (n) Investigate, develop, and promote the creation of new innovative and timely financing techniques and programs to reduce the cost of housing.
- (o) Encourage the use of suitable public lands for housing purposes in fee or lease.
- (p) Encourage the construction of homes for lease or lease with option to purchase.
- (t) Ensure that adequate infrastructure is available in appropriate locations to support the timely development of affordable housing.
- (v) Work with, encourage and support private sector efforts in the provision of affordable housing.
- (w) Encourage the development of affordable retirement communities.
- (x) Vacant lands in urban areas and urban expansion areas should be made available for residential uses before additional agricultural lands are converted into residential uses.

Relevant Standards:

Housing standards shall consist of and comply with:

- (a) Building Code
- (b) Electrical Code
- (c) Plumbing Code
- (d) Zoning Code
- (e) Subdivision Code
- (f) Standards of the single-family and multiple residential land use elements.

Discussion: The Hawaii Island Veterans Memorial, Inc. proposal is fully consistent with the housing goals, policies, and standards of the County. HIVM, a non-profit, community-based non-profit organization will contract with a for-profit developer and local design professionals, and a non-profit independent living developer/operator to construct this urban in-fill housing project which will utilize public land for much needed affordable homes for Hawaii's seniors, elderly veterans, and their families.

4.2.1.9 Public Facilities

Relevant Goals:

- (a) Encourage the provision of public facilities that effectively service community and visitor needs and seek ways of improving public service through better and more functional facilities in keeping with the environmental and aesthetic concerns of the community.

Relevant Policies:

- (a) Continue to seek ways of improving public service through the coordination of service and maximizing the use of personnel and facilities.
- (b) Coordinate with appropriate State agencies for the provision of public facilities to serve the needs of the community.

Relevant Standards:

- (a) Standards have been established in each of the four major groupings of public facilities.
- (b) The various public facilities have been categorized into education, protective services, health and sanitation, and government operations.
- (c) The following are set forth for the overall provision and maintenance of public facilities in the County.

Relevant Policies: Public Facilities - Education

Educational policies relate to the provision of facilities rather than programs, which are the province of the State. It is nevertheless recognized that the facilities and programs are the tools necessary to improve total educational service.

- (a) Encourage continuous joint pre-planning of schools with the Department of Education and the University of Hawaii to ensure coordination with roads, water, and other support facilities and considerations such as traffic and safety, and access for vehicle, bicycle, and pedestrian. Encourage master planning of present and proposed public and private institutions.
- (c) Encourage joint community-school library facilities, where a separate community library may not be feasible, in proximity to other community facilities, affording both pedestrian and vehicular access.

Public Facilities - Education - Courses of Action for South Hilo

- (b) Participate in the development of student and faculty housing for the university and other joint-use facilities.
- (c) Provide pedestrian walkways to and around all school complexes.

Relevant Policies: Public Facilities - Fire and Emergency Medical Services

- (d) Police headquarters shall be near the geographic center of the service area and near concentrations of commercial and industrial use.
- (g) Encourage the further development and expansion of community policing programs and neighborhood and farm watch programs in urban, rural and agricultural communities.
- (j) Mitigate hazards through the preparation of disaster assessment reports and appropriate follow-up on the assessment recommendations.
- (k) Educate the public regarding disaster preparedness and response, especially proper responses for sudden impact hazards.
- (l) Encourage the State to evaluate the disaster shelters' ability to withstand various natural disasters.

Relevant Standards: Public Facilities - Fire and Emergency Medical Services

- (a) 2.5 police officers per 1,000 resident population.
- (b) Fire stations within five miles of concentrated settlement areas.
- (c) First response emergency medical service within eight minutes of concentrated settlement areas (alternative means, such as training police officers or volunteer fire personnel, could be available to provide first response).

Public Facilities - Government Operations

Public office centers consist of a building or complex of buildings that house governmental agencies. Such centers exist in Hilo, Honokaa, Captain Cook, Kailua, Naalehu, Keaau, Waimea and Kapaa. The "one roof" or "one stop" concept of housing governmental agencies centralizes services and maximizes the utilization of land and capital expenditures.

Relevant Standards: Public Facilities - Government Operations

- (a) Public office center sites shall satisfy modern and reasonable requirements of accessibility and compatibility with the surrounding neighborhood.

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- (b) The multipurpose concept of flexibility to satisfy changing requirements should be part of the design for public buildings.
- (c) Architectural and landscaping shall reflect as much as possible the community's attributes.

Relevant Courses of Action for South Hilo

- (a) Consolidate government offices in a public office center.

Relevant Policies: Public Facilities – Health and Sanitation

- (e) Encourage the establishment or expansion of community health centers and rural health clinics.
- (f) Continue to encourage programs such as recycling to reduce the flow of refuse deposited in landfills.

Discussion: The proposed Combined Veterans' Center, or CVC, is a perfect example of a centrally located coordinated "one-stop shop" public facility to streamline and expedite the provision of services to veterans, military members, and their families. The CVC will consolidate service providers including counselors, social workers, and employment/vocational counselors for a coordinated delivery of services in a modern, state-of-the-art building, conveniently located next to the university.

The kamaaina Hilo-style design of the building will be ADA-accessible and will utilize generous landscaping of native and heritage plantings in addition to a Japanese garden setting for reflection and meditation. Recycling will be arranged and implemented at the Multi-purpose Facility.

4.2.1.10 Public Utilities

Relevant Goals:

- (a) Ensure that properly regulated, adequate, efficient and dependable public and private utility services are available to users.
- (b) Maximize efficiency and economy in the provision of public utility services.

Relevant Policies:

- (b) Provide utilities and service facilities that minimize total cost to the public and effectively service the needs of the community.
- (e) Encourage the clustering of developments in order to reduce the cost of providing utilities.

Relevant Policies: Public Utilities – Water

- (a) Water system improvements shall correlate with the County's desired land use development pattern.
- (b) All water systems shall be designed and built to Department of Water Supply standards.
- (e) Water system improvements should be first installed in areas that have established needs and characteristics, such as occupied dwellings, agricultural operations and other uses, or in areas adjacent to them if there is need for urban expansion.
- (f) A coordinated effort by County, State and private interests shall be developed to identify sources of additional water supply and be implemented to ensure the development of sufficient quantities of water for existing and future needs of high growth areas and agricultural production.
- (g) The fire prevention systems shall be coordinated with water distribution systems in order to ensure water supplies for fire protection purposes.

Relevant Policies: Public Utilities - Telecommunications

- (a) Encourage underground telephone lines where they are economically and technically feasible.

Relevant Policies: Public Utilities - Electricity

- (a) Power distribution shall be placed underground when and where practical. Encourage developers of new urban areas to place utilities underground.
- (d) Conform to safety standards as established by appropriate regulatory authorities.

Relevant Policies: Public Utilities - Sewer

- (a) The "Sewerage Study for All Urban and Urbanizing Areas of the County of Hawaii, State of Hawaii," December 1970, and the "Water Quality Management Plan for the County of Hawaii," December 1980, shall be updated and used as guides for the general planning of sewerage disposal systems.
- (b) Private systems shall be installed by land developers for major resort and other developments along shorelines and sensitive higher inland areas, except where connection to nearby treatment facilities is feasible and compatible with the County's long-range plans, and in conformance with State and County requirements.
- (f) Require major developments to connect to existing sewer treatment facilities or build their own.
- (d) Applicable standards and regulations of the State Department of Health, Chapter 23 "Underground Injection Control."
- (e) Applicable standards and regulations of the State Department of Health, Chapter 54 "Water Quality Standards."
- (f) Applicable standards and regulations of the State Department of Health, Chapter 55 "Water Pollution Control."
- (g) Applicable standards and regulations of the State Department of Health, Chapter 62, HRS, "Wastewater Systems."

Discussion: Infrastructure planning is being coordinated with appropriate County agencies and private utility companies to ensure that all appropriate standards are met. Underground utilities are planned throughout the project site.

4.2.1.11 Recreation

Relevant Goals:

- (a) Provide a wide variety of recreational opportunities for the residents and visitors of the County.
- (c) Provide a diversity of environments for active and passive pursuits.

Relevant Policies:

- (c) Recreational facilities shall reflect the natural, historic, and cultural character of the area.
- (d) The use of land adjoining recreation areas shall be compatible with community values, physical resources, and recreation potential.
- (g) Facilities for compatible multiple uses shall be provided.
- (h) Provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.

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(i) Coordinate recreational programs and facilities with governmental and private agencies and organizations. Innovative ideas for improving recreational facilities and opportunities shall be considered.

(o) Develop facilities and safe pathway systems for walking, jogging, and biking activities.

Discussion: The proposed Multi-Purpose Facility is an example of appropriate use of land to meet these policies. As a private-public use building, it will be available for cultural, social, educational, celebratory events, as well as for recreational uses.

The site plan is designed for gardening, walking, and other passive recreational uses, and a bike/pedestrian path to serve the surrounding neighborhoods is an amenity proposed by this project. Transportation planned activities for residents will be accomplished through County Parks and Recreation programs at Kamana Senior Center and through the County's Coordinated Services.

4.2.1.12 Transportation

Relevant Goals:

- (a) Provide a transportation system whereby people and goods can move efficiently, safely, comfortably and economically.
- (b) Make available a variety of modes of transportation that best meets the needs of the County.

Relevant Policies:

- (c) The improvement of transportation service shall be encouraged.
- (f) Work with various non-profit agencies to coordinate transportation opportunities.

Relevant Roadways Policies

- (a) Encourage the programmed improvement of existing roadways by both public and private sectors.
- (n) Encourage the development of walkways, jogging, and bicycle paths within designated areas of the community.

Discussion: The project design, with ample parking and three access points onto surrounding roads, Kawili, Kapiolani, and Ululani Streets, will ensure minimal impacts to roadways. HIVM's coordination efforts with the County on the disposition of the Ululani Street extension easement and the proposed improvement of a pedestrian path along Olona Street will support functions at the neighboring Hilo Meisho-in Church, alleviate on-street parking, and will provide a safe pathway for University students in the nearby student housing neighborhoods.

4.2.1.13 Land Use

Relevant Goals:

- (a) Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.

Relevant Policies:

- (a) Zone urban- types of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.

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- (b) Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities.
- (c) Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.
- (f) Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.
- (j) Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.

Relevant Standards:

- (a) The designated land uses will be delineated on the General Plan Land Use Pattern Allocation Guide Map. The broad-brush boundaries indicated are graphic expressions of the General Plan policies, particularly those relating to land uses. They are long-range guides to general location and will be subject to: a) existing zoning; and b) State Land Use District. Similarly, the acreages allocated represent alternatives for the various levels of economic activity and supporting functions, such as resort, residential, commercial and industrial activities. Land required for community and governmental services and programs as well as new towns and resort centers may be accommodated within the allocated acreages.
- (b) Zoning requests shall be reviewed with respect to General Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access, and public need.

Relevant Multi Family Goals:

- (a) To provide for multiple residential developments that maximize convenience for its occupants.
- (b) To provide for suitable living environments that accommodate the physical, social and economic needs of the island residents.
- (c) To enhance the overall quality of life in our residential communities.

Relevant Multi-Family Policies:

- (a) Appropriately zoned lands shall be allocated as the demand for multiple residential dwellings increases. These areas shall be allocated with respect to places of employment, shopping facilities, educational, recreational and cultural facilities, and public facilities and utilities.
- (b) Incorporate reasonable flexibility in applicable codes and ordinances to achieve a diversity of socio-economic housing mix.
- (c) Encourage flexibility in the design of residential sites, buildings and related facilities to achieve a diversity of socio-economic housing mix and innovative means of meeting the market requirements.
- (d) The rehabilitation and/or utilization of multiple residential areas shall be encouraged.
- (e) To assure the use of multiple residential zoned areas and to curb speculation and resale of undeveloped lots only, the County may impose incremental and conditional zoning, which shall be based on performance requirements.
- (f) Applicable codes and ordinances shall be reviewed and amended as necessary to include consideration for urban design, and aesthetic quality through landscaping, open space, and buffer areas.
- (g) Support the rezoning of those multiple residentially zoned lands that are used for other purposes to a more appropriate zoning designation.
- (h) Require developers to provide basic infrastructure necessary for development.

Relevant Multi-Family Standards:

- (a) Areas shall be located in such a manner that traffic generated by high density development will not be required to travel through areas of lesser density en route to principal community facilities.
- (b) Areas shall be protected from incompatible uses by transition zones.
- (c) Provide adequate access to arterial streets, shopping facilities, schools, employment centers, and other services.
- (d) Development shall not be permitted in natural hazard areas unless proper on-site improvements are provided.
- (e) Development shall be located in areas where public utilities can be economically provided at a level adequate to meet the demand for the concentrated service.
- (f) Recreational area and/or facilities shall be considered in multiple residential developments.

Relevant Multi-Family Courses of Action for South Hilo

- (a) Re-evaluation of existing zoned areas and re-allocation of lands in appropriate locations shall be undertaken.
- (b) Appropriately zoned lands shall be allocated as the need for multiple residential development increases.

Land Use - Public Lands

Goals

- (a) Utilize publicly owned lands in the best public interest and to the maximum benefit for the greatest number of people.
- (b) Acquire lands for public use to implement policies and programs contained in the General Plan.

Policies

- (a) Encourage uses of public lands that will satisfy specific public needs, such as housing, recreation, open space and education.
- (b) Encourage the adoption of State programs for State lands consistent with the General Plan.
- (d) A sub-classification, University use, shall continue to be utilized, permitting the primary institutional and numerous supportive and accessory uses required for establishing and/or expanding a public university. Its designation shall continue to be shown on the Land Use Pattern Allocation Guide map.

Discussion: The subject property is in the State Urban District and is designated as High Density Urban on the General Plan LUPAG map. Approximately 2.48 acres of the property is zoned Residential (RM-1) and 4.912 acres is zoned Open (O). A change of zone is requested to RM-1 to allow the development of much needed affordable housing on the site.

The project in its entirety epitomizes the goals, policies, and standards of land use in Hawaii which is aimed at centralizing housing in urban areas, curbing real estate speculation, and meeting the needs of the elderly with affordable housing, and addressing recreational and educational considerations.

4.2.2 Hawaii County General Plan Land Use Pattern Allocation Guide (LUPAG)

The General Plan LUPAG designation for the project site has an Urban designation which are in three categories, and defined in the table below. The project site is designated as High Density Urban.

Table 8. General Plan Urban Designations

Urban Designation	Uses
High Density	General commercial, multiple family residential and related services (multiple family residential – up to 87 units per acre).
Medium Density	Village and neighborhood commercial and single family and multiple family residential and related functions (multiple family residential – up to 35 units per acre).
Low Density	Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses; overall residential density may be up to six units per acre.

Discussion: The proposed project components include an office building, multi-purpose facility, and 96-110 multi-family residential units on approximately seven acres. The project is consistent with the LUPAG designation of High Density Urban.

4.2.3 Chapter 25, Hawaii County Code

Division 3. RM, Multi-Family Residential districts.

The RM, or multiple-family residential, district provides for medium and high density residential use. It covers areas with full community facilities and services. It may occupy transition areas between commercial or industrial areas and other districts of less intense land use.

Section 25-5-31. Designation and density of RM districts.

- (a) Each RM (multiple-family residential) district shall be designated on the zoning map by the symbol "RM" followed by a number which indicates the required land area, in thousands of square feet, for each dwelling unit or for each separate *rentable unit* in the case of boarding, rooming, or lodging houses, fraternity or sorority houses.
- (c) The maximum density designation in the RM district shall be .75 or seven hundred fifty square feet of land area per dwelling unit or separate *rentable unit*.
- (d) In the RM district the following density designations shall be used: .75, 1, 1.5, 2, 2.5, 3, 3.5, 4 and upward in 0.5 increments.

Section 25-5-32. Permitted uses.

- (a) The following uses shall be permitted in the RM district:
 - (6) *Community buildings*, as permitted under section 25-4-11.
 - (9) *Dwellings, multiple-family*.
 - (14) *Meeting facilities*.
 - (17) *Public uses and structures*, as permitted under section 25-4-11.
- (b) In addition to those uses permitted under subsection (a) above, the following uses may be permitted in the RM district, provided that a use permit is issued for each use:
 - (6) Hospitals, sanitariums, old age, convalescent, nursing and rest homes.

Section 25-5-33. Height limit.

(b) In the *City of Hilo*, the height limit in the RM district shall be one hundred twenty feet.

Section 25-5-34. Minimum building site area. The minimum *building site* in the RM district shall be seven thousand five hundred square feet.

Section 25-5-35. Minimum building site average width. Each *building site* in the RM district shall have a minimum *average width* of sixty feet.

Section 25-5-36. Minimum yards. Minimum *yards* in the RM district shall be as follows:

- (1) Front and rear yards, twenty feet; and
- (2) Side yards, eight feet for a one-story building, plus an additional two feet for each additional story.

Section 25-5-37. Landscaping. Landscaping shall be provided on a minimum of twenty percent of the total land area of any *building site* in the RM district. Parking areas shall not be included within the area required for landscaping on any *building site*.

Section 25-5-38. Other regulations.

- (a) There may be more than one *main building* on any *building site* in the RM district.
- (b) Distance between *main buildings* on the same *building site* in the RM district shall be at least fifteen feet.
- (c) Plan approval shall be required for all new buildings and additions to existing buildings in the RM district.

Division 16. O, Open Districts.

Section 25-5-160. Purpose and applicability. The O, or open, district applies to areas that contribute to the general welfare, the full enjoyment, or the economic well-being of open land type use which has been established, or is proposed. The object of this district is to encourage development around it such as a golf course and park, and to protect investments which have been or shall be made in reliance upon the retention of such open type use, to buffer an otherwise incompatible land use or district, to preserve a valuable scenic vista or an area of special historical significance, or to protect and preserve submerged land, fishing ponds, and lakes (natural or artificial tide lands).

Section 25-5-161. Designation of O districts. Each O (open) district shall be designated by the symbol "O".

Section 25-5-162. Permitted uses.

- (a) The following uses shall be permitted in the O district:
 - (3) *Community buildings*
 - (12) *Public uses and structures*

Section 25-5-163. Height limit. There shall be no height limit in the O district, except as specified as a condition of approval attached to any use permit or plan approval. For this purpose, the height limit in the adjoining districts shall be used as guides.

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Section 25-5-164. Minimum building site area. There shall be no minimum *building site* area in the O district, except as a condition of approval attached to any plan approval. For this purpose, the minimum building site area regulations in the adjoining districts shall be used as guides.

Section 25-5-165. Minimum building site average width. There shall be no minimum *building site average width* in the O district, except as specified as a condition of approval attached to any plan approval. For this purpose the minimum *building site average width* regulations in the adjoining districts shall be used as guides.

Section 25-5-166. Minimum yards. There shall be no minimum *yards* in the O district, except as specified as a condition of approval attached to any plan approval. For this purpose, the minimum yard regulations in the adjoining districts shall be used as guides.

Section 25-5-167. Other regulations. Plan approval shall be required for all new structures and additions to existing structures in the O district.

Discussion: As shown on Figure 8, the property is split-zoned as Residential Multi-Family (RM-1) (2.48 acres) and Open (O) (4.91 acres). Table 9 breaks down the uses within the districts and summarizes the consistency of uses.

Table 9. Consistency of Existing and Proposed Zoning Districts

Use	Existing Zoning	Consistency	Proposed Zoning
CVC - Office building	O	Consistent - permitted in O and RM	RM-1
Multi-Purpose Facility	O	Consistent - permitted in O and RM	RM-1
Residential - Apartment Building #1	O	Inconsistent - permitted in RM	RM-1
Residential - Apartment Building #2	RM-1 / O	Inconsistent - permitted in RM	RM-1
Residential - Apartment Building #3	RM-1	Consistent - permitted in RM	--

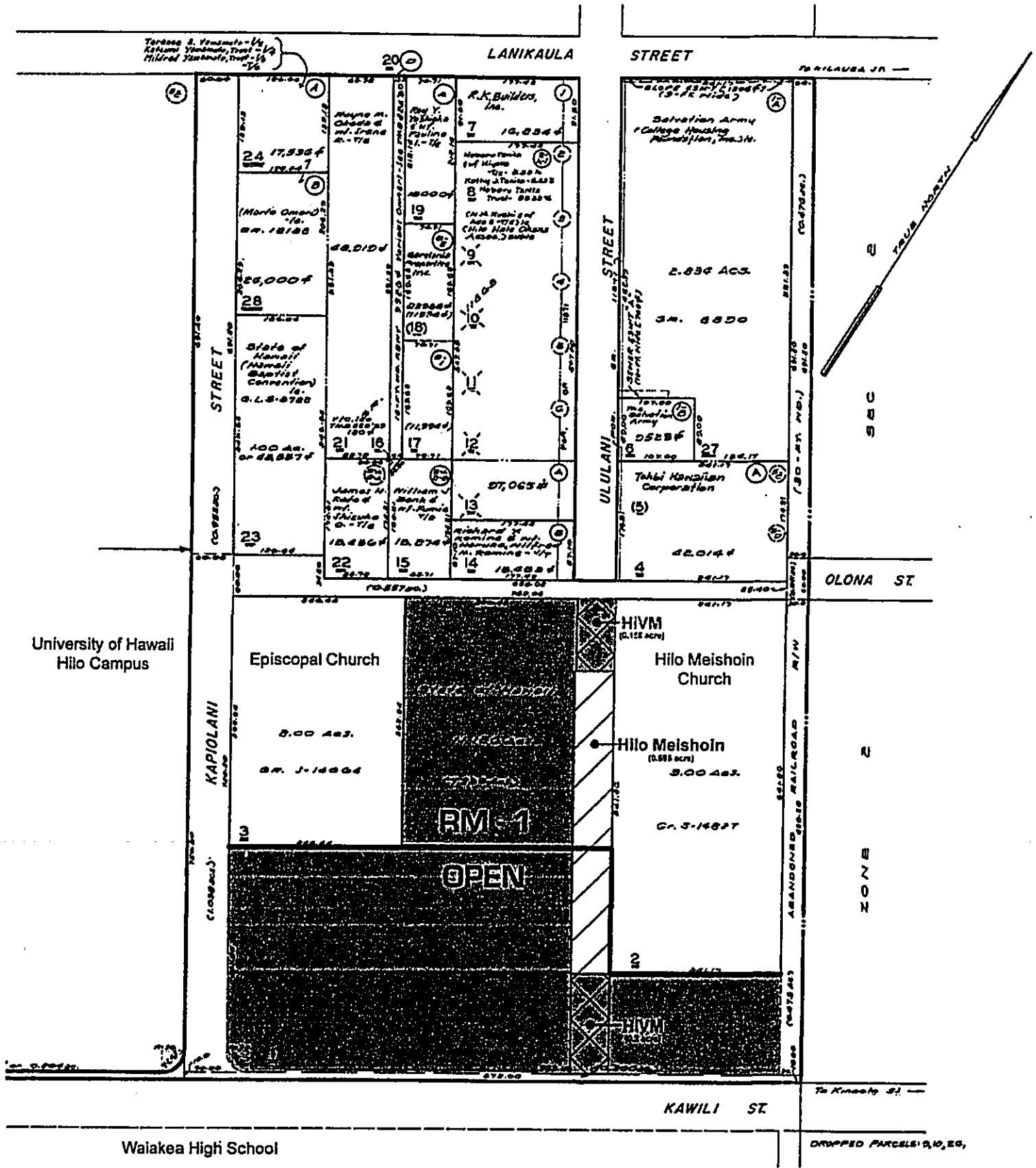
Apartment Building #1 is in the Open district and a small portion of Apartment #2 straddles over the O/RM line. While Community Buildings and Public Use Structures are permitted in the Open zoning district, the change of zone intent is to bring the parcel into one zoning district consistent to all components. Thus, the request for a re-zoning change of the Open (4.91 acres) portion to RM-1 is being requested.

4.2.4 Coastal Zone Management and Special Management Area

The project is not located within the SMA.

4.3 SUMMARY OF PERMITS AND APPROVALS

Other applicable permits include the County grading, right-of-way construction, driveway, and building permits. State Department of Health permits including the non-point source controls under the NPDES Permit for grading areas larger than one acre, and the installation of drywells under the Underground Injection Control Program.



LEGEND




-  HIVM Project Site (Executed Lease)
-  HIVM Requested Easement Area
-  Hilo Meishoin Requested Easement Area

FIGURE 8
Hawaii Island Veterans' Memorial, Inc.
KA HUI NA KOA O KAWILI

Zoning Map

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

Table 10. Summary of Required Permits and Approvals

Permit or Approval	Authority*	Approving Agency
State of Hawaii		
UFAS Compliance	HRS § 103-50	Commission on Persons with Disabilities
UIC Permit	HAR Chap. 11-23	Department of Health
NPDES Permit	HAR Chap 11-55	Department of Health
County of Hawaii		
Lease conveyance to HIVM and Hilo Meisho-in for portions of the Ululani Street easement	HCC Chap. 2, Section 2-118	County of Hawaii
Change of Zone	HCC Chap. 25	Planning Department / County Council
Subdivision	HCC, Chap 23	Planning Department
Plan Approval	HCC Chap 25	Planning Department
Grading Permit	HCC Chap. 10	Department of Public Works
Construction within Right-of-Way	HCC Chap. 22	Department of Public Works
Driveway Permit	HCC Chap. 22	Department of Public Works
Building Permit	HCC Chap. 5	Department of Public Works

* HRS = Hawaii Revised Statutes
 HAR = Hawaii Administrative Rules
 HCC = Hawaii County Code

5.0 ALTERNATIVES CONSIDERED

The provisions of Title 11, Environmental Impact Statement Rules, Section 11-200-17(f) require an analysis of the alternatives which could attain the objectives of the action, while minimizing potential adverse environmental impacts.

The overall goal of the proposed project is to improve the quality of life for Hawaii's veterans, service members, military retirees, and their families through the following objectives: (1) Efficiently deliver quality public services by creating a "one-stop shop" through a Combined Veterans' Center office building; (2) offer affordable elderly independent-living residential life estates, and (3) create a gathering place for veterans, seniors, and the general community.

5.1 NO ACTION ALTERNATIVE

The no-action alternative would involve no changes to the HIVM property, and, if no construction is commenced at the end of the 5-year lease period, the lease would be terminated. Veteran service agencies and organizations would continue to be scattered within commercial properties in Hilo and Honolulu creating inefficiencies in the delivery of services. The escalation of commercial rents would likely cause further closures of local veterans'/military services offices, and increase the difficulty of seeking and receiving needed benefits and services.

This alternative would also deny elderly veterans and other seniors in Hawaii the potential benefits associated with home ownership within a retirement independent living community which is designed for care giving as residents age. No action would also result in lost benefits to the larger community of a facility for conferences, gatherings, and cultural events.

5.2 OTHER ALTERNATIVES CONSIDERED AND DISMISSED

Previously considered alternatives for the use of the property, in addition to the CVC, included various recreational uses, low cost rental units and subsidized housing for disabled single veterans, a veterans' hall, and a war memorial site to honor Korean War and other war veterans, hence the name, 'Hawaii Island Veterans' Memorial'. Subsequent visioning and planning meetings with veterans groups, neighboring landowners, developers, bankers, and State and County agencies resulted in the plan described herein which is viable from the development and land use perspectives.

6.0 DETERMINATION WITH SUPPORTING FINDINGS AND REASONS

To determine whether the proposed action may have a significant impact on the environment, every phase and expected consequences, both primary and secondary, and the cumulative as well as short- and long-term effects have been evaluated. Based on the studies performed and research evaluated, a finding of no significant impact is anticipated as summarized in this section.

6.1 SIGNIFICANCE CRITERIA

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

- (1) **Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;**

The tax map key describes the project site as within the former "Waiakea Cane Lots" and has, more recently, been fallowed as a vacant lot. Vegetation on the property consists of exotic herbaceous, shrub, and tree species, providing no habitat for native birds. Further, archaeology studies including data recovery for a few required sites have been performed and accepted by the SHPD. The site has been assessed for natural and cultural resources, and findings confirm that the construction of the project will not cause any loss of natural or cultural resources.

- (2) **Curtails the range of beneficial uses of the environment;**

The subject property is surrounded by urban development on all sides and has been thickly vegetated, making it a gathering spot for illicit activities. More recently, a trail has been cleared to allow safer passage for University of Hawaii students to traverse the property from nearby apartments to the UH Hilo campus until such time as an improved pedestrian and bike path along the Olona Street extension route can be developed and maintained. Through new landscaping with native and heritage plants and other species, the project will enhance, rather than curtail the beneficial uses of the environment.

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

The proposed project is consistent with the environmental policies set forth in the State Plan and Chapter 344, Hawaii Revised Statutes. As described herein, the project will provide much needed

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

affordable elderly housing, and efficiency in the delivery of services to veterans, military members and retirees, and their families.

(4) Substantially affects the economic or social welfare of the community or state;

The CVC component of the project will be used by public agencies and non-profit organizations for a variety of public services purposes, to boost the economic and social welfare of our active and retired military community. The affordable housing component will be an independent living community for our elderly residents, veterans, and their families, while the multi-purpose facility will benefit both residents and the larger East Hawaii community socially and economically.

In addition, the construction will generate new sources of direct and indirect revenue for individuals, the County of Hawaii, and the State of Hawaii through construction employment opportunities, while the purchase of goods and services and the direct and indirect employment in a wide range of service-related industries will also be enhanced through the project's generation.

(5) Substantially affects public health;

The nature of the CVC's co-location of service providers is designed to streamline assistance to the veteran and military community by creating a 'one-stop' shop for services. Similarly, affordable residential units in an independent-living elderly community will, for many residents and their families assure a level of care and security as they age. Thus, the project will have a significant long-term benefit to the community's public health and welfare. Any short-term impacts on air and noise quality levels are not anticipated to be significant and will not generate pollutants that would impact surrounding the surrounding uses.

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

The project could potentially increase the population of Hilo by drawing new residents from other areas of the island and State. These owners would be older (62+ years old) and unlikely to have dependent children. In addition the CVC will allow military and veteran services providers to permanently open offices in Hilo rather than send in staff from Honolulu offices on a periodic basis. As many as 12 permanent full-time employees are anticipated in the CVC while the residential component will employ a staff of approximately 15.

After build-out, the project will not induce any on- or off-site future developments. There may be an added demand on hospitals, fire and police services, as well as utilities, including roadways, water, sewer, electricity, landfills. However, mitigating actions, as described herein, are anticipated to minimize these actions.

(7) Involves a substantial degradation of environmental quality;

The proposed development will be built upon a previously graded parcel of land with no redeeming environmental value other than providing open space. It is not expected to permanently degrade environmental quality on-site or in the surrounding neighborhoods. Short-term impacts to air,

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

noise and traffic, however this will occur over the phased construction period of 3+ years of phased construction. Appropriate best management practices will provide safeguards for protection to air and water quality during the construction period.

Field investigations for botanical and wildlife resources, as well as archaeological resources, indicated a minimal to no effect conclusion, given the previous use agricultural cultivation at the site.

(8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;

This environmental assessment is prepared to assess the effect of each component of the project individually and the total project cumulatively. As compatible adjacent uses, each facility is vital to meeting the HIVM goals to improve the quality of life for veterans and military members and their families. The assessment findings on the environmental impacts are minimal and can be mitigated by actions described herein. While the commitments of land and funds would be permanent, the long-term benefits would have untold benefits to veterans, retirees, military members and their families, and to the surrounding community.

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

Site investigations for rare, threatened, and endangered plants and animals were conducted. The site has been disturbed previously by sugarcane cultivation, and has been previously grubbed after receiving archaeological clearance from SHPD. The only native species, pepperomia, is commonly abundant at many locations on the island and throughout the state. There is no native habitat for native birds. Our surveys indicated a only a few common native species among predominantly naturalized exotic species.

(10) Detrimentially affects air or water quality or ambient noise levels;

The proposed project will not include any significant sources of air emissions or noise levels that would violate existing Federal or State standards. Minimal impacts on air quality and noise are anticipated during construction, but will be limited by normal construction practices (i.e., mufflers, water wagons, construction during daylight hours only, etc.). Best Management Practices (BMPs) will be implemented for environmental protection throughout project development and completion.

(11) 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, freshwater, or coastal waters.

The site is not in a flood-plain, erosion-prone area, or coastal area, nor in a geologically hazardous area, and poses no terrain features that would be significantly altered to produce runoff, and will therefore, not suffer damage by its construction.

KA HUI NA KOA O KAWILI
A HAWAII ISLAND VETERANS' MEMORIAL, INC. PROJECT

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

The *General Plan* of the County of Hawaii establishes goals to maintain the natural beauty of the island by protecting scenic vistas and view planes from becoming obstructed. There are no identified scenic vistas or exceptional trees associated with this property. In fact, the property is an overgrown vacant lot surrounded by urban development. The surrounding neighborhood includes apartment buildings, churches, the University of Hawaii, and Waiakea High School. Project design will conform to the Hilo-style kamaaina architecture and will be an enhancement to the entrance to the education corridor of Kawili Street, consistent with the intent of the *General Plan*.

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

The construction and operation of the project will require energy consumption. Energy and water conservation measures may include appropriate design and technologies such as solar water heating, solar panel electric generation, energy saving lighting/cooling/ventilation, and water saving fixtures.

6.2 DETERMINATION

In accordance with Chapter 343, *Hawaii Revised Statutes*, this *Environmental Assessment* has examined the environmental and technical aspects of the proposed project. In considering the significance of potential environmental effects, the sum of effects on the quality of the environment was considered and the overall and cumulative effects of the action were evaluated. Every phase of the proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short- and long-term effects of the action were considered.

As a result of these considerations, it is determined that the proposed action will not significantly impact the environment, based on the significance criteria listed in 11-200-12 of the *Environmental Impact Statement Rules* and addressed below. Therefore, a "Finding of No Significant Impact" (FONSI) is anticipated for this project.

7.0 COMMENTS AND RESPONSES ON THE DRAFT EA

The Draft EA was published by OEQC in the May 8, 2006 *The Environmental Notice*. The 30-day comment period ended on June 7, 2006. The Applicant consulted or distributed the Draft EA to the list of agencies, organizations, and individuals listed in Section 1.5 of the Final EA.

The following agencies provided comments on the Draft EA. These comment letters and the Applicants responses are included in this section.

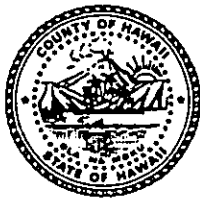
County of Hawaii

Fire Department
Department of Environmental Management
Department of Parks and Recreation
Department of Public Works
Police Department
Planning Department

State of Hawaii

Department of Land and Natural Resources, Hawaii Land Division)
Office of Environmental Quality Control
Office of Hawaiian Affairs

Harry Kim
Mayor



Barbara Bell
Director

Nelson Ho
Deputy Director

County of Hawaii

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8083 • Fax (808) 961-8086

May 11, 2006

Hawai'i Island Veterans' Memorial, Inc.
c/o Yukie Ohashi Planning Consultant
P O Box 786
Volcano, HI 96785

Re: Draft Environmental Assessment (DEA) for Ka Hui Na Koa O Kawili:
A Hawai'i Island Veteran's Memorial, Inc. Project

We offer the following comments regarding the proposed project:

Wastewater Division

Connect to existing County Kawili Sewer.

If you have additional questions regarding this requirement, please contact Lyle Hirota, Acting Wastewater Division Deputy Chief at 961-8513.

Thank you for allowing us the opportunity to offer input on this project and if we can be of further assistance, please don't hesitate to contact us.

A handwritten signature in cursive script, appearing to read "Barbara Bell".

Barbara Bell
DIRECTOR

cc: OEQC
Planning Department
Nelson Ho, Deputy Director
Lyle Hirota, WWD Chief

5228A

YUKIE OHASHI
Planning Consultant

June 28, 2006

Ms. Barbara Bell, Director
County of Hawaii
Department of Environmental Management
25 Aupuni Street, Room 210
Hilo, HI 96720-4252

**SUBJECT: Ka Hui Na Koa O Kawili – A Hawaii Island Veterans' Memorial, Inc. Project
Response to Comments on the Draft Environmental Assessment**

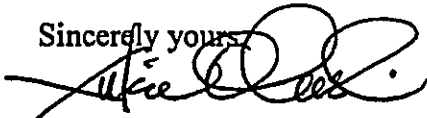
Dear Ms. Bell:

Thank you for providing your comments in your letter dated May 11, 2006 on the Draft EA for the Hawaii Island Veterans' Memorial, Inc. proposed Ka Hui Na Koa O Kawili project. The following responds to your comments:

- *Wastewater Division.* We acknowledge your statement, "Connect to existing County Kawili Street Sewer", and will comply.

We appreciate your continued consultation and thank you for your participation in the environmental review process.

Sincerely yours,



Yukie Ohashi
Principal

YUKIE OHASHI

From: <PENGEHARD@co.hawaii.hi.us>
To: <yohashi@hawaiiantel.net>
Cc: <EIMAMURA@co.hawaii.hi.us>; <PMizuno@co.hawaii.hi.us>; <JKOMATA@co.hawaii.hi.us>
Sent: Tuesday, June 06, 2006 4:04 PM
Subject: Draft Environmental Assessment for Ka Hi Na Koa O Kawili, Hawaii Island Veterans Memorial Inc.

Aloha Ms. Ohashi,

Thank you for providing us with the Draft Environmental Assessment for the subject project.

The Draft EA gives appropriate references to the many veterans activities that will be housed on site or take place on site.

However, we note on page 19, Section 2.3.3, entitled Senior Affordable Housing, that "the residential component is proposed as an affordable independent living community for Hawaii seniors (62+) with preference given to veterans and spouses of deceased veterans." We are advised that this may not be in full compliance with the intent of Executive Order 4014 which sets aside approximately 5.6 acres to the County of Hawaii for a "combined veterans center, veterans housing and other related purposes". Having a "preference" may not yield veterans and "spouses of deceased veterans" are not veterans. May I suggest that you or your clients, Hawaii Island Veterans Memorial Inc., ask the Department of Land and Natural Resources, Hawaii Island Land Division, for their interpretation of the intent of the Executive Order?

Otherwise, we have no other comments on the Draft EA.

Patricia Engelhard
Director

6/28/2006

YUKIE OHASHI
Planning Consultant

June 28, 2006

Ms. Patricia Engelhard, Director
County of Hawaii
Department of Parks and Recreation
101 Pauahi Street, Suite 7
Hilo, HI 96720-3043

**SUBJECT: Ka Hui Na Koa O Kawili – A Hawaii Island Veterans' Memorial, Inc. Project
Response to Comments on the Draft Environmental Assessment**

Dear Ms. Engelhard:

Thank you for providing your comments dated June 6, 2006 on the Draft EA for the Hawaii Island Veterans' Memorial, Inc. proposed Ka Hui Na Koa O Kawili project. The following responds to your comments:

We have discussed the issue of "preference" with Harry Yada, DLNR District Land Agent, and have subsequently revised the description in Section 2.3 by removing the phrase "with preference given to veterans" and clarified that the affordable housing will be "for veterans and widowed spouses of deceased veterans".

Regarding the question of whether "spouses" of veterans should be able to benefit, we consulted with Mr. Yada, and agreed that the phrase "for veterans and widowed spouses of deceased veterans" will be used in the Final EA. Conceptually, the criteria for widowed spousal purchase of a life estate would be based on age, length of marriage to the veteran, and marital status at the time of purchase. These and related details will be determined in consultation with County attorneys and with DLNR prior to the development of a sales and marketing plan for the residential units.

It is HIVM's intent to develop a veterans project to benefit those men and women who have faithfully and sacrificially served our country in military duty. Based on baby boomer demographics, HIVM is confident that a viable market is available for quick absorption of the housing units. However, in the event that a broader market is required, then HIVM will return to DLNR/BLNR with a request for an expanded use. Should these actions be pursued in the future, HIVM will work closely with DLNR and the County.

We thank you for your participation in the environmental review process.

Sincerely yours,



Yukie Ohashi
Principal

Harry Kim
Mayor



Bruce C. McClure
Director

Jiro A. Sumada
Deputy Director

County of Hawaii
DEPARTMENT OF PUBLIC WORKS
Aupuni Center
101 Pauahi Street, Suite 7 • Hilo, Hawaii 96720-4224
(808) 961-8321 • Fax (808) 961-8630

June 7, 2006

Yukie Ohashi Planning Consultant
P. O. Box 786
Volcano, Hawaii 96785

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
Ka Hui Na Koa O Kawili
A Hawaii Island Veteran's Memorial, Inc. Project
Tax Map Key: 2-4-57: Portion of 001

We have reviewed the subject project as described in your memo dated May 1, 2006 and offer the following comments for your consideration.

All development-generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties. A drainage study shall be prepared and the recommended drainage system shall be constructed meeting the approval of the Department of Public Works.

The subject parcel is in an area designated as Zone X on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Zone X is an area determined to be outside the 500-year floodplain (may include areas with unknown flood hazards).

All earthwork activity, including grading and grubbing, shall conform to Chapter 10, Erosion and Sedimentation Control, of the Hawaii County Code.

Improvements shall be located beyond the future road widening setback along Kawili Street as established by the Planning Department.

The Ululani Street extension right-of-way (unimproved portion) shall be formally abandoned by the County then subdivided into the three distinct lots as shown on the Land Ownership Map (Figure 2). The two lots to be utilized by the Hawaii Island Veteran's Memorial can then be assigned to the Department of Parks & Recreation to be included in the lease agreement.

Letter to Yukie Ohashi
Page 2
June 7, 2006

The use of the Olona Street extension right-of-way (unimproved portion) shall be used for access purposes only.

Questions may be referred to Mr. Kelly Gomes of the Engineering Division at 961-8327.

Kelly Gomes
for GALEN M. KUBA, Division Chief
Engineering Division

c: Planning Department (E. Imamura)
Finance Division, Dept. of Finance (S. Iwamoto)
Office of Environmental Quality Control

YUKIE OHASHI
Planning Consultant

June 28, 2006

Mr. Galen M. Kuba, Division Chief
County of Hawaii
Department of Public Works
Aupuni Center
101 Pauahi Street, Suite 7
Hilo, HI 96720-4224

**SUBJECT: Ka Hui Na Koa O Kawili – A Hawaii Island Veterans' Memorial, Inc. Project
Response to Comments on the Draft Environmental Assessment**

Dear Mr. Kuba:

Thank you for your letter dated June 7, 2006 on the Draft EA for the Hawaii Island Veterans' Memorial, Inc. proposed Ka Hui Na Koa O Kawili project. The following responds to your comments:

- *Drainage.* Section 3.3.4 of the EA states that a drainage study will be prepared in the Design Phase of the project in accordance with the Department of Public Works guidelines and approval. All development-generated runoff will be disposed on site.
- *Earthwork Activity.* All earthwork, including grading and grubbing, will conform to Chapter 10, Erosion and Sedimentation Control, of the Hawaii County Code.
- *Kawili Street Widening Setback.* All elements of the site plan are located beyond the future Kawili Street road widening setback and all future construction plans will be based on this setback.
- *Ululani Street Extension Right-of-Way (Unimproved Portion).* HIVM will prepare a surveyed map for the subdivision of this right-of-way and will work with the County for inclusion of two of the lots into the lease agreement.
- *Olona Street Extension Right-of-Way (Unimproved Portion).* HIVM will improve and maintain the segment of the Olona Street extension right-of-way between Ululani Street and Kapiolani Street as a pedestrian access.

Mr. Galen M. Kuba, Division Chief
Department of Public Works, Engineering Division
Page 2

We appreciate your continued consultation and participation in the environmental review process.

Sincerely yours,



Yukie Ohashi
Principal

Harry Kim
Mayor



Darryl J. Oliveira
Fire Chief

Desmond K. Wery
Deputy Fire Chief

County of Hawai'i

May 3, 2006

FIRE DEPARTMENT
25 Aupuni Street • Suite 103 • Hilo, Hawai'i 96720
(808) 961-8297 • Fax (808) 961-8296

Hawaii Island Veterans' Memorial, Inc.
c/o Yukie Ohashi Planning Consultant
PO Box 786
Volcano, HI 96785

RE: DRAFT ENVIRONMENTAL ASSESSMENT
KA HUI NA KOA O KAWILI
SOUTH HILO, HAWAII
TAX MAP KEY (3) 2-4-57:PORTION OF 01

In regards to the above-mentioned Draft Environmental Assessment, the following shall be in accordance:

Fire apparatus access roads shall be in accordance with UFC Section 10.207:

"Fire Apparatus Access Roads

"Sec. 10.207. (a) **General.** Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

"(b) **Where Required.** Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

"**EXCEPTIONS:** 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

"2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).



"3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

"More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

"For high-piled combustible storage, see Section 81.109.

"(c) **Width.** The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

"(d) **Vertical Clearance.** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

"EXCEPTION: Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

"(e) **Permissible Modifications.** Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

"(f) **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities." (20 tons)

"(g) **Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the chief." (45 feet)

"(h) **Turnarounds.** All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

"(i) **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

"(j) **Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief." (15%)

Christopher J. Yuen
May 3, 2006
Page 3

"(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

"(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

Water supply shall be in accordance with UFC Section 10.301(c):

"(c) **Water Supply.** An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed, in accordance with the respective county water requirements. There shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow.

"Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

"The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be protected as set forth by the respective county water requirements. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.


DESMOND K. WERY
Deputy Fire Chief

JCP:lpc

CC: Esther Imamura, COH Planning Dept.
Office of Environmental Quality Control

YUKIE OHASHI

Planning Consultant

June 28, 2006

Mr. Desmond K. Wery, Deputy Fire Chief
County of Hawaii
Fire Department
25 Aupuni Street, Suite 103
Hilo, HI 96720

**SUBJECT: Ka Hui Na Koa O Kawili – A Hawaii Island Veterans' Memorial, Inc. Project
Response to Comments on the Draft Environmental Assessment**

Dear Mr. Wery:

Thank you for providing your comment letter dated May 3, 2006 on the Draft EA for the Hawaii Island Veterans' Memorial, Inc. proposed Ka Hui Na Koa O Kawili project. The following responds to your comments:

- *Fire Apparatus Access Roads.* HIVM's construction plans will be designed in accordance with UFC Section 10.207 and HIVM will consult with the Fire Department during the building permit process.
- *Water Supply.* Water supply will involve the installation of fire hydrants in accordance with UFC Section 10.301(c).

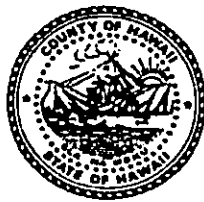
Thank you for your participation in the environmental review process.

Sincerely yours,



Yukie Ohashi
Principal

Harry Kim
Mayor



Christopher J. Yuen
Director
Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

June 6, 2006

Ms. Yukie Ohashi
Planning Consultant
P. O. Box 786
Volcano HI 96785

Dear Ms. Ohashi:

Subject: Draft Environmental Assessment
Applicant: Hawaii Island Veteran's Memorial, Inc.
Project: Ka Hui Na Koa O Kawili
TMK: 2-4-57:Portion of 1, Waiakea, South Hilo, Hawaii

This is in response to your May 1, 2006 letter requesting our comments on the proposed Ka Hui Na Koa O Kawili Project which would consist of (1) a combined Veterans' Center [CVC] office building, (2) affordable senior housing apartments (100-110 units), and (3) a multi-purpose facility on the subject parcel.

By Executive Order No. 4014 and 4108, the State set aside land to the County for a combined veterans center, veterans housing and other related purposes. The lease agreement was executed with the Department of Parks and Recreation.

The introduction states that one of the missions is to establish "affordable housing in Hilo to serve veterans and military members and their families". We were recently apprized of Parks & Recreation Director Pat Englehard's concern that the Senior Affordable Housing only gives preference to veterans and spouses of deceased veterans. She has suggested that an interpretation be obtained from the Department of Land and Natural Resources regarding the intent of the Executive Orders.

We would also recommend that this clarification be obtained and a copy of it forwarded to us for our review.

Hawai'i County is an Equal Opportunity Provider and Employer.

Ms. Yukie Ohashi
Planning Consultant
Page 2
June 6, 2006

If you have questions, please feel free to contact Esther Imamura or Larry Brown of our office at 961-8288, extension 257 and 258, respectively.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

ETI:

P:\WPWIN60\ETI\EA\draft\Pre-consul\Ohashi Veterans Ctr 24057001 DEA.rtf

xc: Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu HI 96813

YUKIE OHASHI
Planning Consultant

June 28, 2006

Mr. Christopher J. Yuen, Planning Director
County of Hawaii
Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720-3043

**SUBJECT: Ka Hui Na Koa O Kawili – A Hawaii Island Veterans' Memorial, Inc. Project
Response to Comments on the Draft Environmental Assessment**

Dear Mr. Yuen:

Thank you for your letter dated June 6, 2006 on the Draft EA for the Hawaii Island Veterans' Memorial, Inc. proposed Ka Hui Na Koa O Kawili project. The following responds to your comments:

We have discussed the issue of "preference" with Harry Yada, DLNR District Land Agent, and have subsequently revised the description in Section 2.3 by removing the phrase "with preference given to veterans" and clarified that the affordable housing will be "for veterans and widowed spouses of deceased veterans".

Regarding the question of whether "spouses" of veterans should be able to benefit, we consulted with Mr. Yada, and agreed that the phrase "for veterans and widowed spouses of deceased veterans" will be used in the Final EA. Conceptually, the criteria for widowed spousal purchase of a life estate would be based on age, length of marriage to the veteran, and marital status at the time of purchase. These and related details will be determined in consultation with County attorneys and with DLNR prior to the development of a sales and marketing plan for the residential units.

It is HIVM's intent to develop a veterans project to benefit those men and women who have faithfully and sacrificially served our country in military duty. Based on baby boomer demographics, HIVM is confident that a viable market is available for quick absorption of the housing units. However, in the event that a broader market is required, then HIVM will return to DLNR/BLNR with a request for an expanded use. Should these actions be pursued in the future, HIVM will work closely with DLNR and the County.

We appreciate your continued assistance and participation in the environmental review process.

Sincerely yours,



Yukie Ohashi
Principal

Harry Kim
Mayor



Lawrence K. Mahuna
Police Chief

Harry S. Kubojiri
Deputy Police Chief

County of Hawaii

POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-8869

May 22, 2006

Ms. Yukie Ohashi
Planning Consultant
P. O. Box 786
Volcano, HI 96785

Dear Ms. Ohashi:

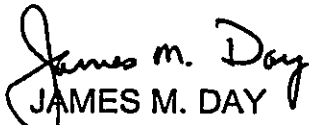
**Subject: Ka Hui Na Koa O Kawili:
A Hawaii Island Veteran's Memorial, Inc., Project**

Staff, upon review and inspection of the above subject site, has expressed some concerns regarding this location. Traffic will be impacted due to a continuous flow of traffic from the University of Hawaii at Hilo and Waiakea High School. Adding to the congestion is the 7-Eleven convenience store located at the corner of Kawili and Kinoole Streets, with an entrance immediately next to the site entrance near the Combined Veterans' Center.

The additional driveways or entries off of Ululani and Kapiolani Streets will provide for greater flexibility for access to the site, as will the widening of Kawili Street to four lanes by Year 2020; however, there is still concern about the driveway on Kawili Street being so close to the entry to 7-Eleven.

Thank you for the opportunity to comment.

Sincerely,


JAMES M. DAY
ASSISTANT POLICE CHIEF
AREA I OPERATIONS

LW/lli

YUKIE OHASHI
Planning Consultant

June 28, 2006

Mr. James M. Day, Assistant Police Chief
Area 1 Operations
County of Hawaii
Police Department
349 Kapiolani Street
Hilo, HI 96720-3998

**SUBJECT: Ka Hui Na Koa O Kawili – A Hawaii Island Veterans' Memorial, Inc. Project
Response to Comments on the Draft Environmental Assessment**

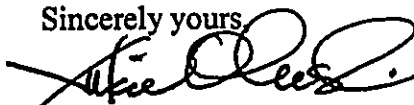
Dear Mr. Day:

Thank you for providing your comments in your letter dated May 22, 2006 on the Draft EA for the Hawaii Island Veterans' Memorial, Inc. proposed Ka Hui Na Koa O Kawili project. The following responds to your comments:

Our traffic assessment concluded that while one driveway could adequately serve peak hour traffic volumes, provision of two additional driveways will provide greater flexibility for access to the site. Based on your concern of the close proximity of our Kawili Street entrance to that of the adjacent 7-Eleven store, we have relocated our driveway approximately 260 feet to the west (mauka) of the 7-Eleven driveway. The revised site plan is enclosed for your review.

Thank you for your participation in the environmental review process.

Sincerely yours



Yukie Ohashi
Principal

Enclosure

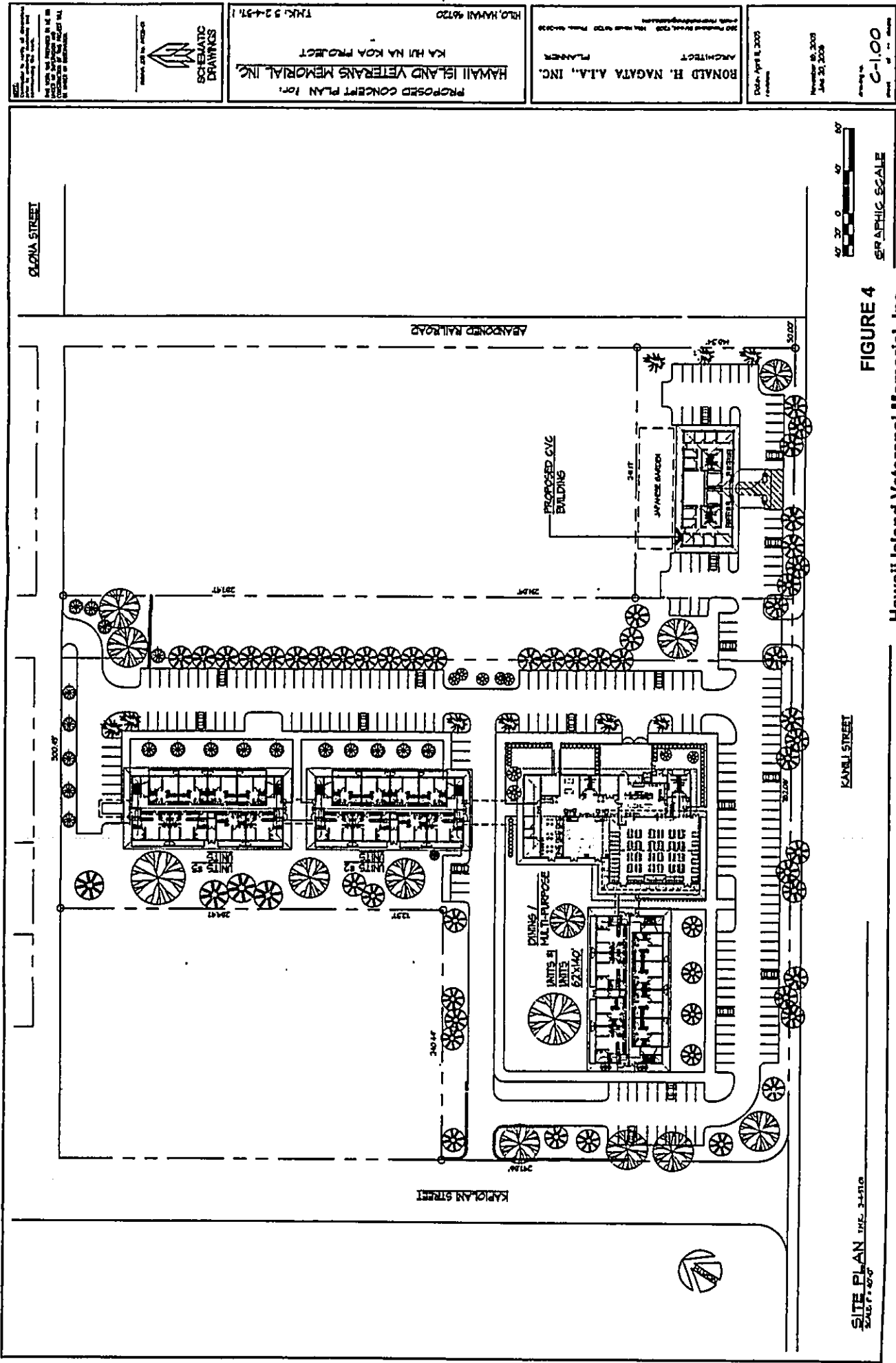


FIGURE 4
Hawaii Island Veterans Memorial, Inc.
KA HUI NA KOA O KAWILI

<p>SCHEMATIC DRAWINGS</p> <p>DATE: APRIL 8, 2003 REVISIONS: NOVEMBER 20, 2003 JAN 20, 2008</p> <p>SCALE: C-1.00</p>	<p>ARCHITECT PLANNER</p> <p>RONALD H. NAGATA AIA, INC.</p> <p>300 Kaula Street, Suite 200 Honolulu, HI 96813</p>	<p>PROPOSED CONCEPT PLAN FOR HAWAII ISLAND VETERANS MEMORIAL, INC. KA HUI NA KOA PROJECT</p> <p>TRAC. 9 2-4-97.1</p>	<p>110, HAWAII 46720</p>
--	--	---	---------------------------------

YUKIE OHASHI

From: <Harry.M.Yada@hawaii.gov>
To: <yohashi@hawaiiantel.net>
Sent: Tuesday, June 06, 2006 4:55 PM
Subject: Draft EA for Ka Hui Na Koa O Kawili

Yukie:

I received the subject Draft EA and have the following comments:

- Section 2.3.3 indicates that the residential component will be an affordable housing independent living community for Hawaii seniors (62+), with preference given to veterans and spouses of deceased veterans. Based on this description, I have some reservations as to whether this use is within the parameters of County's Executive Order that is described as, "Combined Veteran's Center, Veteran's Housing and Other Related Purposes". Although the last section "Other Related Purposes" would seem to open a door to a broader interpretation, I would say that the more obvious interpretation would be that it would have to be "Other (Veteran) Related Purposes" which would be the clear intent of the language. If there is a desire to pursue the ability to expand the use to possible seniors that are non-veterans, we would need to take the issue back to the Board of Land and Natural Resources and the Governor for a cancellation of the existing EOs and the reissuance of new EOs allowing for the expanded use.
- I noticed a signed copy of the lease between the County of Hawaii and HIVM attached as Appendix A-3. Pursuant to Chapter 171-11, HRS, the County is authorized to issue leases consistent with the purposes of the EO, however, the lease requires a consent of the Board of Land and Natural Resources. The lease should be submitted to this office for submission to the Board of Land and Natural Resources for their consent.
- I am unclear as to how this concept of a life estate is to work within an EO and a lease. What happens if the purchaser of the life estate outlives the term of the lease? That may not be probable for the first buyer but may be a definite possibility for subsequent purchasers.

Thanks.

6/28/2006

YUKIE OHASHI
Planning Consultant

June 28, 2006

Mr. Harry Yada, District Land Agent
Department of Land and Natural Resources
State of Hawaii
75 Aupuni Street
Hilo, HI 96720

**SUBJECT: Ka Hui Na Koa O Kawili – A Hawaii Island Veterans' Memorial, Inc. Project
Response to Comments on the Draft Environmental Assessment**

Dear Mr. Yada:

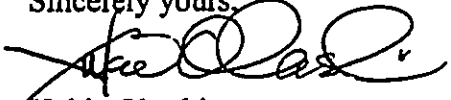
Thank you for providing your comments dated June 6, 2006 on the Draft EA for the Hawaii Island Veterans' Memorial, Inc. (HIVM) proposed Ka Hui Na Koa O Kawili project. The following responds to your comments:

- We have revised the description in Section 2.3 by removing the phrase "with preference given to veterans" and clarified that the affordable housing will be "for veterans and widowed spouses of veterans". It is HIVM's intent to develop this project to benefit those men and women (and their spouses) who have faithfully served our country in military duty. Based on the demographics and preliminary market analyses, HIVM is confident that a viable market is available for quick absorption of the housing units. In the event that a broader market is required, then HIVM will return to you at a later date with a request for an expanded use.
- With regard to the submittal of the Lease to you for BLNR consent, the County Office of the Corporation Counsel, by its letter dated June 13, 2006, transmitted to you a copy of the Lease document.
- Regarding your concern about the feasibility of the life estate concept within the confines of the existing lease, this is clarified in the Corporation Counsel's letter of June 13, 2006 (enclosed), which states that once HIVM obtains tentative commitments for funding and development, the County will prepare a long-term renewable 65-year lease for BLNR approval.

Mr. Harry Yada, District Land Agent
Department of Land and Natural Resources
Page 2

Thank you for your continued assistance with this project and for your participation in the environmental review process.

Sincerely yours,



Yukie Ohashi
Principal

Enclosure

Harry Kim
Mayor



Lincoln S.T. Ashida
Corporation Counsel

Gerald Takase
Assistant Corporation Counsel

COUNTY OF HAWAII
OFFICE OF THE CORPORATION COUNSEL
101 Aupuni Street, Suite 325 • Hilo, Hawai'i 96720-4262 • (808) 961-8251 • Fax (808) 961-8622

June 13, 2006

Harry Yada, District Land Agent
Department of Land and Natural Resources
State of Hawai'i
75 Aupuni Street
Hilo, Hawai'i 96720

Dear Mr. Yada:


Re: Hawai'i Island Veterans Memorial, Inc.

Enclosed herein is a copy of the existing five-year lease issued to Hawai'i Island Veterans Memorial, Inc. (HIVM) on April 8, 2005. This five-year initial lease term was intended and approved by the Hawai'i County Council for issuance and renewal in five-year increments upon demonstration of satisfactory performance in its movement toward development and construction. Once HIVM obtained tentative commitments for funding and started development, the Council would address the issue of granting a long-term lease from the County.

The administration was supportive of the plans as described in the project draft environmental assessment and by its resolution the Council is likewise supportive. Accordingly, we will work with your office to meet any Department of Land and Natural Resources/Board of Land and Natural Resources issues in drafting a proposed 65-year lease and associated liability release documents. The development team will use these documents in obtaining the necessary financing to begin development and to implement the plans, including the proposal for issuing life estates to prospective buyers of the condo units. Such a lease would feature standard provisions consistent with your long-term leases to include periodic rent reviews, a fixed renegotiation date for lease renewal, and any other features your department or board considers prudent.

We hope this meets the concerns pertaining to the lease issues you raised in your comments to the draft environmental assessment. If you have additional concerns or questions, please feel free to contact me directly.

Sincerely,


GERALD TAKASE
Assistant Corporation Counsel

GT:de

Enc.

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Hawai'i County is an Equal Opportunity Provider and Employer

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

235 S BERETANIA ST. SUITE 702
HONOLULU, HAWAII 96813

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Telephone (808) 586-4185
Facsimile (808) 586-4186
Email: oeqc@doh.hawaii.gov

May 26, 2006

Mr. Christopher Yuen, Director
Planning Department, County of Hawaii
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

Dear Mr. Yuen:


Subject: Draft EA for Ka Hui Na Koa O Kawili

Thank you for the opportunity to review the environmental assessment. We have the following comment for the applicant.

1. Please consult with adjacent landowners.

If you have any questions please call Jeyan Thirugnanam at 586-4185.

Sincerely,


Genevieve Salmonson
Director

c: HIVM
Yulie Ohashi

YUKIE OHASHI

Planning Consultant

June 28, 2006

Ms. Genevieve Salmonson, Director
State of Hawaii
Office of Environmental Control
235 S. Beretania Street, Suite 702
Honolulu, HI 96813

**SUBJECT: Ka Hui Na Koa O Kawili – A Hawaii Island Veterans' Memorial, Inc. Project
Response to Comments on the Draft Environmental Assessment**

Dear Ms. Salmonson:

Thank you for providing your comment letter dated May 26, 2006 on the Draft EA for the Hawaii Island Veterans' Memorial, Inc. proposed Ka Hui Na Koa O Kawili project. The following responds to your comments:

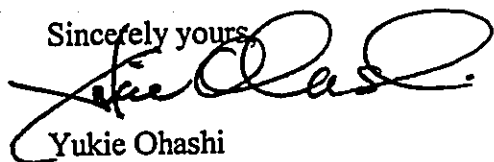
HIVM has been in close contact with all landowners abutting the property and has apprised them of the project. The adjacent landowners will be documented in the Final EA, Section 1.5 and is listed below:

Adjacent Landowners

TMK: 2-4-01: 15	Waiakea High School
TMK: 2-4-01: 167	University of Hawaii at Hilo
TMK: 2-4-57: 02	Hilo Meisho-in Church
TMK: 2-4-57: 03	Holy Apostles Episcopal Church
TMK: 2-4-57: 14	Komine Family
TMK: 2-4-57: 15	Bonk Family
TMK: 2-4-57: 22	Kato Family
TMK: 2-4-57: 23	State of Hawaii

Thank you for your participation in the environmental review process.

Sincerely yours,



Yukie Ohashi
Principal



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD06/2392

June 5, 2006

Yukie Ohashi
Yukie Ohashi Planning Consultant
PO Box 786
Volcano, HI 96785

RE: Draft Environmental Assessment for the Proposed Ka Hui Koa O Kawili Affordable Homes Project, South Hilo, Hawai'i Island, TMK (3) 2-4-57: 01.

Dear Yukie Ohashi,

The Office of Hawaiian Affairs (OHA) is in receipt of your May 1, 2006 request for comment on the above listed proposed project. OHA offers the following comments:

While our staff is sympathetic to the need for affordable housing for war veterans, we do have a few concerns that will require further research on behalf of the consultant. The section concerning historic and archaeological resources (pp. 30-31, Section 3.1.5) raises some concerns for our staff. OHA feels that the section does not sufficiently address concerns relating to historic properties and is not acceptable at this time. Our staff makes this assertion for the following reasons:

- 1) No documentation from the original archaeological studies is included in the document.
- 2) There is no map or list of historic properties.
- 3) The document doesn't discuss type, function or significance of historic properties.
- 4) Only casual reference is made of SIHP 19431, 19432, 19433 and 19434.
- 5) Prefix numbers for SIHP's are not listed in the document.
- 6) No mention of is made about the current state of the remaining sites (ie. Will they be preserved? Through what measures?)
- 7) No mitigation measures are listed for protecting remaining sites during construction activities

Please resubmit the document when the above-listed issues have been addressed.

OHA further requests your assurances that if the project goes forward, should iwi or Native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Yukie Ohashi

June 5, 2006
Page 2

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck at (808) 594-0239 or jessey@oha.org.

‘O wau iho nō,



Clyde W. Nāmu‘o
Administrator

CC: County of Hawai‘i
Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Office of environmental Quality Control
235 South Beretanina Street, Suite 702
Honolulu, HI 96813

Lukela Ruddle
OHA Community Affairs Coordinator (Hilo)
162 A Baker Avenue
Hilo, HI 96720-4869

YUKIE OHASHI
Planning Consultant

July 5, 2006

Mr. Clyde W. Namuo, Administrator
State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, HI 96813

**SUBJECT: Ka Hui Na Koa O Kawili – A Hawaii Island Veterans' Memorial, Inc. Project
Response to Comments on the Draft Environmental Assessment**

Dear Mr. Namuo:

Thank you for providing your comment letter dated June 5, 2006 on the Draft EA for the Hawaii Island Veterans' Memorial, Inc. proposed Ka Hui Na Koa O Kawili project. The following responds to your comments:

The Draft EA lists the following documents, which, when taken as a whole, completes the archaeological review process for the subject property.

1. PHRI, Maly, Kepa, Walker, Alan T., Rosendahl, Paul H. Ph.D., Inc., Archaeological Inventory Survey, Waiakea Cane Lots, Portion of Parcel 6, Land of Waiakea, South Hilo District, Island of Hawaii (TMK: 2-4-57:01), June 1994.
2. Robert L. Spear, Ph.D., A Data Recovery Plan for Sites 50-10-35-19431, 19432, 19433, and 19434, Land of Waiakea, South Hilo District, Island of Hawaii [TMK: 2-4-57:01]
3. Robert L. Spear, Ph.D., Data Recovery Excavations for Sites 50-10-35-19431, 19432, 19433, and 19434, Land of Waiakea, South Hilo District, Island of Hawaii [TMK: 2-4-57:01], April 1995.
4. State of Hawaii, Department of Land and Natural Resources, State Historic Preservation Division. Letter accepting the Data Recovery Report, dated November 30, 1995, to Robert L. Spears.

As we have discussed with Mr. Jesse Yorck of your staff, under separate cover, we will transmit the above-referenced documents for your review. The list of documents represents the required sequence for conducting archaeological review according to standards recommended by the Department of Land and Natural Resources – State Historic Preservation Division (DLNR-SHPD).

Mr. Clyde W. Namuo, Administrator
Office of Hawaiian Affairs
Page 2

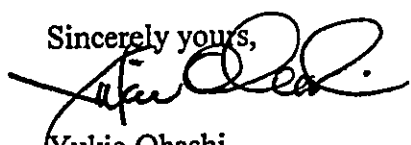
The SHPD letter dated November 30, 1995 (Item 4 above and enclosed for your reference), has stated that the data recovery report of Sites 50-10-35-19431, 19432, 19433, and 19434 (Item 3 referenced above) is acceptable. This letter from SHPD essentially concluded the Historic Preservation Division review and based on this conclusion by SHPD, the County, since 1995, has issued grubbing and grading permits for the property. There were no preservation requirements of any sites in the inventory survey.

As such, we respond to your points as follows:

- 1) *Documentation from the original archaeological studies.* Under separate cover, we will transmit the above-referenced documents to you for your review.
- 2) *Map of historic properties.* The map of archaeology sites is in the PHRI report (Item 1 above).
- 3) *Type, function, significance of historic properties.* The type, function, and significance of each of the sites are documented in the PHRI report (Item 1 above).
- 4) *Sites 50-10-35 -19431, 19432, 19433, and 19434.* Acceptable data recovery of these sites and recording in a report was completed in 1995 and are no longer present since grubbing and grading activities have occurred on the property since 1995.
- 5) *Site prefixes.* Each of the sites has the prefix of "50-10-35". As such, the sites recommended for data recovery would be identified as 50-10-35-19431, 50-10-35-19432, 50-10-35-19433, and 50-10-35-19434.
- 6) *Current status of sites.* As mentioned, following the conclusion of the historic sites review process, and receipt of the SHPD data recovery acceptance letter, the subject property has been grubbed and graded several times over the past 10 years. Moreover, there were no recommendations for preservation of any sites; thus, no sites remain on the property.
- 7) *Mitigation measures.* The Draft EA, on page 31, states the following: "During construction, should any unexpected cultural features, deposits, or burials be encountered, work in the area will be suspended and the SHPD office will be immediately notified to determine an appropriate course of action." In addition, HIVM will continue to consult with OHA during the Change of Zone process.

Thank you for your participation in the environmental review process.

Sincerely yours,


Yukie Ohashi
Principal

Enclosure: SHPD letter dated November 30, 1995

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WALSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
OLBERT COLOMA-ADARAN

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

November 30, 1995

Dr. Robert Spear
Scientific Consultant Services, Inc.
711 Kapiolani Boulevard, Suite 777
Honolulu, Hawaii 96813

LOG NO: 15993 ✓
DOC NO: 9511PM34

Dear Dr. Spear:

**SUBJECT: Revised Report: "Data Recovery Excavations for
Sites 50-10-35-19431, 19432, 19433, and 19434,
Land of Waiakoa, South Hilo District, Island of Hawai'i"
TMK: 2-4-57:01**

Thank you for your letter of November 17, 1995 concerning our last few remaining questions about the subject report.

In our review of the first draft report we had a number of questions relating to various matters, including the age and use of several sites. The revised report did not address all of the comments and as a result we asked once again that you undertake an analysis of the artifacts from sites 19433 and 19434 to address questions of site age and function. Your letter now indicates that an attempt to carry out a meaningful analysis has occurred. We have learned for the first time that the material has been examined by a number of archaeologists and the samples found to be essentially "non-diagnostic" with respect to age and interpretation of site function, which is an acceptable conclusion to our concern, with the understanding that this point will be included in the report. There is obviously nothing wrong with negative results, but again the report needs to show that some effort was made to reach the kinds of conclusions that you have reached concerning the artifacts from the two sites. A simple description or catalog of finds does not tell us that the artifacts were examined with questions of age and function in mind. What we are getting at here is the need to be more explicit in the future, to describe what kind of analysis has been undertaken and what results were obtained.

With regard to the two other issues in your letter, the explanations you have given in writing and to Patrick McCoy in your meeting on November 17, 1995 are satisfactory.

R. Spear
Page 2

With the understanding that the report will be revised to contain the information presented in paragraphs two and three of your letter, we can now accept it as adequate. To expedite matters and make it as simple as possible, you can send us a replacement page.

If you have any questions please contact Patrick McCoy (587-0006).

Aloha,



DON HIBBARD, Administrator
State Historic Preservation Division

PM:amk

8.0 REFERENCES

- County of Hawaii, Department of Research and Development (July 1998) *County of Hawaii Data Book 1997*. Hilo, Hawaii
- County of Hawaii (2005) *General Plan of the County of Hawaii*. Hilo, Hawaii.
- County of Hawaii (updated 7-1-00) *The Hawaii County Code 1983*. Hilo, Hawaii.
- Hawaii State Department of Agriculture (1977) *Agricultural Lands of Importance to the State of Hawaii*. Honolulu, Hawaii
- Hawaii State Department of Business, Economic Development & Tourism (2005). *The State of Hawaii Data Book 2005*. <http://www.hawaii.gov/dbedt/info/economic/databook/>
- Heliker, C. (1991) *Volcanic and Seismic Hazards on the Island of Hawaii*. U.S. Geological Survey
- Hill, Gary (2005). *HIVM Multi-Purpose Building Business Plan*. Hilo, HI.
- Juvik, Sonia P. & James O. Juvik, eds. (1998) *Atlas of Hawaii*. 2nd edition. Honolulu: University of Hawaii Press, Honolulu, Hawaii
- Macdonald, Gordon A., Agatin T. Talbot, Frank L. Peterson (1983) *Volcanoes Under the Sea: The Geology of Hawaii*. University of Hawaii Press, Honolulu, Hawaii
- Maly, Kepa, Alan T. Walker, Paul H. Rosendahl (1994). *Archaeological Inventory Survey Waiakea Cane Lots Portion of parcel 6, Land of Waiakea, South Hilo District, Island of Hawaii (TMK: 2-4-57:01)*. Hilo, HI.
- Nakanishi, Denise (2005). *Basic Analysis of East Hawaii Condo Demand*. Hilo, HI.
- Ng, Julian (2005). *Traffic Assessment Combined Veterans' Center and Affordable Senior Housing Project, TMK: (3) 2-4-057: 01, Hilo, Hawaii*.
- Sato, Harry, etal. (1973) *United States Department of Agriculture Soil Conservation Service In cooperation with University of Hawaii Agricultural Experiment Station, Soil Survey of Island of Hawaii, State of Hawaii*. Washington, D.C.
- SSFM International, Inc. (2005). *Engineering Report, Hawaii Island Veterans Memorial, Inc.* Hilo Hawaii.
- Takemoto, Roy R. (1995). *Final Environmental Assessment, Department of Water Supply Office Building, Waiakea, South Hilo District, Hawaii*. Hilo, HI.

APPENDICES

- A** Lease Agreement Documents
 - A-1 Executive Order No. 4014
 - A-2 Executive Order No. 4108
 - A-3 Lease Agreement
 - A-4 Office of the Corporation Counsel Letter
- B** Department of Public Works Letter
- C** Hilo Meisho-in Letter
- D** Multi-Purpose Facility Business Plan
- E** Analysis of East Hawaii Condo Demand
- F** Traffic Assessment Report
- G** Engineering Report
- H** State Historic Preservation Division Letter

APPENDIX A

Lease Agreement Documents

- A-1 Executive Order No. 4014
- A-2 Executive Order No. 4108
- A-3 Lease Agreement
- A-4 Corporation Counsel Letter

PV119
SAVERY

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

APPENDIX A

Lease Agreement Documents

- A-1 Executive Order No. 4014
- A-2 Executive Order No. 4108
- A-3 Lease Agreement
- A-4 Corporation Counsel Letter

APPENDIX A-1

Executive Order No. 4014

Waiakea, South Hilo, Island of Hawaii, Hawaii, identified as "Combined Veterans Center, Veterans Housing and Other Related Purposes Site," containing an area of 5.615 acres, more particularly described in Exhibit "A" and delineated on Exhibit "B," both of which are attached hereto and made parts hereof, said exhibits being respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, both being designated C.S.F. No. 23,608 and dated August 22, 2003.

SUBJECT, HOWEVER, to the condition that upon cancellation of this executive order or in the event of non-use or abandonment of the premises or any portion thereof for a continuous period of one (1) year, or for any reason whatsoever, the County of Hawaii shall, within a reasonable time, restore the premises to a condition satisfactory and acceptable to the Department of Land and Natural Resources, State of Hawaii.

SUBJECT, FURTHER, to disapproval by the Legislature by two-thirds vote of either the Senate or the House of Representatives or by majority vote of both, in any regular or special session next following the date of this Executive Order.

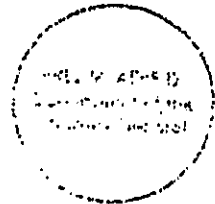
IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Hawaii to be affixed. Done at the Capitol at Honolulu this 24th day of October, 2003.


Governor of the State of Hawaii

APPROVED AS TO FORM:


Deputy Attorney General

Dated: October 7, 2003

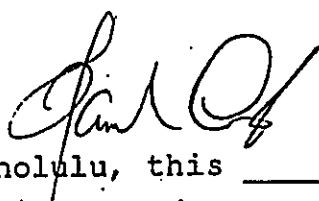


STATE OF HAWAII

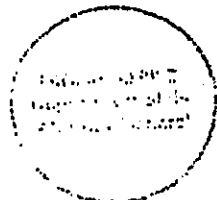
Office of the Lieutenant Governor

THIS IS TO CERTIFY That the within is a true copy of Executive Order No. 4014 setting aside land for public purposes, the original of which is on file in this office.

IN TESTIMONY WHEREOF, the Lieutenant Governor of the State of Hawaii, has hereunto subscribed his name and caused the Great Seal of the State to be affixed.



DONE in Honolulu, this OCT 30 2003 day of _____, A.D. 2003





STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES

HONOLULU

C.S.F. No. 23,608

August 22, 2003

**COMBINED VETERANS CENTER, VETERANS HOUSING
AND OTHER RELATED PURPOSES SITE**

Waiakea, South Hilo, Island of Hawaii, Hawaii

Being a portion of the Government (Crown) Land of Waiakea.

Beginning at the south corner of this parcel of land, the north corner of the intersection of Kapiolani and Kawili Streets, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAP" being 5613.82 feet South and 6690.70 feet East, thence running by azimuths measured clockwise from True South:-

1. Along the north corner of the intersection of Kawili and Kapiolani Streets on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:
103° 10' 42.43 feet;
2. 148° 10' 297.86 feet along the northeast side of Kapiolani Street;
3. 238° 10' 249.44 feet along Grant S-14,064 to The Protestant Episcopal Church in the Hawaiian Islands;
4. 148° 10' 362.34 feet along Grant S-14,064 to The Protestant Episcopal Church in the Hawaiian Islands;



C.S.F. No. 23,608

August 22, 2003

5. 238° 10'

240.45 feet along the remainder of the Government
(Crown) Land of Waiakea;

6. 328° 10'

690.20 feet along the remainder of the Government
(Crown) Land of Waiakea;

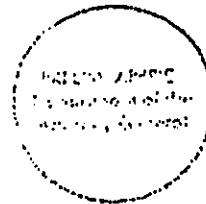
7. 58° 10'

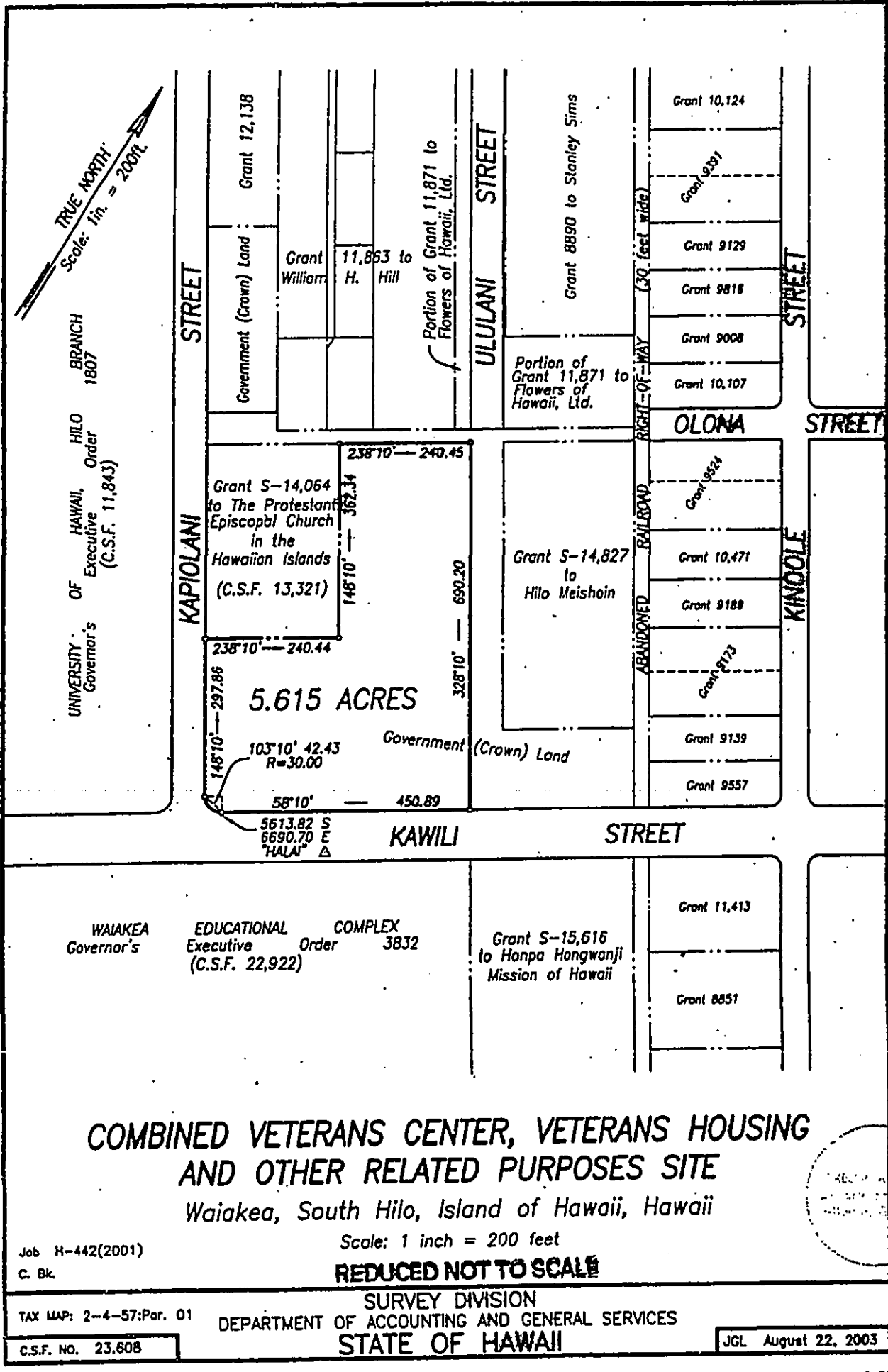
450.89 feet along the northwest side of Kawili Street
to the point of beginning and containing
an AREA OF 5.615 ACRES.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By: Glenn Kodani
Glenn J. Kodani
Land Surveyor gm

Compiled from map furn. by
County of Hawaii, CSF 13321,
Hawaii File Carton 165 and other
Govt. Survey Records.





COMBINED VETERANS CENTER, VETERANS HOUSING AND OTHER RELATED PURPOSES SITE
Waiakea, South Hilo, Island of Hawaii, Hawaii

Job H-442(2001)
C. Bk.

Scale: 1 inch = 200 feet
REDUCED NOT TO SCALE

TAX MAP: 2-4-57:Par. 01
C.S.F. NO. 23,608

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

JGL August 22, 2003

EXHIBIT "B"

APPENDIX A-2


Executive Order No. 4108

FOR ADDITION TO A COMBINED VETERANS CENTER, VETERANS HOUSING AND OTHER RELATED PURPOSES, to be under the control and management of the County of Hawaii, being that parcel of land situate at Waiakea, South Hilo, Island of Hawaii, Hawaii identified as "Addition to Combined Veterans Center, Veterans Housing and Other Related Purposes Site," containing an area of 0.821 acre, more particularly described in Exhibit "A" and delineated on Exhibit "B," both of which are attached hereto and made parts hereof, said exhibits being respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, both being designated C.S.F. No. 24,018 and dated April 18, 2005.

SUBJECT, HOWEVER, to the condition that upon cancellation of this executive order or in the event of non-use or abandonment of the premises or any portion thereof for a continuous period of one (1) year, or for any reason whatsoever, the County of Hawaii shall, within a reasonable time, restore the premises to a condition satisfactory and acceptable to the Department of Land and Natural Resources, State of Hawaii.

SUBJECT, FURTHER, to disapproval by the Legislature by two-thirds vote of either the Senate or the House of Representatives or by majority vote of both, in any regular or special session next following the date of this Executive Order.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Hawaii to be affixed. Done at the Capitol at Honolulu this 10th day of May, 2005.


Governor of the State of Hawaii

APPROVED AS TO FORM:


Deputy Attorney General

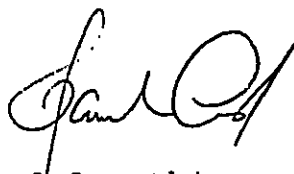
Dated: May 10, 2005

STATE OF HAWAII

Office of the Lieutenant Governor

THIS IS TO CERTIFY That the within is a true copy of
Executive Order No. 4108 setting aside land for public
purposes, the original of which is on file in this office.

IN TESTIMONY WHEREOF, the Lieutenant
Governor of the State of Hawaii, has
hereunto subscribed his name and caused
the Great Seal of the State to be affixed.



DONE in Honolulu, this 20th day of

May, A.D. 2005



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES
HONOLULU

C.S.F. No. 24,018

April 18, 2005

ADDITION TO
COMBINED VETERANS CENTER, VETERANS HOUSING
AND OTHER RELATED PURPOSES SITE

Waiakea, South Hilo, Island of Hawaii, Hawaii

Being a portion of the Government (Crown) Land of Waiakea.

Beginning at the south corner of this parcel of land, and at the north corner of the intersection of Ululani Street Extension and Kawili Streets, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 5344.35 feet South and 7124.74 feet East, thence running by azimuths measured clockwise from True South:-

1. 148° 10' 148.34 feet along the northeast side of Ululani Street Extension;
2. 238° 10' 241.17 feet along Grant S-14,827 to Hilo Meishoin;
3. 328° 10' 148.34 feet along the southwest side of Abandoned Railroad Right-of-Way;

C.S.F. No. 24,018

April 18, 2005

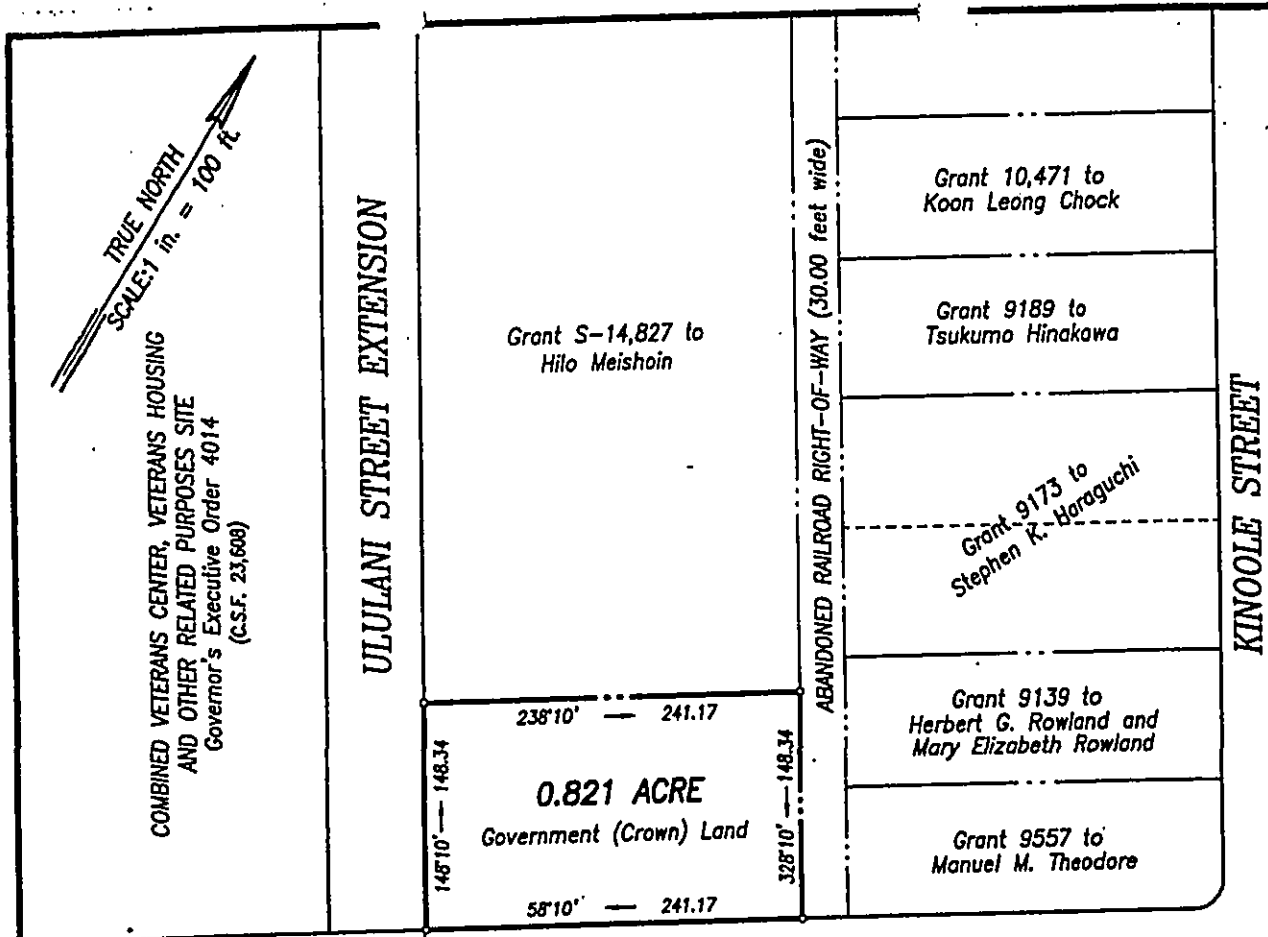
4. 58° 10'

241.17 feet along the northwest side of Kawili Street
to the point of beginning and containing
an AREA OF 0.821 ACRE.

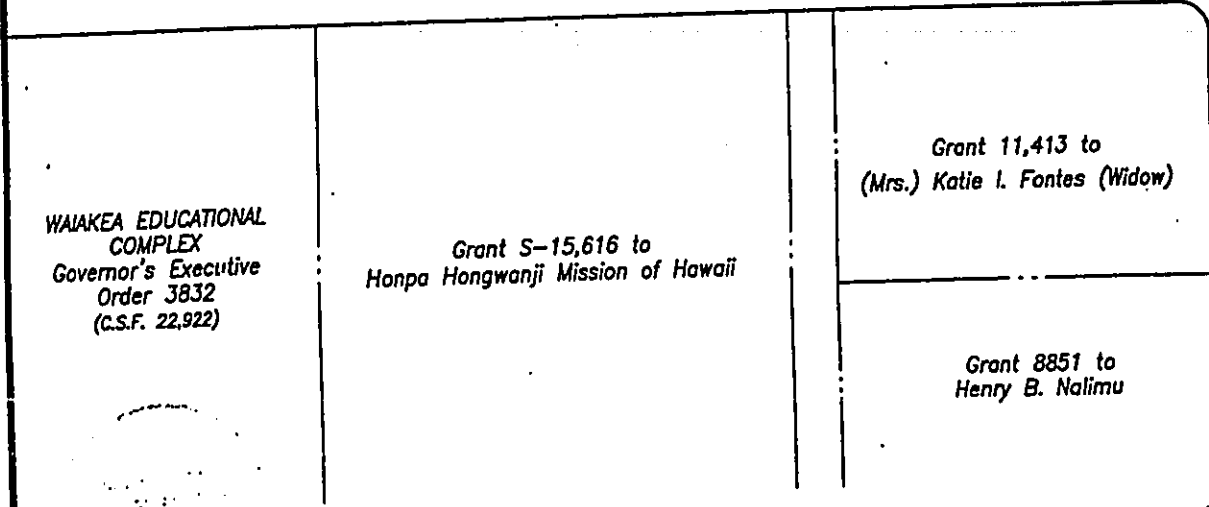
SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By: Glenn J. Kodani
Glenn J. Kodani
Land Surveyor gm

Compiled from CSF 16011
and other Govt. Survey Records.



5344.35 S
7124.74 E
"HALAI" Δ



ADDITION TO REDUCED NOT TO SCALE
COMBINED VETERANS CENTER, VETERANS HOUSING
AND OTHER RELATED PURPOSES SITE

Waiakea, South Hilo, Island of Hawaii, Hawaii
Scale: 1 inch = 100 feet

EXHIBIT "B"

Job H-59(05)
C. Br.

TAX MAP: 2-4-57:Por. 01

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

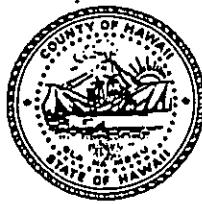
JCL April 18, 2005

C.S.F. NO. 24,018

APPENDIX A-3

Lease Agreement

Harry Kim
Mayor



Patricia G. Engelhard
Director

Pamela N. Mizuno
Deputy Director

County of Hawai'i

DEPARTMENT OF PARKS AND RECREATION

101 Pauahi Street, Suite 6 • Hilo, Hawai'i 96720
(808) 961-8311 • Fax (808) 961-8411

April 11, 2005

Mr. Bob Williams, President
21 Akekeke Street
Hilo, HI 96720

Dear Mr. Williams:

Subject: Executed Lease for Hawai'i Island Veterans Memorial, Inc.

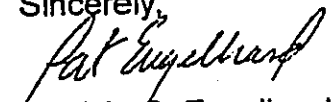
Enclosed is a copy of the fully executed lease agreement between the County of Hawaii and Hawaii Island Veterans Memorial, Inc. during February 15, 2005 through January 31, 2010.

Please submit the \$1.00 annual rent due and a copy of the required Certificate of Insurance as specified in paragraph B.12 and 13, pages 8 and 9 of the lease.

Thank you for your patience throughout this lengthy documentation process.

Please call me at 961-8311 if you have any questions.

Sincerely,


Patricia G. Engelhard
Director

Enclosure

cc: Stanley Iwamoto, Property Management Specialist
Accounts Division

c:\My Documents\Agreements\Lease Transmittal - Veterans Center - Bob Williams - 2005 - Executed.doc

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THIS LEASE AGREEMENT, made this 8th day of April

2005 by and between the COUNTY OF HAWAII, a municipal corporation of the State of Hawaii, by ~~HARRY KIM~~ ^{DIXIE KAETSU Managing Director}, its Mayor, whose mailing address is 25 Aupuni Street, Hilo, Hawaii 96720, hereinafter referred to as LESSOR, and HAWAII ISLAND VETERANS MEMORIAL, INC., community based, non-profit veterans organization, by its President, Reeve N. Williams, whose mailing address is P.O. Box 827, Pepe'ekeo, Hawai'i 96783, hereinafter referred to as LESSEE;

WITNESSETH:

That the Lessor does hereby lease unto the Lessee the premises described as the area along the north corner of the intersection of Kawili and Kapiolani Streets, Tax Map Key No. (3)2-4-57:Por. 01, 5.615 acres, and more particularly described in Exhibit A attached hereto and made a part hereof, and .8766 acres as described as Proposed Addition in Exhibit B attached hereto and made a part hereof. To have and to hold the demised premises during the period February 15, 2005 through January 31, 2010.

A. THE LESSOR COVENANTS AND AGREES WITH THE LESSEE:

1. **Quiet Enjoyment.** That the Lessor hereby covenants and agrees with the Lessee that upon the observance and performance of the covenants, terms, and conditions hereof on the part of the Lessee to be observed and performed, the Lessee shall and may have, hold, possess, and enjoy the demised premises for the term hereby demised, without hindrance or interruption by the Lessor or any other person or persons lawfully claiming by, through, and under it, except for the Lessor's right of entry to make repairs, improvement, and inspections as set forth herein.
2. **Term.** The term of said lease shall be for a period of 5 years with renewal options of 5 year increments, unless sooner terminated by either the Lessor or Lessee giving to the

other at least thirty (30) days previous notice in writing of intention to terminate this lease. On site construction shall begin prior to January 31, 2009, which is within the first 4 years of this agreement.

3. **Rent.** The Lessee hereby covenants and agrees to pay the sum of \$1.00 per year for the term of this lease.

B. THE LESSEE COVENANTS AND AGREES WITH THE LESSOR:

1. **Utility Services.** That the Lessee shall pay when due, all utility charges, duties, and rates of every description, including water, sewer, gas, electricity, refuse collection, or any other charges, pertaining to said demised premises, or any part thereof, or any improvements thereon.

2. **Covenant Against Discrimination.** During the performance of this lease, the Lessee agrees as follows:

- (1) The Lessee shall comply with all requirements set forth in Federal and State laws and regulations relative to Title VI of the Civil Rights Act of 1964, as amended, which provide for non-discrimination in Federally assisted programs.

- (2) The Lessee shall not discriminate against any employee or applicant for employment because of race, ancestry/national origin, religion, color, disability, age, marital status, military status, veteran's status, sexual orientation, lactation, arrest and court record, citizenship, or any other classification protected by state or federal law. The Lessee shall assure that applicants are employed and that employees are treated during employment without regard to race, ancestry/national origin, religion, color, disability, age, marital status, military status, veteran's status, sexual orientation, lactation, arrest and court record, citizenship, or any other classification protected by state or federal law. Such action shall include, but not be limited to, the following: employment, upgrading,

demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training. The Lessee agrees to post in conspicuous places notices to be provided by the Lessor setting forth the provisions of the nondiscrimination clause.

(3) The Lessee shall in all solicitations or advertisements for employees placed by or on behalf of the Lessee, state that all qualified applicants shall receive consideration for employment without regard to race, ancestry/national origin, religion, color, disability, age, marital status, military status, veteran's status, sexual orientation, lactation, arrest and court record, citizenship, or any other classification protected by state or federal law.

(4) In the event of the Lessee's noncompliance with the nondiscrimination clauses of this contract, this contract may be canceled or suspended in whole or in part and the Lessee may be declared ineligible for further County contracts until such time that the Lessee by satisfactory evidence, in good faith, ceases such discriminatory practices or procedures.

(5) The County may direct the Lessee to submit a statement in writing signed by an authorized officer, agent, or employee that the signer's practices and policies do not discriminate on the grounds of race, ancestry/national origin, religion, color, disability, age, marital status, military status, veteran's status, sexual orientation, lactation, arrest and court record, citizenship, or any other classification protected by state or federal law, and that the terms and conditions of employment under the proposed contract shall be in accordance with the purposes and provisions stated herein.

3. **Sanitation, Etc.** That the Lessee shall keep the demised premises in a strictly safe, clean, sanitary and orderly condition, in compliance with all applicable standards of the county, state, and federal governments.

4. **Waste and Unlawful, Improper, or Offensive Use of Premises.** That the Lessee shall not commit, suffer, or permit to be committed any waste, nuisance, strip, or unlawful, improper, or offensive use of the demised premises, or any part thereof, nor, without the prior written consent of the Lessor, cut down, remove, or destroy, or suffer to be cut down, removed, or destroyed, any trees now growing on said premises.
5. **Compliance with Laws, Etc.** That the Lessee shall comply with all of the requirements of all county, state, and federal authorities and observe all county ordinances and state and federal statutes, pertaining to the said premises, and pertaining to the Lessee's activities, now in force or which may hereinafter be in force, and comply with all applicable licensing requirements of the state and federal governments, and with all applicable accreditation and other standards of quality generally acceptable in the field of Lessee's activities.
6. **Inspection of Premises.** That the Lessee will permit the Lessor and its agents, at all reasonable times during the said term, to enter the demised premises and examine the state of repair and condition thereof, after the giving of 24 hours notice by the Lessor or its agents, except that in case of emergency, no notice need be given for entry.
7. **Improvements.** That the Lessee shall not at any time during said term construct, place, or install on said premises any building, structure, or improvement of any kind and description whatsoever, except with prior written approval of the Lessor and upon such conditions as the Lessor may impose, unless otherwise provided herein.
8. **Liens.** That the Lessee will not commit or suffer any act or neglect whereby the demised premises or any improvements thereon or the estate of the Lessee in the same shall become subject to any attachment, lien, charge, or encumbrance whatsoever, except as

hereinafter provided, and shall indemnify and hold harmless the Lessor from and against all attachments, liens, charges, and encumbrances and all expenses resulting therefrom.

9. **Assignments, Etc.** That the Lessee shall not transfer, assign, or sublease the said premises or any portion thereof, nor permit any other person to occupy or use the said premises or any portion thereof except in furtherance of the uses expressly permitted in paragraph 20 herein and shall not transfer or assign or sublease this lease or any interest herein, either voluntarily or by operation of law, and any transfer or assignment so made shall be null and void. Lessor declares that it enters into this lease on reliance on the specific identity of the Lessee.

10. **Mortgage.** That, except as provided herein, the Lessee shall not mortgage, hypothecate, or pledge the said premises or any portion thereof or this lease or any interest therein without the prior written approval of the Lessor and any such mortgage, hypothecation, or pledge without such approval shall be null and void.

11. **Indemnification.** That the Lessee will indemnify, defend, and hold the Lessor and the State of Hawai'i harmless

(a) from and against any claim or demand by third persons for loss, liability, or damage, including claims for property damage, personal injury, or wrongful death, arising out of any accident on the demised premises and sidewalks and roadways adjacent thereto or occasioned by any act or nuisance made or suffered on the premises, or by any fire thereon or growing out of or caused by any failure on the part of the Lessee to maintain the premises in a safe condition, or arising from the Lessor's supervision, if any, of the Lessee's activities or the premises, or arising from the Lessor's inspection, if any, of the Lessee's activities or the premises, including any negligence in the Lessor's supervision, if any, or inspection, if any, of the Lessee's activities or the

premises, and will reimburse the Lessor for all costs and expenses in connection with the defense of such claims;

(b) from and against all actions, suits, damages, and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms, covenants, and conditions herein or the rules, regulations, ordinances, and laws of the federal, state, municipal, or county governments, including actions against the Lessor brought by the Federal government for noncompliance with Federal grant requirements caused by the Lessee's failure to comply with the terms of this lease.

12. **Liability Insurance.** That the Lessee shall procure, at its own cost and expense, and maintain during the entire period of this lease, with an insurance company or companies acceptable to the Lessor, a policy of comprehensive liability insurance, with minimum amounts of \$1,000,000.00 per occurrence for bodily injury and property damage, insuring against all claims for bodily injury, death, and property damage; that said policy or policies shall cover the entire premises, including all buildings, improvements and grounds, and all roadways or sidewalks on or adjacent to the demised premises in the control or use of the Lessee. The Lessee shall furnish the Lessor with a certificate showing such policy to be initially in force and shall furnish a like certificate upon each renewal of such policy, each such certificate to contain or be accompanied by an assurance of the insurer to notify the Lessor with 30 days minimum notice, of any intention to cancel any such policy under this lease as set forth herein or limit the amount of its liability under this lease. The Lessee shall cause the Lessor to be named as an "additional insured" on the above-mentioned comprehensive liability insurance policy. The policy shall have a deductible for not more than \$500.00 per claim.

13. **Fire Insurance.** That upon initiating construction of improvements at the site, the Lessee shall procure, at its own expense, and maintain, during the entire period of this lease with an insurance company or companies acceptable to the County, a policy of insurance insuring against damage or destruction of the premises due to fire, vandalism, or malicious mischief, in the minimum amount of \$350,000.00, and a maximum deductible of \$500.00. The Lessee shall cause the County to be named as an "additional insured" on the above-mentioned damage or destruction insurance policy. In the event new structures are appraised in the future, the Lessee shall obtain at its own expense and maintain, during the period of this lease sufficient insurance policy to reflect replacement value of these structures.

The Lessee shall furnish the County with certificate showing such policy to be initially in force and shall furnish a like certificate upon each renewal of such policy, each such certificate to contain or be accompanied by an assurance of the insurer to notify the County of any intention to cancel any such policy prior to actual cancellation.

14. **Hazardous Materials.** Lessee shall not cause or permit the escape, disposal or release of any hazardous materials except as permitted by law. Lessee shall not allow the storage or use of such materials in any manner not sanctioned by law or by the highest standards prevailing in the industry for the storage and use of such materials, nor allow to be brought onto the premises any such materials except to use in the ordinary course of Lessee's business, and then only after written notice is given to the County. Consent may be withheld at the County's sole and absolute discretion. If any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by Lessee, then the Lessee shall be responsible for the reasonable costs thereof. In addition, Lessee shall execute affidavits, representations and the like

from time to time at the County's request concerning Lessee's best knowledge and belief regarding the presence of hazardous materials on the premises placed or released by Lessee.

Lessee agrees to indemnify, defend, and hold the County harmless from any damages and claims resulting from the release of hazardous materials on the premises occurring while Lessee is in possession, or elsewhere if caused by Lessee or persons acting under Lessee. These covenants shall survive the expiration or earlier termination of the right-of-way.

"Hazardous materials" shall mean any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance, or oil as defined in or pursuant to the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Federal Clean Water Act, or any other federal, state or local environmental law, regulation, ordinance, rule, or by-law, whether existing as of the date hereof, previously enforced, or subsequently enacted.

15. **Maintenance.** That the Lessee shall keep the premises in good repair (wear and tear resulting from the reasonable use of the same excepted). The Lessee shall, at its own expense, perform all necessary maintenance of the premises, including all grounds and landscape maintenance. The Lessee shall promptly repair and correct, at its own expense, any condition or defect in the premises which creates a risk of harm to persons or property, or which exposes the premises to rapid deterioration in excess of normal weathering.

16. **Written Consent Required for Repairs and Renovations.** That prior to commencing any repairs or renovations, the Lessee shall notify the Lessor and secure the Lessor's written consent, which shall not be unreasonably withheld. The Lessor may require the Lessee to produce plans showing the work to be done. The Lessor may inspect any

repairs and renovations and require that it be done in conformance with good and accepted construction practice and in compliance with applicable laws, codes, and regulations.

17. **Costs of Litigation.** That in case the Lessor shall be made a party to any litigation commenced by or against the Lessee (other than condemnation proceedings), the Lessee (other than condemnation proceedings), the Lessee shall and will pay all costs and expenses incurred by or imposed on the Lessor; furthermore, the Lessee shall and will pay all costs and expenses which may be incurred by or paid by the Lessor in enforcing the covenants and agreements of this lease, in recovering possession of the demised premises or in the collection of delinquent rental, taxes, and any and all other charges.

18. **Entry by Lessor.** That the Lessee shall permit the Lessor, its agents and invitees, or independent contractors hired by the Lessor, to enter on the premises or any part thereof, at all reasonable hours, for the purpose of inspecting same, including inspections related to the services provided at the premises, or making repairs, improvements, or alterations necessary or desirable for the safety or the preservation of the premises, upon the Lessor or its agent giving 24 hours' notice of entry, except that in case of emergency, no notice need be given for entry. That the Lessee shall cooperate with the Lessor to the fullest practical extent in permitting the Lessor to make such inspections, alterations, repairs, and improvements. That any temporary diminution in or interference with the use of the premises to the Lessee occasioned by such inspections, alterations, repairs, and improvements shall not be a breach of this lease, and shall not result in any liability on the Lessor. Nothing in this paragraph shall be construed as requiring the Lessor to make any inspections, repairs, improvements, or alterations to the premises.

19. Contracts for Construction. That the Lessee shall not make any contract for construction, repair, renovation, or improvement on, in, of, or to the premises, or any part thereof, or for any work to be done or materials to be furnished on or to the premises, without first obtaining the written approval of the Lessor. The Lessor's approval may be conditioned on the Lessee providing adequate assurance that it has the financial ability to pay for the cost of any such contract, or to otherwise provide sufficient assurances that no mechanic's or materialman's lien may be levied against the premises.

20. Condition of Premises. That the Lessee has examined and knows the condition of the premises, that the premises are leased as they now are, that the Lessor expressly disclaims any warranty of fitness for any particular purpose, and that the Lessor shall not be responsible for the present or future condition thereof. The Lessor shall not be required to perform any repairs, alterations, or improvements whatsoever during the term of this lease.

21. Notice. That in the event of any material change in the condition of the premises, whether through the acts or omissions of the Lessee or otherwise, or any defect discovered in the premises, the Lessee shall immediately notify Parks and Recreation, County of Hawaii, of the change in condition of the premises or the defect. "Material change" includes, but is not limited to, any change, which may create a risk of harm to users or occupants of the premises, or any change which exposes the premises to rapid deterioration in excess of normal weathering. Nothing in the paragraph shall be construed to imply a duty by the Lessor to remedy or repair any such changes.

22. Use. That the Lessee shall use the premises to construct a combined veterans center, veterans housing, and other related purposes, by obtaining grants, donations, and other forms of funding. The facility will serve all Veterans and Veterans Organizations that

will include Veterans Affairs, Administrative Offices for counseling and re-adjustment assistance, Community Based Out Patient Clinic, Transportation Services, and the State Office of Veterans Services. The Lessee shall fund, construct, maintain, and operate the Combined Veterans Center as described in Exhibit C of their letter dated 6/23/01, attached hereto and made a part hereof, as Exhibit C.

23. **Property Tax.** That the Lessee shall pay promptly, when due, all real property taxes, rates, assessments, impositions, duties, charges, and fines, which shall, during the term of this lease, be lawfully charged, assessed, imposed, become a lien upon, or become due and payable upon or on account of each and every part and parcel of land leased by the lessee.

24. **Records and Reports.** That the Lessee shall establish and maintain records of intake, discharge, services, and other documentation necessary to show compliance with paragraph 22 above, including but not limited to the financial status of clients served, and the scope and nature of services rendered at the premises and shall maintain and preserve all required records and documents for three years after the expiration of the Lease Agreement. The records shall be compiled and an annual summary report shall be submitted to the Lessor. All records referred to in this paragraph shall be available for inspection by the Lessor and its agents on reasonable notice, provided that the Lessee and Lessor shall agree on measures necessary to protect the privacy and individual identity of clients receiving services from the Lessee.

25. **Tax-Exempt, Non-Profit Status.** That the Lessee has and shall maintain status as a tax-exempt, non-profit organization as certified by the Internal Revenue Service. The Lessor shall require the Lessee to provide evidence of such certification. That the Lessee has,

and shall continue to have during the lease term, bylaws or policies which describe the manner in which business is conducted, and shall submit the same to lessor.

26. **Personal Property.** That the Lessee shall, at its own expense, provide all equipment and all other property of any nature necessary for the uses described in paragraph 22 above.
27. **Personnel.** That the Lessee shall, at its own expense, provide all necessary staff for the provision of the services described in paragraph 22 above.
28. **Surrender.** That the Lessee shall, and will, at the expiration or sooner termination of this lease, peaceably and quietly surrender and deliver possession of the demised premises to the Lessor, together with all buildings and improvements of whatever name or nature, now on or hereafter erected or placed upon the same, in good order and condition, reasonable wear and tear excepted, and that Lessee shall remove, at no expense to the Lessor, all of the Lessee's personal property at the termination of this lease.
29. **Non-Waiver.** That the failure of the Lessor to insist on the strict performance of the terms, agreements, covenants, and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of the Lessor's right thereafter to enforce any such term, agreement, or condition, but the same shall continue in full force and effect.
30. **Holdover.** That if Lessee shall hold over, after expiration of the term hereby created, with consent of the Lessor, it shall be deemed a renewal of this lease and of all terms, covenants, conditions, and agreements herein contained, for the period of thirty days.
31. **Abandonment.** That if the Lessee abandons the premises, its right to possession shall cease and this Lease shall terminate, without prejudice to any other rights of the Lessor. "Abandonment" shall include, but not be limited to, Lessee's failure to use the premises for the purposes and uses listed in paragraph 22 herein.

32. **Destruction, Etc.** That if, during the term of this Lease, the premises shall be substantially destroyed or become untenable by reason of fire, the elements, or any other cause, then this Lease may be terminated by either the Lessee or the Lessor upon notice in writing to the other party, and the Lessee shall be released from further obligation hereunder. Notwithstanding any insurance on the premises, Lessee shall not be required to rebuild the premises should they be destroyed or become untenable.

33. **Condemnation.** That in the event that all or part of the premises be taken for public use, under the right of eminent domain, all of the award received for such taking shall belong solely to the Lessor, and no part of such award shall belong to the Lessee. If the entire premises are taken, or if so much of the premises are taken that the premises become unsuitable for the uses specified in paragraph 20, this Lease shall terminate, and the Lessee shall be released from further obligation hereunder.

34. **Breach and Termination.** That if the Lessee shall become bankrupt or shall abandon the said premises, or if this lease and said premises shall be attached or otherwise taken by operation of law, or if any assignment shall be made of the Lessee's property for the benefit of creditors, or if the Lessee shall fail to observe and perform any of the covenants, terms, and conditions herein contained and on its part to be observed and performed, the Lessor may at once re-enter such premises or any part thereof, and upon or without such entry, terminate this lease without prejudice to any other remedy or right of action.

35. **Headings.** That the marginal headings throughout this lease are for the convenience of the Lessor and Lessee and are not intended to construe the intent or meaning of any of the provisions thereof.

36. Complete Agreement. This lease contains the full and complete agreement of the parties and supersedes any prior agreement between the parties, and there are no covenants, terms, agreements, or conditions or understandings, either oral or written, between the parties other than herein set forth.


37. Lessee Not an Agent of Lessor. Nothing herein contained is intended or should be construed in any way establishing the relationship of copartners between Lessee and Lessor, or as constituting the Lessee as the agent, employee, or representative of the Lessor for any purpose whatsoever.


38. Forum Selection. No action or proceeding involving this Lease shall be commenced by either party except in the Circuit or District Courts of the Third Circuit, County of Hawaii, State of Hawaii; nor shall any action commenced in such court be removed or transferred to any other state or federal court.

DATED: Hilo, Hawaii APR 08 2005

RECOMMEND APPROVAL:

COUNTY OF HAWAII:


PATRICIA G. ENGELHARD
Director
Department of Parks and Recreation

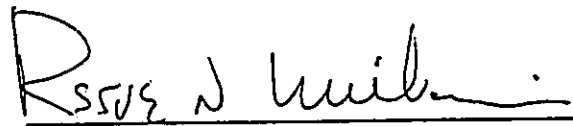

~~Managing Director DIXIE KAETSU~~
Its Mayor: HARRY KIM

DATED: Hilo, Hawaii March 28 2005

HAWAII ISLAND VETERANS
MEMORIAL, INC.

APPROVED AS TO FORM:


Diana A. Roda
Deputy Corporation Counsel
County of Hawaii


Its President: Reeve N. Williams

STATE OF HAWAII)

) SS:

COUNTY OF HAWAII)

On this _____ day of _____, 2005, before me personally appeared HARRY KIM, to me personally known, who, being by me duly sworn, did say that he is the Mayor of the COUNTY OF HAWAII, a municipal corporation of the State of Hawaii; that the seal affixed to the foregoing instrument is the corporate seal of said County of Hawaii; that the foregoing instrument was signed and sealed in behalf of the county of Hawaii by authority given to said Mayor of the County of Hawaii by Section 5-1.3(g) of the County Charter, County of Hawaii (1991), as amended; and said HARRY KIM acknowledged said instrument to be the free act and deed of said County of Hawaii.

Notary Public, State of Hawaii

My commission expires: _____

mi

STATE OF HAWAII)

) SS:

COUNTY OF HAWAII)

On this 28th day of March, 2005, before me personally appeared Rebo N. Williams, to me known to be the person described in and who executed the foregoing instrument, as President of Hawaii Island Veterans Memorial, Inc, and acknowledged that he/she executed the same in behalf of the organization and acknowledged the instrument to be the free act and deed of the organization.

Velma Y. Menezes
Notary Public, State of Hawaii

VELMA Y. MENEZES
My commission expires: 12/7/08

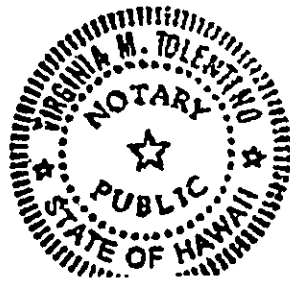
STATE OF HAWAI'I)
) SS.
COUNTY OF HAWAI'I)

On this 8th day of April, 2005, before me

personally appeared DIXIE KAETSU, to me personally known, who, being by me duly sworn, did say that she is the Managing Director of the County of Hawai'i, a municipal corporation of the State of Hawai'i; that the seal affixed to the foregoing instrument is the corporate seal of said County of Hawai'i; that the foregoing instrument was signed and sealed in behalf of the County of Hawai'i by authority given to said Mayor of the County of Hawai'i by Section 5-1.3(g) of the County Charter, County of Hawai'i (2000), as amended, and assigned by the Mayor to the Managing Director pursuant to Section 6-1.3(h) of the County Charter; and said DIXIE KAETSU acknowledged said instrument to be the free act and deed of said County of Hawai'i.

Virginia M. Tolentino
VIRGINIA M. TOLENTINO
Notary Public, State of Hawai'i

My commission expires: 4/22/2005



APPENDIX A-4

Office of the Corporation Counsel Letter

Harry Kim
Mayor



Lincoln S.T. Ashida
Corporation Counsel

Gerald Takase
Assistant Corporation Counsel

COUNTY OF HAWAII

OFFICE OF THE CORPORATION COUNSEL

101 Aupuni Street, Suite 325 · Hilo, Hawai'i 96720-4262 · (808) 961-8251 · Fax (808) 961-8622

June 13, 2006

Harry Yada, District Land Agent
Department of Land and Natural Resources
State of Hawai'i
75 Aupuni Street
Hilo, Hawai'i 96720

Dear Mr. Yada:

Re: Hawai'i Island Veterans Memorial, Inc.

Enclosed herein is a copy of the existing five-year lease issued to Hawai'i Island Veterans Memorial, Inc. (HIVM) on April 8, 2005. This five-year initial lease term was intended and approved by the Hawai'i County Council for issuance and renewal in five-year increments upon demonstration of satisfactory performance in its movement toward development and construction. Once HIVM obtained tentative commitments for funding and started development, the Council would address the issue of granting a long-term lease from the County.

The administration was supportive of the plans as described in the project draft environmental assessment and by its resolution the Council is likewise supportive. Accordingly, we will work with your office to meet any Department of Land and Natural Resources/Board of Land and Natural Resources issues in drafting a proposed 65-year lease and associated liability release documents. The development team will use these documents in obtaining the necessary financing to begin development and to implement the plans, including the proposal for issuing life estates to prospective buyers of the condo units. Such a lease would feature standard provisions consistent with your long-term leases to include periodic rent reviews, a fixed renegotiation date for lease renewal, and any other features your department or board considers prudent.

We hope this meets the concerns pertaining to the lease issues you raised in your comments to the draft environmental assessment. If you have additional concerns or questions, please feel free to contact me directly.

Sincerely,

GERALD TAKASE
Assistant Corporation Counsel

GT:de
Enc.

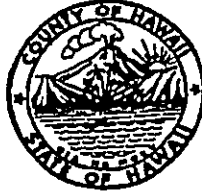
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Hawai'i County is an Equal Opportunity Provider and Employer

APPENDIX B

Department of Public Works Letter

Harry Kim
Mayor



Bruce C. McClure
Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS
Aupuni Center
101 Pauahi Street, Suite 7 • Hilo, Hawai'i 96720-4224
(808) 961-8321 • Fax (808) 961-8630

February 14, 2005

4365

BOB WILLIAMS, PRESIDENT
HAWAII ISLAND VETERANS' MEMORIAL, INC.
21 AKEKEKE ST.
HILO, HI 96720

SUBJECT: UNIMPROVED PORTION OF ULULANI STREET RIGHT OF WAY
Waiakea, South Hilo, Hawaii
Tmk 3rd Div.: 2-4-057: 001

In response to your February 5, 2005 letters regarding the disposition of the unimproved portion of Ululani Street through the subject parcel, this Department has no plans to extend this road to Kawili Street. Therefore we will support any action to abandon the right-of-way and to declare it a road remnant.

Be advised that disposition of the road remnant will be subject to the provisions of Chapter 2, Section 2-118 of the Hawaii County Code. Further, any request to acquire the Ululani Street right-of-way shall be made to the County Director of Finance.

Should you have any questions, please contact Galen Kuba, Engineering Division Chief at 961-8422.

BRUCE C. McCLURE, P. E.
Director of Public Works

c: Accounts (S. Iwamoto)
Survey File No. G/V 24-1

County of Hawai'i is an Equal Opportunity Provider and Employer.

APPENDIX C

Hilo Meisho-in Church Letter

December 13, 2005

Mr. Bob Williams, President
Hawaii Island Veterans Memorial, Inc.
P.O. Box 827
Pepeekeo, HI 96783

Dear Bob,

Sorry about delay in this reply. Our Kyodan meeting was last night Dec. 12, 2005 and I wanted them to be apprised of situation and get agreement from them. Also, I did not get map until today delineating the plot.

Hilo Meishoin Church has been and wishes to continue using the delineated area as overflow parking for special events.

We most definitely do not use or wish to use Ululani Street as ingress and/or egress to the church.

We are in basic agreement as to the preliminary plan as received and marked denoting an area of 60 feet by 432.2 feet. Question arises as to area closest to the existing Ululani Street where the entry to the Ka Hui Na Koa project is. Is it possible to move approximately 50 feet closer to Ululani Street? We already mow and maintain that portion and would like to develop a garden for flowers and foliage for church use. This would also eliminate additional landscaping and maintenance for your project. Let me know about this.

Thank you very much.

Very sincerely yours,



Alex Muramoto
President
Hilo Meishoin

APPENDIX D

Multi-Purpose Facility Business Plan

**Multi-Purpose Facility
Analysis and Preliminary Business Plan**

Prepared by:

**Gary Hill
Food Service Designer / Consultant
HIVM Board Member**

Date: November 2005

The HIVM multipurpose building will serve the condo home owners, veterans and military organizations, and the greater community of Hilo. The condo home owners will have access to a small library with computer stations, an exercise room, and restful conversation and gathering areas that will also include pool tables and a residential dining area. The administration offices for the entire complex will also be housed in this building. The largest portion of this building will consist of a banquet facility available on a rental basis to both residents and the community. This facility will have a certified kitchen, a fully equipped bar, and banquet dining rooms designed to serve up to 480 people. All dining rooms have been designed with windows and French doors opening out onto lanais that will include additional seating, and all arranged around a landscaped garden that will be highlighted with water features and indigenous flora. Adequate parking to accommodate 480 people has been designed in the overall footprint of the project so as not to conflict with residential parking.

The market area for the project includes the Hilo, Puna and Hamakua districts which, together have a population of approximately 100,000 people. This market area includes the community college and University of Hawaii community, individuals and many social, religious, business and civic organizations that have demonstrated a need for the availability of centrally located attractive and modern banquet facilities. There are only a few local banquet facilities in this market area at the present time that can provide an attractive setting for events such as fund raisers, luaus, graduation parties, wedding receptions, anniversary parties, and various other social events, and these facilities are booked well in advance. Presently the market arena is being served by 7 or 8 facilities that can accommodate 300-500 people. These include some very basic halls that have aged kitchens, such as Auntie Sally's Luau House, The AJA Hall, Sangha Hall and a few restaurants and hotels that provide typical higher end banquet facilities. HIVM's banquet facility will provide a beautiful, modern venue for the full spectrum of the area market. It can be available for rent simply as a banquet or meeting hall where the renter provides all food and services; or as a full service banquet facility where the facility's administration will contract with a caterer to provide all goods and services. Additionally, this facility is designed so that two or three smaller functions can be held at the same time and all can be served from the same common kitchen. It is not HIVM's intent to initially maintain a full time kitchen and wait staff to meet the requirements of residents and the banquet hall renters. These services will be first met by a contracted caterer or food service sub-contractor until such time as the majority of residents may choose to routinely dine in the residents' dining room. Thereafter, a full-time kitchen and wait staff will be available to provide the full range of services desired by residents and/or the community.

Prices for Hilo banquet services presently range from a very basic hall at \$150 with all services and products provided by the renter, to a full service hotel that provides all food, alcohol and services at a cost of many thousands of dollars depending on the number of people, menu selections and bar choices. Sangha Hall is a popular Hilo venue for non-food events and "do it your self" banquets. They do not provide cooking and service labor, although they will supply set-up and break down assistance upon request. Sangha Hall has a modern and clean setting, although rather sterile with very little attention to aesthetics. Even so they are near fully booked on Fridays, Saturdays and Sundays for the

entire year in advance. The Hall rental averages between \$600 to \$800 per day plus additional charges for set-up, on-site attendant, break-down, and trash removal that can add another \$300-\$400 for a total of \$900 to \$1200 per day. An average of \$1000 per day for only three days of the week would give Sangha hall an approximate annual income of \$156,000 for just hall rental and some assistance with set-up/clean-up and trash removal services.

The curb appeal of the HIVM hall will far exceed the ambience of Sangha Hall and would be very competitive even at an increase of several hundred dollars per day. While a formal marketing study will verify the market for rental only, we also intend to supply the food, cooking and serving functions through a contracted caterer and thus would expect to see additional income. By comparison, Nani Mau is a popular local caterer with on site dining facilities that would be considered "average" in aesthetics. They routinely have full bookings for many months in advance. Their fees for an average size banquet of 200 people range from \$12.75 per person for one entree of meat or fish and three choices of salads or vegetables, to \$30.75 per person for prime rib plus three additional entrees along with four choices of salads or vegetables. These models vary from \$2,250 to \$6,150 costs of food alone. Add an average of \$4.00 per drink and assume an average of 50% of the attendees ordering one alcohol drink, this would add approximately \$400.00. Then the additional charges for setting up, wait staff and bar service people, break down, and trash removal, could add another \$500. Therefore, the total gross revenues gained from just one event for 200 people could vary from \$3,550 to \$7,450.

Using this data, it is reasonable to assume that the HIVM facility could generate an average of three days a week business for the entire year and using a conservative average of \$10,000 per week (which could include a mix of large banquets, several smaller banquets that could also be held at the same time, and non-food hall rentals) This could generate approximately \$520,000 per year gross sales. These figures are conservative and a vigorous marketing effort would generate considerably more. HIVM's intent is to make this facility Hilo's premier setting for banquets and social functions, far eclipsing all other local venues in terms of modern facilities and beautiful design.

APPENDIX E

Analysis of East Hawaii Condo Demand

Analysis of East Hawaii Condo Demand

Prepared by:

**Denise Nakanishi
Real Estate Broker
HIVM Board Member**

**Date: February 2006
(Revised June 2006)**

Basic Analysis of East Hawaii Condo Demand

In order to accurately evaluate the potential demand for condominium ownership in East Hawaii, a few observations are appropriate. More than just supply and demand explanations, the often inferior quality and suitability of East Hawaii condos have much to do with previous indifference to condo ownership in the East Hawaii condo marketplace. This trend is being quickly reversed, however, in the face of the current real estate boom.

Most condominium developments in East Hawaii are well over 30 years old. Many are constructed of concrete or cinder block construction which limits design to simple "box" style floor plans and low ceilings. Those constructed of wood frame such as Pacific Heights Townhomes or Wailuku Park Townhouses are equally dated and have little appeal to aging buyers because of their multi-level design and need for constant maintenance. Single level units are limited to a handful of complexes each with their own challenges. Among the most popular is the Hilo Lagoon which is a mixed use building that houses both offices and residential units. As a stand-alone building with no usable grounds, it lacks curb appeal, landscaping, walking paths, wellness centers and amenities normally associated with senior living complexes. Spaces have been retro-fitted and were simply not designed for full-time condominium living. Units with air conditioning are charged extremely high maintenance fees. This building, as does Bayshore Towers (also popular with Seniors) lacks essential covered parking. This causes additional challenges for residents causing them to become home bound during periods of inclement weather. Both complexes lack adequate storage.

Enjoyment and safety of many condo complexes in East Hawaii are impacted by traffic on adjacent roadways. Ingress/egress is difficult for all but the most agile of drivers and crossing roadways on foot is virtually impossible. Well landscaped complexes with inviting grounds that residents can enjoy are simply non-existent in Hilo's urban style condo complexes. Gardens where seniors can visit or stroll is a feature sorely lacking in existing inventory and is something senior prospects desire. Local realtors often receive complaints from seniors regarding the small size of many existing units since most East Hawaii condos are less than 600 sf and are simply not suitable for full-time residency. Therefore, these are not considered in this discussion. One story, two bedroom units in Hale Kahakai (located in Keaukaha and considered one of the most up-scale complexes) are little more than one bedroom sized units with a temporary wall installed for privacy when needed and are selling for prices well over \$300,000 because of their proximity to the beach and Richardson Beach Park which serves as their defacto "grounds"..

Many East Hawaii condo complexes are heavily tenanted, often by young or single parent families. These mixed complexes tend to discourage use of common areas by older residents. Moreover, common areas in East Hawaii condos are far inferior to those in West Hawaii and through-out the State. They are simply not what today's market is demanding. Newer complexes in most other parts of the State offer individual units with granite counters, tile or hardwood flooring, custom solid wood cabinetry, minimum 9 ft ceilings, high-end plumbing and lighting fixtures, open lanais, generous dedicated

storage, attached garages and master suites. These are in addition to common area amenities which are bare bones in our East Hawaii market. Not surprisingly, therefore, East Hawaii condo prices lag behind other markets. The median price condo on Oahu is \$325,000 while Kohala is \$627,000 and Kona is \$395,000 (as of 10/05). Many elderly clients would much prefer living in less congested, greener, and slower-paced East Hawaii if appropriate condo housing were available.

Condominium sales in Hawaii (Island) for 2005 increased 43% over 2004 with the highest dollar volume jump was in Kona at over \$91 million. Even with its high price tag, North Kona was still second with an increase of 61% compared to Hilo's 102%. This demonstrates conclusively that demand for condos in the Hilo area is growing dramatically despite the limitations described above. My own observation is echoed by many colleagues in the East Hawaii real estate market, is that much of this demand is from "boomers" and elderly clients who wish to relocate from Oahu and the mainland. Many local-born people are hoping to return "home" as well.

In response to this increase in demand the new owners of the formerly stalled Senior Living Apartment Community planned for the Lyman lot in Pu'ueo recently announced plans to build a 105 unit condominium complex there aimed primarily at the owner/investor market. Target prices are expected to be in the mid-\$200,000 to mid-\$300,000 range and proposed units will be one and two bedroom apartments similar in design features and common area amenities with smaller unit sizes and surrounding grounds area planned for the HIVM project. This, the first condominium project in East Hawaii in three decades and is only expected to fill a small part of the pent-up demand for condominium housing in East Hawaii. The consistent lack of inventory coupled with the short time on the market for current inventory attests to the current pent-up demand.

By comparison to the proposed Wainaku project mentioned above, HIVM's planned seniors only independent living community calls for 96-100 spacious and well-appointed one and two bedroom ADA accessible units offer full lanais and storage and ample grounds. The location is convenient to town, Prince Kuhio Plaza, the University, shopping and medical facilities. Peacefully set adjacent to two popular churches, the complex will be professionally landscaped with gracious gardens and inviting lawn areas. The large lot will allow for ample parking and the dining and activities center will enhance the senior ownership experience. Target prices are currently range from the low to high \$200,000s.

In my judgment, current demand will insure more than enough buyers for both projects; however, the nature and location of the HIVM project together with the owner/occupant rule, the enhanced senior friendly amenities and the availability of individualized assisted care tailored to needs of our aging state and national population, places this project in the mainstream of desirable senior living. Colleagues with whom I have spoken agree that the 96-100 units will sell quickly. This should stimulate demand for similar projects in East Hawaii, including those offering not only independent and assisted living but also care similar to that offered by Continuing Care Retirement Communities (CCRCs), such as Arcadia and Kalaha Nui in Honolulu.

Although the leasehold life estate ownership feature is unique to our marketplace, this form of ownership is commonplace in other parts of the country and is usually found in retirement and continuing care communities. The equity retention clause protects the personal wealth of the buyer while insuring under-market pricing and yet providing quality, security, stability and estate preservation. Equity growth has been consistently demonstrated by properties such as Arcadia and Kahala Nui Retirement communities which both enjoy long waiting lists for purchase, thereby making it attractive to prospective operators as well. There is much to be said for the owner/occupant feature which assures purchasers that they will be living in a stable, secure, familiar and convenient community. The population complexion of existing condominium units is a mix of owner/occupants, tenants and, in some cases, transients. This project will provide not only a conveniently located community of like-minded folks with similar values, needs and interests; it will, for the first time on Hawaii, create an environment where seniors can continue to live a life of self-reliance without giving up valued home-ownership. I feel confident in stating that the type of housing project that HIVM is planning is ideally suited for a severely under-served senior population. Demographics of our aging population indicate that this demand will only grow exponentially over the next 5-10 years, and thus, both need and demand are clear present.

APPENDIX F

Traffic Assessment Report

Traffic Assessment
Combined Veterans' Center and Affordable Senior Housing Project
TMK: (3) 2-4-057: 01
Hilo, Hawaii

June 2005

The Hawaii Island Veterans' Memorial, Inc. has proposed to construct a Combined Veterans' Center (CVC) and affordable senior housing project in Hilo, Hawaii, near the intersection of Kawili Street and Kapiolani Street. Three driveways are proposed to provide vehicular access to the site. The primary driveway will be located near the proposed CVC building on Kawili Street. Other driveways will connect to Kapiolani Street and to Ululani Street. The site parking lot will be accessible from all of the driveways. A preliminary site plan is shown in Figure 1.

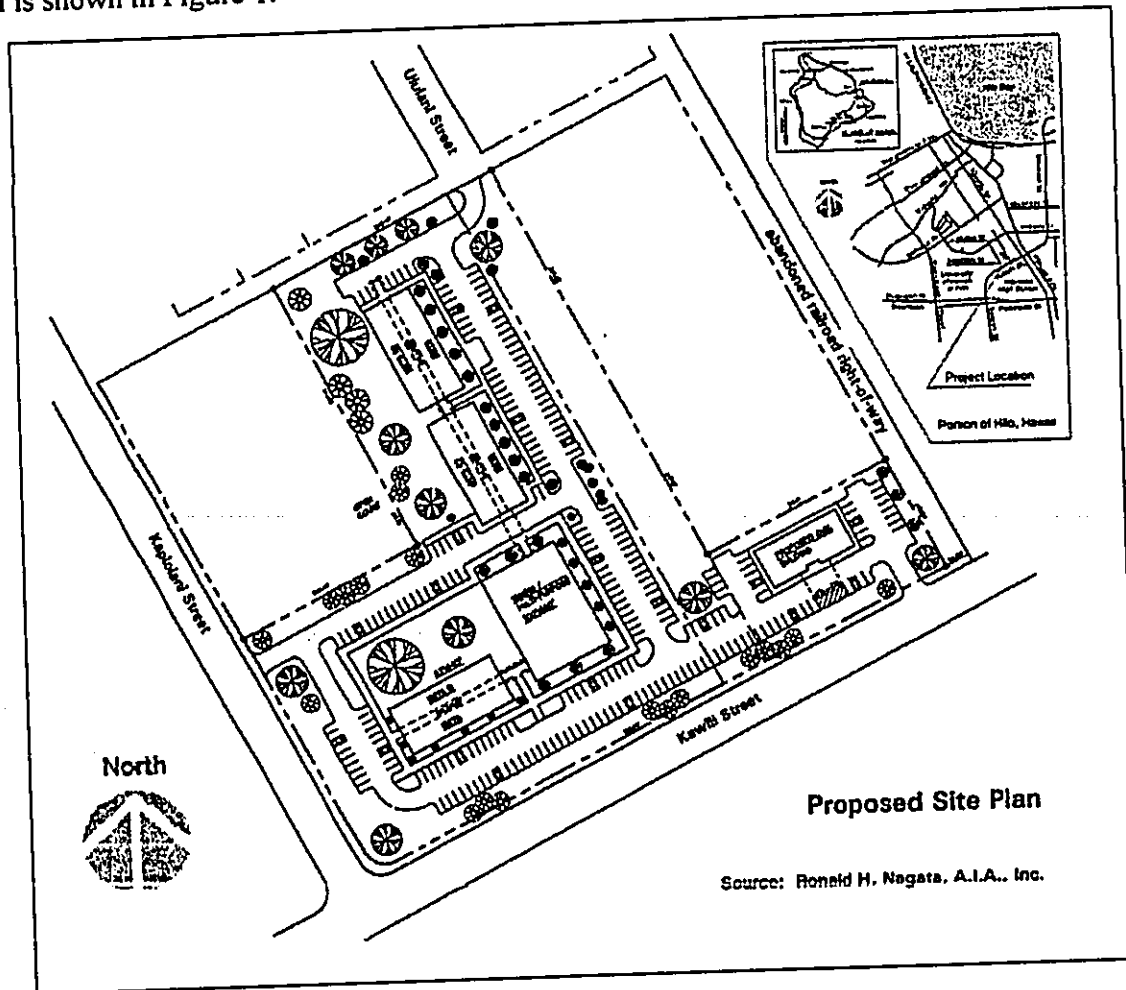


Figure 1 – Preliminary Site Plan and Project Location

The project is not expected to have significant traffic impact because the number of dwelling units will generate a peak hour volume of less than 100 vehicles per hour. The project impact compares with the guideline suggested by the Institute of Transportation Engineers¹ that "a traffic access/impact study be conducted whenever a proposed development will generate 100 or more *added* (new) peak direction trips to or from the site during the adjacent roadways' peak hours or the development's peak hour." This assessment describes the analyses done and compares the project traffic with existing traffic on nearby streets.

The analysis includes analyses of peak hour conditions at the intersection of the site driveway and Kawili Street, assuming all project traffic uses that driveway. The procedures from the *Highway Capacity Manual*² to identify average delays and levels of service for each controlled movement at an unsignalized intersection were used. Operating conditions are described by Levels of Service (LOS), which are determined using analyses methods described in the *Highway Capacity Manual*. At unsignalized intersections, the volumes of the uncontrolled movements affect the capacity available for the other movements that must yield or stop. The Levels of Service (LOS) for unsignalized intersections are defined as follows:

<u>LOS</u>	<u>General Description of Delay</u>	<u>Average Delay (seconds per vehicle)</u>
A	Little or no delay	≤ 10
B	Short traffic delays	> 10 and ≤ 15
C	Average traffic delays	> 15 and ≤ 25
D	Long traffic delays	> 25 and ≤ 35
E	Very long traffic delays	> 35 and ≤ 50
F	Very long traffic delays	>50

Level of Service D or better is generally considered acceptable in urban areas, while Level of Service C or better is desirable in rural areas.

Existing Traffic Conditions

The project site is near the intersection of Kawili Street and Kinoole Street, in the Waiakea area of Hilo. Kilauea Avenue runs parallel to Kinoole Street. Traffic counts taken by the State Highways Division at the intersection of Kilauea Avenue and Kawili Street in April 2002 were used in this description of existing traffic conditions. Table 1 shows the daily totals and peak hour volumes that were counted at the intersection.

¹ Institute of Transportation Engineers, *Traffic Access and Impact Studies for Site Development, A Recommended Practice, 1991*

² Transportation Research Board, National Research Council, *Highway Capacity Manual, Washington, D.C., 2000.*

Table 1 – Existing (2002) Traffic Volumes at Kilauea Avenue and Kawili Street

	Counted traffic volumes		
	24-hour total	AM Peak Hour	PM Peak Hour
Kilauea Avenue (south leg)			
Northbound approach	8,579	1,112	537
Southbound departure	6,276	351	656
Kawili Street (east leg)			
Westbound approach	4,166	151	430
Eastbound departure	5,928	574	488
Kilauea Avenue (north leg)			
Northbound departure	6,701	643	447
Southbound approach	5,334	283	522
Kawili Street (west leg)			
Westbound departure	5,837	568	677
Eastbound approach	6,106	606	439

Source: State of Hawaii, Department of Transportation, *Traffic Survey Data – Island of Hawaii, 2002*, Count Station 21-H (April 17-18, 2002)

The west leg of the intersection is nearest to the project site. The total volume of 11,945 vehicles per day counted in 2002 compares with a total of 9,768 vehicles per day³ counted in 1994 at the same location. This increase is about 22% over eight years, or an average increase of 2.6% per year.

The widening of Kawili Street between Puainako Street and Kilauea Avenue to four lanes has been identified as a circulation improvement⁴ within Hilo that will be needed if year 2020 traffic demand is to be adequately served.

Project Traffic

The project includes a Combined Veterans' Center office building that will house veteran services offices, including the Veterans' Administration, Disabled American Veterans, Veterans of Foreign Wars, and other related organizations. The project will also include up to 120 apartment units for elderly veterans and a multi-purpose building that will provide a meeting facility for veteran and community social and cultural events. The multi-purpose

³ State of Hawaii, Department of Transportation, *Traffic Survey Data – Island of Hawaii, 2002*, Count Station 21-H

⁴ State of Hawaii, Department of Transportation, *Hawaii Long-Range Land Transportation Plan, Final Report*. May 1998.

building will include a commercial kitchen, a dining room, and meeting and conference rooms. The traffic generated by the site uses on a typical weekday and during the morning (AM) and afternoon (PM) peak hours were developed using factors from *Trip Generation, 7th Edition*, a publication of the Institute of Transportation Engineers. Published rates for "Government Office Complex" were used for the office building and rates for "Senior Adult Housing - Attached" were used for the apartments. The multi-purpose building would typically generate traffic only when events are held; however, for the analyses, it was assumed to be used as a dining room for the residents of the apartments, with service also provided to others who would make a special trip to the site. The traffic due to the kitchen was estimated assuming it would generate one-fourth of the traffic that a similar-sized "High-Turnover (Sit-Down) Restaurant" would generate. The trip factors and traffic estimates are shown in Table 2.

Table 2 – Project Traffic Generation

	Trip rates*					Traffic Generated				
	Week-day	AM Peak Hour		PM Peak Hour		Week-day	AM Peak Hour		PM Peak Hour	
	Trip rate	Trip rate	% enter	Trip rate	% enter	Total	enter	exit	enter	exit
7.32 KSF, office	27.92	2.21	89%	2.85	31%	204	14	2	6	14
120 apartments	3.48	0.08	45%	0.11	61%	418	5	5	9	5
14 KSF, kitchen	31.79	3.88	52%	2.73	61%	445	21	19	23	15
Total Site Traffic						1,067	40	26	38	34

* Source: Institute of Transportation Engineers, *Trip Generation, 7th Edition*

The site-generated traffic would use one of three driveways to enter or exit the site. All of the traffic generated by the office and the kitchen was assumed to use the driveway to Kawili Street, and the traffic generated by the apartments was assigned to the nearest driveway. The traffic estimates for each driveway are shown in Table 3.

Table 3 – Project Traffic at Each Driveway

	Weekday Total	AM Peak Hour		PM Peak Hour	
		enter	exit	enter	exit
Ululani Street	146	2	2	3	2
Kapiolani Street	188	2	2	4	2
Kawili Street	733	36	22	31	30
Total Site Traffic	1,067	40	26	38	34

The highest peak hour driveway volumes are expected to occur at the Kawili Street driveway. An analysis of conditions at the unsignalized intersection formed by the driveway

and Kawili Street was done, assuming all of the site traffic uses that driveway, two-thirds of the site traffic would come from or go to the east (makai), and that the other traffic on the street is the same as that counted on the west leg of the intersection of Kawili Street and Kilauea Avenue. Peak hour traffic assignments are shown in Figure 2 (a "midday peak hour" was also developed, for 10% of the daily driveway volume, and the same assumptions that were used for the other peak hours). As noted above, traffic generated by the project site will have alternatives to using this driveway and the results shown in Table 4 should be considered as the "worst case" at the site driveway.

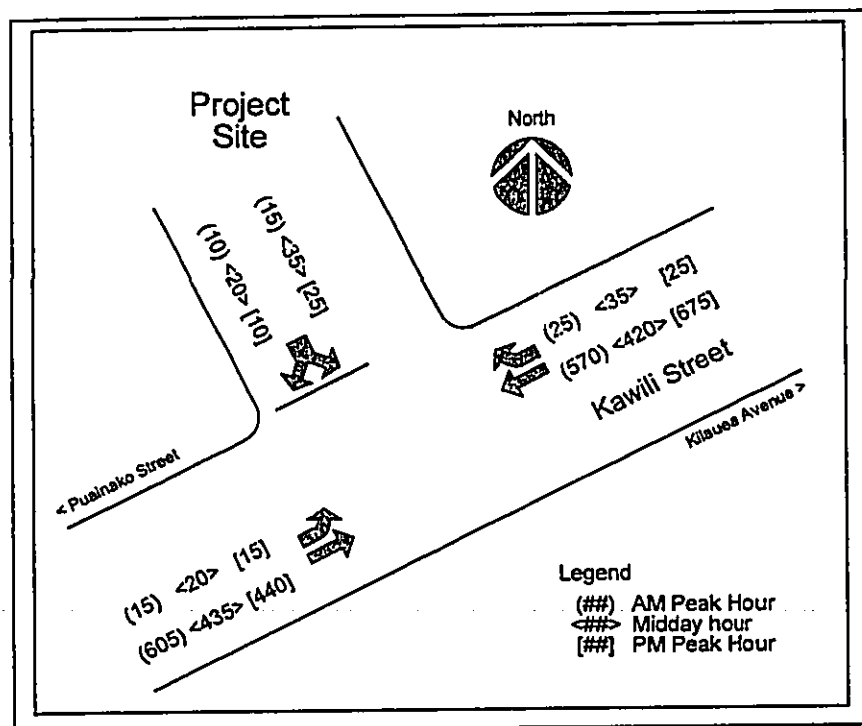


Figure 2 – Traffic Assignments at Driveway

Table 4 – Levels of Service at Driveway

	Left Turn from eastbound Kawili Street			Shared lane (left and right turns) out of driveway		
	v/c	ADPV	LOS	v/c	ADPV	LOS
AM Peak Hour	0.02	9.0	A	0.12	23.8	C
MIDDAY Peak Hour	0.02	8.6	A	0.22	20.4	C
PM Peak Hour	0.02	9.3	A	0.17	25.0	C

v/c = overall volume-to-capacity ratio
 APOV = average delay per vehicle, in seconds
 LOS = level of service

The project would have minimal impacts to peak hour traffic conditions. The potential increases in traffic volume due to the project in the typical weekday peak hours are shown in Table 5. Smaller increases will occur at locations farther from the project site. These increases compare to the expected growth in traffic volumes in the area of 2.6% per year.

Table 5 – Project Impact to Kawili Street Traffic Volumes

	AM Peak Hour			PM Peak Hour		
	2002 count	Project traffic	% increase	2002 count	Project traffic	% increase
Westbound traffic	568	25	4.4%	677	25	3.7%
Eastbound traffic	606	15	2.5%	439	25	5.7%
Total traffic	1,174	40	3.4%	1,116	50	4.5%

Conclusions and Recommendations

The proposed project will have minimal impact to traffic. While one driveway could adequately serve peak hour volumes, provision of additional driveways will provide greater flexibility for access to the site.

APPENDIX G

Engineering Report

SSFM INTERNATIONAL, INC.

Engineering Report
Hawaii Island Veterans Memorial, Inc

I. CONSTRUCTION ACTIVITIES

A. EXISTING CONDITIONS AND POTENTIAL IMPACTS

The project site is covered with low brush, grasses and trees; existing soil erosion appears to be minimal. The potential for soil erosion will increase during the construction period due to the removal of existing vegetal ground cover, which could degrade water quality of downstream receiving water by the sediment transported through surface runoff.

B. MITIGATION MEASURES

Best management practices (BMPs) will be used to minimize soil erosion and sediment transport. The BMPs may include, but not limited to, the following:

- installation of temporary ground cover through hydromulching or placing erosion control matting/geotextile material to stabilize slopes and to reduce exposing time of barren surfaces. Surface flow from an exposed slope shall not be permitted.
- construction of gravel vehicle ingress/egress at entrance to the site to minimize tracking debris offsite. Reduction in the tracking of sediments onto paved roads help to prevent the deposition of sediments into local storm drainage systems and the production of airborne dust. The stabilized construction entrance shall be located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way.
- installation of silt fences, berms, and temporary silt basins to lessen the potential of sediment transportation. These "filter" devices prevent sediment from entering receiving waters. Sediment trapping devices should be used down slope of all disturbed areas and around the base of all material stockpiles.
- installation of temporary grassed interceptor swales to divert off-site runoff away from disturbed areas where the erosion risk is high.
- conformance with the air pollution control standards contained in Hawaii Administrative rules Chapter 11-60, "Air Pollution Control". The Contractor shall keep the project area and surrounding area free from dust nuisance. Different forms of dust control can be employed to reduce dust emission, such as vegetative cover, mulch, spray on adhesives, water sprinkling, topsoiling, and barriers.

Erosion control plans shall be prepared for construction activities during the design phase or be furnished by the future contractor. The plans shall be prepared to coordinate with construction schedules. A set of approved plans shall be kept at the construction site at all times. The Contractor shall be responsible for monitoring and maintenance of erosion and sediment control devices.

If the area of surface disturbance exceeds one acre and storm water will be discharged offsite during construction, a National Pollutant Discharge Elimination System (NPDES) permit shall be obtained before commencement of any earthwork.

II. DRAINAGE

A. EXISTING CONDITION AND POTENTIAL IMPACTS

The project site is currently vacant and covered with brushes, high grasses and trees. According to the Flood Insurance Rate Map (FIRM, Community — Panel Number 155 166 0880 C), the entire project site is designated as Zone X — area determined to be outside the 500-year flood plain. A partial copy of the FIRM map is shown in Figure 1. The site is naturally drained through surface flow, much of which flows southwards into an open earth swale paralleling W. Kawili Street. The proposed development calls for construction of impervious surfaces on the project site, e.g. buildings and parking areas. Therefore, the onsite runoff will increase. The construction has the potential to add burdens on the existing downstream drainage systems.

B. MITIGATION MEASURES

The onsite drainage system shall be designed for a minimum 10-year storm recurrence, per the County's design criteria. The systems shall be able to maintain current pre-development runoff rate that is discharging onto the downstream properties. Drywells may be necessary to dispose all increased runoff due to the proposed construction. The locations of drywells shall be determined during the design phase after the site layout is finalized. Soil conditions at the project site should be similar to an adjacent University of Hawaii-Hilo parking lot where drywells are used for storm run-off. The site surface shall be landscaped to control onsite erosion and grass areas/swales shall be used to the maximum extent as filters to reduce sediment transportation, thus minimizing the potential impact on storm water quality.

III. POTABLE WATER SUPPLY

A. EXISTING CONDITIONS

An existing 8-inch water transmission line is located in West Kawili Street, adjacent to the property; see Figure 2. This line is a part of the Hawaii County Department of Water Supply (DWS) Kawaiilani/Haihai system. The line is fed by the Kawaiilani Reservoir, with a capacity of 0.5 million gallons (MG), as well as the two Haihai Reservoirs, with capacities of 0.1 MG and 0.5 MG. There is also an existing 8-inch water transmission line in Lanikaula Street to the east of the project site.

B. PROPOSED CONDITIONS

For this report, the water demand is estimated based on land use type and water usage per capita as the design of the facility is still in the conceptual stages. The calculations are based on the following assumptions:

- Veteran's center will have a staff of 12 persons and a daily average of 30-45 customers. Operational hours will probably be, Monday thru Friday from 8:00am to 4:00pm.
- Multi-purpose facility will have an office/administration staff of approximately 5 persons on a Monday thru Friday, 8:00am to 4:00pm schedule and 2 staff on a

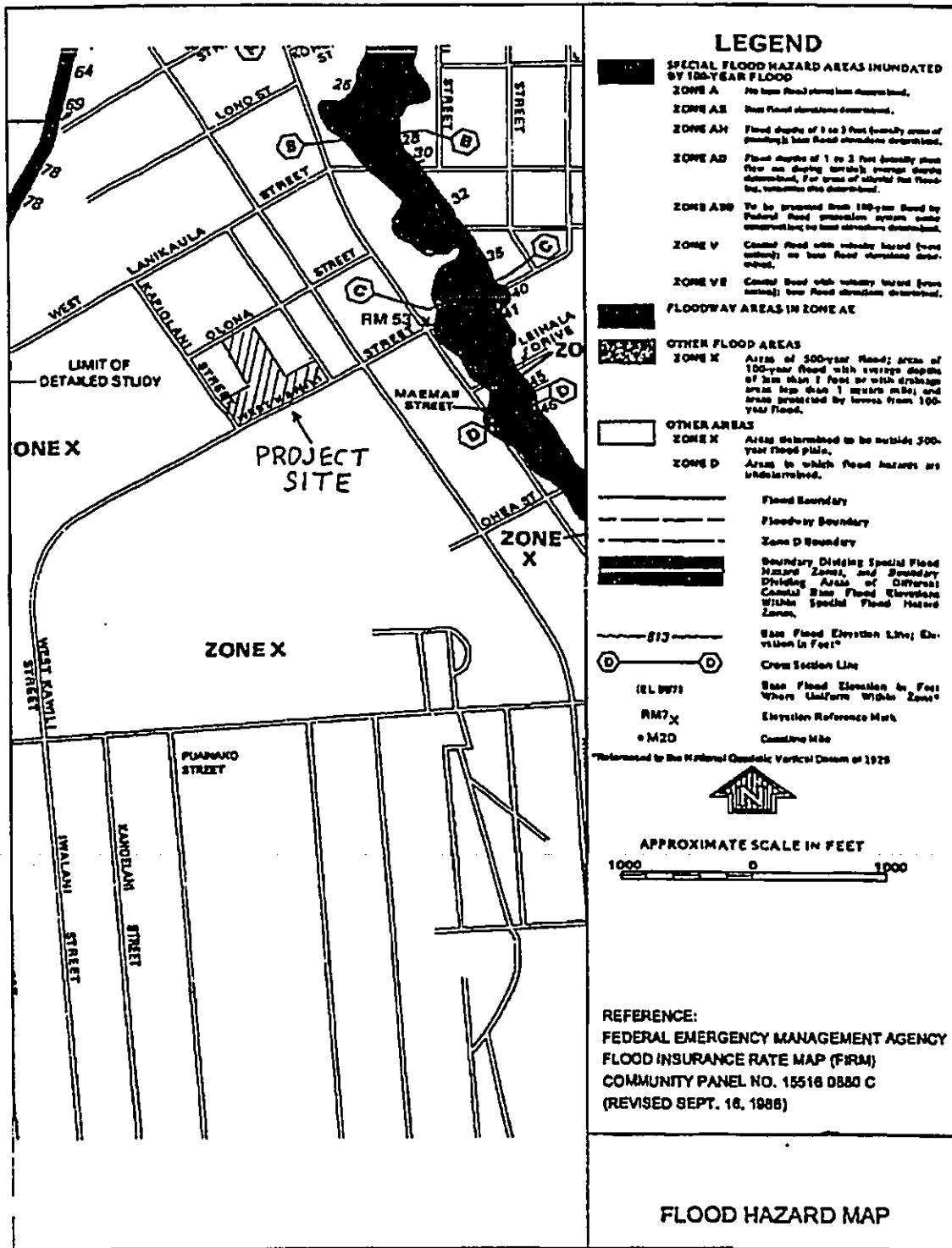
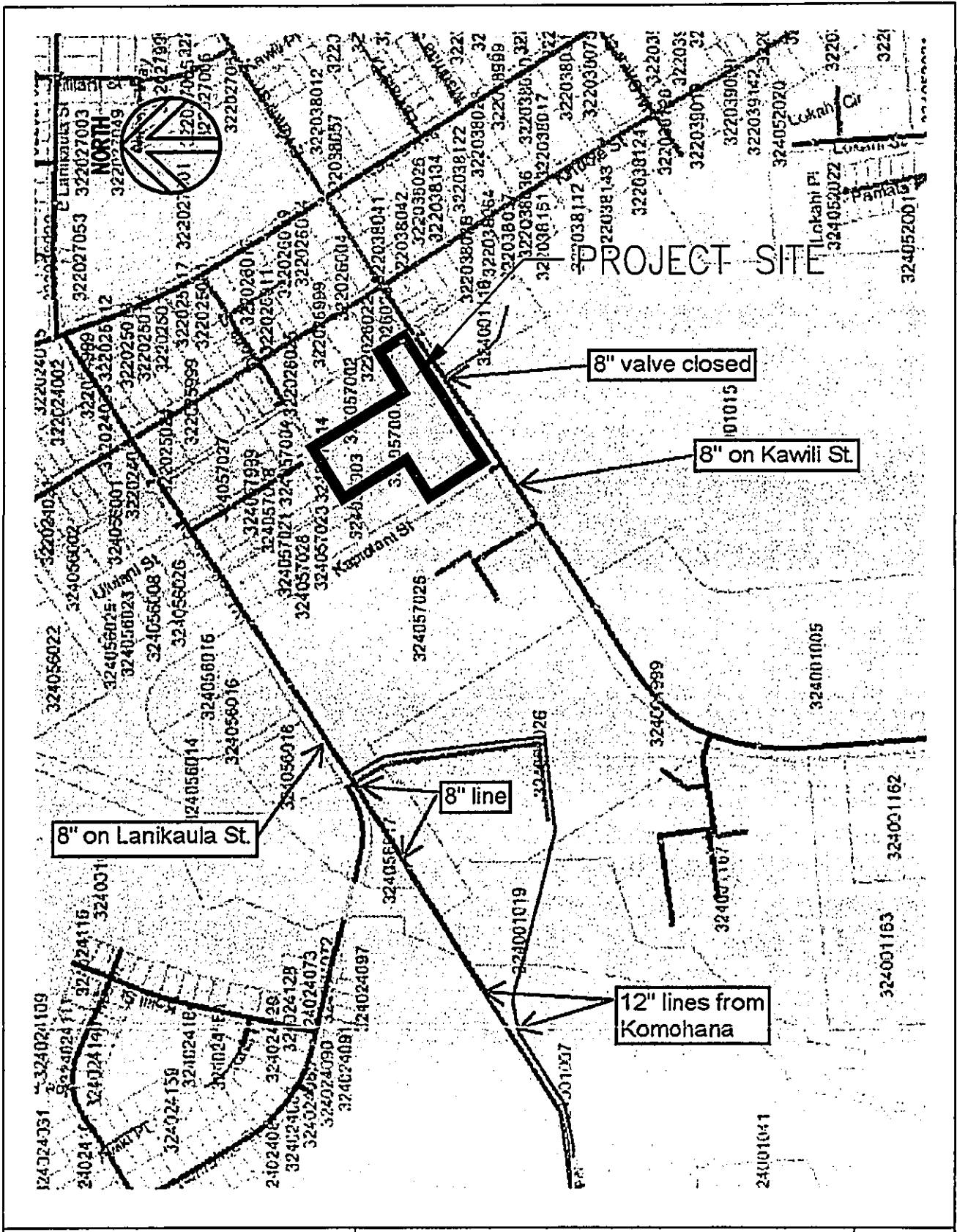


FIGURE 1



SSFM International, Inc.
 501 Sumner Street, Suite 620
 Honolulu, Hawaii 96817

HAWAII ISLAND VETERAN'S MEMORIAL
 FIGURE 2
 EXISTING WATER SYSTEM

SCALE: NOT TO SCALE

DATE: OCT 2005

PAGE

24hr-7days/week schedule. Concessionaire's staff of 2 on a M-F, 24hr-7days/week schedule. Dining staff would be approximately 10 persons serving approximately 100-200 guests at full build out. Therefore the Multi-purpose facility is approximated to have a maximum capacity of 300 persons.

- Multi-Family low rise units will consist of three (3) buildings with 30 units each.

Description	Area (acres)	Capita	Average Daily Consumption	Average Daily Demand (gpd)	Maximum Daily Demand (gpd)
Veteran's Center (Commercial)	0.830	na	3,000	2,490	3,735
			(gal/acre/day)		
Multi-Purpose (School)	na	300	60	18,000	27,000
			(gal/person/day)		
Multi-Family Low Rise	na	90	400	36,000	54,000
			(gal/unit/day)		
Totals =				56,490	84,735
gpm				39	59

Table 1

As shown in Table 1 above, the average daily water usage for the project site has been calculated as 56,490 gallons per day (gpd). The maximum daily demand and peak hour flow were calculated as 84,735 gpd (one and one-half times the average daily demand) and 282,450 gpd (five times the average daily demand) respectively.

DWS has indicated that water is available for domestic service; see Appendix A. After design, the anticipated maximum daily water demand will need to be submitted to DWS for their determination of the facilities charge.

C. MINIMUM SYSTEM REQUIREMENTS

The overall Water System requirements for the development are:

1. Must meet Maximum Daily Demand plus fire flow with a residual pressure of 20 psi at critical fire hydrant.
2. Must meet Peak Hour flow with a minimum residual pressure of 40 psi.
3. Maximum velocity in the distribution main (without fire flow) is 6 feet per second.
4. Maximum velocity in the distribution main (with fire flow) is 10 feet per second.

D. ANALYSIS

A detailed water system pressure analysis will be performed during the design phase to ensure the minimum pressure requirements are met. A fire hydrant flow test will be conducted to ensure adequate flows are available to the proposed development.

A preliminary evaluation of the Maximum Design Flow is calculated below.

- Maximum Design Flow = Maximum Daily Demand + Fire Flow
= 58.5 gpm + 2000 gpm
= 2086 gpm
= 4.65 cfs

However, the allowable peak flow in the existing 8" waterline is only 3.49 cfs. See below.

- Allowable Peak Flow in 8" pipe (Q) = VA
= 10 ft/sec * Area of 8" pipe
= 10 ft/sec * 0.349 sf
= 3.49 cfs

E. CONCLUSION

Although, the existing 8-inch water main appears adequate for the average daily water demand, the existing 8-inch water main appears undersized to meet minimum system fire flow requirements. Therefore, offsite water system improvements may be required to meet DWS's minimum fire flow requirements. Possible offsite system upgrades are listed below.

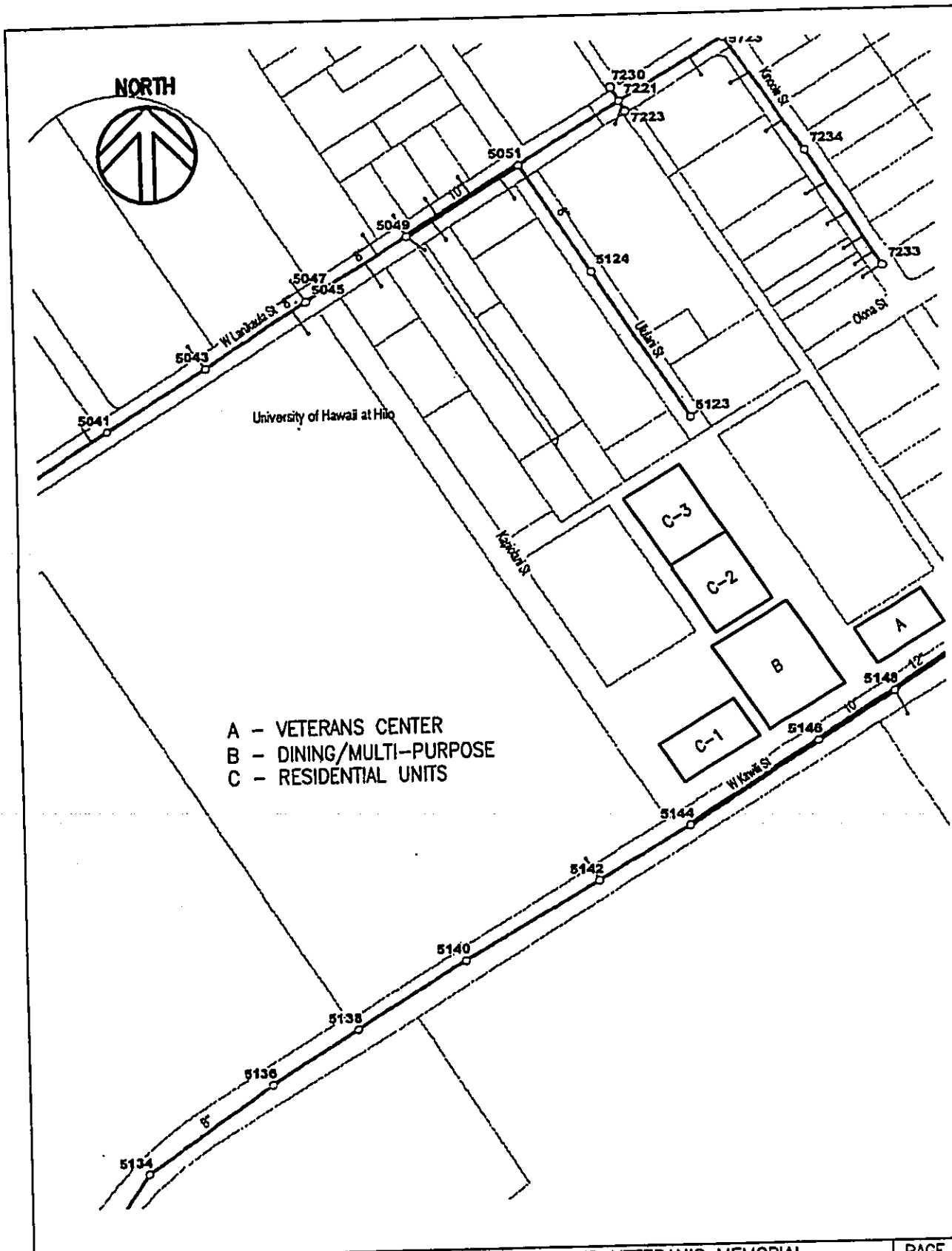
F. MITIGATION MEASURES

Offsite water system improvements may be required to meet the minimum DWS fire flow requirements. At this conceptual stage there are some offsite improvement possibilities. With reference to Figure 2, a new waterline could be constructed in Kapiolani Street, thereby connecting the water mains in Lanikaula Street and Kawili Street. Or possibly a water main upgrade can be done in Kawili Street to increase the existing 8-inch water main to a 12" water main. However, the alignments and sizes of the proposed water lines (if required) will be confirmed during the design phase.

IV. WASTE WATER

A. EXISTING CONDITION AND POTENTIAL IMPACTS

As shown in Figure 3, an existing 10" to 12" sewer trunk line is located along the north side of West Kawili Street adjacent to the project site. This line is the end portion of a County public sewer system. The sewer system is connected to the County's Hilo Wastewater Treatment Plant located approximately 4 miles away from the project site. Sludge generated at the treatment plant is disposed of at the Hilo Landfill. An 8" line exists along the Ululani Street extension which could be used for a portion of the project's wastewater.



- A - VETERANS CENTER
- B - DINING/MULTI-PURPOSE
- C - RESIDENTIAL UNITS



SSFM International, Inc.
 501 Sumner Street, Suite 620
 Honolulu, Hawaii 96817

HAWAII ISLAND VETERAN'S MEMORIAL
 FIGURE 3
 EXISTING SEWER SYSTEM

SCALE: NOT TO SCALE

DATE: OCT 2005

PAGE

The estimated sewer flows for the proposed development are shown in Table 2. Due to the lack of detailed design information at this planning stage, the sewer flows are estimated according to average flow per capita. Based on the provided preliminary site layout, the future onsite sewer system could connect to the County system at Sewer Manholes # 5123, #5146 and/or # 5148 (Figure 3).

Using the Manning formula, and assuming an existing flow of approximately 50% (County of Hawaii Wastewater Division benchmark), the existing 10" and 12" sewer lines should be more than adequate to convey the existing flows plus the projected flow for the proposed development. If the 8" line on Ululani Street is used for some of the residential buildings, there would be even less impact on the W. Kawili Street sewer lines.

The construction of sewer connection to the trunk line in West Kawili Street will bring temporary inconvenience to the local traffic.

B. MITIGATION MEASURES

Off-site improvements do not appear to be required since the existing 8", 10" and 12" sewer lines appear to have enough capacity to serve the project site. During the construction of the sewer connection, at least one lane shall be maintained open to traffic at all times. Proper traffic devices/flagmen shall be used to inform the public and to direct the traffic. If necessary, special duty police officers shall be hired to direct the traffic flow. Traffic Control Plans shall be prepared during the design phase. Since part of the sewer lines will be located within the County's road, proper permit(s) shall be obtained before the sewer line construction begins.

V. SOLID WASTE

A. EXISTING CONDITION AND POTENTIAL IMPACTS

The proposed developments on the site, including residential and commercial, will generate solid waste and require regular refuse pick up service. The solid waste from the site will be disposed at the County's Hilo landfill on Leilani Street. Currently the County does not provide the refuse collection service in any area. Usually a private company is contracted to provide such service.

B. MITIGATION MEASURES

Recycling will reduce the quantity of waste generated and reduce the demand on the capacity of the landfill. A recycling program will be established for residents and visitors. Detailed solid management plans will be included in design phase.

VI. ELECTRIC AND COMMUNICATION SYSTEMS

A. EXISTING CONDITION AND POTENTIAL IMPACTS

Electrical power in Hilo is provided by Hawaii Electric Light Company (HELCo). HELCo's grid serves the proposed project area with a 12.47 kilovolt (KV), overhead line that runs from a HELCO substation on Komohana Street. The line is running along the north side of West Kawili Street adjacent to the property.

Project: Hawaii Island Veteran's Memorial

Area: Kapiolani & W. Kawili
 Reference Maps: TMK 3: 2-4-57:1
 Date: 10/17/2005
 Computed by: Neal Herbert

Estimated Onsite Sewer Flows

Facility	Tributary Area		a	b	c	d	e	f	g	h	i	j	k
	Units	Acres											
Veteran's Center (Community Bus.)	1	240'x150'	0.83	140	55	80	4400	22000	275	4675	22275	1038	23313
Dining/Multi-Purpose (Community Bus.)	1	300'x300'	2.07	140	300	80	24000	120000	1500	25500	121500	2588	124088
Residential Units Apt./Low Density	90	300'x240' 400'x300'	4.41	85	250	80	20000	100000	1250	21250	101250	5513	106763
							48400	242000			245025		254163
							0.05 (MGD)	0.24 (MGD)			0.25 (MGD)		0.25 (MGD)
							35 (gpm)	168 (gpm)			175 (gpm)		175 (gpm)
							0.080 (cfs)	0.383 (cfs)			0.399 (cfs)		0.399 (cfs)

References: County of Hawaii Design Standards; Babbit Curve

Table 2

The proposed development will increase the demand on the existing HELCo system. Based on the preliminary site planning and building square footages, the estimated total connected load is about 1350 kilowatts (KW) as indicated in Table 3. Through discussions with HELCo's engineering division, the existing system is adequate to serve this proposed load.

Hawaii TelCom is currently providing telephone service for this region from a switching board in the Kawaiiani Street Office. An overhead telephone line runs along the east side of the property from the south end of Ululani Street. The line has the capacity to serve the proposed development.

Cable television service is from Oceanic Time Warner Cablevision. Trunk cable lines and feeders are located at the south end of Ululani Street.

As described above, adequate electricity and communication systems are available to service the proposed development. The service lines will connect to these systems through either overhead or underground ducts. The installation of these lines will cause temporary disruptions to local traffic.

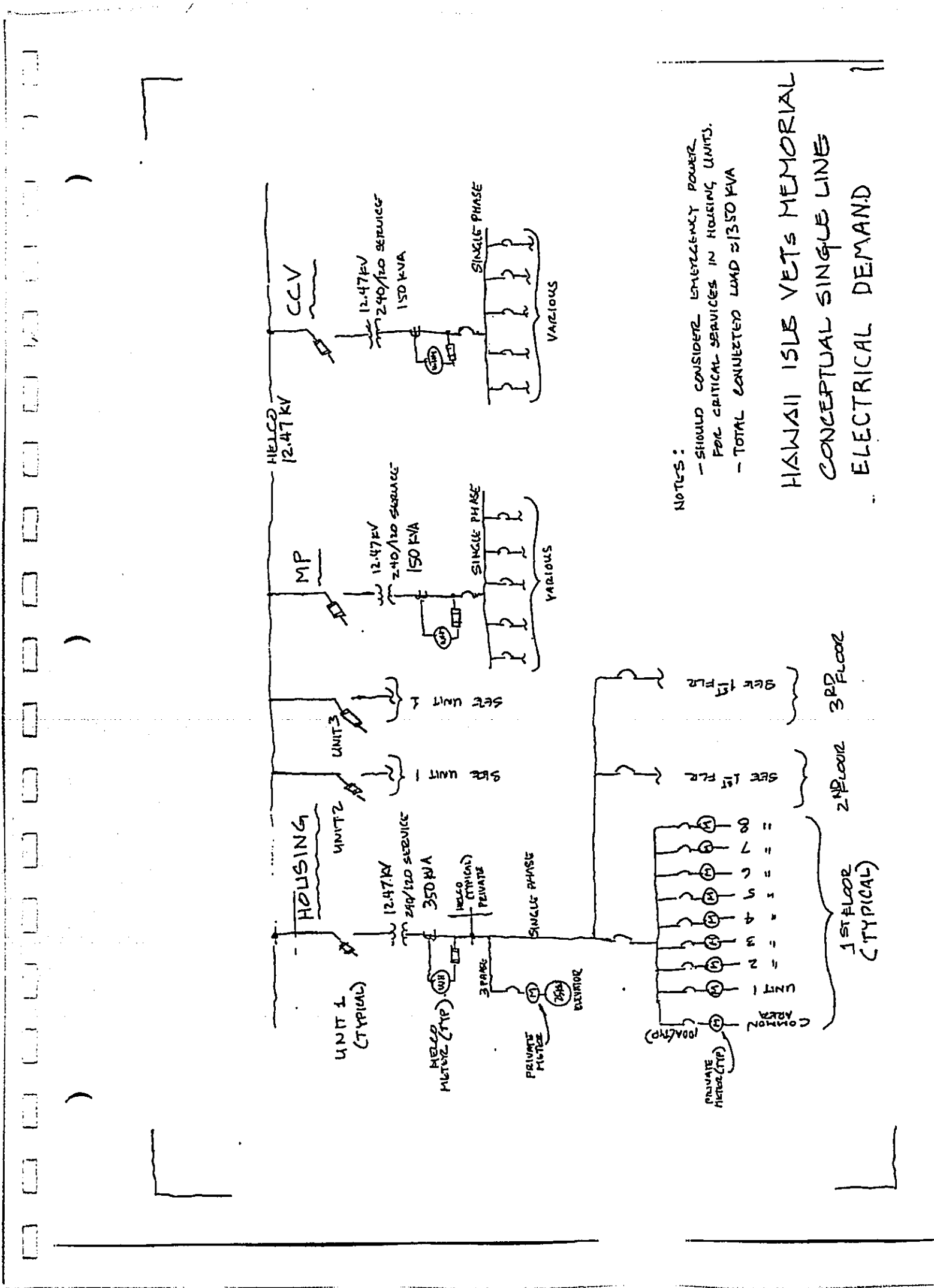
B. MITIGATION MEASURES

Electrical, telecommunication and cable television services are provided by privately owned utility companies regulated by the State Public Utilities Commission. These utility companies are mandated by their respective tariff rules to exercise reasonable diligence and care in maintaining their lines and structures to be able to provide continuous service to their customers. The companies are responsible to improve their systems/infrastructures to meet rising demand.

During the installation for the service lines within roadways, at least one lane shall be maintained open to traffic at all times. Proper traffic devices/flagmen shall be used to inform the public and to direct the traffic. If necessary, special duty police officers shall be hired to direct the traffic flow. Necessary Traffic Control Plans shall be prepared during the design phase. Since part of the utility lines will be located within the County's road, proper permit(s) shall be obtained before the utility line construction starts.

APPENDICES

APPENDIX A – DWS letter dated November 24, 1997



NOTES:

- SHOULD CONSIDER EMERGENCY POWER FOR CRITICAL SERVICES IN HOUSING UNITS.
- TOTAL CONNECTED LOAD 21350 KVA

HAWAII ISLE VETS MEMORIAL
 CONCEPTUAL SINGLE LINE
 ELECTRICAL DEMAND

FIGURE 4

APPENDIX A





DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

25 AUPUNI STREET • HILO, HAWAII 96720
TELEPHONE (808) 961-8660 • FAX (808) 961-8657

November 24, 1997

Mr. Robert Montague, President
Hawaii Island Veterans Memorial, Incorporated
1590 Kilikina Street
Hilo, HI 96720

WATER AVAILABILITY
TAX MAP KEY 2-4-057:001

This is in response to your letter of October 30, 1997.

For your information, water for the proposed project can be made available from an existing 8-inch waterline along Kawili Street fronting the property.

However, to assist us in determining the correct facilities charge, we request that you submit the anticipated maximum daily water demand as recommended by a professional engineer, registered in the State of Hawaii, for our review and approval.

In accordance with the Department's "Water Commitment Guidelines Policy," a copy of which is attached, a water commitment deposit must be remitted. You will be informed of the deposit amount upon final determination of the submittal in the above paragraph.

Upon remittance of the water commitment deposit, an official water commitment will be effected in accordance with the attached policy. The commitment will be in writing with specific conditions and effective dates stated.

Should there be any questions, you can contact our Water Resources and Planning Branch at 961-8660.

Milton D. Pavao, P.E.
Manager

WA:gms

Enc.

... *Water brings progress...*

APPENDIX H

State Historic Preservation Division Letter

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAM

AQUACULTURE DEVELOPMENT
PROGRAM

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ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

November 30, 1995

Dr. Robert Spear
Scientific Consultant Services, Inc.
711 Kapiolani Boulevard, Suite 777
Honolulu, Hawaii 96813

LOG NO: 15993 ✓
DOC NO: 9511PM34

Dear Dr. Spear:

SUBJECT: Revised Report: "Data Recovery Excavations for
Sites 50-10-35-19431, 19432, 19433, and 19434,
Land of Waialakea, South Hilo District, Island of Hawai'i"
TMK: 2-4-57:01

Thank you for your letter of November 17, 1995 concerning our last few remaining questions about the subject report.

In our review of the first draft report we had a number of questions relating to various matters, including the age and use of several sites. The revised report did not address all of the comments and as a result we asked once again that you undertake an analysis of the artifacts from sites 19433 and 19434 to address questions of site age and function. Your letter now indicates that an attempt to carry out a meaningful analysis has occurred. We have learned for the first time that the material has been examined by a number of archaeologists and the samples found to be essentially "non-diagnostic" with respect to age and interpretation of site function, which is an acceptable conclusion to our concern, with the understanding that this point will be included in the report. There is obviously nothing wrong with negative results, but again the report needs to show that some effort was made to reach the kinds of conclusions that you have reached concerning the artifacts from the two sites. A simple description or catalog of finds does not tell us that the artifacts were examined with questions of age and function in mind. What we are getting at here is the need to be more explicit in the future, to describe what kind of analysis has been undertaken and what results were obtained.

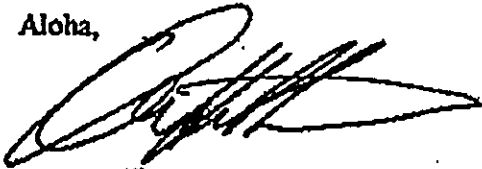
With regard to the two other issues in your letter, the explanations you have given in writing and to Patrick McCoy in your meeting on November 17, 1995 are satisfactory.

R. Spear
Page 2

With the understanding that the report will be revised to contain the information presented in paragraphs two and three of your letter, we can now accept it as adequate. To expedite matters and make it as simple as possible, you can send us a replacement page.

If you have any questions please contact Patrick McCoy (587-0006).

Aloha,



DON HIBBARD, Administrator
State Historic Preservation Division

PM:amk