

Waimanalo Village Recreation Center
FINAL ENVIRONMENTAL ASSESSMENT

Waimanalo, Ko'olaupoko, O'ahu, Hawai'i

T.M.K.: 4-1-034: 089 and 090

Prepared For:

Waimanalo Village Residence Corporation

Prepared by:

Kauahikaua & Chun/Architects

September 11, 2008

TABLE OF CONTENTS

1. INTRODUCTION.....	1
1.1 PROJECT SUMMARY.....	1
1.2 PROPOSING AGENCY AND ACTION.....	2
1.3 PURPOSE OF THE ENVIROMENTAL ASSESSMENT.....	2
2. DESCRIPTION OF ACTION	5
2.1 PROJECT DESCRIPTION AND LOCATION.....	5
2.2 HISTORICAL BACKGROUND	5
2.3 PROJECT PURPOSE AND NEED	9
2.3.1 Surrounding Land Description	14
2.3.2 Property Description.....	15
2.4 TECHNICAL DESCRIPTION	17
2.5 ECONOMIC CHARACTERISTICS	21
2.6 SOCIAL CHARACTERISTICS.....	22
2.7 ENVIRONMENTAL CHARACTERISTICS	24
2.8 TIME FRAME	32
2.9 FUNDING/SOURCE.....	32
3. LAND USE CONFORMANCE.....	34
3.1 STATE OF HAWAII.....	34
3.1.1 Land Use Commission.....	34
3.1.2 State Planning	34
3.1.3 Hawaii State Plan	34
3.2 CITY AND COUNTY OF HONOLULU.....	35
3.2.1 General Plan.....	36
3.2.2 Development Plans	38
3.2.3 Implementing Ordinance (Zoning).....	41
4. DESCRIPTION OF AFFECTED ENVIRONMENT	43
4.1 PHYSICAL CHARACTERISTICS.....	43
4.1.1 Topography and Soils	43
4.1.2 Surface Waters	43
4.1.3 Drainage.....	44
4.1.4 Natural Hazards.....	44
4.1.5 Scenic and Visual Resources.....	44
4.1.6 Biological Resources.....	45
4.1.7 Cultural, Historical and Archaeological Resources.....	45
4.1.8 Light, Air Quality and Noise.....	45

4.1.9	Traffic and Roadways	47
4.1.10	Water Utilities	48
4.1.11	Wastewater Utilities	49
4.1.12	Solid Waste Services.....	49
4.1.13	Electrical Power and Telephone.....	50
4.1.14	Education Services.....	50
4.1.15	Health Care Services	50
4.1.16	Recreation Areas.....	51
4.1.17	Public Transportation.....	51
4.1.18	Police, Emergency and Fire Protection	52
4.2	SOCIO-ECONOMIC FACTORS	52
4.3	TRADITIONAL CUSTOMS AND PRACTICES.....	53
4.4	LAND USE COMPATIBILITY	53
5.	ALTERNATIVES CONSIDERED.....	54
5.1	NO ACTION ALTERNATIVE	54
5.1.1	Other community gathering facilities along Kalaniana'ole Highway bus route: ..	54
5.1.2	Other community gathering facilities not along Kalaniana'ole Highway.....	54
5.2	OTHER SITES IN THE VILLAGE SUBDIVISION.....	55
5.3	ALTERNATE FACILITY CONFIGURATIONS.....	56
5.4	DETERMINATION.....	62
5.5	REASONS SUPPORTING THE DETERMINATION	62
6.	APPROVALS AND PERMITS	66
7.	EARLY CONSULTATION COMMENTS AND RESPONSES	67
8.0	FINAL ENVIRONMENTAL ASSESSMENT CONSULTATION COMMENT AND RESPONSES	70

LIST OF FIGURES

<u>Figure</u>	<u>Title</u>	<u>Page</u>
Figure 1	Vicinity Map.....	3
Figure 2	Tax Map Key Parcel Map	6
Figure 3	Existing Site Plan.....	11
Figure 4	(TMK 4-1-034:089) Site Photographs	13

Figure 5 (TMK 4-1-034:090) Site Photographs	16
Figure 6 Proposed Site Plan	18
Figure 7 Aerial Photo.....	23
Figure 8 USDA Soil Map.....	26
Figure 9 US Fish & Wildlife Service Wetlands Map	27
Figure 10 Flood Insurance Rate Map.....	28
Figure 11 State Land Use Map.....	29
Figure 12 Koolaupoko Sustainable Communities Plan	30
Figure 13 City and County of Honolulu Zoning Designation.....	31
Figure 14 Alternate Sites in Waimanalo Village.....	57
Figure 15 Alternate Conceptual Site Plan 1.1	59
Figure 16 Alternate Conceptual Site Plan 2.1	60
Figure 17 Alternate Conceptual Site Plan 2.2	61

LIST OF TABLES

<u>Table</u>	<u>Title</u>	<u>Page</u>
Table 1	Existing Uses and Approximate Area	12
Table 2	Proposed Uses and Floor Areas	19
Table 3	Existing and Proposed Parking Demand	20

APPENDICIES

<u>Appendix</u>	<u>Title</u>
A	Architectural Drawings
B	Botanical Resources Assessment
C	Cultural Impact Assessment
D	Traffic Impact Assessment
E	Chapter 343, HRS Early Consultation Comments and Responses
F	Waimanalo Neighborhood Board No. 32 Documentation
G	Chapter 343, HRS Draft EA Consultation Comments and Responses
H	Rules Regarding the Use of WVRC Recreation Area Grounds

ACRONYMS & ABBREVIATIONS

BWS	City & County of Honolulu, Board of Water Supply
CATV	Cable Television
CUP	Conditional Use Permit
dbA	Decibel
DBEDT	State of Hawaii, Department of Business, Economic Development and Tourism
DLNR	State of Hawaii, Department of Land and Natural Resources
DOH	State of Hawaii, Department of Health
DPP	City & County of Honolulu, Department of Planning and Permitting
EA	Environmental Assessment
EIS	Environmental Impact Statement
FIRM	Floor Insurance Rate Map
FONSI	Finding of No Significant Impact
FU	Fixture Unit
gpm	gallons per minute
HAR	Hawai'i Administrative Rules
HCHA	Hawai'i Council for Housing Action
HFD	Honolulu Fire Department
HHFDC	Hawaii Housing Finance and Development Corporation
HPD	Honolulu Police Department
HRS	Hawaii Revised Statutes
HWY	Highway
LUC	State Land Use Commission
LUO	Land Use Ordinance
MSL	Mean Sea Level
NB	Neighborhood Board
SF-sf	Square Feet
SHPD	State Historic Preservation Division
TMK	Tax Map Key
USDA	United States Department of Agriculture
USGS	United States Geologic Survey
WADC	Waimanalo Agricultural Development Company
WRHDC	Waimanalo Residents Housing Development Corporation
WVRC	Waimanalo Village Residence Corporation

1. INTRODUCTION

1.1 PROJECT SUMMARY

The following table is a summary of the project and land-use requirements.

Item	Data
Project Name	Waimanalo Village Recreation Center
Applicant and Address	Waimanalo Village Residence Corporation 41-552 Moole Street Waimanalo, Hawaii 96795
Landowner and Address	State of Hawaii, Hawaii Housing Finance and Development Corporation 677 Queen Street, Suite 300 Honolulu, Hawaii 96813 Phone: (808) 587-0639 FAX: (808) 587-0600
Authorized Agent and Address	Dwight P. Kauahikaua AIA Kauahikaua & Chun/ Architects Kawaiahao Plaza, Hale Mauka 567 South King Street, Suite 108 Honolulu, Hawaii 96813 Phone: (808) 526-2283 FAX: (808) 599-4723
Tax Map Key - Address	4-1-034:089 (511 Kuhimana Place, Waimanalo, HI 96795) 4-1-034:090 (530 Maiakea Place, Waimanalo, HI 96795)
Project Area	Parcel 089: 20,047 s.f. (0.46 Acre) Parcel 090: 19,794 s.f. (0.454 Acre)
Existing Use	Parcel 089: WVRC Office-Recreation Center Parcel 090: Subdivided vacant land -Village Park
Proposed Project	Meeting Facility Non-dwelling Off-site Parking Facility
State Land Use Designation	Urban

Sustainable Communities Plan Land Use Designation (Koolaupoko)	Low-density residential
City & County Zoning Designation	R-5 Residential
Flood Insurance Rate Map	Zone X (Unshaded)
Special Management Area	No
Action Requested	Hawaii Revised Statutes, Chapter 343 compliance Revised Ordinances of Honolulu, Chapter 25 compliance Conditional Use Permit for Meeting Facility / Office Conditional Use Permit for Non-dwelling Off-site parking
Requirement for Environmental Assessment	Use of State-owned land
Determination	Finding of No Significant Impact (FONSI)
Approving Agency-Address	State of Hawaii, Hawaii Housing Finance and Development Corporation (HHFDC) 677 Queen Street, Suite 300 Honolulu, Hawaii 96813

1.2 PROPOSING AGENCY AND ACTION

Waimanalo Village Residence Corporation proposes to construct a new facility and incorporate the existing office facility on the Parcel 089 site into the new construction. Additionally, the Corporation proposes to use Parcel 090 as parking for special events occurring at the proposed meeting facility. This environmental assessment includes all improvements on both sites.

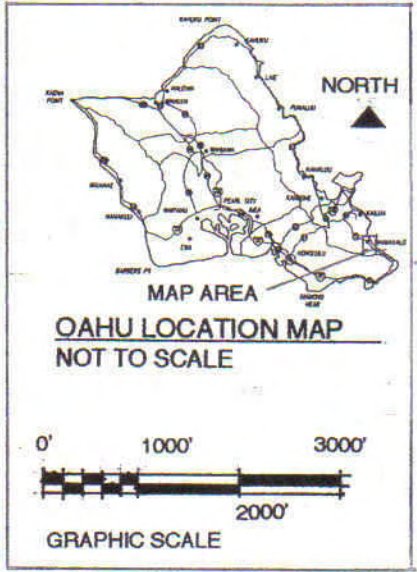
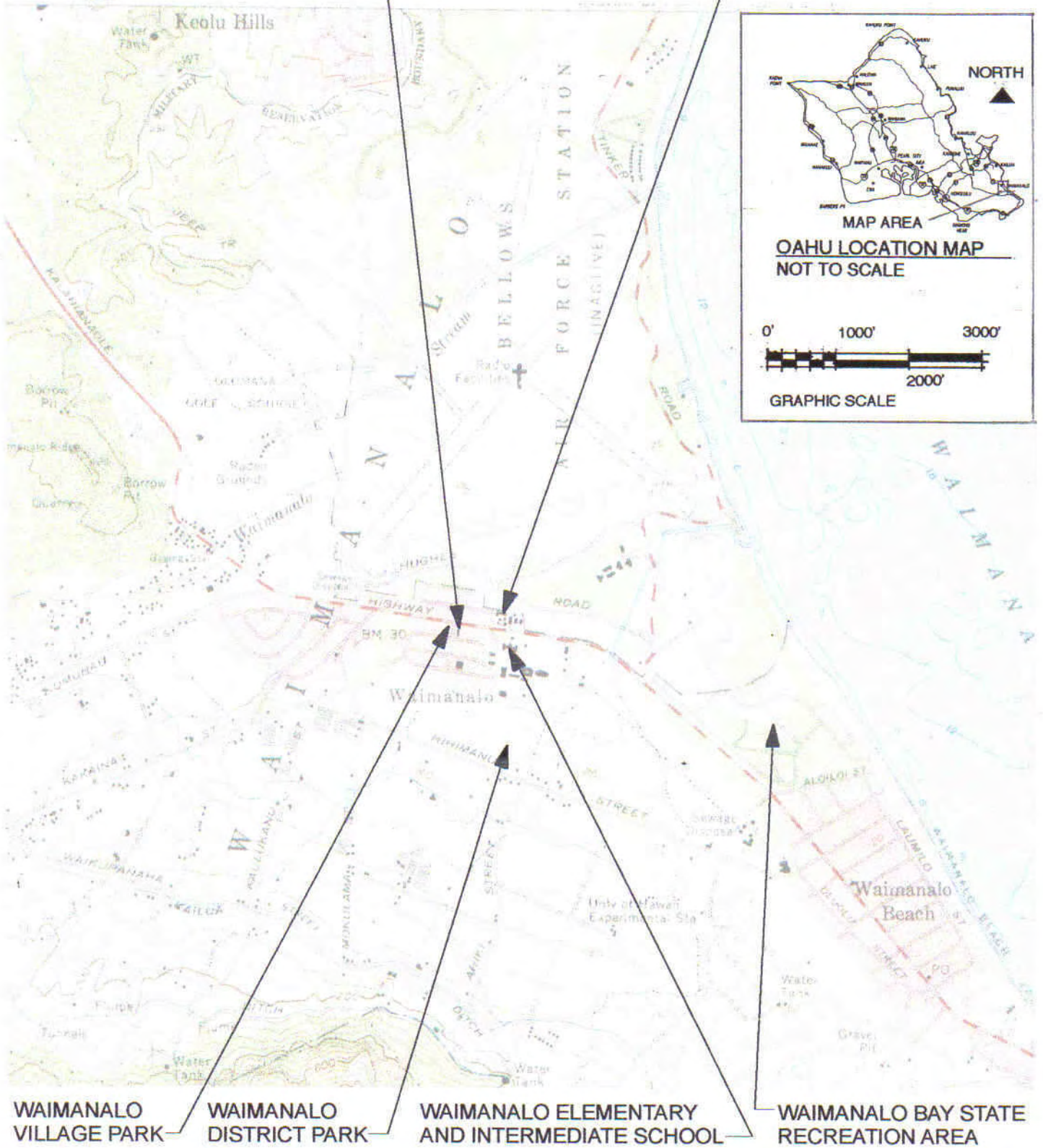
1.3 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT

Hawaii Revised Statutes (HRS), Chapter 343, titled Environmental Impact Statements



RECREATION CENTER
PROJECT SITE

WAIMANALO HEALTH
CENTER



WAIMANALO
VILLAGE PARK

WAIMANALO
DISTRICT PARK

WAIMANALO ELEMENTARY
AND INTERMEDIATE SCHOOL

WAIMANALO BAY STATE
RECREATION AREA

Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	Waimanalo Recreation Center 41-552 Moole Street Waimanalo, Hawaii 96795	Vicinity Map	Figure 1
---	--	-----------------	-------------

established a system of environmental review to ensure environmental concerns are appropriately evaluated along with economic and technical considerations in a number of actions. The specific proposed action requiring this assessment for this proposed project is the use of state lands.

The land on which this action is proposed is owned by the State of Hawaii and leased to Waimanalo Village Residence Corporation (WVRC) for use as housing, and community uses .

2. DESCRIPTION OF ACTION

2.1 PROJECT DESCRIPTION AND LOCATION

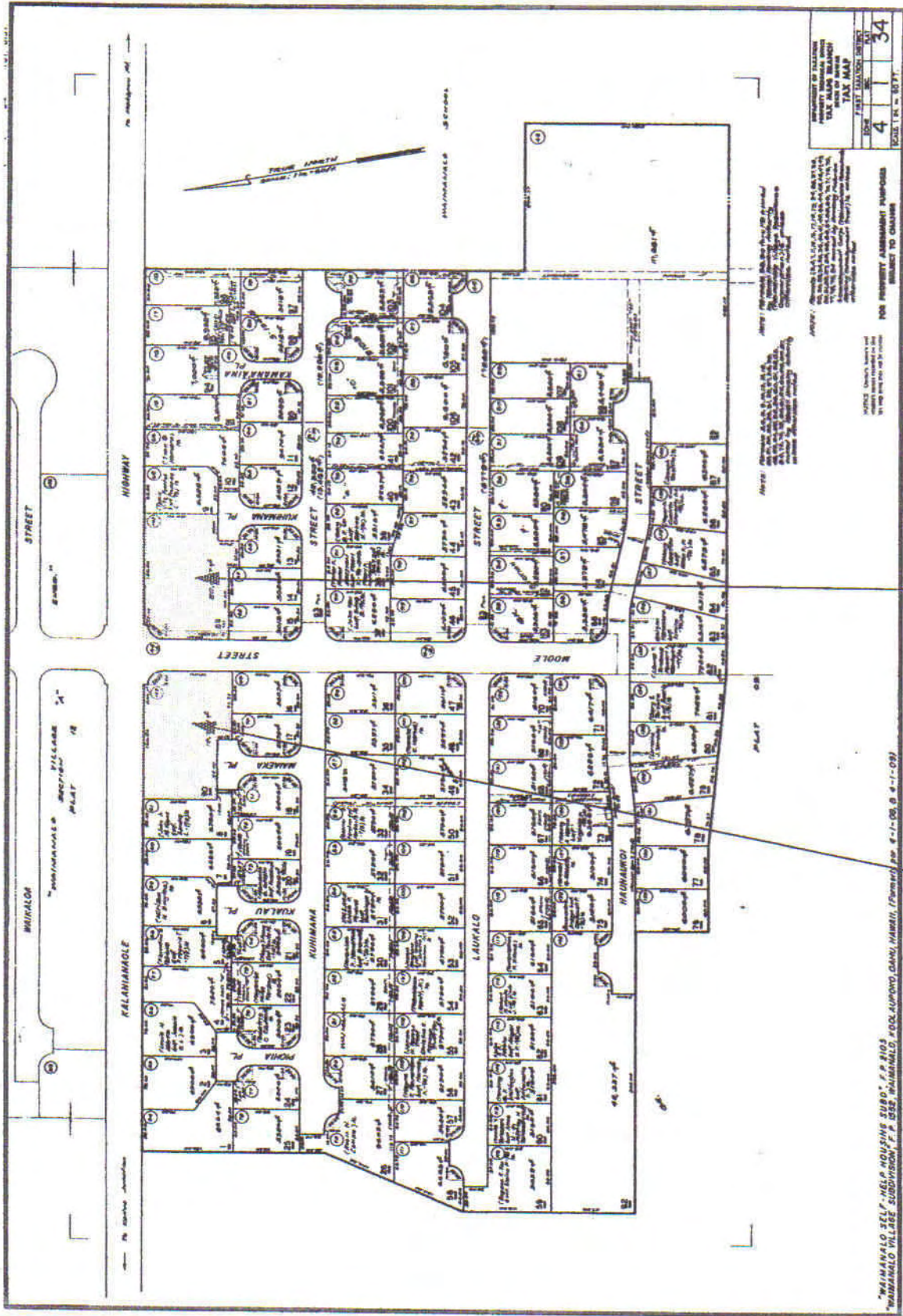
The proposed action will provide a single-story building, approximately 5,400 square feet in area, containing an office, a classroom, a storage space, a large meeting space with toilet facilities and a kitchen, and a pre-school space. Site work includes paved parking, driveways, paved outdoor areas, paved walkways, fencing, and landscaping. Additionally, the parcel across Moole Street to the west is proposed for development as off-site parking for special events occurring at the proposed Recreation Center.

Waimanalo town is on the eastern shore of Oahu, approximately fourteen miles from the Honolulu central business district. Kailua town, the closest major suburban area, also in Koolaupoko, is 5.11 miles away along the major thoroughfares to its central business district (Figure 1). Waimanalo Bay State Recreation Complex is one (1) mile east along Kalaniana'ole Highway. Waimanalo District Park is just over one (1) mile by road from the Town. The fire station is one-quarter mile (1/4) east along Kalaniana'ole Highway.

The proposed action parcel is located at 511 Kuhimana Place, Waimanalo, Koolaupoko, Oahu, Hawaii, 96795 (TMK 4-1-034: 089) in the Waimanalo Village Subdivision. The parcel for the off-site parking is immediately to the east, across Moole Street (TMK 4-1-034:090). Both parcels front Kalaniana'ole Highway, a major State thoroughfare connecting other communities to the north with the southern most part of Oahu. Both parcels are one-quarter mile south along Kalaniana'ole Highway from its intersection with Poalima Street, considered the current center of Waimanalo town with its concentration of commercial activities.

2.2 HISTORICAL BACKGROUND

Waimanalo Village identified on Tax Maps 4-1- Plats 12 and 34 as "Waimanalo Self-Help Housing Subdivision," is a low and moderate income housing subdivision of single-family dwellings. The area of the Waimanalo Self-Housing Housing Subdivision is on a portion of the approximately 6,970 acres originally leased from the Hawaiian Kingdom in 1850. The plantation housing is indicated in nearly the same configuration as today makai of Kalaniana'ole Highway on a United States Geologic Service (USGS) map of the area dated 1928. On same map, the mauka side of the Highway shows indications of small buildings in two rows parallel to the Highway. Also indicated on the same map is a large "H-shaped" building indicating the earlier Waimanalo Elementary and Intermediate School wood frame school. Waimanalo Village Subdivision was developed in 1978 jointly by Hawaii Housing Authority, predecessor of Hawaii Housing Finance and Development Corporation (HHFDC), a State agency, and Waimanalo Residents Housing Development Corporation (WRHDC), predecessor of the applicant of this Environmental Assessment, Waimanalo Village Residence Corporation (WVRC), a non-profit corporation incorporated in October 1973 composed of residents of the existing former Waimanalo Sugar Company plantation



WAIMANALO RECREATION CENTER SITE

WAIMANALO VILLAGE PARK



Kauahikaua & Chun/Architects
 Kawaihahao Plaza, Hale Mauka
 Suite 108
 567 South King Street
 Honolulu, Hawaii 96813

Waimanalo Recreation Center

41-552 Moole Street
 Waimanalo, Hawaii 96795

Tax Map
 Key
 Parcel Map

Figure
 2

housing. The plantation housing was typical of the sugar plantation era "camps" for the Asian immigrant workers of the Sugar Company. It consisted of detached single-family dwellings, simply and crudely built of wood, and substandard even during the final days of the Sugar Company. The detached plantation houses allowed each family to independently adapt their lifestyles to the arduous demands of their immigrant status employed by an agricultural industry in the era prior to organized labor unions. In order to adapt to their meager compensation from the Sugar Company, commonly more than a single male member of the household worked for the Sugar Company and the female spouse had a cottage industry at home or worked outside the home. The minor children generally did the household chores during the hours of the day outside of school and on weekends. Also, the residents commonly supplemented their diet with homegrown plants and livestock raised in the yards around their detached dwellings. To vary their diet, the residents commonly shared the home-grown produce and livestock among themselves, which led to a bonding among the residents of the community. The detached dwellings also allowed the plantation residents a semblance of privacy from the unfamiliarity of different language and customs, and fellowship with the familiar by the grouping of residents according to language and customs.

The first wave of immigrants probably began arriving at the plantation sometime just prior to 1900, because before then the Sugar Company purchased the sugar cane from the Chinese farmers in the area who had been cultivating sugar cane on kuleana (fee simple) lands in the area. When the Sugar Company began to cultivate its own cane, it did so on lands initially leased for 50 years from the Hawaiian Kingdom in 1850, and then renegotiated in 1890 for 30 additional years. The ownership of the Kingdom of Hawaii lands changed to the Territory of Hawaii after the 1898 annexation of Hawaii by the United States, then to the State of Hawaii in 1959 upon Hawaii becoming a state.

In 1913, upon the death of the son of the original lessee, the fee simple lands and the unexpired lease of the former Kingdom of Hawaii lands were sold to Waimanalo Sugar Company that was by then under the control of C. Brewer and Company, one of the five Hawaii-based companies with large acreage in sugar cane production throughout the Hawaiian islands. The Company was successful in bidding for the leases on the land in 1923 and again in 1938. In 1947, six years before the 1953 expiration of the lease, Waimanalo Sugar Company closed its operations and its assets were liquidated. The Company's fee lands and the remaining six years on the leased lands were sold to the Waimanalo Agricultural Development Company (WADC). The Development Company sub-let the leased land as farm lots of varying sizes to farmers and ranchers. The fee simple lands were sold in whole pieces or subdivided into houselots. The plantation houses and the business buildings were rented to some of the existing tenants, many of whom were or Filipino decent. It is significant in the history of Waimanalo Village to note that during this period, many low/moderate income tenants took up residency here. It is this multi-cultural/mixed ethnic group that forms the successful core of diverse residents. This period is also the source of many of the residents and decedents of residents that live there today. The actions by WADC resulted in a real estate boom in Waimanalo. Upon the expiration of the Territory's land lease, WADC sold the improvements on the leased land. The Territory of Hawaii, through The Commissioner of Public Lands, predecessor of the Department of Land and Natural Resources (DLNR) became the new landlords and in 1956 issued thirty-day

revocable permits to tenants choosing to remain in the "Permit Area."

In January of 1959, a study titled "A General Plan for Waimanalo Valley" was prepared for The Commissioner of Public Lands that indicated residential development in plantation housing area and areas to the south and east that envisioned a population of 30,000 persons in the Waimanalo Valley. Also slated was a light industrial area between Kalaniana'ole Highway and Bellows Air Force Station, in the area of the current northern portion of the Village subdivision. In 1963, the State notified a portion of the residents of the plantation housing of eviction, apparently with the intent to implement the General Plan. The residents organized to oppose the evictions, which resulted in the Waimanalo Core Development in the area of the former sugar mill on Poalima Street, and an area west of it. Some moved to the Core Development, but many could not afford the fee interest in the land and build new housing in compliance with the applicable codes. The remaining residents of the former plantation housing were then offered an option to purchase improved lots for about \$5,000 to build their own homes. However, most of the residents could not afford this price and continued to remain on their lots rented from the State. The State then issued first eviction notices to residents of the quarter of the plantation housing area south of Kalaniana'ole Highway and west of Moole Street (mauka-Kailua), to clear the land for a low and moderate-income townhouse development.

The townhouse development proposed for the mauka-Kailua quadrant of the plantation housing area was intended to house the evicted plantation housing residents. A second development on further clearings of the plantation housing area was proposed to house the remainder of the residents. However, the plantation residents were opposed to the "urban-style" living of the proposed townhouses, and organized to oppose the State's planned evictions. Another group organized to address the issues facing the elderly residents of Waimanalo, but not threatened by immediate eviction.

After protracted meetings and confrontations between government officials and the plantation housing residents, the Governor of the State offered the plantation housing residents an alternative of a lease of the plantation housing area provided the residents themselves, with government assistance, plan and construct the types of dwellings the community desired. The result was the establishment of Waimanalo Village Residence Corporation (WVRC) a non-profit corporation to develop housing for the residents of the plantation housing. The WVRC received the land lease from the State of Hawaii DLNR for a portion of the area on March 1, 1974. The initial increment of the Waimanalo Village development was granted the development conditional commitment for interim construction funds under Hawaii Revised Statutes Chapter 359G (repealed in 1987, now Chapter 201H) in November 1974. In early 1975, WVRC had acquired the lease on the remainder of the plantation housing area. Hawaii Council for Housing Action (HCHA) developer of the Banyan Tree townhouse project, originally intended for relocation of the plantation housing residents relinquished its development rights on the mauka-Kailua corner of the subdivision. The State of Hawaii then agreed to lease all of the lands to WVRC, thereby leaving control of the entire old plantation housing area to WVRC. CUP requires lease remaining greater than five (5) years.

The two lots, subject to this EA and the two others on the corners directly makai across Kalaniana'ole Highway were originally contemplated for community facility use in the development of the Waimanalo Village subdivision. The two lots subject to this EA were already in use as community facilities – one was the office for WRHDC, and the other was used as a meeting facility, both in converted plantation buildings. Both were maintained in its use and demolished when the current office facility was completed in 1985. In order to develop the Village subdivision at minimal cost, certain applicable ordinances of the City & County of Honolulu were pre-empted. One specific exemption applicable to this EA is the requirement that lots be a minimum of 20,000 square feet in area when used for non-dwelling purposes in the lowest residential-zoned (designated R-6 in the then zoning code) area. The second is an exemption from the subdivision rules stipulating that any proposed road widening area is deducted from the lot area. These exemptions were directed at the four community-facility lots at the Kalaniana'ole Highway and Moole Street intersection. The two lots on the makai side of Kalaniana'ole Highway have since been developed into residential lots in a later phase of the Village subdivision.

2.3 PROJECT PURPOSE AND NEED

Waimanalo Village residential subdivision was developed pursuant to HRS Chapter 359G, more commonly known then as Act 105 of the Hawaii State Legislature by the Hawaii Housing Authority, State of Hawaii in 1974. The Legislature had determined that decent shelter and the responsibility of home ownership contributes to the pride and dignity of man and makes him a greater asset to the community, and the lack thereof contributed to harmful frustration in our community. The basic drive in man to provide a decent home for his family, if not satisfied, would provoke unrest in our community that would be harmful to the overall fiber of our society. In enacting this legislation, the State Legislature recognized the then critical shortage of lower income housing units was due largely to conflicting priorities and felt obligated to provide the direction and overview to resolve them. The studies of the critical housing situation then found the shortage was due to multiple causes including land cost and availability, development cost, financing cost and availability, costs due to government regulations, labor and materials availability cost, and the then inflationary state of the economy that encouraged development of profitable high cost housing.

Waimanalo Village was developed without community facilities. The City maintained a gymnasium, assumed a remnant from the plantation camp, in the southeast quadrant of subdivision until it was demolished by July 11, 1985 and the large lot was subdivided into residential lots. Prior to the gymnasium demolition, the City and County of Honolulu completed a new gymnasium on September 1, 1979 in a planned District Park on the mauka (south) side of the subdivision followed that by additional buildings in 1984, 2003, and 2004. The Moole Street-Kalaniana'ole Highway intersection, being in the center of the subdivision and in a prominent location was intended serve as the hub for this community in the original planning for this Village subdivision. Accordingly, the four lots around this intersection were set aside for future community facilities. The two lots on the south side of the Highway were already sites for the WRHDC offices (on TMK 4-1-034:089) and a meeting hall (on TMK 4-1-034:090), both in existing structures. On May 20, 1985, a small 720 square foot new structure for WRHDC offices was

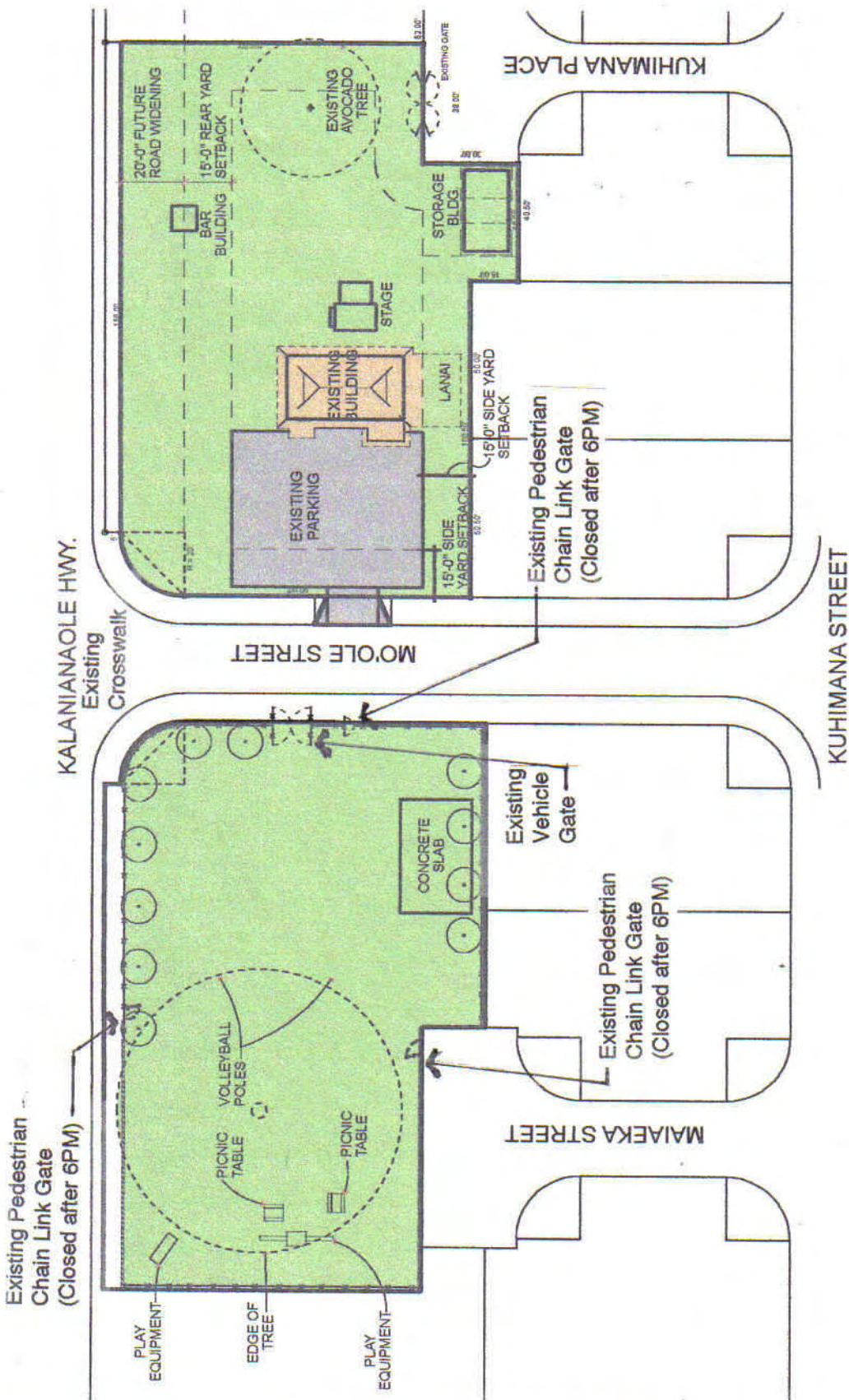
completed. The existing meeting hall on the lot across Moole Street was demolished after the office was completed and the land currently remains as vacant land, but is used as a community park by the Village.

In the period between June through October of 2006, Waimanalo Village Residence Corporation studied the feasibility and began to develop a business plan for the Waimanalo Village Recreation Center to be located at the corner of Kalaniana'ole Highway and Moole Street. This Recreation Center is intended to serve the entire Waimanalo Community in addition to the Village. The WVRC interviewed eleven experts knowledgeable about Waimanalo, examined thirty-five organizations operating similar facilities and programs, conducted a survey and received 127 responses from Waimanalo residents about programs, services, and their costs, and analyzed demographic data from the 2000 U.S. Census, 2005 American Community Survey, 2005 Current Population Survey, 2004 Zip Business Patterns, and InfoUSA Commercial Data. The key questions of the feasibility study were:

- Is the community need big enough to justify building a community Recreation Center?
- Are enough people willing and able to pay to support the center financially?
- What kinds of services do people would want and be willing to pay for?

Analysis of the data collected from the interviews with individuals and other organizations, surveys, and demographic sources indicate substantial need for the following affordable programs for low-income families and unemployed people:

- Youth programs are the largest need for 2,000 school-age children in the area. Seventy percent (70%) of the survey respondents indicated they would use after school/summer youth program. Ninety-five percent (95%) knew someone else that would use this program.
- Adult education for General Education Degree and post-secondary education. Forty-seven percent (47%) of the survey respondents indicated they would avail themselves of computer classes or a computer room. Thirty-two percent indicated they would attend an adult education class in the Center. Sixty percent (60%) knew someone else would attend computer classes or use the computers, and forty-two (42%) percent knew someone else who would attend and adult education class.
- Childcare for 1,000 toddlers, many who are children of single-parents. Fifty-three percent (53%) of the survey respondents indicated they would use a childcare/preschool program. Seventy-eight percent (78%) knew someone else that would use this program.
- Senior programs for 1,000 elderly, many who are non-ambulatory. Senior programs also needed as a respite for the many seniors caring for their grandchildren. Twenty-five percent (25%) of the survey respondent indicated



NORTH  **EXISTING SITE PLAN**
SCALE: 1" = 50'-0"

Kauahikaua & Chun/Architects
Kawaiahao Plaza, Hale Mauka
Suite 108
567 South King Street
Honolulu, Hawaii 96813

Waimanalo Recreation Center
41-552 Moole Street
Waimanalo, Hawaii 96795

Existing Site Plan

Figure 3

Table 1
Existing Uses and Approximate Area

Room No.	Room Name	Existing Bldg Net Area (SF)
EXISTING: WAIMANALO VILLAGE RESIDENCE CORPORATION OFFICE		
101	Resident Manager's Office, Copy-Fax Area	173
101A	Board Meeting Area	115
102	Closet	26
103	Public Men's Toilet (Handicapped)	12.5
104	Public Women's Toilet (Handicapped)	12.5
105	Lavatory Area	38
106	Tool Storage-Workshop	175
	Outside Toilet	49
	Maintenance Lanai Work Area	271
	Total Net Floor Area (NSF)*	872
16%	Net:Gross Floor Area Factor **	168
	Total Gross Floor Area (GSF)***	1,040

* Net Floor Area: Floor area of a building, excluding the area occupied by walls and partitions, the circulation area and the electrical or mechanical area

** Net:Gross Factor: Describes the relationship between the net area and gross area. The percentage is the area of the net area attributable to walls, partitions, circulation, mechanical or electrical equipment.

*** Gross Floor Area: Sum of the area of the building within the outside face of the exterior walls.

EXISTING: STORAGE BUILDING		
	Maintenance Material Storage	121
	Yard Maintenance Storage	121
	Rental Chair & Table Storage	121
	Total Net Area (NSF)	363
	Net:Gross Area Factor	0
	Total Gross Area (GSF)	363



View of Recreation Center site from Moole Street toward existing building (Looking Northeast)



View of Recreation Center site from the corner of Moole Street and Kalaniana'ole Highway (Looking East)



View of Recreation Center site from behind the existing building (Looking West)



View of the Recreation Center site from behind the existing building (Looking East) Toward neighbor.



View of site along Kalaniana'ole Hwy. frontage (East)



View of existing parking lot and existing building

Waimanalo Recreation Center
 41-552 Moole Street
 Waimanalo, Hawaii 96795

FIGURE 04
 Waimanalo Village Recreation Center Site
 (TMK 4-1-034: 089) SITE PHOTOGRAPHS

they would use a senior program, and forty-seven percent (47%) knew of someone else who would use this program.

- Private party venue because none are available in the immediate area, and the Village lots are 5,000 square feet minimum in accordance with the Zoning Code, providing little yard space for anything other than small gatherings on the individual lots. Forty-five percent (45%) of the survey respondents indicated they would use the private party venue, and eighty-three percent (83%) knew of someone else who would use the facility for parties.

The following were also gathered from the interviews and surveys:

- Computer classes for adults already provided at the Waimanalo Library approximately one-quarter mile away along Kalanianaʻole Highway.
- Senior programs already provided at the gymnasium at the City's Waimanalo District Park and at the Kupuna Housing Facility at the Hawaiian Homes Complex approximately two miles away. However, both are a considerable walking distance from Kalanianaʻole Highway, the only route of the public transportation system.
- Adult education program already available at Hawaii Job Corps adjacent to the Waimanalo District Park and at Waimanalo Elementary and Intermediate School. However, the Hawaii Job Corps site is a considerable walking distance from Kalanianaʻole Highway, the only route of the public transportation system.
- The gymnasium and the game fields at Waimanalo District Park serve athletic programs well, but lacks other programs. A pre-school program exists in the Multi-purpose facility adjacent to the gymnasium. Again, both are a considerable walking distance from Kalanianaʻole Highway.

2.3.1 Surrounding Land Description

The two properties subject of this EA are almost in the center of the Waimanalo Village a subdivision of approximately 43 acres. When subdivided, the layout of the lots remained almost the same as the existing layout of the Waimanalo Sugar Company plantation housing to preserve its rural identity by saving most of the existing mature trees. The subdivision is surrounded by following City and County zoning. F-1 (Military and Federal) zoned Bellows Air Force Station and the Army National Guard Training Facility to the north, and by State of Hawaii owned lands on the east, south and west sides. It is bisected north and south by Kalanianaʻole Highway, and east and west by Moole Street. On the northeast side are R-5 zoned lands leased to Waimanalo Health Center and used for medical offices, and Waimanalo Elementary and Intermediate School southeast of the Highway. To the south of the subdivision are parcels zoned AG-1 (Restricted Agricultural) and AG-2 (General Agricultural). The west side of the Village subdivision abuts a parcel zoned AG-2 mauka of Kalanianaʻole Highway, and a R-5 zoned parcel, subdivided vacant land makai of the Highway (Figure 12).

2.3.2 Property Description

The two properties subject of this EA are owned by the State of Hawaii and leased to the Waimanalo Village Residence Corporation.

2.3.2.1 TMK 4-1-034: 089

The area of parcel 089, site of the proposed Recreation Center is 20, 047 square feet. Parcel 089 fronts on Kalaniana'ole Highway, Moole Street and Kuhimana Place. The address of parcel 089 is 511 Kuhimana Place. A gated vehicle driveway is accessible from Moole Street and Kuhimana Place. There is no existing vehicle access from Kalaniana'ole Highway, due to a grade change of 4 to 5 feet. An existing concrete stair leads from the sidewalk along Kalaniana'ole Highway to the north property line, but no gate for access currently exists. The parcel is bound by a two story single family residence to the east, on TMK 4-1-034: 09. Three parcels abut the project site to the south, these parcels are identified as TMK 4-1-034: 013, 014 and 015. On each parcel is a single story, single family residence. The City and County zoning of all adjoining parcels is R-5 (Figure 2).

Improvements on parcel 089 include a fence, a concrete paved parking lot, a single storey building with lanai, a maintenance storage building, a portable stage, and (2) kiosks. A 5 foot high chain link fence is installed along the north, west and south property lines. The east property line is bound by a 6 foot high concrete screen block wall. The upper screen block sections of the existing wall are further shielded by corrugated fiberglass panels mounted on pipe. A 50 foot long portion of the north property line is shielded by a 3 foot high solid concrete block wall. Other than the parking lot and building foot prints, the remainder of the parcel is grassed. The landscaping at the property line and adjacent to buildings consists of ti (red & green), heleconia, ginger, lau'ae, manila palms, areca palms, noni, plumeria, banana, papaya, coconut and crown flower.

The existing building provides offices, storage and work areas for the WVRC management and maintenance staff. The maintenance storage building provides additional space for storage of folding tables, folding chairs, lawn mower and lumber-plywood.

The existing parking lot is striped to accommodate up to 5 stalls.

2.3.2.2 TMK 4-1-034: 090

The area of parcel 090, site of the existing Village Park and proposed off-site event parking for the Recreation Center is 19,794 square feet. Parcel 090 fronts on Kalaniana'ole Highway, Moole Street and Mai'akea Place. The address of parcel 090 is 530 Mai'akea Place. A gated vehicle driveway is accessible from Moole Street. The vehicle gate is kept closed during park operating hours. A pedestrian chain link gate allows access from Kalaniana'ole Highway, Moole Street and Mai'akea Place. There is no existing vehicle access from Kalaniana'ole Highway and Mai'akea Place. The parcel is bound by a single story single family residence to the west, on TMK 4-1-034: 08. Two parcels abut the project site to the south, these parcels are identified as TMK 4-1-034:



View of Village Park at the corner of Moole Street and Kalaniana'ole Highway (Looking Southwest)



View of Village Park along Kalaniana'ole Highway (Looking West)



View of Village Park along Moole Street (Looking South)



View from inside the Village Park, toward Moole Street (Looking East)



View from inside Village Park toward Kalaniana'ole Hwy.



View of the Playground and access to Maiakea Place

Waimanalo Recreation Center
 41-552 Moole Street
 Waimanalo, Hawaii 96795

FIGURE 05
 Waimanalo Village Park (TMK 4-1-034: 090)
 SITE PHOTOGRAPHS

017 and 018. On each parcel is a single story, single family residence. The City and County zoning of all the abutting residential parcels is R-5 (Figure 2).

The park is entirely enclosed by either a combination 6 foot high chain link and concrete block-rock wall or a 6 foot high concrete block wall. Park hours are posted on a sign mounted to the chain link fence at the Moole Street pedestrian gate. The park is entirely grassed. A portion of the park shaded by a large mature monkeypod tree. Palms are planted along the property line at the Kalaniana'ole Highway-Moole Street intersection. Areca palms are planted to provide visual screening for the residence on parcel 16. The following existing improvements are provided for park users: (2) picnic tables with benches, (1) children's play structure, (2) park benches, (1) children's see-saw, (1) children's concrete pipe play tube, (1) grass volleyball area (net and poles are removable) and (1) concrete basketball half-court.

2.4 TECHNICAL DESCRIPTION

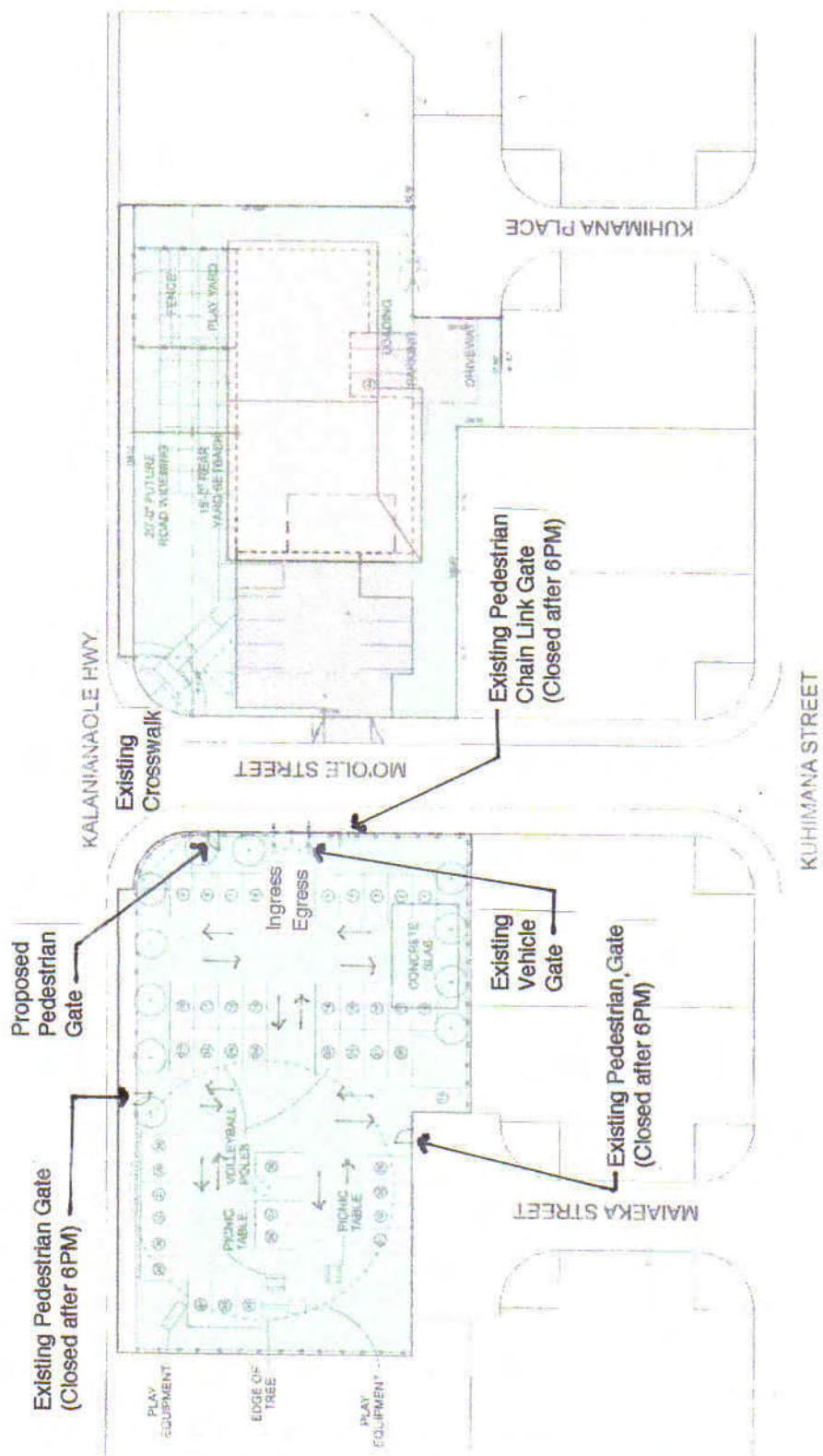
The proposed Recreation Center is intended as the administrative, recreational, and social center of the Village. The existing building on the site containing an office and a storeroom is currently used as the administrative center of the Village. The social and recreational use of the site takes place in the yard space south of the existing building. Private gatherings occur without any cover or under cover of a portable tent.

The proposed Recreation Center will utilize the site better. It will be a single building containing an office, a classroom, a storage room, a large multi-purpose meeting room, and a pre-school-small meeting room. The exterior walls will be of concrete masonry as will be most of the interior walls of the Large Meeting room. Other interior walls are intended to be of wood frame construction. The roof structure will be of wood frame construction.

The site will include two paved parking areas. The existing paved parking area (accessed from Moole Street) will be re-configured to provide six (6) parking stalls, including one (1) handicapped parking stall and access aisle. The driveway to the existing paved Moole Street parking lot is located 72 feet from Kalaniana'ole Highway. Another parking lot (accessed from Kuhimana Place) will include two (2) parking stalls. The paved parking areas will provide adequate access for staff, visitors and parents.

Driveways for both the existing and proposed parking lots will generally remain consistent with the existing grades, therefore the driveways grades shall not exceed five percent (5%) or a minimum distance of 25 feet into the property. Both existing and proposed driveways shall provide and maintain adequate site distance to vehicles and pedestrians.

The Office is intended to house the existing full-time resident manager for management and tenant support of Village units and of the Recreation Center. The office is will also house a new full-time director position responsible for developing programs, recruiting programs, marketing, and fundraising for the Recreation Center. A new full-time administrative assistant to support the two directors will also occupy space in the office. A Storeroom for maintenance materials for housing rental units and the Recreation Center maintenance work area will be included. The WVRC will maintain its current



PROPOSED SITE PLAN

SCALE = 1/8" = 1'-0"

Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	Waimanalo Recreation Center	Proposed Site Plan	Figure 6
41-552 Moole Street Waimanalo, Hawaii 96795			

Table 2
Proposed Uses and Floor Area

Proposed Use	Floor Area (SF)
Office (WVRC Resident Manager, Recreation Center Coordinator)	300
Office (Preschool Office)	108
Computer Lab	240
Maintenance Storage	373
Staff Toilet	74
Large Group Meeting Room	1,948
Pre-school Room	656
Preschool Toilet	45
Men's Toilet-Entry	448
Women's Toilet-Entry	448
Kitchen-Storage-Water Heater Closet	677
TOTAL	5317

Table 3
Existing and Projected Parking Demand

Program/Activity	Time of Day	Typical On-site* Parking Demand	Typical Off-site** Parking Demand
------------------	-------------	------------------------------------	--------------------------------------

Existing Activities to Remain

Housing Rental Management (Monday-Friday)	8:00AM-4:00PM	1 staff vehicle 1 visitor vehicle	None
Housing Rental Maintenance (Monday-Friday)	6:30AM-4:00PM	1 WVRC truck	None
Social Gatherings (Saturday)	6:00PM-10:00PM		28 stalls

* The existing parking lot includes 5 marked parking stalls.

** Parcel 090 Village Park after hours parking is unmarked.

Program/Activity	Time of Day	Typical On-site* Parking Demand	Typical Off-site** Parking Demand
------------------	-------------	------------------------------------	--------------------------------------

Projected Activities

Computer Lab (Tuesday, Thursday)	6:00PM-9:00PM	1 staff vehicle	None
Preschool (Monday-Friday)	7:00AM-6:00PM	2 staff vehicles	None
After-school Program (Monday-Friday)	2:30PM-6:00PM	1 WVRC van	None
Inter-session Activity Prog. (Monday-Friday)	7:00AM-6:00PM	1 WVRC van	None

* The proposed site plan includes 8 marked parking stalls.

** Parcel 090 Village Park after hours parking will remain unmarked.

3-person maintenance crew. A Computer Lab equipped with computers for use by the community will be located adjacent to the Office.

A Large Meeting room of 2,100 square feet is intended to house the after-school youth program identified as the most urgent need for the Waimanalo area by the survey conducted in mid-2006. It is also intended to satisfy the identified need for adult programs or for community-wide meetings. During week-end evenings days and holidays, the room with an equipped kitchen is intended as a venue for private gatherings and community events (such as the Halloween haunted house and other children oriented activities for traditional holidays), another identified need by the survey of the community. The meeting room is intended to seat up to two-hundred (200) residents and guests.

Pre-school facilities for a minimum of twenty (20) children will be included to satisfy the identified need for affordable child-care. The facilities will include a separate room without any connections with other spaces in the Center with its own toilet facilities and a fenced outdoor play yard area. WVRC will seek State licensing of the pre-school facility, as well as accreditation from one of two certification agencies, NECPA (National Early Childhood Program Accreditation) and NAYEYC (National Association for the Education of Young Children).

The existing roof covering the concrete slab to the south of the existing building will be removed to comply with setback requirements. The portion of the slab which complies with the setback requirement will be retained and enclosed to be used as additional maintenance storage space. The remaining portion of the existing concrete slab within the setback will be retained and used as an open maintenance work area.

Pedestrian access to the WVRC offices and the recreation center will developed at the corner of the project to encourage use of the crosswalk, and direct visitors toward the large meeting room.

Parcel 90 west across Moole Street will continue to be opened and used exclusively as a Village Park during the posted hours of 8 AM to 6 PM daily. Its use for off-site parking for large-gathering events occurring in the Large Meeting Room or preschool events will be limited to times not already designated for its use as a park. The parcel will be remain grassed for use as a park. The off-site parking is intended to accommodate up to forty (40 stalls).

Access to the off-site parking is limited to the only existing vehicular gate on Moole Street. The existing vehicle gate is located 56 feet from Kalaniana'ole Highway. During its use as off-site parking, the pedestrian gates from Kalaniana'ole Highway and Maiakea Place will be closed and locked. Although closed and locked, the parking arrangement does not block the existing pedestrian gates at Kalaniana'ole Highway and Maiakea Place. Another pedestrian gate on Moole Street near Kalaniana'ole Highway is proposed to allow pedestrians to exit the off-site parking near the crosswalk.

2.5 ECONOMIC CHARACTERISTICS

The proposed action will enable a non-profit organization to construct a Recreation

Center programmed in accordance with the prioritized needs identified by the survey and studies conducted by the WVRC Board of Directors, and in accordance with the applicable building and zoning codes. The Recreation Center will be the bare minimum size to accommodate the needed programs, and since this Center intends to serve a community of residents with low- to moderate-incomes, its design will minimize the initial construction, operational, and long-term maintenance costs in order for the programs and the use of the Center to be affordable to the users.

The proposed action will attract more of the Waimanalo community to the center of Town thereby benefiting the businesses in the small shopping mall, the convenience store, and market one-quarter mile away. The businesses would also benefit should the Center be used for community wide events and private events as people from outside of Waimanalo would likely attend and patronize the Waimanalo merchants.

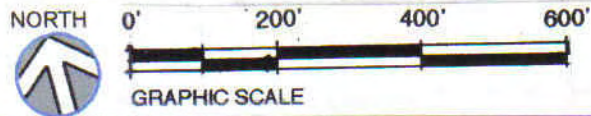
The short term economic effects of the will be to provide continued employment for construction industry workers, and sales of building materials for a period of approximately 12 months.

The long term employment opportunities in the Waimanalo area will be improved with the employment at least an additional 4 full time workers (Preschool Teacher-Director, Preschool Aide, Recreation Center Director, WVRC Administrative Assistant). In addition, the Preschool is expected to employ a part-time cook to prepare meals or arrange for food to be prepared and delivered.

Waimanalo Village Residents Corporation intends to pay all the construction costs of the proposed action without incurring any debt. The Center will operate as a not-for-profit facility for the community.

2.6 SOCIAL CHARACTERISTICS

The proposed action would reinforce the concept of the Recreation Center as the hub of Waimanalo Village. Historically the intersection of Kalanianaʻole Highway and Moole Street was the center of the plantation camp (now Waimanalo Village subdivision). The recreation center site during the plantation camp period housed a Mrs. Lees' "Pake" store selling candy, soda and some groceries. The Village park, west across Moole Street, was the site of Kuni's (small gas station) and a tavern-pool hall. From Moole Street eastward approximately 0.3 miles was the Waimanalo Sugar Company office making the Highway the "Plantation Main Street". The plantation camp dwellings along Kalanianaʻole Highway faced the Highway, each having its own stair and walk leading to the front porch. Moole Street intersecting Kalanianaʻole Highway was the primary north-south collector route for dwellings located off the Highway. The school in the community, Waimanalo Elementary and Intermediate, is 0.25 mile east along Kalanianaʻole Highway from the Moole Street intersection. The Catholic Parish of Saint George is north-east across the Highway from the plantation camp. With the exception of the Sugar Company office, movie theater, tavern and pool hall, all of the previous commercial and community facilities are still present along Kalanianaʻole Highway. Additionally, a small shopping center and a convenience store are located along the



ARMY NATIONAL GUARD TRAINING FACILITY



WAIMANALO VILLAGE PARK

PROJECT SITE

WAIMANALO HEALTH CENTER

WAIMANALO FIRE STATION

WAIMANALO ELEMENTARY & INTERMEDIATE SCHOOL

WAIMANALO PUBLIC LIBRARY

<p>Kauhikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813</p>	<p>Waimanalo Recreation Center</p> <p>41-552 Moole Street Waimanalo, Hawaii 96795</p>	<p>Aerial Photo</p>	<p>Figure 7</p>
---	--	-------------------------	---------------------

Highway as well.

The location of the proposed action, on "Waimanalo's Main Street" is ideal for planned gatherings and informal interactions of the entire Waimanalo community. The proposed facility will be convenient for use by the wider Waimanalo community, especially the elderly and low-income persons unable to operate or own a private vehicle because the Kalaniana'ole Highway is the only route of public transportation. The location will be particularly convenient for the Village residents because the proposed Recreation Center will provide the following social benefits to residents and the Waimanalo community:

1. The proposed Recreation Center will be within walking distance of all of the dwellings in the Village.
1. The recreation center will rely on a plantation aesthetic to reinforce the ties with Waimanalo plantation camp of the past.
2. The access from Waimanalo elementary & intermediate school will not require students to cross the highway.
3. The recreation center is easily accessible from a bus stop on the highway (just to the west of the Moole Street intersection).
4. The impact of traffic to and from recreation center activities can be limited to the area immediately adjacent to the highway and Moole Street, preserving the peace and tranquility of the Village residential areas.

The proposed action would not cause any social disruption in the community, and in fact would strengthen the community's sense of belonging. The WVRC office has been in this same location prior to the establishment of the Waimanalo Village working to secure homes for its residents. WVRC corporate board members having lived in Waimanalo for at least two generations decided to propose the Recreation Center to address needs of the community. The Recreation Center, by its programs and purpose, is intended to provide a place conducive for all ages, and all ethnic groups of the Waimanalo community to meet, interact, and participate in community matters affecting control of their destiny. By controlling their destiny, the residents of Waimanalo will create a social identity benefiting Waimanalo and the State of Hawaii.

2.7 ENVIRONMENTAL CHARACTERISTICS

The proposed action will occur on a 20,047 sf site that is vacant, except for an existing 720 square foot building used for the WVRC offices, and a small storage shed. It is completely grassed except for shrubbery around the existing building and along the western and southern perimeter. A canopy tree stands in the southeast corner. The proposed event off-site parking site (existing Waimanalo Village Park) west across Moole Street is also entirely vacant, except for recreational furniture and equipment, and used as a community park by WVRC. It is completely grassed and has a fully

mature monkeypod tree slightly to the west of the center of the site. Both sites had commercial facilities on them during the Waimanalo Sugar Company plantation era.

The Waimanalo Village Subdivision is nearly in the same configuration of the Waimanalo Sugar Company plantation camp. The land was generally flat and accordingly developed in 1974 without any grading of the lots. The roads, however, required grading to install the required base courses under the pavement. Accordingly, this site and the one to the west for the off-site parking will require no grading except for the base courses under the parking areas and driveways.

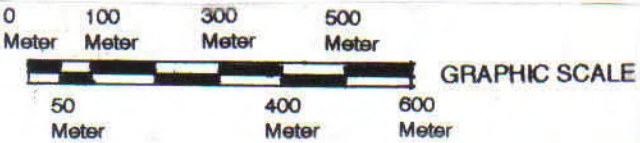
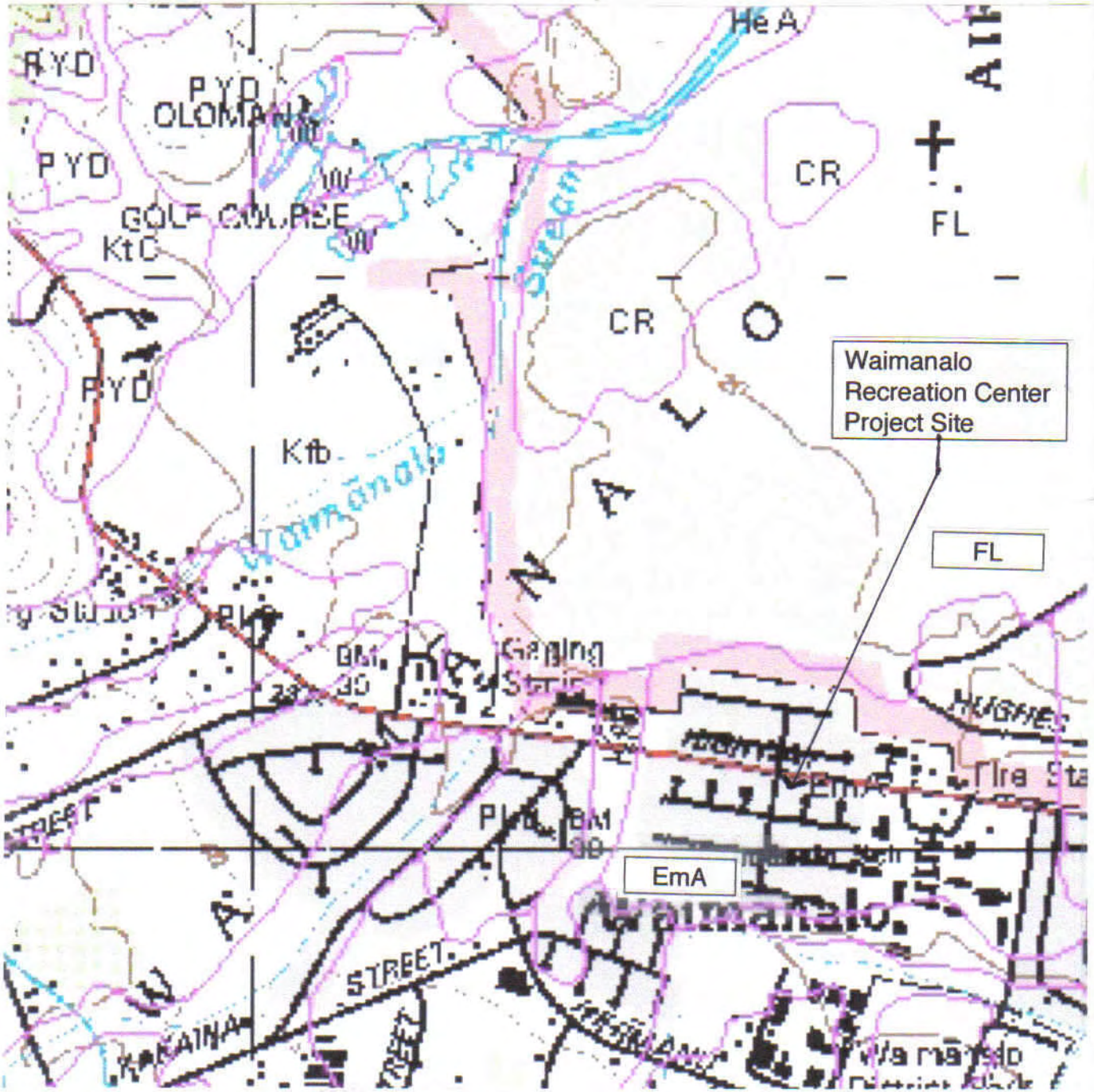
The project site is on Kalanianaʻole Highway, the major vehicular traffic artery through Waimanalo Town connecting the nearest suburban area of Kailua Town and points north with residential subdivisions, including the Hawaiian Homes developments southeast of the Village. As such, the site of the proposed Recreation Center will likely to be affected by traffic and vehicle noise. The EA prepared for Kalanianaʻole Highway Improvements measured the sound levels 15 feet from the edge of the Highway pavement at the intersection of Kalanianaʻole Highway and Poalima Street (west of the project site) at approximately 70 dbA during daylight hours and 60 dbA at night. The sound levels at the proposed site are likely to be same, or slightly lower as no traffic signal exists here as with the Poalima Street intersection. Additionally, the sound level at the building wall facing Kalanianaʻole Highway should be even lower than at the Poalima Street measurement location because it is located nearly three times the distance from the pavement edge.

The proposed Waimanalo Recreation Center will be the largest building mass in the immediate area. A two-story dwelling is on the lot immediately to east. The lot to the west has a full-grown canopy tree approximately fifty feet high slightly west of the center of the lot. A large canopy tree forty feet high is near the western boundary of the project lot. The two-story dwelling and the large canopy trees will help to soften the mass of the proposed Recreation Center.

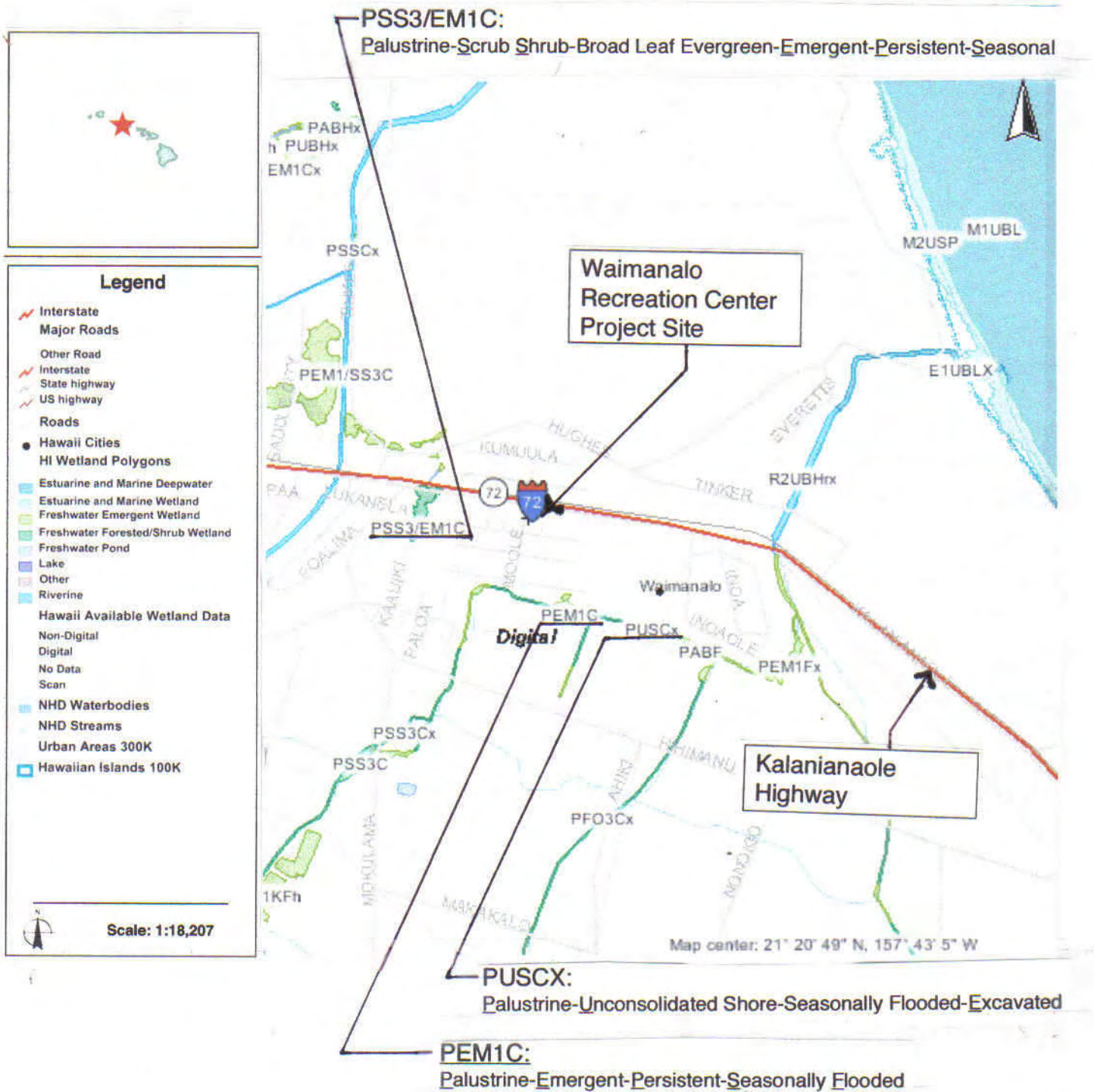
In general, the rooms in the recreation center will be naturally ventilated. Air conditioning will be used in the office and computer areas, for comfort and control of dust. Ventilating exhaust fans will be used in kitchen and toilet rooms.

The project will include the following sustainable concepts:

- Re-use of an existing building.
- Solar water heating.
- Rain water harvesting to reduce irrigation water consumption.
- Natural ventilation of group meeting areas.
- Use of native plantings.



Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	<p align="center">Waimanalo Recreation Center</p> <p align="center">41-552 Moole Street Waimanalo, Hawaii 96795</p>	USDA Soil Map	Figure <p align="center">8</p>
---	---	---------------------	-----------------------------------



WETLANDS AND DEEP WATER HABITATS CLASSIFICATION MAP

Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	<p align="center">Waimanalo Recreation Center</p> <p align="center">41-552 Moole Street Waimanalo, Hawaii 96795</p>	US Fish & Wildlife Service Wetlands Map	Figure <p align="center">9</p>
---	---	--	-----------------------------------

NATIONAL Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

0 1000 2000 FEET



NFLIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0380F


FIRM
FLOOD INSURANCE RATE MAP
 CITY AND COUNTY
 OF HONOLULU,
 HAWAII

PANEL 380 OF 385

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

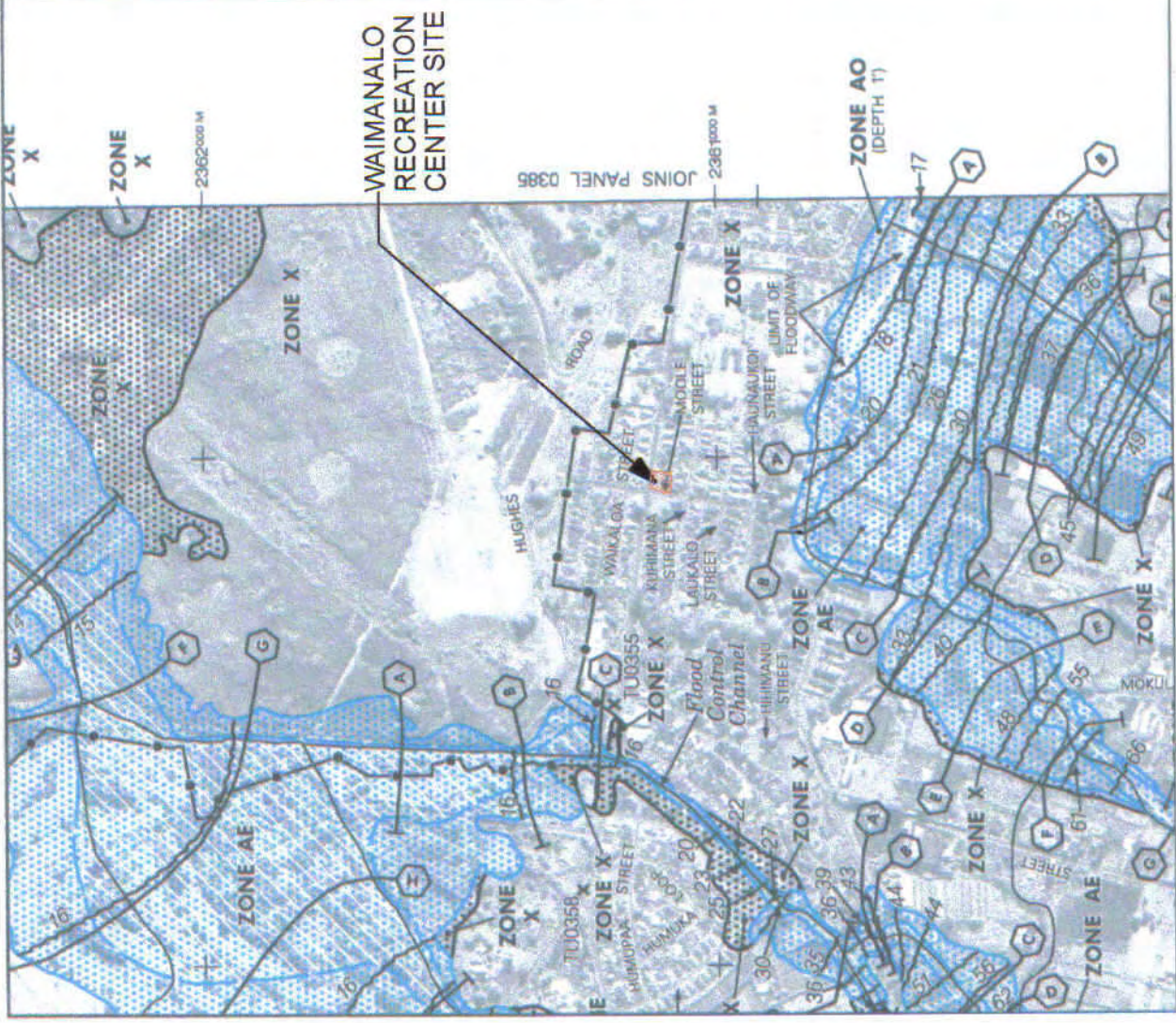
CONTAINS:
 COMMUNITY NUMBER: HONOLULU
 PANEL NUMBER: 0380F
 CITY AND COUNTY OF: HAWAII

MAP NUMBER: 15003C0380F
 MAP REVISED: SEPTEMBER 30, 2004



Federal Emergency Management Agency

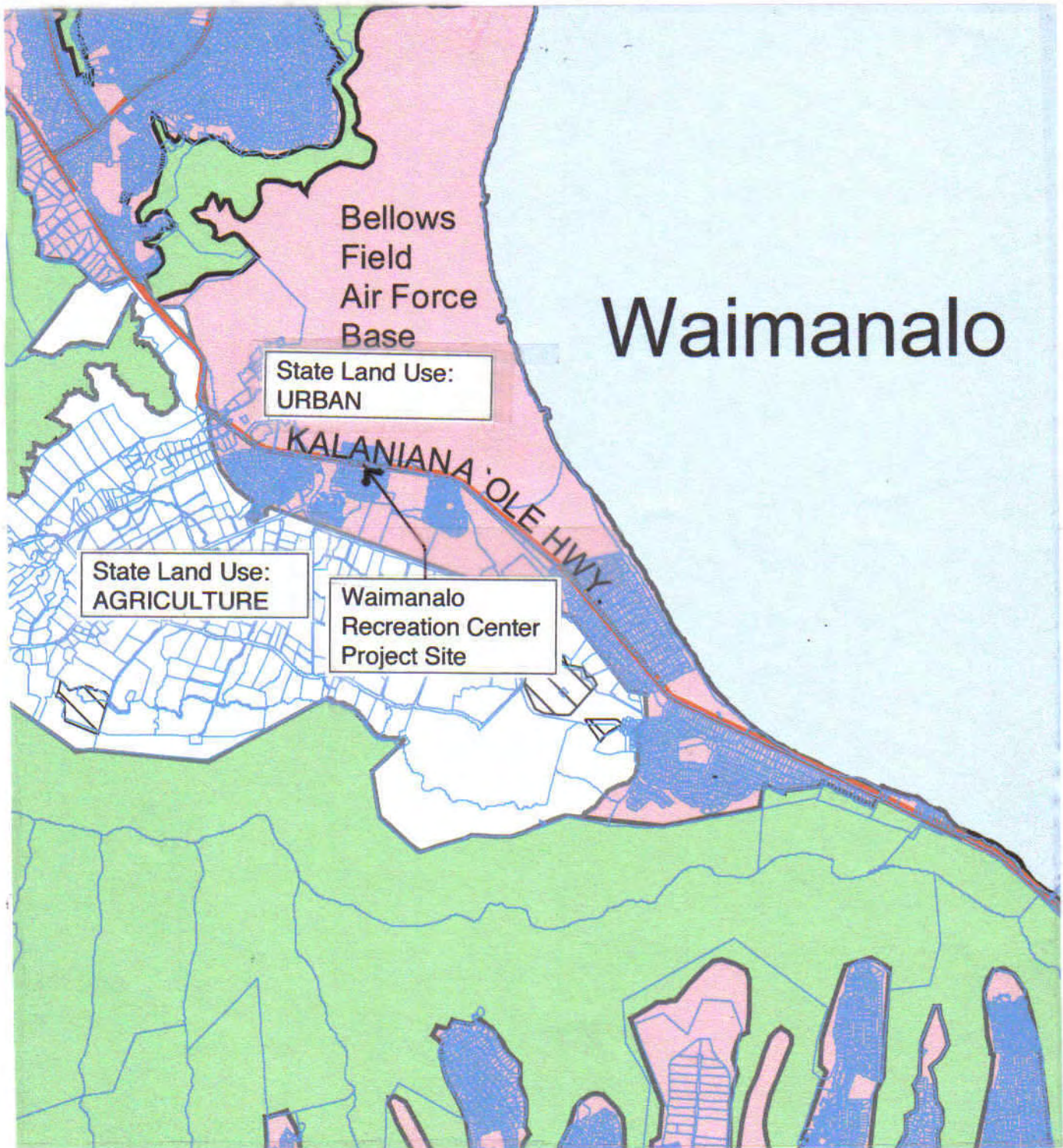
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Kauahikaua & Chun/Architects Kawaihahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	Waimanalo Recreation Center	Flood Insurance Rate Map	Figure 10
41-552 Moole Street Waimanalo, Hawaii 96795			

0 mile 1.25 mile 2.5 mile 5 mile

GRAPHIC SCALE



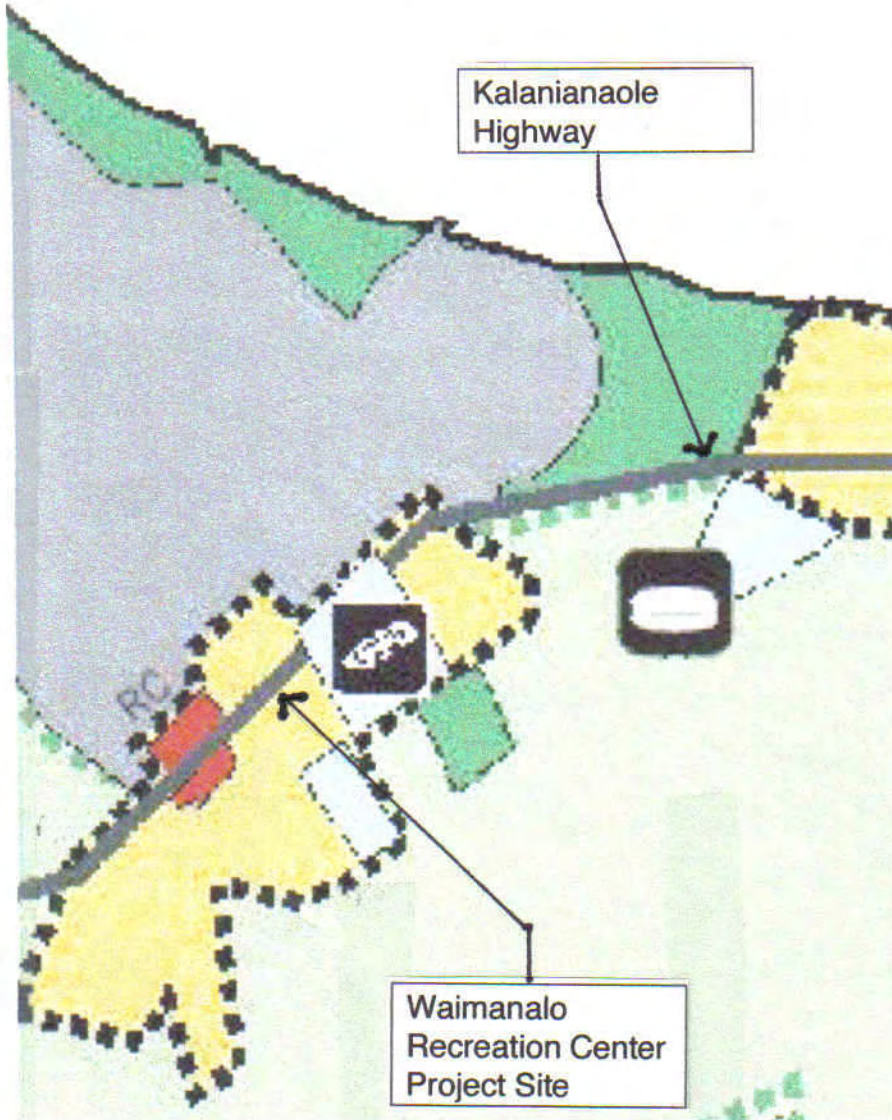
<p>Kauhikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813</p>	<p>Waimanalo Recreation Center</p> <p>41-552 Moole Street Waimanalo, Hawaii 96795</p>	<p>State Land Use Map</p>	<p>Figure 11</p>
---	--	-----------------------------------	-----------------------------

0' 1,000' 5,000' 10,000'



GRAPHIC SCALE

Waimanalo Bay



- Open Space/Preservation Areas
- Agricultural Areas
- Major Parks, Golf Courses, and Cemeteries and Nature Preserves
- Medium Density Residential
- Low Density Residential
- Industrial
- Institutional
- Military
- Community Commercial Centers
- Rural Commercial Centers
- Neighborhood Commercial Centers
- Regional Town Centers
- Urban Community Boundary
- Rural Community Boundary
- Agriculture/Open Space/Preservation Boundary
- Freeways, Highways, and Major Roads
- High School (State)
- Intermediate School (State)
- Wastewater Treatment Plant

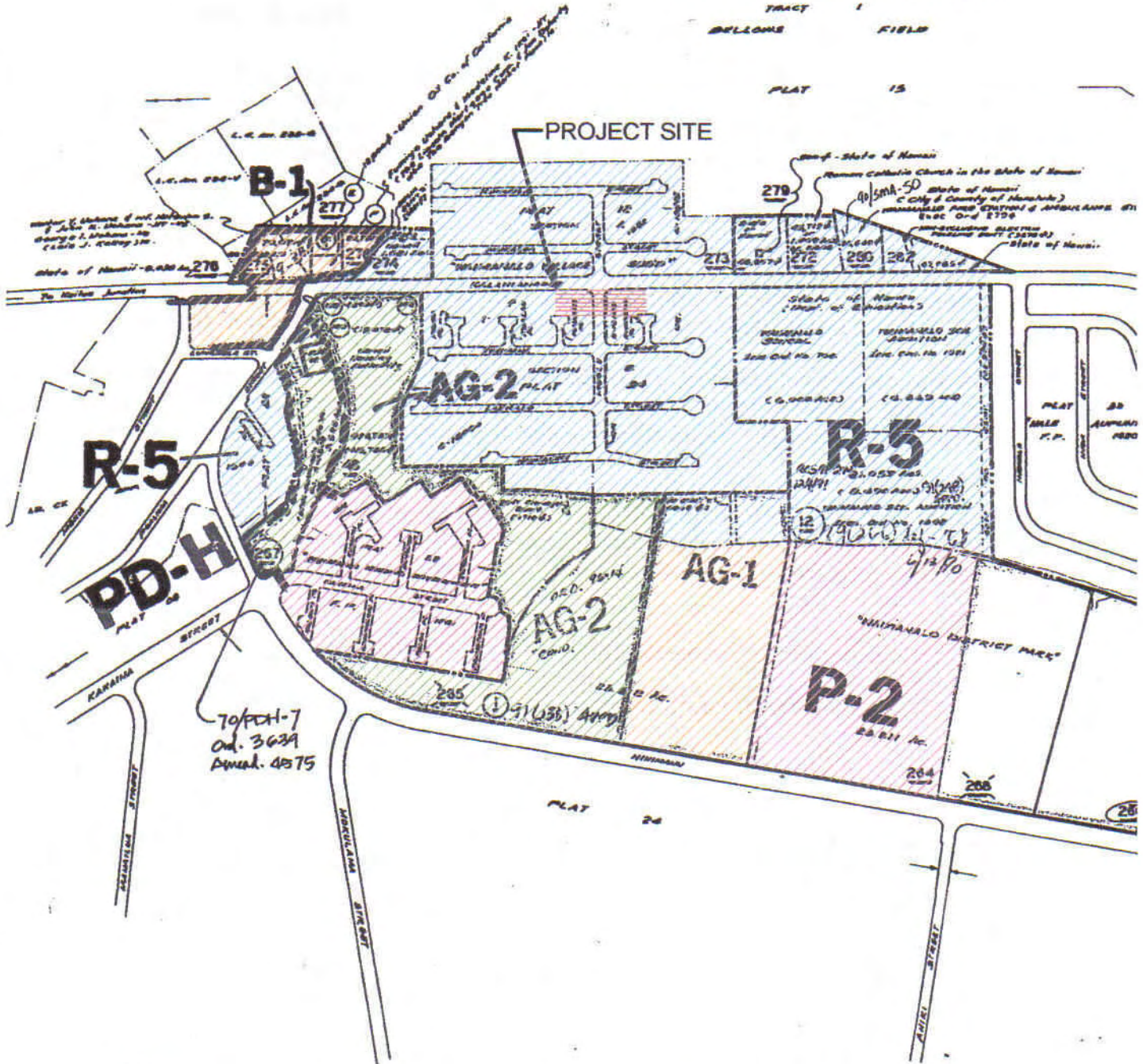
KOOLAUPOKO SUSTAINABLE COMMUNITIES PLAN

Map A-2; Section 4: Waimanalo



Department of Planning and Permitting
City & County of Honolulu
August 2000

<p>Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813</p>	<p>Waimanalo Recreation Center</p> <p>41-552 Moole Street Waimanalo, Hawaii 96795</p>	<p>Koolaupoko Sustainable Communities Plan</p>	<p>Figure 12</p>
--	--	--	----------------------



Kauahikaua & Chun/Architects
Kawaiahao Plaza, Hale Mauka
Suite 108
567 South King Street
Honolulu, Hawaii 96813

Waimanalo Recreation Center

41-552 Moole Street
Waimanalo, Hawaii 96795

City & County
of Honolulu
Zoning
Designation

Figure

13

2.8 TIME FRAME

The proposed action will schedule design preliminary design starting in September 2008, and final design beginning in November 2008. Applications for construction permits anticipated to be submitted in January 2009, and on-site construction to begin in April 2009 and lasting through until mid-December 2009. Occupancy of the proposed Recreation Center will be after its substantial completion.

2.9 FUNDING/SOURCE

Federal, State and/or County fund may be used in the construction or operation of the Waimanalo Recreation Center. Federal or other funds administered by State or County

agencies may also be used in the funding of project construction and/or operations. To supplement funds available from its operations, WVRC proposes to apply for grants and/or loans to meet the required construction budget. Applications will be filed with government and private funding sources.

The proposed action will be constructed debt-free by WVRC. During the feasibility studies conducted by the WVRC Board of Directors, a business plan for the proposed Recreation Center was also developed. They studied thirty-five similar organizations with the following characteristics:

- Multi-purpose community center or youth-oriented recreation center.
- Serving rural communities with populations under 30,000 persons.
- Providing services at costs below prevailing rates.

From studying the similar organizations, the Board developed a program for the proposed Center that would be financially self-sustaining, and developed a five-year projection of income and expenses for the Waimanalo Village Recreation Center.

Similar organizations studied by the Board indicated:

- Facilities in small communities with populations of less than 20,000 had annual budgets of \$200,000 to \$300,000.
- Most received large government grants/contracts, United Way funds, or other recurring support.
- On average, other facilities raised 85 percent of their budget from grants and donations.
- All facilities covered less than 30 percent of their budget from dues or fees.
- A few facilities raised \$10,000 to \$20,000 through special fundraising events.

WAIMANALO VILLAGE RECREATION CENTER FINANCIAL PROJECTION

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues					
Grants & Donations	\$160,000	\$160,000	\$160,000	\$165,000	\$165,000
Programs Services	10,000	10,500	11,000	11,600	12,200
Party Rentals	10,000	10,500	11,000	11,600	12,200
Membership Dues	4,000	4,200	4,400	4,600	4,800
Food & Beverage Sales	15,000	15,500	16,000	16,500	17,000
Total Revenues	199,000	200,700	202,400	209,300	211,200
Expenses					
Personnel	102,000	107,200	112,600	118,200	124,100
Fringe	28,350	29,790	31,290	32,850	34,485
Repair & Maintenance	5,000	5,000	5,000	5,000	5,000
Utilities	4,000	4,100	4,200	4,300	4,400
Telephone	3,600	3,600	3,600	3,600	3,600
Postage	1,200	1,200	1,200	1,200	1,200
Supplies	8,000	8,000	8,000	8,000	8,000
Equipment	5,000	5,000	5,000	5,000	5,000
Advertising	12,000	6,000	3,000	3,000	3,000
Printing	1,200	1,200	1,200	1,200	1,200
Accounting, Legal	2,000	2,000	2,000	2,000	2,000
Insurance	5,000	5,000	5,000	5,000	5,000
Other	10,000	10,000	10,000	10,000	10,000
Total Expenses	187,350	188,090	192,090	199,350	206,985
Profit / (Loss)	\$11,650	\$12,610	\$10,310	\$9,950	\$4,215

3. LAND USE CONFORMANCE

3.1 STATE OF HAWAII

The State of Hawaii Legislature recognized the inherent interdependency of development, planning, and land use and mandated Department of Business, Economic Development and Tourism (DBEDT) sole jurisdiction of the Land Use Commission, State planning, and the State Plan.

3.1.1 Land Use Commission

The Land Use Commission is mandated to group contiguous land areas suitable for inclusion into one of four major districts, urban, rural, agricultural, and conservation. In establishing the district boundaries in each county, the Commission is mandated to consider the county's general plan or master plan.

3.1.2 State Planning

An Office of Planning assists the Governor and the Director of DBEDT in maintaining an overall framework to guide the development of the State. The Office does this through a continuous process of comprehensive, long-range, and strategic planning to meet the physical, economic, and social needs of the State's people. The mandate of the Office is to assure the State's resources for future generations by wisely using in a coordinated, efficient, and economical manner, including conservation, the natural, environmental, recreational, scenic, historic, and other limited and irreplaceable resources.

3.1.3 Hawaii State Plan

The State Plan, enacted by the Hawaii State Legislature, serves as the guide for the future long-range development of the State; identifies the goals, objectives, policies, and priorities for the State. It provides a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improves coordination of federal, state, and county plans, policies, programs, projects, and regulatory activities; and establishes a system for plan formulation and program coordination to provide for an integration of all major state, and county activities.

3.1.3.1 Plan Overall Theme

The unifying theme of the State Plan is the concept of the State's people, as both individuals and groups, generally accept, and live by a number of principles or values, which are an integral part of society. The following principles or values are the overall theme of the Hawaii State Plan:

- a. Individual and family self-sufficiency.
- b. Social and economic mobility.

- c. Community or social well-being.

3.1.3.2 Plan Goals

To guarantee those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self-determination the State of Hawaii set the following goals:

- a. A strong viable economy, characterized by stability, diversity, and growth that enable the fulfillment of the needs and expectations of the present and future generations of the State.
- b. 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.
- c. Physical, social, and economic well being, for individuals and families in the State that nourishes a sense of community responsibility, caring, and of participation in community life.

To meet these broad goals, the State of Hawaii Plan identified the objectives and set planning policies for the population, economy, physical environment, facility systems, and socio-cultural advancement. In actual practice, the goals, objectives, and policies will naturally conflict with each other due to the individualism of humans. However, due to need for individual humans to gather into groups and groups into societies, each individual has learned to accept and live by values of the societies of which choose to be a part, and of necessity give up their innate individualism for the greater good of the society. The function of any government is to act as the society's moderator to ensure the basic rights and well being of individuals in a society. Government does this by enacting and enforcing laws for the benefit of, and with the consent of the society. In order for these laws and their enforcement to be accepted, consultation, study, and planning with society is necessary for government to craft laws benefiting the society,

The proposed action conforms to the State Plan's objective and policies.

3.2 CITY AND COUNTY OF HONOLULU

Each county in the State of Hawaii is empowered by the State of Hawaii to enact zoning ordinances to lands classified as urban, rural, or agricultural by the LUC. State of Hawaii law mandates that zoning to guide each county's overall future development be accomplished within the framework of a long-range, comprehensive General Plan. To accomplish this and to comply with the State Plan, the City and County of Honolulu established the Department of Planning and Permitting (DPP) by Charter. Among its powers, duties and functions are:

- Prepare a general plan and development plans for the improvement and development of the city and county.
- Prepare zoning ordinances, maps and rules and regulations and any

amendments thereto.

- Administer and enforce zoning, subdivision, park dedication, building and housing ordinances, and rules and regulations adopted there under, and any regulatory laws or ordinances that may be adopted to supplement or replace such ordinances.

The Charter therefore established a three-tier system of objectives, policies, policies, planning principles, guidelines, and regulations to guide the overall future development of the City and County of Honolulu. The General Plan is the first tier of the three-tier system, the Development Plan is the second tier of the system, and the third tier is composed of implementing ordinances, including the Land Use Ordinance (Honolulu's zoning code) and the City's Capital Improvement Program.

3.2.1 General Plan

The General Plan, which is defined in the Charter of the City and County of Honolulu, is a brief document, and is applicable for the entire city and county, and sets forth the objectives and broad policies for the long-range development of the city and county. It contains statements of the general social, economic, environmental and design objectives to be achieved for the general welfare and prosperity of the people of the city and county and the most desirable population distribution and regional development pattern. The City's public policy concerning the needs of the people and the functions of government are framed by eleven areas of concern:

- Population
- Economic activity
- Natural environment
- Housing
- Transportation and utilities
- Energy
- Physical development and urban design
- Public safety
- Health and education
- Culture and recreation
- Government operations and fiscal management

Each area of concern identifies objectives and lists policies towards achieving those objectives. The areas of concern nearly parallels the objectives and policies of the State Plan towards achieving the State goals identified in the State Plan to achieve a strong

viable economy, a desired physical environment, and physical, social, and economic well-being for individuals and families in the State of Hawaii.

This proposed action generally conforms to the policies to achieve the objectives of the eleven areas of concern. Population control is a concern of the Waimanalo residents desiring to maintain their country lifestyle, because as population increases, open spaces, peace, quiet, and tranquility of the area decreases. However, the Development Plans for Oahu direct population increases to the Primary Urban Center, Central Oahu, and Ewa.

The proposed action would generally conform to the policies to achieve the policies towards agriculture and the economy. Agriculture, the main industry in Waimanalo, would continue to contribute to the State's economy because of the community's support and desire for the country lifestyle. Continued success of agriculture in Waimanalo will, in turn, provide stable employment for its residents. The large acreage required for agricultural sustainability protects the natural environment and Waimanalo's residents awareness of the environment. A resident, a fourteen-year-old student at Waimanalo Intermediate School, appropriately expressed his feelings of the air, community, and beaches in 1994 by the following creative writing:

WHERE I LIVE

by Patrick Yoshikawa

Where I live

Air is clean and fresh in this city,
Important people visit here
Many people love it here
Anytime you can feel safe if walking on the street
Not to much gangs are in Waimanalo
Angry people are not plentiful here
Lots of fun beaches to swim at
Other people think Waimanalo is just another city but to me it's special.

This poem is one of a collection of creative writings that captured the spirit of the students' feelings to people and places around them. Other poems by his classmates express their appreciation of the Koolau mountain, its waterfalls, the grass, trees in Waimanalo Bay Recreation Park, and the special place of Waimanalo. These children could very well be the children or grandchildren of Waimanalo Village's founders. These children, now twenty-seven years old, could very well have children of their own, and would likely pass their feelings, nurtured by their parents, to their children. Waimanalo residents socializing with others from other parts of Oahu in the proposed Recreation Center will spread their pride and appreciation of the land, air and water resources island-wide.

The proposed action will conform with the policies to achieve the objectives because it will occur on a vacant parcel in an existing subdivision, and will therefore not require new land, new roads, new utility infrastructure, and new public safety services. The proposed action is on State-owned land and not a housing unit or commercial enterprise, and therefore will not increase speculation on land or housing.

The policies towards achieving some of the objectives of the areas of concern, such as Transportation and utilities, energy, public safety, health and education, culture and recreation, and government operations and fiscal management are within the province of the Federal, State and City governments, and therefore are not within the considerations of this proposed action.

3.2.2 Development Plans

The Development Plan (DP), prepared in accordance with Section 6-1509 of the Revised Charter of the City and County of Honolulu, as amended, consist of eight conceptual schemes, one for each region of Oahu, for implementing and accomplishing the development GP objectives and policies. The Plans have the same force and effect as other Charter and ordinance requirements. The DP and maps (which are not detailed as the zoning maps) describe the desired urban character and the significant natural, scenic and cultural resources for the several parts of the City to a degree sufficient to serve as a policy guide for more detailed zoning maps and regulations and public and private sector investment decisions.

The DP for Waimanalo, which is within the ahupuaa of Koolaupoko is entitled by the "Koolaupoko Sustainable Communities Plan" (KSCP), dated July 2000, by adopting Ordinance 00-47. The Koolaupoko community was particularly interested and concerned with the population Objective C of the GP, which states "To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony". The policies toward accomplishing that Objective are specifically:

Policy 4: Distribution of Oahu's residential population in accordance with Koolaupoko's share of the 2010 population which currently accounts for 11.0 to 12.2 percent of Oahu's total population; and

Policy 3: Manage physical and development in the urban-fringe and rural areas so that (a) an undesirable spreading of development is prevented, and (b) their population densities are consistent with the character of development and environmental qualities

In other words, focus public programs and policies and approve projects on maintaining the patterns of development characteristics of its urban fringe and rural areas, which is not expected to grow over its 20-year planning period.

The Plan presents a vision for the region's future development till mid-2020 (20 years from July, 2000) and beyond, which is shaped around the concept to protect the communities' natural, scenic, cultural, historic, and agricultural resources, and at the same time address the need to improve and replace as necessary, the region's aging infrastructure systems. The vision's key elements are:

- Adapt the concept of "*ahupua'a*" as a basis for land use and natural resources management.
- Preserve and promote open space throughout the region.
- Preserve and promote agricultural uses.

- Preserve and enhance scenic, recreational and cultural features that define Koolaupoko's sense of place.
- Emphasize alternatives to the private passenger vehicle as modes for travel.
- Adapt housing and public works standards to community character and changing needs.
- Protect residential neighborhoods.
- Define and enhance existing commercial and civic districts.
- Establish Urban Community, Rural Community, Agriculture and Preservation boundaries.
- Maintain the predominantly low-rise, low-density, single-family character of the urban fringe and rural communities (Rural).

The KSCP “regulate the regulators” by serving as a policy tool to accomplish the GP’s objectives. It does this by guiding the City’s programs and budgets and approving private sector development towards the objectives.

The site of the proposed action is located in the ahupuaa of Waimanalo and is designated as Rural. The proposed action is within the KSCP designated Rural Community boundary on the Land Use Map A-2 (Figure 12). The boundary was established to define, protect, and contain communities in areas that the GP designated as rural and that exhibit the physical characteristics of rural lifestyles. This boundary is intended to provide adequate lands to accommodate modest increases in population, to allow development of facilities needed to support these established communities, to protect such communities from more intense land uses and patterns of development associated with more urbanized areas, and to protect areas outside the boundary for agriculture or other resource or open space. Communities within this boundary consist of smaller, more dispersed, less intensively developed residential communities and towns, generally of low-density, low-rise, small scale, non-agricultural “country” character, like Waimanalo Town. The specific area conforms to the intent of its designation because it is sandwiched between lands designated Military (undeveloped, and hence open Bellows AFS) lands on the North, and Agricultural designated farmlands on the South.

The proposed action is consistent with the KSCP:

1. The proposed project will not interrupt any relationship between land-based natural resources and marine-based natural resources, because it is not located on or near any known waterways, trails, or roads between the mountains and the ocean.
2. The proposed project will occur on a 20,000 square foot vacant subdivided lot in the middle of an existing housing subdivision that previously was the site of commercial enterprises. The housing subdivision is sandwiched between Bellows AFS and agricultural zoned lands. The proposed project will therefore

not use any new open space.

3. The proposed project will occur on land designated as urban on State land-use maps, and have been in urban use for over 100 years, and therefore will not use any new agricultural lands. The Village subdivision in which this proposed project is located was previously the housing area for workers of the former Waimanalo Sugar Company, and some residents are those workers' children desiring to live in the community. The proposed project will benefit those residents, and therefore will indirectly promote agricultural uses of the lands in their ahupuaa. Currently, approximately 25 percent of the residents of the Village work on the diversified agriculture farms in the area.
4. The proposed project will serve as a gathering place for the community whose bonds to Waimanalo is strong and deep, based on the scenic vistas and natural recreational features of the oceans and mountains, and of each other.
5. The proposed project will serve as the community gathering place for the housing subdivision. The subdivision association and management office is currently located on the proposed site, which is a 15-minute walk from the furthest corner of the subdivision. Residents therefore generally walk to the office and this is expected to continue with the proposed project. The proposed project is on the route of the public transportation system, and therefore, those Waimanalo residents not residing in the subdivision have the option to use the public transportation to the proposed project. Other possible meeting facilities with one exception are not on the public transportation route. Two others, private ones, are at either ends of the Kalaniana'ole Highway. Therefore, this proposed project will provide alternatives to the private passenger vehicle as modes of travel to this facility.
6. The proposed project will occur on a vacant subdivided lot, and therefore all roads and utilities are present. The proposed building will be of a design reminiscent of the sugar plantation town. The scale of the building will be residential, like that the surrounding detached single-family dwellings.
7. The proposed will protect the residential neighborhood. Only two sides of the lots will adjoin a residentially zoned lot. The other two sides are street frontages. The proposed is a facility for the community for their use and was desired by them. The site was previously used for commercial purposes and therefore was the gathering place for the community in the sugar plantation days, until the Rural Community Commercial Center was established one-quarter mile away.
8. The existing Rural Community Commercial Center is well defined and characteristic of typical highway commercial activities. It is very limited, but very well patronized.
9. The boundaries defining Rural Community, Agriculture, and Military are defined and shown on Land Use Map A-2 (Figure 12).
10. The proposed project will be single story low-rise and single-family detached

dwelling appearing, consistent with the KSCP.

The proposed action, a non-residential meeting facility, on a residentially zone lot is consistent with the KSCP. One of the intentions of the Rural Community boundary is to provide adequate lands to allow development of facilities needed to support the established communities defined by it. This proposed action will provide a facility for the social, recreational, educational and administrative needs of the residents of the Waimanalo Village subdivision and the Waimanalo community-at-large.

The WVRC park complements the residential area and will provide some relief from the acreage deficit of community-based parks in Koolaupoko identified in the WSCP. Its shared use as parking is not anticipated to conflict with park use because it is closed for park use after 6:00 PM daily, and its use for parking is limited to 6:00PM to 10:00PM only on Saturdays as needed, and is strictly controlled and monitored. Therefore, any degradation due to vehicular traffic will be insignificant because of the limited use as parking and diligent maintenance and care of the turf.

Although the proposed is not a development by the DP definition, the Land Use Ordinance (LUO), requires a Conditional Use Permit (minor) for its implementation and this Assessment has also been prepared for that Permit's requirements. Accordingly, the proposed action's structures and improvements will comply with the development standards for non-residential use in residential zoned districts, which will be discussed with the LUO requirements. The proposed building will be single-story whose roof heights will not exceed twenty-five feet.

3.2.3 Implementing Ordinance (Zoning)

The third tier of the three-tier system of objectives, policies, policies, planning principles, guidelines, and regulations to guide the overall future development of the City and County of Honolulu is composed of two (2) parts, the first being the implementing ordinances, including the Land Use Ordinance (LUO), the zoning code. The second part is the City's Capital Improvement Program, which is completely within the province of the City and County of Honolulu government. The implementing ordinances are the principle means for implementing the City's plans, and are required to be consistent with, and carry out the purposes of, the General Plan, the Development Plans, and each other.

The LUO and accompanying maps define the allowable uses of land and describes the various zoning districts, the uses allowed within each zoning district and the applicable development standards for each district within the City and County of Honolulu. The proposed action is on a site zoned Residential R-5 by the LUO and accompanying maps. The purpose of the Residential District is to allow for a range of residential densities, R-7.5, R-5, and R-3.5 districts for urban residential development, and R-20 and R-10 for large lot developments. The primary use of residentially zoned land is for detached residences, but proposed non-dwelling uses of the meeting facility and day-care facility which support and complement residential neighborhood activities are allowed by minor Conditional Use Permits. However, the development standards for these non-dwelling uses differ from the residential uses.

Large group meeting type functions on TMK 4-1-034: 089, began in 1998 out of a need among Waimanalo Village residents, to have a location for family and holiday celebrations which are more than the size of the typical Village residential lot can accommodate. Since these meetings were established to fulfill a need of Village residents, the WVRC has limited use of the property only to members of the WVRC. The WVRC has developed its own operating regulations regarding these meetings over time, which include the limitation to Saturday evenings only, the noise limitations during events, access to the property and off-site parking accommodations for meeting participants. A copy of these rules is attached in Appendix H. A WVRC monitor (either a Board member or the Resident Manager) oversees conformance with the rules at every event. The WVRC did not apply for a CUP Minor at that time.

The LUO requires more on-site parking for the proposed Recreation Center if used for large gatherings than can be accommodated on the zoning parcel. Therefore, a majority of the required parking for large gatherings is proposed to be accommodated off-site on another lot controlled by WVRC immediately across the street, less than 400 feet, from this zoning parcel as allowed by the LUO.

The proposed project will conform to the LUO standards except for the requirement to provide a front yard setback on all street frontages. LUO table 21-3.2, establishes the front yard setback as 30 feet and the side-rear setback as 15 feet for uses other than dwellings. The project site is bound by streets on three sides, Kalaniana'ole Highway on the north, Moole Street on the west and Kuhimana Place in the southeast corner. The project site is also subject to a 20 foot future road widening setback on the north side of the property fronting Kalaniana'ole Highway. The impact of the highway widening setback, multiple front yards, side and rear yard setbacks is a maximum buildable area of 5,025 square feet, or 26% of the lot area. The proposed project provides the required front yard on the Moole Street frontage. The other frontages are setback 15 feet.

4. DESCRIPTION OF AFFECTED ENVIRONMENT

4.1 PHYSICAL CHARACTERISTICS

4.1.1 Topography and Soils

Based on the topographic data provided in the USGS map covering the Waimanalo area (Kokohead Quadrant), the project site topographically is level.

The 1971 general soil map for the island of Oahu identifies the soil associations as type 6, Kaena-Waialua Association (Deep, mainly nearly level and gently sloping, poorly drained to excessively drained soils that have a fine-textured to coarse-textured subsoil or underlying material; on coastal plains and talus slopes and in drainageways.

The detailed soil map of the project site indicates soils are classified as EmA (Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes). This soil has a profile like that of Ewa silty clay loam, 3 to 6 percent slopes, except that the depth to coral limestone is 20 to 50 inches. Runoff is very slow, and the erosion hazard is no more than slight. Included in mapping were a few small areas less than 20 inches deep.

This soil is used for sugarcane, truck crops, and pasture. (Capability classification IIs if irrigated, IVs if nonirrigated; sugarcane group 1; pineapple group 1; pasture group 2)

The proposed action would not significantly alter the existing topography or soils found within the project sites. TMK 4-1-034: 089 slopes slightly to the south away from the Kalaniana'ole Highway. TMK 4-1-034: 090 is level. The general topographic profile of the site would be retained and there would be minimal grading and ground disturbance. A grading permit would be obtained if determined to be required. Earthwork would be limited to the following types of activities:

1. Grading around the building to provide positive drainage of stormwater away from the building.
2. Excavation for utilities, and building foundations.
3. Excavation for new roadways and sidewalks.

4.1.2 Surface Waters

The nearest perennial surface waters to the project site are Kahawai Stream approximately 1,750 feet northwest of the project site. Inoaole Stream is located approximately 2,200 feet southeast of the project site. The makai portion of Inoaole Stream is a perennial stream as well.

The proposed action would not significantly impact the existing surface water resources. There are no perennial or intermittent streams or wetland areas in or near the site.

4.1.3 Drainage

The existing Waimanalo Village Subdivision is drained through a drainage system dedicated to the City & County of Honolulu. Runoff from the subdivision currently drains east toward the Inoaole stream tributaries or north toward the Bellows Air Force Base. Runoff from the proposed project will continue to utilize the existing drainage system.

There are no visible signs of storm water erosion, and all open and undeveloped areas are covered with vegetation or mulch. The project would increase the amount of impervious surfaces on the site. The increase in runoff due to the development will not be allowed to leave the site. Use of on-site storage vessels, drywells, rainwater harvesting systems and/or pervious pavement will delay the increase in runoff from leaving the site during the storm peak. There will be no adverse impacts to the surrounding properties, roadways and existing City & County drainage system. Best management practices would be employed to minimize soil loss and control erosion during construction, including the use of silt fences and sand bag barriers.

If any releases of hazardous substances, pollutants or contaminants are found to have occurred on the site, they will be abated according to applicable Federal and State requirements.

Grading and project construction shall not result in additional surface water runoff onto Kalaniana'ole Highway.

4.1.4 Natural Hazards

Parts of the Waimanalo area has historically been prone to flooding. However, the project area has been classified as Zone X, determined to be outside of the 500-year flood limits. (See Figure 6.) A fairly substantial floodway is situated mauka (south) of the project site, part of the Inoaole Stream tributary flood way.

The project site is outside the tsunami evacuation zone.

The proposed action would not significantly increase the risk of human health or property due to exposure to natural hazards. The project site is located in an area with minimal flood hazard risk and is outside the tsunami evacuation area.

4.1.5 Scenic and Visual Resources

The proposed action will not obscure or alter any existing scenic or visual resources. Views of the peaks of the Koolau mountains from the are already partially obscured by overhead utility wires, utility poles and mature trees in this area. The proposed action will not obscure scenic views from the adjacent properties.

The 1987 Coastal View Study prepared for the Department of Land Utilization identifies intermittent mauka (mountain) and makai (ocean) views along the inland portions of

Kalanianaʻole Highway. Neither of the portion of the highway with intermittent views is fronting the project site.

The project is not expected to affect intermittent views of the Koolau mountain range.

4.1.6 Biological Resources

Based on available information, there are no endangered species of plants or animals inhabiting the project area.

The proposed action would not significantly impact biological resources. The proposed development would be concentrated within a portion of the property that has been previously developed, and is currently regularly used for WVRC activities.

4.1.7 Cultural, Historical and Archaeological Resources

The project site is not listed on the State or National Register of Historic Places.

Based on available information, there are no known archaeological or historic sites that will be endangered by the proposed project. However, due to the proximity to the Bellows Field complex, which is believed to be the site of an early settlement, the potential for uncovering an archaeological site within the project limits does exist. Should iwi kupuna (ancestral remains) or Native Hawaiian cultural or traditional deposits be found during ground disturbance or excavation, work will cease, and the appropriate agencies will be contacted pursuant to applicable laws. The project will treat all remains or deposits with respect.

The exterior design of the proposed Recreation Center will draw references from historic photos of the Waimanalo Sugar Mill to reinforce the historic connection to the plantation camp and this particular time period in Waimanalo history. This exterior aesthetic will support the uniquely Plantation Camp cultural and recreational opportunities in Waimanalo Village, building a strong sense of community pride in its history.

4.1.8 Light, Air Quality and Noise

The average annual rainfall in the project area is approximately 40 inches per year. The average temperature ranges from a low of 60 degrees to a high of 90 degrees Fahrenheit. The prevailing wind is from the East North East.

The proposed action would not result in significant long-term impacts to light pollution, air quality or ambient noise levels. The Recreation Center will improve the mitigation of noise and light spillage from community events to neighboring homes, since events will now take place within a building rather than the current situation in the open yard area.

The temporary dust, noise and silting that will occur during construction will be controlled by application of appropriate pollution control measures.

Construction will comply with the following items recommended by the Department of Health:

Control of Fugitive Dust: Hawaii Administrative Rules, Chapter 11-60. 1, "Air Pollution Control," Section 11-60.1-33 on fugitive dust.

1. Focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potentially dusty equipment areas of least impact.
2. Providing an adequate water source at the site prior to startup of construction activities, and frequent watering of exposed soils.
3. Landscaping and rapid covering of bare areas, including slopes, starting from initial grading phases.
4. Controlling of dust project entrances and access roads, with gravel beds.
5. Provide adequate dust control measures during weekends, and prior to daily startup of construction activities.
6. Controlling of dust from vehicular hauling debris away from the project site.
7. Use of dust screens at property lines to control the migration of dust to adjoining residential properties.

With the typical noise levels of construction equipment estimated to be approximately 85 dBA at a distance of 50 feet (USEPA 1971), adjacent homes would probably be impacted by the construction noise. Compliance with the State DOH Community Noise Standards (Chapter 11-46, HAR) would help to minimize potential off-site construction period noise impacts. The use of other appropriate measures, such as scheduling of sitework activities during appropriate times and installing mufflers on equipment, would further minimize the noise impact to neighbors.

In order to mitigate impacts of noise to the adjoining residential lots, the WVRC has established rules for all members using the meeting facility for large group gatherings. Among those rules are conditions related to the level of music, sound or noise at the property line on the evening of the event. The WVRC has volunteer "monitors" (the resident manager or WVRC Board members) who arrive prior to every event to establish acceptable sound levels with users. The end of the event at 10:00PM is also strictly enforced. These rules will remain in effect for the proposed facility. A copy of the WVRC rules for use of the existing grounds is attached as Appendix H.

The proposed building should provide an opportunity to control the spread of light and noise from these events. The design of the building responds to the control of sound by locating openings from the large meeting room toward the highway. Other rooms are

arranged to the outer edge of the building facing the existing residences to isolate meeting room noise from the exterior walls facing the neighboring residences.

4.1.9 Traffic and Roadways

The Waimanalo Village Subdivision is accessed from the west (Kailua) and the east (Makapuu) through the State-owned Kalanianaʻole Highway. Entry into the subdivision is from Moole Street and Kuhimana Place, City & County of Honolulu streets.

In the long term, traffic patterns will not change from current patterns. The entrance to the existing parking lot will remain unchanged. The use of the adjacent park for event parking will also remain unchanged. A new small parking areas shown in proposed site plan will be provided for deliveries will add a limited amount of traffic.

The small increase in Recreation Center and preschool staff should not significantly increase traffic. The morning arrival and afternoon departure of preschool students is the most significant change in the current use of the site. Parents will be required to escort students to and from the classroom. To accommodate the added traffic, parking stalls will be provided for parents to use during these periods. Should too many parents arrive within a short period of time, the adjacent Village park can be used as an additional parking area for parents, prior to the opening of the Park at 8:00am.

A bus line runs on Kalanianaʻole Highway with a Honolulu bound stop on the sidewalk on the opposite side of Kalanianaʻole Highway from the project site. A Makapuʻu bound stop is located outside the existing Village park fence.

In order to mitigate impacts from parking, traffic and roadway congestion, the WVRC has established rules for all members using the meeting facility for large group gatherings. Among those rules are conditions related to access to the site and parking restrictions. The WVRC has volunteer "monitors" (the resident manager or WVRC Board members) who remain through the early portion of every event to insure conformance to rules related to parking, and property access. The existing rules currently limit access from Kuhimana Place to times before and after the event for loading and unloading only. The Kuhimana Place gate is required to remain closed during the event. The existing rules further prohibit the parking on Kuhimana Place for event participants. The monitor also checks for conformance to the parking rules. These rules will remain in effect for events at the proposed facility.

The access to the off-site parking is limited to Moole Street to limit event traffic, and prevent traffic into the side streets of the Village. The pedestrian gate at Maiakea Street and the vehicle gate at Kuhimana Place are closed on the evening of the event to make parking on the streets in this area less convenient and less attractive.

The Traffic Impact Analysis Report (TIAR) recommends the implementation of two-way left turn median lanes on Kalanianaʻole Highway. These improvements were also recommended in a related traffic engineering report and environmental assessment (Final EA/FONSI, dated March 2007) for Kalanianaʻole Highway improvements. The Department of Transportation state the first phase may be implemented in 2011.

Contrary to the projected implementation schedule stated in the environmental assessment improvements at Moole Street (which would be accomplished in the third phase of the project) will now be delayed until legislative funding is allocated. Therefore a date for implementation is unknown.

The following are several alternatives to facilitate the safe crossing of Moole Street and Kalaniana'ole Highway:

1. The proposed site plan encourages use of the existing marked crosswalks by locating the pedestrian entrance at the corner of the Moole Street-Kalaniana'ole Highway intersection.
2. Designating the area in which pedestrians are expected to cross, thereby reducing the possible locations of pedestrian-vehicle conflict and providing a clear indication for drivers that pedestrians crossing can be expected.
3. The event parking is located on the same side of Kalaniana'ole Highway, as the Recreation Center, minimizing the need to cross the highway to access the Recreation Center.
4. Limit landscaping and fencing which could limit the visibility of pedestrians in the crosswalks.

Construction period traffic would result in the addition of large trucks and construction equipment on Moole Street. The traffic impacts experienced during the construction period would involve the daily arrival and departure of construction workers at the start and end of the workday, the movement of construction equipment and materials, and the removal of demolition debris. Scheduling deliveries and transportation of equipment during non-peak hours (when traffic is expected to be less) would minimize potential conflicts and disruption of the neighbors. Contracts will be responsible for providing traffic controls and precautions to maintain traffic safety during the construction period.

4.1.10 Water Utilities

The existing Waimanalo Village Residence Corporation facilities are served by the Honolulu Board of Water Supply system. The proposed project will continue service from the existing BWS system. The meter and lateral are provided from Moole Street.

Fire hydrants are located in close proximity to the proposed Recreation Center. Hydrant W1210 is the closest to the project and is located on Kalaniana'ole Highway approximately 90 feet from intersection with Moole Street. The distance between this hydrant and the building is approximately 119 feet. The next nearest fire hydrant (W2379) is located at the corner of Kuhimana Street and Kuhimana Place, approximately 134 feet from the proposed building. The next nearest fire hydrant (W2380) is located at the corner of Moole Street and Kuhimana Street, approximately 217 feet from the building.

The proposed action would not significantly impact existing potable water sources or

transmission systems.

During pre-assessment consultation, BWS commented that “the existing water system is adequate to accommodate the proposed development.” Design and construction of the water system and fire protection system would be coordinated with and meet all the requirements of the BWS and Honolulu Fire Department. Such requirements and the availability of water to meet the project demands would be confirmed when building permits are submitted for approval. The applicable Water System Facilities Charges for resource development, transmission and daily storage would be paid when water is made available. The proposed development would be subject to BWS cross-connection control and backflow prevention requirements prior to BWS approval of the building permit. Fire protection requirements for this project will be confirmed with Fire Protection Bureau.

4.1.11 Wastewater Utilities

The existing Waimanalo Village Subdivision is sewered by the City & County's Waimanalo Sewage Treatment Plant located at 41-1060 Kalaniana'ole Highway. The proposed project will continue connection to the existing County sewer system at Kuhimana Place.

The proposed project would not significantly impact existing wastewater collection or treatment systems. Assuming a daily average on-site population of 26 individuals, the proposed action would generate wastewater of approximately 650 gallons per day. Existing sewer lateral connection would be maintained.

4.1.12 Solid Waste Services

Recyclable Waste (aluminum can, bottles, plastic bottles, scrap metals): Recyclable waste is collected at 3 locations in Waimanalo. Collection centers are located at 1) Waimanalo Elementary & Intermediate School in front of the Library (approximately 0.25 mile from the project site); 2) The Waimanalo convenience center located on Hihimanu Street (approximately 1.4 miles from the project site); 3) Reynolds Aluminum Collection, located on Kalaniana'ole Highway from Waimanalo Beach Park between Ilauhole Street and across Oluolu Street (approximately 1.75 miles from the project site)

Recyclable Waste (Newspaper-cardboard): Collection centers for newspaper and cardboard are located at 2 locations in Waimanalo. Collection centers are located at: 1) Waimanalo Elementary & Intermediate School in front of the Library (approximately 0.25 mile from the project site); 2) The Waimanalo convenience center located on Hihimanu Street (approximately 1.4 miles from the project site).

Green Waste: Green waste is collected twice a month curbside by City & County Refuse Division. In addition, green waste can be dropped off at the Waimanalo Convenience Center (1.75 miles from the project site), or the green waste processing site at 101 Kapaa Quarry Road operated by Hawaiian Earth Products (approximately 5.5 miles from the project site).

Curbside trash pick-up: Domestic trash is collected twice a week curbside by City & County Refuse Division.

Domestic solid waste collection will continue to be provided by the City & County of Honolulu. The proposed action would generate a small amount of solid waste over current levels, as a result of the small increase in staff and preschool students. Solid waste generated by the weekend events would not impact solid waste generated since the renter-user is required to remove and dispose of all solid waste off site.

4.1.13 Electrical Power and Telephone

Wired services for electrical power, telephone and CATV are distributed from pole mounted overhead utilities. The primary distribution follows Kalaniana'ole Highway, with branches leading to homes north and south on Moole Street. The incoming electrical service to the existing building is located on Moole Street. The incoming telephone service to the existing building is located on Kalaniana'ole Highway. The existing building currently is connected by the local CATV provider (Time-Warner Oceanic Cable) with internet.

The proposed action will require a modest increase in electrical power consumption. Electrical power, telephone and data services will continue to be provided by HECO and Oceanic Cable from overhead utilities on Kalaniana'ole Highway and Moole Street. The respective utility providers would be consulted to coordinate installation and modification of the necessary utility connections and services.

During per-assessment consultation, Hawaiian Electric Company provided comments regarding potential impacts to its facilities.

4.1.14 Education Services

The project area is served by three public schools, Waimanalo Elementary-Intermediate School, Kailua Intermediate School (145 South Kainalu Drive) and Kailua High School (451 Ulumanu Drive). The Waimanalo Elementary-Intermediate School and Waimanalo Public Library are located at 41-1320 Kalaniana'ole Highway (approximately 350 feet east).

The project is not expected to cause a change in the population or operation of schools serving this district. During pre-assessment consultation, the Department of Education offered no comment.

4.1.15 Health Care Services

Waimanalo Health Center is located approximately 400 feet northeast of the project site. The Waimanalo Health Center is a community-based non-profit organization providing the following medical services to residents: adult clinic, pediatric clinic, family practice, womens clinic, social services, WIC (Women Infants and Children).

Castle Medical Center (640 Ulukahiki Street) is the nearest full service hospital to the

project site (approximately 4 miles to the northwest). Services available include inpatient, outpatient and home-based services.

The proposed project is not expected to impact the facilities or operations of medical services offered in this area.

4.1.16 Recreation Areas

Waimanalo has several recreation areas. Waimanalo Bay State Recreation Area is operated by the State of Hawaii and offers facilities for beach activities and picnics. The park is located 0.75 miles from the project site.

Olomana Golf Links (41-1801 Kalanianaʻole Highway) is a privately owned public 18 hole, par 72 golf course. A clubhouse and restaurant are also available. Olomana Golf Links is located 1.1 miles to the northwest of the project site.

Waimanalo District Park (41-415 Hihimanu Street) is operated by the City & County of Honolulu. The park provides facilities for both active and passive recreation. The park includes soccer fields, tennis courts, gymnasium, baseball fields, multi-purpose room and public restrooms. The park is located 1.25 miles from the project site.

Waimanalo Beach Park (41-741 Kalanianaʻole Highway) is operated by the City & County of Honolulu. The park provides facilities for both active and passive recreation. The park includes a football field, baseball fields, multi-purpose pavilion and public restrooms. The park is located 2 miles from the project site.

The existing Waimanalo Village Park provides needed recreation space for the Village residents. The park provides valuable open space, passive and active recreation space for residents. The WVRC is responsible for operating and maintaining the existing park. To limit impacts of the use as off-site parking, the WVRC has limited the off-site parking use regularly to one night per week for four hours. The frequency of use in the future as an off-site parking location will be continually monitored to limit the degradation of the grass surface, and its impact on the park use.

The project is not expected to impact the facilities or operation of recreation facilities in Waimanalo.

4.1.17 Public Transportation

Public transit to and from Waimanalo is provided by the City & County of Honolulu Public Transit Division (Oahu Transit Services Inc.), also referred to as "The Bus". Route 57 (Ala Moana Center – Sealife Park) via Pali Highway and Kailua operates regularly to the project site. Bus stops are located on Kalanianaʻole Highway to the west of the Moole Street intersection.

Accessible transit services for handicapped individuals is provided by the City & County of Honolulu Public Transit Division (Oahu Transit Services Inc.), also referred to as Handivan Service.

The proposed project is not expected to impact the operation or facilities associated with public transit serving the Waimanalo area.

4.1.18 Police, Emergency and Fire Protection

The project area is served by the Kailua Police Substation (219 Kuulei Road) located in Kailua town (approximately 5.5 miles from the project site). Response time to the project site from the substation is approximately 15 minutes. Officers regularly patrol Waimanalo at all times.

The project area is served by the Waimanalo Fire Station 27 (41-1301 Kalanianaʻole Highway) located 2000 feet east of the project site. The station includes an emergency medical service advanced life support ambulance unit. Response time to the project site is estimated at approximately 2 minutes.

The proposed action would not adversely impact the operations, facilities or services provided by the City & County of Honolulu for emergency medical services, fire and police protection. Existing WVRC operations are services by the City & County of Honolulu and local demands for such services would not be significantly affected as a result of the proposed action. During pre-assessment consultation, comments from Honolulu Fire Department and Police Department acknowledge that the project will not impact their services, facilities or operations.

The proposed building is accessible to three fire hydrants in the vicinity. The nearest hydrant (W1210) can reach three corners (north and west) of the building in approximately 200 feet or less. The next nearest hydrant (W2379) can reach the other three corners (south and east) in 200 feet or less.

4.2 SOCIO-ECONOMIC FACTORS

Population and Demographics

There will be no new resident population as a result of the proposed action, therefore no significant impact to the population or demographics of Waimanalo or the City & County of Honolulu is expected. The proposed action is an enhancement to the quality of life for the residents of Waimanalo Village and the Waimanalo area.

Economic Factors

The proposed action will offer services to the residents of Waimanalo Village and the Waimanalo area, and enhance the economic state of Waimanalo by providing much needed community services and increase the probability that WVRC will continue as an economically viable organization. As described earlier, the proposed project will:

1. Provide employment for four new positions.
2. Provide a venue for family, social and holiday celebrations in the Village.
3. Provide preschool services for 20 students.

4. Provide an after school, and vacation activity program for Waimanalo children.

The improvements will yield some revenues from these programs, but will not have a significant impact on the island's economic base.

4.3 TRADITIONAL CUSTOMS AND PRACTICES

The proposed action would not adversely impact traditional customs and practices. The project site is an important historical-social place for many of the Village families. The project will enable families to share their memories and traditions about the plantation camp years. The architecture is attempting to support these traditions with an aesthetic that supports the memories of the past.

Some short term impacts affecting use of the project site can be expected as a result of construction activities. Use of the site will need to be curtailed for 10 to 12 months due to construction.

Since there is no specific knowledge concerning burials or Native Hawaiian cultural remains within the project site, there always remains a possibility that burials may be found. If any previously unknown archaeological resources are found during ground disturbance, construction would be halted and the SHPD would be contacted in accordance with applicable laws.

4.4 LAND USE COMPATIBILITY

The proposed action would not change the use of the property or the character of the surrounding neighborhood. The project is an allowed use within the Land Use Ordinance with approval of a Conditional Use Permit as a meeting facility. The off-site parking facility use is also an allowed use within the LUO with approval of a Conditional Use Permit.

5. ALTERNATIVES CONSIDERED

Alternatives were considered in addition to the Proposed Action: (1) No Action; (2) Construction on another site controlled by WVRC;

5.1 NO ACTION ALTERNATIVE

The no action alternative would leave Waimanalo Village and the wider Waimanalo community without a convenient community meeting facility of their own to permanently accommodate the youth and preschool programs. Although the yard is and can continue to be used for community gatherings, it is done without any cover or under a tent, and has only two (2) water closets and lavatories each that are located in the existing WVRC Resident Manager's office. The youth and preschool programs identified as needs by the WVRC Board survey cannot be provided without a permanent building.

5.1.1 Other community gathering facilities along Kalaniana'ole Highway bus route:

5.1.1.1 Olomana Golf Course Clubhouse Restaurant rental fee is unaffordable for the low to moderate income families in Waimanalo, and requires purchasing the catering service. It is located approximately two (2) miles west along Kalaniana'ole Highway from the Kalaniana'ole – Moole Street intersection. It cannot be used for youth and preschool programs because all equipment and furnishings for the programs cannot remain on the premises during non-program hours.

5.1.1.2 Shriner's Beach Pavilion. The facility is large with a kitchen and a large lawn area. However, the rental fee is unaffordable for the low to moderate income families in Waimanalo. It is located 3.3 miles east along Kalaniana'ole Highway from the Kalaniana'ole – Moole Street intersection. It cannot be used for youth and preschool programs because all equipment and furnishings for the programs cannot remain on the premises during non-program hours.

5.1.1.3 Waimanalo Health Center is too small for community gatherings, except for very small ones, and is not equipped with a kitchen. It is located on the opposite side of Kalaniana'ole Highway from Waimanalo Elementary and Intermediate School, requiring children to cross the highway for after school youth programs.

5.1.1.4 St. George Catholic Church parish hall is equipped with a kitchen and is adequate for gatherings of over two hundred persons, but its availability is dependent on church activities. The needed youth and preschool programs cannot be accommodated in the church parish hall.

5.1.2 Other community gathering facilities not along Kalaniana'ole Highway

5.1.2.1 Waimanalo District Park Community Hall is a City and County of Honolulu Department of Parks and Recreation facility. A large multipurpose room is

sufficient for large gatherings and has an attached kitchen. A preschool program is available in the multipurpose room, but is not a daily program and requires one parent to participate. A youth program after schools is not available. The location is behind Waimanalo Elementary and Intermediate School and can be accessed by walking across an open field. Road access to the facility is via Hihimanu Street, approximately one (1) mile from the intersection of Kalaniana'ole Highway and Poalima Street.

- 5.1.2.2 Waimanalo Hawaiian Homestead Community Hall is a multipurpose facility suitable for large gatherings. The kitchen is a separate from the multipurpose room, but close by. It is approximately three-tenths of a mile from Kalaniana'ole Highway and Nakini Street intersection, and is approximately two and one-half mile east from the Moole Street intersection. Neither a youth program or preschool program is available at the facility.
- 5.1.2.3 Waimanalo Kupuna Housing Community Hall is near the Hawaiian Homestead Community Hall. The facility specifics are unknown. The facility is presumed to be for programs for the elderly residents of the housing of which the Hall is a part.
- 5.1.2.4 Waimanalo Elementary and Intermediate School has an A+ after school program administered by Department of Education (DOE) is available, but not a preschool program.

5.2 OTHER SITES IN THE VILLAGE SUBDIVISION

Other possible sites under the control of WVRC for the proposed action are at the ends of cul-de-sacs on the corners of the subdivision.

TMK 4-1-034: 092 (42,337 SF): Located in the southwest corner of the Village subdivision, this lot is accessible by Moole Street and Haunakoi Street. This lot adjoins eight single family house lots in the Village.

TMK 4-1-034: 119 (111,881 SF): Located in the southeast corner of the Village subdivision, this lot is accessible by Moole Street and Haunakoi Street. This lot adjoins three single family house lots in the Village.

TMK 4-1-012: 155 (24,123 SF): Located in the northeast corner of the Village subdivision, this lot is accessible by Moole Street and Kumuula Street. This lot adjoins four single family house lots in the Village.

All the alternate sites are not centrally located to the Village subdivision, but are on the edges of the subdivision. These sites are vacant subdivided parcels. Each alternate site is zoned R-5 (Residential). Investigation of the sites using the City and County of Honolulu, DPP Parcel and Zoning Interactive GIS Maps and Data indicates the sites are not provided with sewer laterals and the sewer mains end at the parcel adjacent to

them. Therefore, locating the proposed Recreation Center on these sites would require sewer main extension and a lateral into the parcel at the least. It is unknown if this additional load on the sewerage system can be accommodated with the current system, including at the wastewater treatment plant.

These lots are also located on residential streets deep within the Village subdivision. Many more residents would be impacted by noise and light of recreation center events. Parking required to accommodate the recreation center functions would be problematic on parcel 155 due to its limited lot area. Traffic to and from the Recreation Center would be significantly higher than residents in these quiet areas are subject to. The impact of these alternate sites on Village residents would be more than the proposed site.

5.3 ALTERNATE FACILITY CONFIGURATIONS

Other configurations of the proposed facility were considered during preliminary design. Alternate plans studied included concepts which retained the existing building (Concept 1), and alternates which demolished the existing building in favor a completely new building (Concept 2). Among the alternative facility configurations considered were:

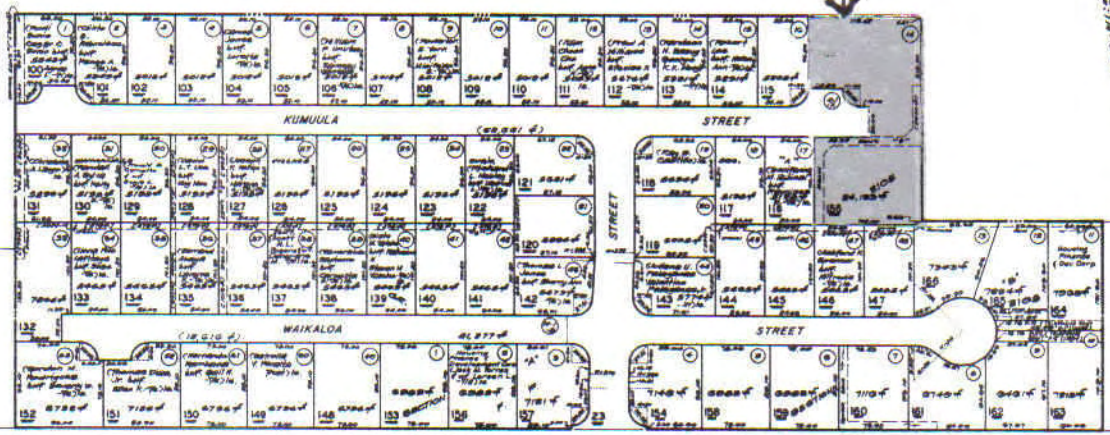
Conceptual Site Plan 1.1: The large group meeting area is located in the center of the lot between the existing building (to the west) and the small group meeting room and toilets (to the east). The WVRC maintenance activities were extended along the south of the lot with service access from Kuhimana Place. A new addition along the north wall of the existing building includes a kitchen, WVRC office. The existing WVRC office would be used as a computer room.

Conceptual Site Plan 2.1: The existing building was not considered a factor in configuring the uses on the site. The on-site parking was enlarged to nine stalls. The large group meeting room was located near the middle of the project site. The WVRC office, computer lab and small group meeting room were located fronting the parking lot, to facilitate easy control of arrivals on site and access to the proposed preschool. The kitchen and WVRC maintenance operations were sited around driveway access from Kuhimana Place. One stall was located on the Kuhimana Place driveway to aid with deliveries.

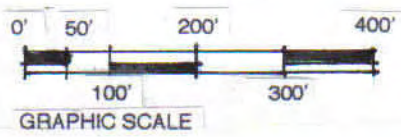
Conceptual Site Plan 2.2: The existing building was again not considered a factor in configuring the uses on the site. The building was located as close to Moole Street as possible. The large group meeting room and toilets was oriented toward Moole Street. All parking and loading activities were located at the east end of

U. S. MILITARY RESERVATION
BELLONE FIELD
PLAT 15

Alternate Site
TMK 4-01-12: 155
24,123 SF



Alternate Site
TMK 4-1-34: 092
42,337 SF



Alternate Site
TMK 4-1-34: 119
111,881 SF

<p>Kauhikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813</p>	<p>Waimanalo Recreation Center 41-552 Moole Street Waimanalo, Hawaii 96795</p>	<p>Alternate Sites in Waimanalo Village</p>	<p>Figure 14</p>
---	--	---	----------------------

the lot with access from Kuhimana Place. The small group meeting-preschool, WVRC office and computer lab were located adjacent to the parking lot. The WVRC maintenance operations and kitchen were located to take advantage of the loading stall.

These alternate facility configurations were not considered suitable for the following reasons:

Conceptual Site Plan 1.1:

- a) The parking lot was too small to meet the minimum daily operations of the Recreation Center.
- b) The logistics of servicing the kitchen from the main parking lot and adjacent to the main public entrance was considered problematic.

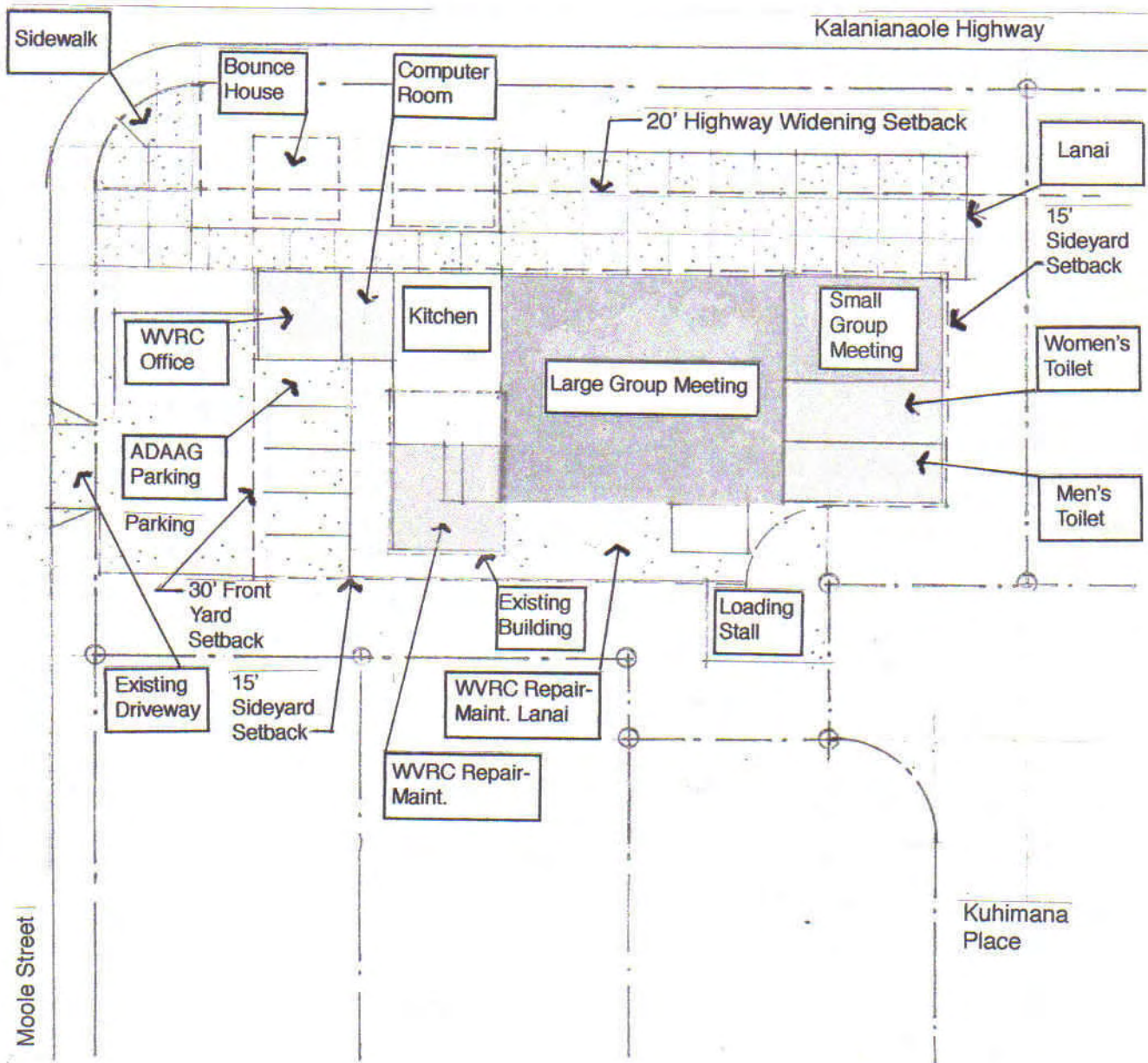
Conceptual Site Plan 2.1:

- a) The relocation of the WVRC maintenance operations to a new location would require that portion of the new building was complete before the existing space could be renovated.
- b) The demolition of the existing building was considered a economic liability to the project budget, since the building is in good condition, and constructed of durable materials.
- c) The small group meeting room while located conveniently for arriving and departing students was distant from the lanai area and play yard, in the Kalaniana'ole Highway setback.

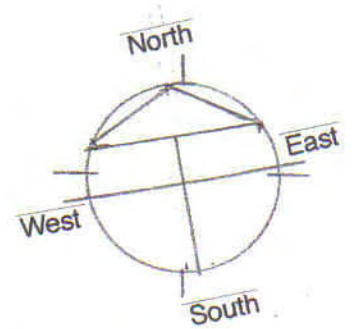
Conceptual Site Plan 2.2:

- a) The major drawback to this plan was the location of parking at the east end of the lot. The parking was hidden from public view, and therefore could be hard to find. The access to parking also required that visitors would need to circle around through a portion of the village creating additional traffic, noise and dust to adjoining homes.
- b) The loss of the existing building was also again viewed as a liability to the project budget.

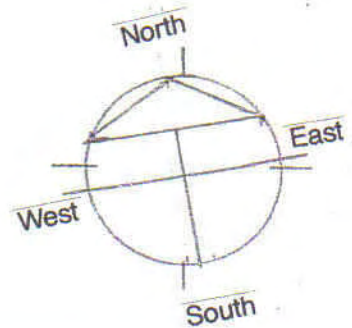
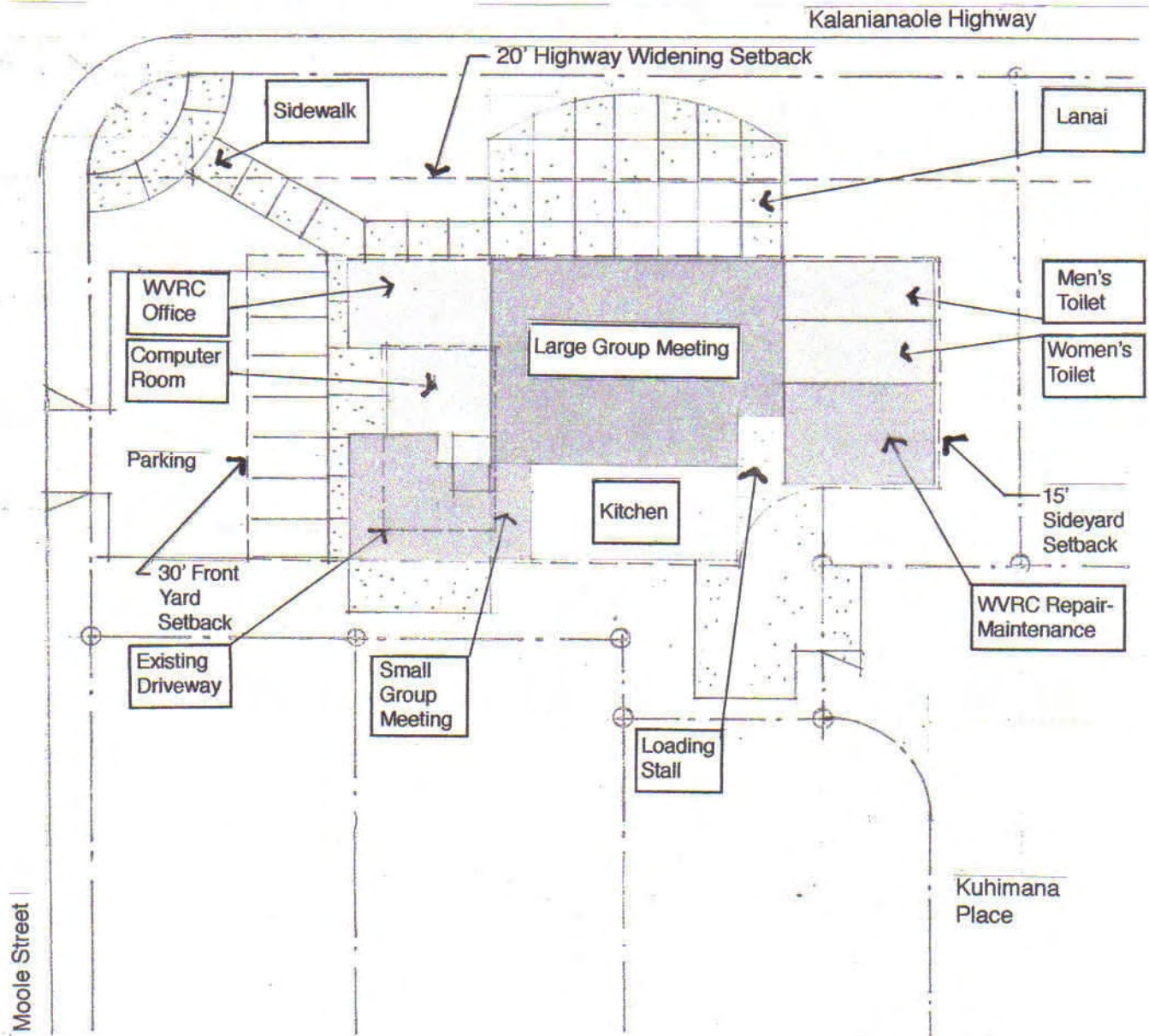
After due discussion and consideration the proposed site plan concept was selected for design refinement.



ALTERNATE CONCEPTUAL SITE PLAN 1.1
 Scale: 1/32" = 1'-0"



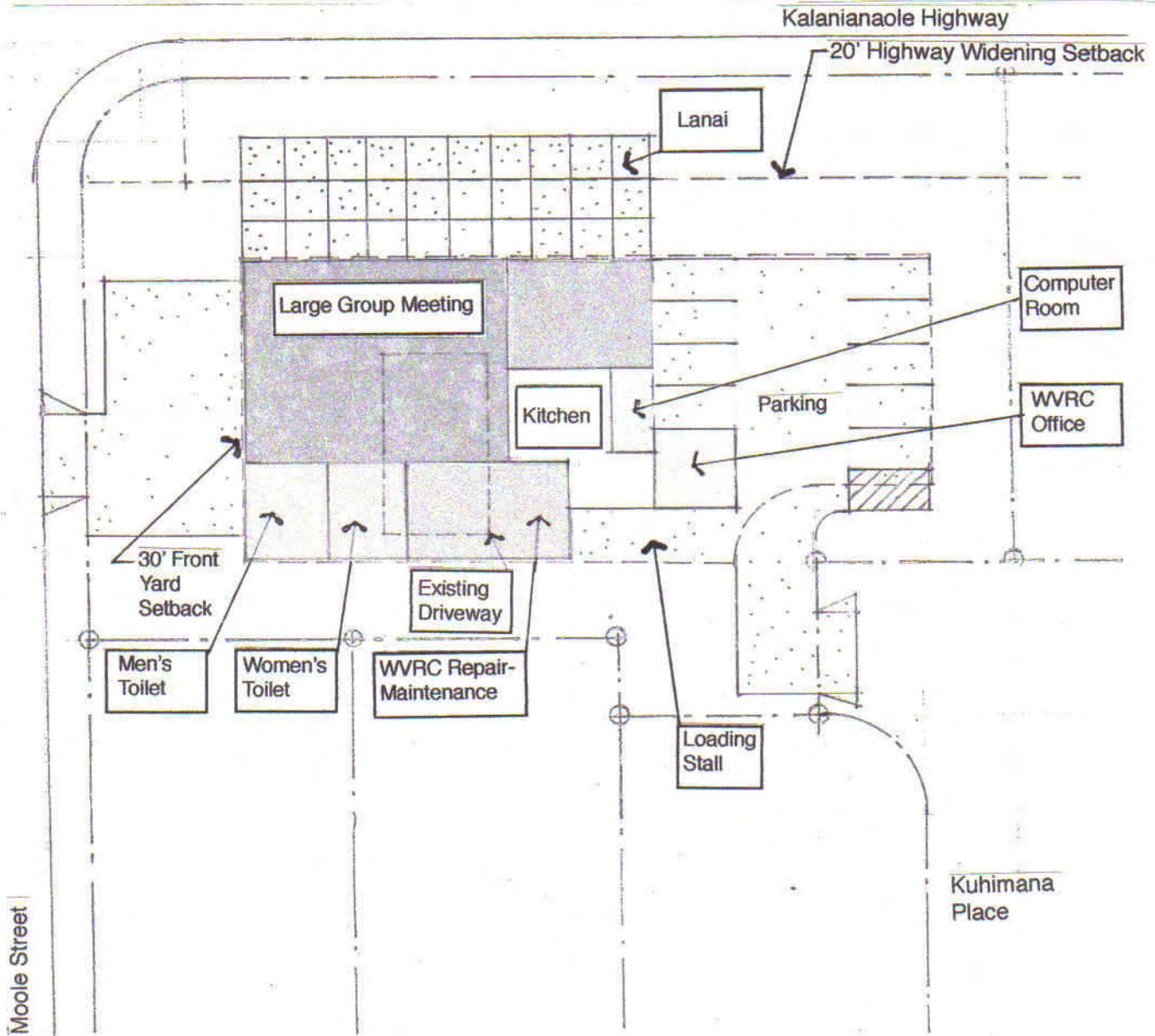
Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	Waimanalo Recreation Center 41-552 Moole Street Waimanalo, Hawaii 96795	Alternate Design Concept 1.1	Figure 15
---	--	------------------------------------	---------------------



ALTERNATE CONCEPTUAL SITE PLAN 2.1

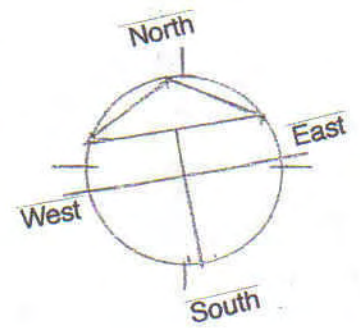
Scale: 1/32" = 1'-0"

Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	<p align="center">Waimanalo Recreation Center</p> <p align="center">41-552 Moole Street Waimanalo, Hawaii 96795</p>	<p align="center">Alternate Design Concept 2.1</p>	<p align="center">Figure 16</p>
---	---	--	--



ALTERNATE CONCEPTUAL SITE PLAN 2.2

Scale: 1/32" = 1'-0"



Kauahikaua & Chun/Architects Kawaiahao Plaza, Hale Mauka Suite 108 567 South King Street Honolulu, Hawaii 96813	<p align="center">Waimanalo Recreation Center</p> <p align="center">41-552 Moole Street Waimanalo, Hawaii 96795</p>	<p align="center">Alternate Design Concept 2.2</p>	<p align="center">Figure 17</p>
---	---	--	--

5.4 DETERMINATION

A Finding of No Significant Impact (FONSI) is determined for this proposed action.

5.5 REASONS SUPPORTING THE ANTICIPATED DETERMINATION

Based on the information and analysis presented in this document, the Proposed Action is not expected to result in a significant impact on the environment. In accordance with Chapter 343, HRS and Section 11-200, HAR, The Hawaii Housing Finance and Community Development Corporation has determined that a FONSI be issued for the proposed project. The proposed project would have no significant short-term, long-term or cumulative adverse impacts on the environment; therefore, preparation of and EIS is not required.

The Department of Health Environmental Impact Statement Rules for the Determination of Significance, requires an applicant to determine whether an action may have 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, an action shall be determined to have a significant effect on the environment according to the following criteria:

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

The proposed action does not involve an irrevocable commitment to loss or destruction of any known natural or cultural resource. The site of the proposed action was previously developed, and is part of an existing subdivision.

2. *Curtails the range of beneficial uses of the environment.*

The proposed action will not place any new or expand any beneficial uses of the environment. The project represents the continuation of an existing use on a previously developed parcel, will not require the clearing of additional land. The proposed Recreation Center will provide a venue for community services identified as needed by a survey. Construction and operation of the new facility would be performed in accordance with applicable State and County regulations, thereby minimizing potential impacts to air and water quality and ambient noise levels.

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

The proposed action conforms to the State Environmental Policy. The proposed Recreation Center will be approximately 5,000 square feet, and single story, residential scaled, and constructed of common building materials of wood, masonry and metal. The proposed Center is intended to improve the well-being of the community.

4. *Substantially affects the economic welfare, social welfare, and cultural practices of the community or State.*

The proposed action would have a positive short-term direct and indirect economic benefit to the State and County through the construction-related jobs and induced effects of spending on the economy. The long-term economic benefit will be the added employment at the Recreation Center or services bought in support of services provided. The proposed project will also provide a venue for the needed social activities and community services to promote the well-being and bonding of the community. The proposed action is not expected negatively affect the cultural practices of the community or State.

5. *Substantially affects public health.*

The proposed would not affect public health. There would be some short-term construction-related impacts such as noise, air quality and traffic in the area, but these would be temporary. Standard construction best management practices would be used to minimize the temporary impacts. The long-term benefit project is expected to provide is the improvement of the well-being of the community by providing additional sanitation facilities. Associated increases in utility demands are anticipated.

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

The proposed action will not increase the population in the community because it is not a new housing unit or commercial enterprise. Since the proposed Recreation Center will use existing utility connections, no new utility connections will be required. Typical minor increases in utility demands would be expected for added on-site activities. Existing traffic patterns would be expected to continue with traffic peaks occurring during evenings and weekend evenings.

7. *Involves a substantial degradation of environmental quality.*

The proposed action is not expected to degrade the environmental quality. The proposed Recreation Center is to serve an existing subdivision without a community center of its own. Long-term impacts to air, water quality and noise levels would be minimal or non-existent.

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

The proposed action will be the only one in the existing subdivision. There are no plans for other actions in the subdivision, and the project is not a part of a supplemental future development.

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

There are no known rare, threatened or endangered species or its habitat on the site of the proposed action. Although the site is largely vacant, the site has a long history of development and human habitation.

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

The proposed action will not detrimentally affect air, water quality or ambient noise levels permanently. Construction activities will temporarily increase air, water quality and ambient noise levels. The use of best management practices would minimize the construction-related impact, and the project would comply with applicable development regulations and standards. The proposed project will improve the long-term noise levels experience by adjoining properties over the current situation.

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, fresh water, or coastal waters.*

The proposed action is not located in an environmentally sensitive area. Further the project is located with a minimal flood hazard risk and is outside the tsunami evacuation zone. There are no known erosion or subsidence problems, or geologic hazards in the area.

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

The proposed action will not obstruct or affect scenic vistas and view planes identified in State or County plans and studies.

13. *Requires substantial energy consumption.*

The proposed action is not expected to consume substantial amounts of energy. Architectural and engineering design will incorporate energy and water saving measures. A majority of the interior rooms in the proposed Recreation Center will not be air conditioned, or heated. Mechanical ventilation for the kitchen cooking equipment will be provided as required by the applicable codes.

6. APPROVALS AND PERMITS

State of Hawaii and City and County of Honolulu permits required for implementation of this proposed action:

Type	Agency
Conditional Use Permit, Minor (Off-site Parking Facilities on TMK 4-1-03: 090)	City and County of Honolulu, Department of Planning and Permitting, Land Use Permits Division, Land Use Approval Branch
Conditional Use Permit, Minor (As a Meeting Facility and Preschool on TMK 4-1-03: 089)	City and County of Honolulu, Department of Planning and Permitting, Land Use Permits Division, Land Use Approval Branch
Building Permit	City and County of Honolulu, Department of Planning and Permitting, Building Division
Grading Permit	City and County of Honolulu, Department of Engineering (Estimated volume of grading is 99 Cubic Yard)

7. EARLY CONSULTATION COMMENTS AND RESPONSES

An informational letter requesting early consultation were sent to agencies indicated in the following list on November 9, 2007. The parties who responded during the p-re-assessment consultation process are identified by asterisk (*). The pre-assessment consultation letter, written responses received and subsequent response letters addressing those comments are attached in Appendix E. The following letter comments were received:

Federal Agencies

U.S Army Corp of Engineers
U.S. Fish and Wildlife Service
Federal Emergency Management Agency

State Agencies

*Department of Land and Natural Resources, Land Division
Department of Human Services
*Department of Education
Department of Transportation
Department of Health, Environmental Planning Office
Department of Health, Office of Environmental Quality Control
*Office of Hawaiian Affairs
Office of Planning
DLNR, State Historic Preservation Division
*Department of Human Services, Public Housing Authority
Department of Human Services, Housing and Community Development Corporation
Waimanalo Library

City & County of Honolulu Agencies

*Board of Water Supply
*Department of Design & Construction
Department of Environmental Services
Department of Transportation Services
*Department of Planning and Permitting
*Fire Department
*Police Department

Utility Companies

*Hawaiian Electric Company
Hawaiian Telephone Company
Oceanic Time Warner Cable

Community Organizations and Others

Waimanalo Health Center

Agency/Organization	Letter Date	Major Comments
State of Hawaii, Department of Land and Natural Resources, Land Division	November 16, 2007	No comments to offer at this time.
State of Hawaii, Hawaii Housing Finance and Development Corporation	November 19, 2007 (Email)	The approving agency was incorrectly identified as HCDCH, which no longer exists. The correct name of the approving agency should be Hawaii Housing Finance and Development Corporation.
City and County of Honolulu, Police Department	November 23, 2007	The project should have no significant impact on facilities or operations of HPD.
State of Hawaii, Department of Human Services, Hawaii Public Housing Authority	November 27, 2007	No comments to offer at this time.
State of Hawaii, Department of Education	November 27, 2007	No comments to offer at this time. A copy of the Draft EA is requested.
City and County of Honolulu, Board of Water Supply	November 27, 2007	The existing water system is adequate to accommodate the proposed development. Water System Facility Charges will apply when water is made available. Fire protection requirements should be coordinated with Fire Prevention Bureau. Cross-Connection Control and Backflow Prevention requirements will apply.
City and County of Honolulu, Department of Design and Construction	November 28, 2007	No comments to offer at this time.
City and County of Honolulu, Honolulu Fire Department	December 11, 2007	The proposed project will not adversely impact services provided by the HFD.

State of Hawaii, Office of Hawaiian Affairs	December 11, 2007	Requests the Draft EA adopt language that will ensure that should iwi kupuna or Native Hawaiian cultural or traditional deposits be found during ground disturbance or excavation, work will cease and appropriate agencies contacted pursuant to applicable law. A copy of the Draft EA is requested.
City and County of Honolulu, Department of Planning and Permitting	December 14, 2007	Confirmation of R-5 zoning. Project will require a CUP-Minor to establish Meeting Facility and Day Care facilities. A CUP-Minor for off-site parking will also be required. Copies of the application and application instructions were provided. A copy of the Draft EA is requested.
Hawaiian Electric Company, Inc.	January 24, 2008	Describe any new requirements or changes in electrical service in the DEA, and forward for HECO review.

In addition to written correspondence, an additional effort to identify community concerns regarding the proposed action was made, a presentation was made to Waimanalo Neighborhood Board No. 32 on November 13, 2007. Notification of the Neighborhood Board presentation was provided on the agenda at its website. Letters of notification were specifically sent to the landowner (State of Hawaii, Hawaii Housing Finance and Development Corporation), and seven (7) homeowners-renters of the properties adjacent to the location of the proposed actions. A copy of the Neighborhood Board agenda, letters of notification, memo of the presentation and discussion and neighborhood Board minutes are included in Appendix F.

8. FINAL ENVIRONMENTAL ASSESSMENT CONSULTATION COMMENT AND RESPONSES

Notice of the Draft Environmental Assessment was published in the August 8, 2008 edition of the *Environmental Notice*, with the deadline for public comment on September 7, 2008. A copy of the Draft Environmental Assessment requesting consultation were sent to agencies, organizations and individuals indicated in the following list on August 8, 2008. The parties who responded during the preparation of the Final Environmental Assessment consultation process are identified by asterisk (*). The notice of the Draft EA as published in the *Environmental Notice*, letters of comment and subsequent response letters addressing those comments are attached in Appendix G.

Federal Agencies

U.S. Fish and Wildlife Service

State Agencies

*Department of Land and Natural Resources (DLNR), Land Division

Department of Education

*Department of Transportation

Department of Health, Environmental Planning Office

Department of Health, Office of Environmental Quality Control

*Office of Hawaiian Affairs

Department of Business, Economic Development and Tourism (DBEDT), Office of Planning

DLNR, State Historic Preservation Division

Department of Human Services, Hawaii Public Housing Authority

Department of Human Services, Hawaii Housing Finance and Community Development Corporation

Waimanalo Library

City & County of Honolulu Agencies

*Board of Water Supply

*Department of Design & Construction

Department of Environmental Services

*Department of Transportation Services

*Department of Planning and Permitting

*Fire Department

*Police Department

Utility Companies

Hawaiian Electric Company

*Hawaiian Telephone Company

Oceanic Time Warner Cable

Community Organizations and Others

Waimanalo Neighborhood Board No. 32
US Senator Daniel Kahikina Akaka
US Senator Daniel K Inouye
US Representative Mazie Hirono
State Senator Fred Hemmings (25th District)
State Representative Tommy Waters (51st District)
City Councilmember Barbara Marshall (District 3)

Agency/Organization	Letter Date	Major Comments
State of Hawaii, Department of Land and Natural Resources, Land Division	August 11, 2008	No other comments to offer.
Hawaiian Telcom	August 13, 2008	No comments to offer at this time. Continue to include their participation during design.
City and County of Honolulu, Police Department	August 18, 2008	The project should have no significant impact on facilities or operations of HPD.
City and County of Honolulu, Board of Water Supply	August 19, 2008	Comments from the previous letter of comment are still applicable.
State of Hawaii, Office of Hawaiian Affairs	August 28, 2008	OHA is supportive of the proposal for its hub concept for the Waimanalo Village and providing of needed services in an area of the island with a high number of beneficiaries. The agency also notes the revisions to the document incorporating their pre-consultation comments.
City and County of Honolulu, Department of Design and Construction	August 28, 2008	Describe the impact of the proposed project on the City's storm drainage system.
City and County of Honolulu, Honolulu Fire Department	September 2, 2008	The Department has no objections to the project.

<p>City and County of Honolulu Department of Planning & Permitting</p>	<p>September 5, 2008</p>	<ol style="list-style-type: none"> 1) Discuss how the project complies with the Residential Use and General Policies of the KoolauPoko Susustainable Communities Plan 2) Discuss mitigation of the impacts of off-site parking on the quality of the existing park. 3) Provide a circulation plan for the parking lot site indicate ingress and egress. Address access to the pedestrian crossing at Moole Street. 4) Address vehicular sight distance and grades at driveways. 5) Consider a traffic management plan. 6) Construction plans and traffic control plans shall be submitted to Traffic Review Branch for review and approval. 7) Provide background for the establishment of Saturday night use already taking place. 8) Address impacts to neighboring residential properties and mitigative measures 9) Discuss the volume of grading expected and the requirement for a grading permit.
---	---	---

<p>State of Hawaii, Department of Transportation</p>	<p>September 5, 2008</p>	<p>1) The TIAR is satisfactory to DOT. 2) Applicant shall provide and implement at their cost left turn lanes on Kalaniana'ole Highway. 3) Locate driveways on Moole Street away from Kalaniana'ole Highway to prevent vehicle backup. 4) Discuss measures to prevent errant volleyballs from entering the highway. 5) The project shall not result in additional surface water runoff to the highway.</p>
<p>City and County of Honolulu, Department of Transportation Services</p>	<p>September 8, 2008</p>	<p>1) The project will affect bus routes, bus stops and para-transit services, and will require prior notification.</p>

Waimanalo Village Recreation Center

APPENDIX A

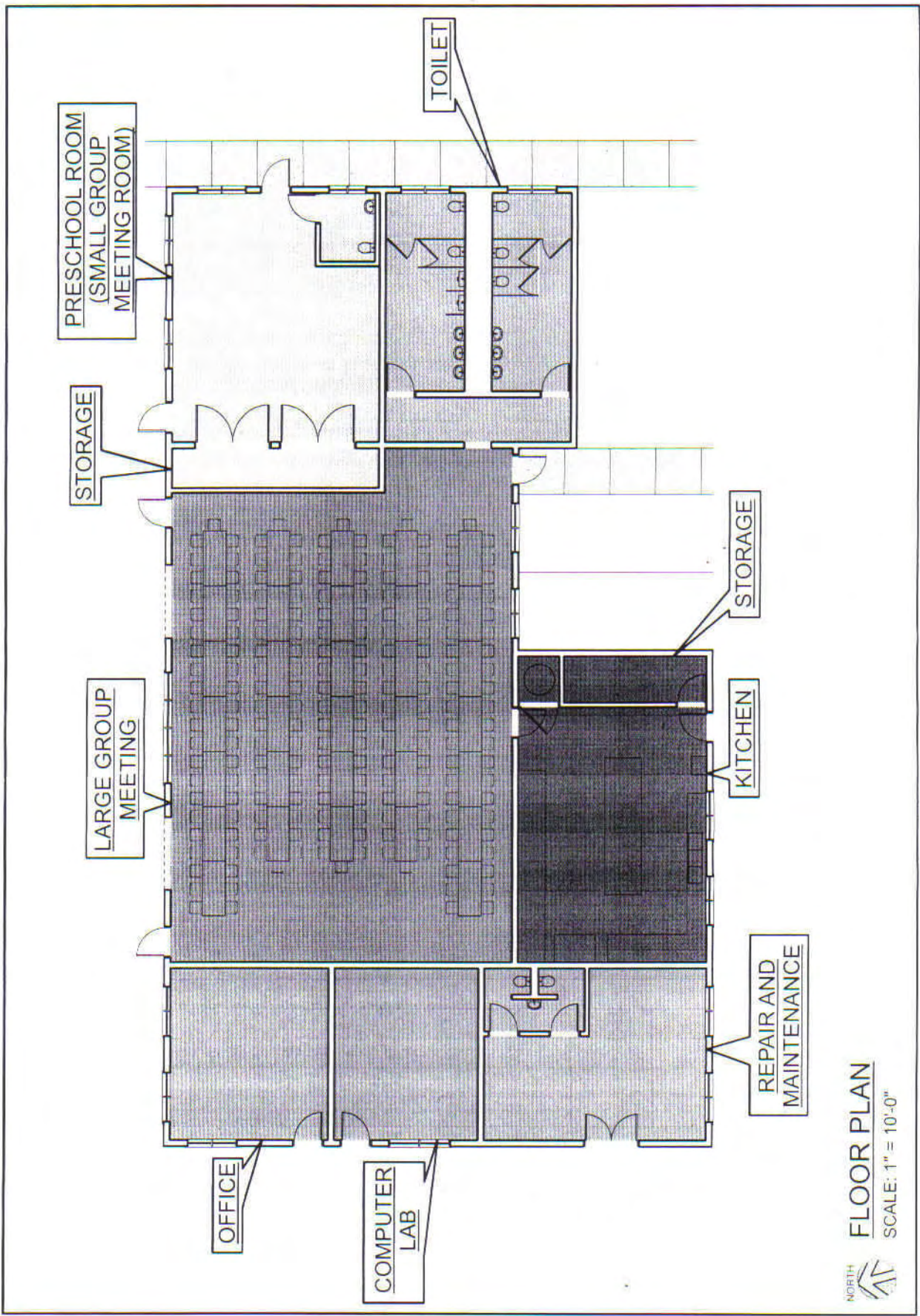
Architectural Drawings

**KAUAIHIKAUA
& CHUN/
ARCHITECTS**
Kowloon Plaza, Hale Moana
Honolulu, Hawaii 96813
Phone: (808) 526-2283
Fax: (808) 594-1723

Waimanalo Recreation Center
41-552 Moole St.,
Waimanalo, Hawaii 96795

FLOOR PLAN

Date: _____
Drawn: _____
Job: _____
Sheet Number: _____
Total sheet count: _____



FLOOR PLAN
SCALE: 1" = 10'-0"

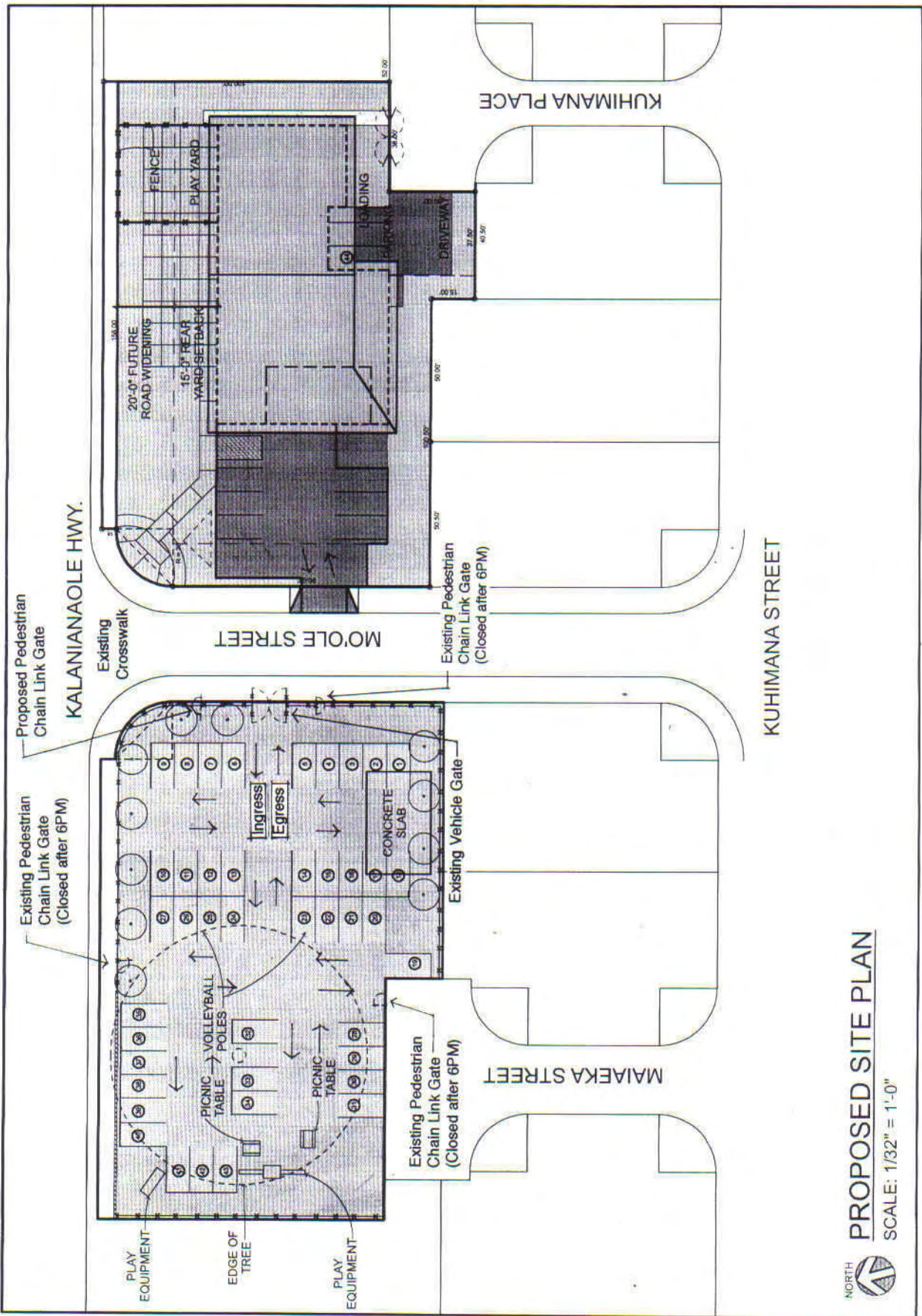


KAUAIHIKAUA & CHUN/ ARCHITECTS
 Kawaihaon Plaza, Hale Manika
 567 South King Street, Suite 108
 Honolulu, Hawaii 96813
 Phone: (808) 536-2283
 Fax: (808) 594-4721

Waimanalo Recreation Center
 41-552 Moole St.,
 Waimanalo, Hawaii 96795

PROPOSED SITE PLAN

Date: _____
 Drawn: _____
 Job: _____
 Sheet Number: _____
 Total sheet count: _____



PROPOSED SITE PLAN
 SCALE: 1/32" = 1'-0"

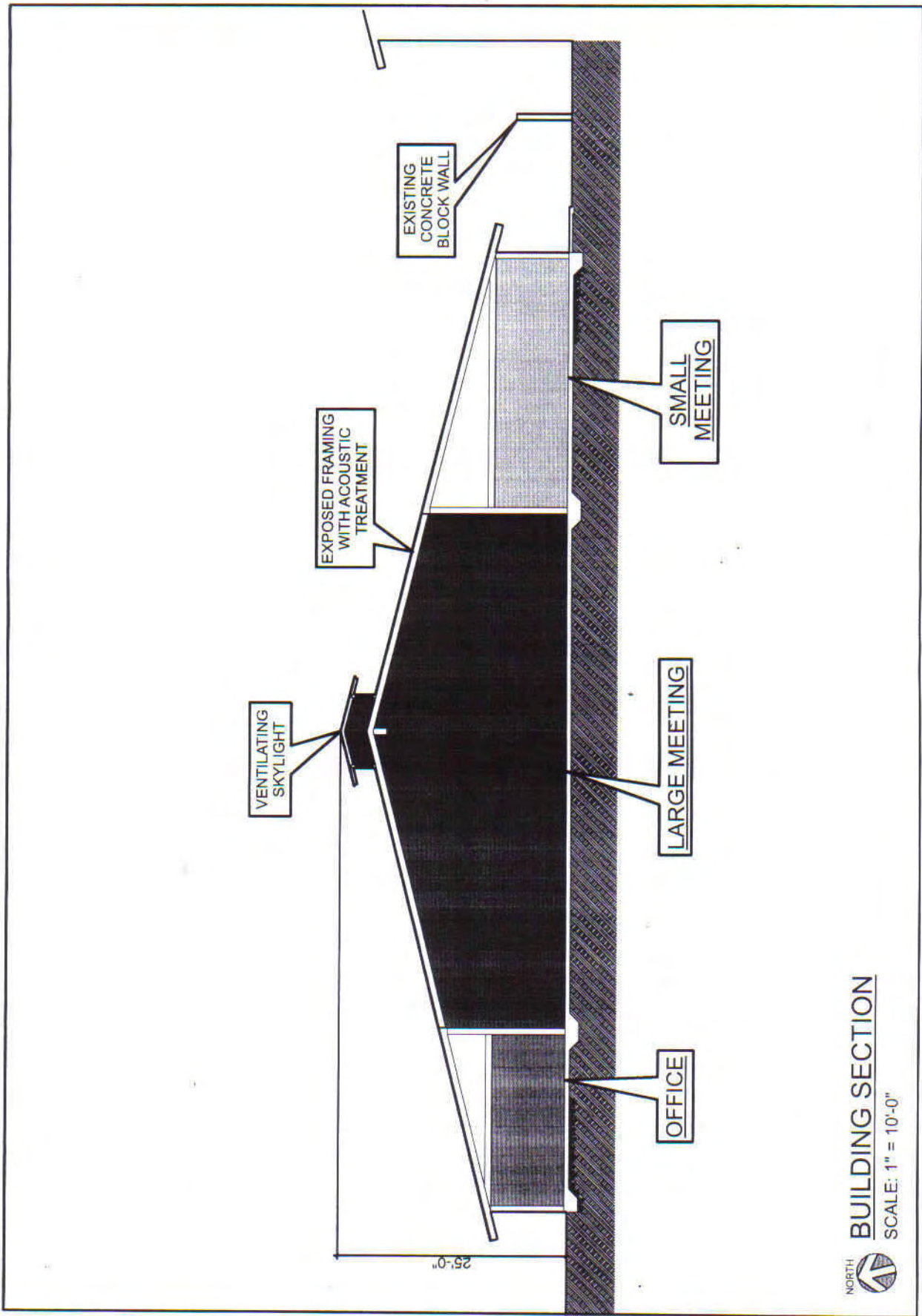


**KAUAIKAUA
& CHUN/
ARCHITECTS**
Kawailua Plaza, Hale Maika
367 South King Street, Suite 108
Kawailua, Hawaii 96795
Phone: (808) 526-2283
Fax: (808) 598-4723

Waimanalo Recreation Center
41-552 Moole St.
Waimanalo, Hawaii 96795

**BUILDING
SECTION**

Date: _____
 Drawn: _____
 Job: _____
 Sheet Number: _____
 Total sheet count: _____



BUILDING SECTION
 SCALE: 1" = 10'-0"



Waimanalo Village Recreation Center

APPENDIX B

Botanical Resources Assessment

**BOTANICAL RESOURCES ASSESSMENT
FOR
WAIMANALO VILLAGE RECREATION CENTER
AT
WAIMANALO, KOOLAUPOKO, OAHU
(TMK: 4-1-034:089 AND 090)**

**BY
DANIEL G. CHUN FAIA**

**PREPARED FOR
WAIMANALO VILLAGE RESIDENCE CORPORATION**

**PREPARED BY
KAUAHIKAUA & CHUN/ARCHITECTS
JUNE 5, 2008**

BOTANICAL RESOURCES ASSESSMENT FOR THE PROPOSED WAIMANALO VILLAGE RECREATION CENTER

Survey Method

A walk-through survey method was used and all plant identification made in the field.

Description of the Vegetation

The site proposed for construction is completed planted with ornamental trees, ornamental shrubs and lawns. The Assessment observed 63 plant species, the overwhelming majority consisting of alien introduced plant species. Four plant species are Polynesian introduced (6 %): three of these species being represented by a single specimen. No endemic or indigenous plant species were observed on the site.

In the inventory the vegetation types are divided into Ornamental Landscaping and Lawn. The grassed parking lot portion of the site has a large mature Monkeypod tree and a mix of ornamental shrubs.

Ornamental Landscaping

The ornamental landscaping has a mixture of planting that is quite typical of residential planting in the windward area of Oahu. The landscaping is actively and generally well maintained. The largest tree is an Avocado that has been previously topped. The next largest tree is a Kukui of relatively young age. The single coconut palm is also of relatively young age. Most of the edge of the site is planted with a row of Manila Palms.

Trees and Palms

<i>Samanea saman</i>	Monkeypod
<i>Aleurites moluccana</i>	Kukui
<i>Persea americana</i>	Avocado
<i>Tabebuia pentaphylla</i>	Pink tecoma
<i>Macadamia tetraphylla</i>	Macadamia nut
<i>Terminalia catappa</i>	False kamani /Tropical almond
<i>Spathodea campanulata</i>	African tulip
<i>Cocos nucifera</i>	Coconut palm
<i>Arecastrum romanzoffianum</i>	Queen palm
<i>Chrysalidocarpus lutescens</i>	Areca palm
<i>Adonidia merrillii</i>	Manila palm

Shrubs

<i>Plumeria rubra.</i>	Plumeria hybrid
<i>Musa acuminata</i>	Banana
<i>Morinda citrifolia</i>	Noni
<i>Cordyline terminalis</i>	Ti green and hybrids

<i>Dracaena marginata</i>	Money tree / green and variegated
<i>Pleomele reflexa</i> 'variegata'	Song of India
<i>Galphimia glauca</i>	Galphimia
<i>Pentas lanceolata</i>	Pentas /Egyptian star cluster
<i>Hibiscus rosa-sinensis</i>	Hibiscus hybrids
<i>Phymatosorus grossus</i>	Laua'e fern
<i>Crassula oblique hybrid</i>	Miniature jade plant
<i>Kalanchoe fedtschenkoi</i>	Aurora borealis plant
<i>Aloe vera</i>	Aloe
<i>Jasminum sambac</i>	Pikake bush
<i>Rosmarinus officinalis</i>	Rosemary
<i>Calotropis gigantea</i>	Crownflower purple and white
<i>Carica papaya</i>	Papaya
<i>Heliconia psittacorum</i>	Heliconia
<i>Heliconia caribaea</i> 'purpurea'	Heliconia red
<i>Hedychium coronarium</i>	White ginger
<i>Alpinia sp</i>	Pink ginger
<i>Pseudoranthemum reticulatum</i>	Eldorado
<i>Canna indica</i>	Amaryllis sp (not in bloom)
<i>Lantana camara</i>	Canna yellow
<i>Strelitzia alba</i>	Lantana yellow
<i>Nephrolepis biserrata v. furcans</i>	White bird of paradise
<i>Asparagus densiflorus</i>	Fish tail fern
<i>Rhoeo spathacea discolor</i>	Asparagus sprengeri fern
<i>Ipomoea batatas</i>	Rhoeo
<i>Pedilanthus tithymaloides</i> 'var.'	Sweet potato vine
<i>Codiaeum variegatum</i>	Milk bush
	Croton hybrid
<i>Alocasia sp</i>	Night blooming jasmine

Planter weeds

Asystasia gangetica
Bidens alba
Chamaesyce prostrata
Chamaesyce hypericifolia
Coccinia grandis
Emilia fosbergii

Lawn

The lawn is frequently mowed and well maintained, while containing the mixture of grasses and weeds typical of lawns in the Waimanalo area. Four lawn grasses were

observed. The McCoy grass grows in the deep shade of the Avocado tree and Seashore Paspalum is used in an isolated section of lawn.

Lawn grasses

Brachiaria subquadripara
Chrysopogon aciculatus
Seashore paspalum
McCoy grass

Lawn weeds

Cyperus rotundus
Chloris barbata
Desmodium triflorum
Centella asiatica
Calyptocarpus vialis
Syndrella nodiflora
Alysicarpus vaginalis
Desmodium incanum
Oxalis corniculata

Discussion and Recommendations

None of the plants occurring on site are threatened or endangered species. No endemic or indigenous plant species were observed on site. There were no wetlands observed on site; the site having been the location of the former Waimanalo Plantation village and small commercial center.

It is expected that the project will disturb much of the existing landscaping. After construction, the site will be newly landscaped. There will be an increase of Polynesian introduced plant material, with many of the same popular introduced plant materials replanted on site.

The large mature Monkeypod tree will be protected and maintained during and after construction.

Literature

Graf, Alfred Byrd. 1973. Exotica 8th edition. Roehrs Company Inc.

Graf, Alfred Byrd. 1978. Tropica 1st edition. Roehrs Company Inc.

Neal, Marie C. 1965. In Gardens of Hawaii. Bishop Museum Press.

Whistler, Dr. W. Arthur. 1994. Wayside Plants of the Islands. Isle Botanica.

Waimanalo Village Recreation Center

APPENDIX C

Cultural Impact Assessment

CULTURAL IMPACT ASSESSMENT
FOR
WAIMANALO VILLAGE RECREATION CENTER
AT
WAIMANALO, KOOLAUPOKO, OAHU
(TMK: 4-1-034:089 AND 090)

BY
DWIGHT PAUHI KAUAHIKUA

PREPARED FOR
WAIMANALO VILLAGE RESIDENCE CORPORATION

PREPARED BY
KAUAHIKAUA & CHUN/ARCHITECTS
MAY 12, 2008

TABLE OF CONTENTS

I	INTRODUCTION.....	2
A.	PROJECT DESCRIPTION.....	2
B.	AREA DESCRIPTION.....	2
II	CONSULTANTS.....	2
A.	SELECTION METHODS.....	2
B.	INTERVIEW PROCEDURES	3
C.	RESULTS (INTERVIEW SUMMARY).....	3
III	MATERIALS CONSULTED.....	7
IV	CULTURAL RESOURCES, PRACTICES AND BELIEFS	7
A.	HISTORY	7
B.	PLACE NAMES	9
C.	LEGENDS AND MYTHS.....	12
V	INFORMATION WITHHELD	15
VI	NATURE AND SIGNIFICANCE.....	15
A.	ANALYSIS OF EFFECTS OF PROPOSED ACTION	15
B.	ALTERNATIVES.....	16
C.	MITIGATION.....	16
VII	SUMMARY AND CONCLUSIONS.....	16
VIII	BIBLIOGRAPHY	21

I INTRODUCTION

A. PROJECT DESCRIPTION

The proposed action is to construct a recreation center on vacant 20,000 square feet State of Hawaii-owned site in the Waimanalo Village subdivision for the Waimanalo Village Residence Corporation, a not-for-profit organization, receiving no public funds, except for the proposed use of the State-owned land. The recreation center will serve as the administrative and social services center for the residents of Waimanalo Village, and the social services center for the entire Town of Waimanalo. The proposed recreation center will be a single-story 5,400 square feet building containing a space for social gatherings of 200 persons, an administrative office for the recreation center, the housing subdivision, and for programs anticipated to be accommodated in the facility such as child care, educational programs, and others to serve the social needs of the entire Waimanalo community.

B. AREA DESCRIPTION

The site is in the middle of the Waimanalo Village subdivision on State of Hawaii-owned land in Waimanalo Town in the *ahupuaa* (land subdivision) of Waimanalō, in the *moku* (district) of Koolaupoko on Oahu. The *ahupuaa* is on the southeastern windward side of Oahu. It consists of a broad alluvial valley flanked by the Koolau Mountains on the west that extends to Makapuu Point, the southeaster tip of Oahu. To the north, the valley is flanked by a line of ridges and peaks extending off the Koolaus the sea toward the twin islands of Mokulua off Lanikai. The *ahupuaas* to the north are, in order Kailua, Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Waiahole, Waikane, Hakiipuu, and finally Kualoa. This *ahupuaa* included the *ahupuaa* of Maunalua prior the Great Mahele of 1848.

The specific site of the proposed action is on one of four corner parcels at an intersection serving as access streets into the Village Subdivision. In the plantation days of Waimanalo Sugar Company (WSC) this intersection was the center of town with privately owned commercial businesses on three of the corners and a movie theater on the fourth corner.

II CONSULTANTS

A. SELECTION METHODS

The consultants selected for this assessment were Waimanalo Village residents and “old-timers” and members of the Waimanalo community who were residents of the WSC plantation housing, the predecessor to Waimanalo Village. The method of selection was by an invitation printed in “The Waimanalo Village Chronicles,” Spring Issue, 2008

newsletter of the Waimanalo Village Residents Corporation (WVRC) circulated in the community for an informal "Talk Story" session. The session was held at the Corporation's office on March 13, 2008 from 7:00 PM to 8:30 PM.

B. INTERVIEW PROCEDURES

The interview procedure was a "Talk Story" session where those present and interested in participating were asked to introduce themselves, describe their circumstances and describe their experiences in the community. Eleven (11) persons present participated.

C. RESULTS (INTERVIEW SUMMARY)

1. Grace Lee.

Born 1933, born and raised in Village, one of five siblings in the family. Her mother owned and operated the former Waimanalo Restaurant located on the southwest (mauka-Kailua) corner of the Kalaniana'ole Highway and Moole Street intersection. Her grandmother Lum Kin Young who was born and raised in Waimanalo operated a boarding house for immigrant Filipino single-men sugar plantation laborers. Her mother's good friend was Tai Lee (no relation), the Chinese farmer who was probably the first to cultivate cane for WSC and the name of the irrigation ditch. She did not work for the plantation, though her uncle and aunties did. She attended Waimanalo School and Benjamin Parker High School in Kaneohe. She married another Village resident.

The community was composed of different ethnic groups, but very close knit. All in the community celebrated in each other's ethnic cultural events. All social events were open to all in the community. Everyone in the community knew each other and worked together. A memorable experience was going through the community singing Christmas carols and receiving treats from the homes.

The plantation provided all needed facilities for the community – the store, medical dispensary, post office, Movie Theater, the gymnasium, therefore there was no reason to leave Waimanalo for common needs. A shopping trip to Honolulu for special occasions was a real treat. The plantation transported the high school students to and from Benjamin Parker School in Kaneohe daily on the company's trucks. The plantation's gymnasium was the facility for all of the social events in the community, and even served as the gymnasium and gathering facility for Waimanalo School. The plantation managers were good to the community.

2. Francisco J. Tabar.

Life-long resident of the Waimanalo, except for a brief stint in the U.S. Army when drafted in 1945. Born in 1926 further up the valley, his father being the mid-wife. His

father migrated from Cebu Island, Philippines in 1921 to work as a plantation laborer, initially cutting and loading the cane referred then as “hapai ko”, but eventually becoming a mule tenderer. Upon returning from his army service, he noticed his sister’s good friend and eventually married her.

Growing up in the community was fabulous because all ethnic groups worked together, celebrated together, and played together. A variety of fruit trees in the community provided the snacks for the kids. The irrigation water reservoir was their swimming hole that also contained shrimp (opae) that they caught and ate. The irrigation flumes and their wooden gates provided them with a “rafting” activity.

Plantation managers George Chalmers and George Bennett were good to the community and every Christmas provided each child in the community with treats. The plantation donated the land on which St. George’s Parish sits today.

Francisco said there are remains of a heiau near their reservoir-swimming hole. He was also shown a cemetery within Bellow Air Force Station located at the intersection of the runways. The remaining stone grave markers are engraved with Japanese characters, but believe there are more graves whose markers are gone. He is part of a group attempting to find the records of the burials there.

After returning from his stint in the army, the plantation closed as a consequence of increased labor costs because of the 1946 labor strike. Approximately one-third of the Village residents moved away in order to secure employment elsewhere and life in the community changed. Many Filipino men moved to other plantations in order to work at the only jobs they knew.

3. Doreen Tabar Texeira.

Francisco Tabar’s daughter, born in 1957 and raised in the Village, and attended Waimanalo School and Kailua High School.

Her father has been asked many times to speak of the old-times many times. Her mother is pictured with three other Japanese women working in the cane fields in the book of the 100 Anniversary of Japanese immigration.

4. Loretta Kaaihue.

Born 1945 in Honolulu, but moved to and raised in Village, and currently living in Village. Her house was on Kalanianole Highway, one house away from the store. Her mother was employed in the restaurant.

She remembers the cowboy times in Waimanalo Restaurant, the good music on the weekends, horses being tied outside, and a Chinese restaurant behind the Restaurant that served good food. Enjoyed her childhood days in Waimanalo because it was fun to run though any yard to pick any variety of fruit for snacking.

5. Shelly Texeira Vickery.

Born 1961, the youngest of five children, and born and raised in the Village when it was called the "old camp." Her parents moved to the Village from Koko Head in the 1950s. Mother was a full-time stay-at-home mother, did laundry, and made food to sell at community events while caring for the children.

She considers herself fortunate to have been raised in Waimanalo because neighbors all helped and respected each other. As an example of community cohesiveness, she related to an event on Christmas Eve of 1960 when her father was disabled in an automobile accident and was unable to provide for his family. As a consequence they could no longer afford the deliveries of milk, but a neighbor paid for the deliveries to continue. The family purchased a new house on a fee-simple lot in the Mill Subdivision on Poalima Street, but kept the home in the Village as a "get-on-your-feet house" for newly married family members starting families and for those struggling financially.

She remembers the many fruit trees in the area providing all the children with a variety of snacks at any time. Another example of the cohesiveness of community was the help of the entire neighborhood in parenting by keeping watch over the activities of all children and providing guidance when necessary. Therefore, though the sugar company no longer operated, the plantation still existed because of the resident's attitudes of concern for each other still existed.

6. Cheryl Castello.

Grandparents moved to the Village in 1925 or 1926 and were the first generation of her family to live in and work on plantation. Grandmother operated a boarding house for single men plantation workers.

Entire family lived on mauka-most street in the village. Because no other homes were behind their home, they raised every type of farm animal and therefore led a ranch life. Community residents came to butcher animals and all the community would help. When new homes were built in the Village, they had stable in back in the backyard.

The old plantation gymnasium across the street from her home was an important place. The paved area outside was used for roller-skating because none of the streets in the

neighborhood were paved. Whenever the gymnasium's janitor fell asleep after turning on the lawn irrigation sprinklers, they snuck in and enjoyed playing in the sprinkler sprays. City took over gym and ran all sports programs after the demise of the plantation.

7. Gary Correa.

Born on Kauai and moved to the Village with his family in the early 1960s at age eleven or twelve. Returned to Kauai for fifteen years and resided in Honolulu, but returned to become a resident and the maintenance man for the Village.

Really liked the friendly lifestyle in Waimanalo. Worked with Gary Borges and took tourists on horseback rides on back roads. The old Village had outhouses and outside showers where bath water was heated by a wood fire. Have memories of mosquito spray truck coming through the neighborhood periodically poisoning everything. The reservoir was the swimming hole. Old-timers like Tabar, Fernandez, and Abreu did many good things for the children in the camp. A significant change is current children have lost respect for the elders.

8. Eric Bunyan.

Came to Waimanalo in summer 1968 with a group of ten fellow University of Hawaii students to work for the Waimanalo Teen Project. Served as director for new Waimanalo Gym for ten years.

Experienced last ten years of the old houses in the Village. By that time half of the plantation houses were gone and the yards were larger because some houses had the benefit of vacant adjacent lots. The Tavern finally closed when new homes were built. Married a Village resident, Cheryl Castello's cousin. All the family lived nearby so grandmother cooked for all throughout the day by rotating six pots on the stove, allowing any family member came to eat and visit.

9. Michelle Hoku Liu.

Moved into the Village twenty-eight years ago at age two with father, Walter Liu

Do not remember the old stories because most old homes gone. Played in large field where old gym was formerly located, and was able to run around anywhere, until the fences went up. More acquainted with the older people in the community because always accompanied her father on Village business. Involved with the Village Board to

hopefully enable her daughter to experience the same plantation environment.

10. Walter Liu.

Moved to the Village in 1982 with four children, daughter Hoku is the youngest.

First came to Waimanalo in 1954 with high-school friends because the Tavern was considered a hot spot with good entertainment. Also fished at the beach park before it was cleared for park use. Many improvements happened since moving into the Village, and hopefully will get better for younger residents. A Board Member of WVRC for the last twenty-five years in order to repay the good fortune of being able to move into the Village. The Village has become financially stable through everyone's hard work and persistence.

III MATERIALS CONSULTED

The resources from the Hawaii State Library were the materials consulted for this Cultural Impact Assessment.

IV CULTURAL RESOURCES, PRACTICES AND BELIEFS

A. HISTORY

Koolaupoko was a favorite of the Monarchs, and as such, the ahupuaas were granted to the most favored among the chiefs. The ahupuaa of Kaneohe was retained by Kamehameha I as his personal possession, and subsequently bequeathed to his direct heirs. The Waimanalo ahupuaa was retained by Kamehameha III himself during the Great Mahele of 1848. The likely reason for this was that this ahupuaa, and the one immediately adjacent to the north supported large populations with ample crops and ocean resources, Waimanalo being particularly abundant with breadfruit, mountain apple, candlenut and coconut.¹

Waimanalo Valley was a forest of breadfruit, mountain apple, kukui, and coconut trees prior to any land leases to Western Interests. The Valley had scores to taro patches, sweet potatoes patches, native sugar cane (for domestic consumption), and hundreds of traditional Native Hawaiian grass huts. The ocean was teeming with fish. Western development of Waimanalo began when Englishman Thomas Cummins leased a portion of the Crown Lands in the ahupuaa from Kamehameha III in the early 1840s. Cummins used the land for cattle ranching and racehorse breeding. This use wreaked havoc with

the traditional uses on the small kuleanas because the livestock roamed freely everywhere. Eventually the small kuleanas were sold or abandoned, enabling Cummins to buy the lands in the ahupuaa in fee. Prior to the Reciprocity Treaty of 1876, it was uneconomical to cultivate sugar cane because of the low sugar prices, small scale, primitive equipment and methods, and of insufficient water and labor. However, after the ratification of the Treaty sugar was able to enter the United States duty-free, and there was a demand for the commodity. Thomas's son John A. Cummins envisioned the opportunities possible with a large-scale sugar production plantation, and on April 5, 1878 chartered the Waimanalo Sugar Company, and leased additional Crown Lands from the Monarchy for a period of fifty years. John A. cleared the land, enlarged the acreage and planted more cane. Houses for the field workers replaced the traditional grass houses of the Native Hawaiians everywhere, and Chinese immigrant field workers gradually replaced the Native-Hawaiians. By January 1881 a new two-roller mill from Scotland capable of producing eight to ten tons of sugar a day was grinding cane.²

Thomas Cummins was known for his lavish hospitality at his home in Waimanalo. He became a favorite of King Kamehameha III and entertained him and his guests, including visiting royalty and military officers from various countries. Immediately after the King's departure from his last visit to Waimanalo, an unprecedented furious storm occurred that destroyed everything and killed people and horses by lightening on the ranch. The King died within a year of that occurrence. John A. Cummins continued his father's famous tradition of lavishly entertaining the members of the Monarchy, including David Kalaukua, and his sister and future Queen, Liliuokalani, even after he lost control of WSC, but continued as the manager, to W.G. Irwin and Company in 1885. Besides lavishly entertaining royalty, John A. was benevolent towards his employees, and in 1883 built a large 2,800 square feet facility and finely decorated and equipped it with a library and an automatic organ for their social and entertainment gatherings. Frequent evening entertainment for the workers included music by a very good band composed of the plantation laborers.³

Waimanalo Sugar Company continued under the management of John A. Cummins until 1894 when replaced by George Chalmers, and then by George Chalmers Jr. in 1919. With the change in management from John A. Cummins, the priority of WSC changed to operational efficiency through technological innovations.⁴ The lavish entertainment of Royalty and their guests in Waimanalo ended with the end of John A. Cummins management of WSC, and the end of the Monarchy with its overthrow in 1893, approximately one-half century after the first land lease to Thomas Cummins.

The new era of WSC under George Chalmers' management saw great growth in the sugar industry, aided by the annexation of Hawaii by the United States of America. The sugar industry had imported labor from China during its initial growth after 1876. However, after annexation an Exclusion Act of the United States forbade Chinese immigration, so the sugar planters imported labor from Japan, then from the Philippines.⁵ This influx of

imported labor into Waimanalo fostered the growth of the plantation for the next fifty years that profoundly affected Waimanalo, economically and socially. Although WSC has not been an economic factor in Waimanalo for slightly over fifty years, the social effects of the plantation are present and vibrant in the multi-ethnic culture and ethic of the community today.

The traditional beliefs and legends of the Waimanalo ahupuaa are related to the Koolaupoko moku. Additionally, this moku and the moku of Koolauloa, immediately to the north, may have been one before 1500 A.D. as legends and myths refer to a single king or an event for Koolau – presumably the combination of Koolaupoko and Koolauloa. Prior to any division of Oahu, the entire island was probably a single district, under a single chief or king, but were subsequently divided for administrative purposes as the population increased.

Themes about Waimanalo reoccur in the myths and legends are about the scarcity of water, especially towards the barren Makapuu area, for the very name of the ahupuaa is potable water. Other reoccurring themes are about the towering mountains and hills, the broad long white sand beaches and the ocean. These myths and legends were developed over the centuries by the daily experiences of the people interacting with their environment. There are variations in these myths and legends because they were verbally passed on the subsequent generations in different ahupuaas and mokus before European contact in the mid-1800s,

B. PLACE NAMES

1. Waimanalo

Name of the ahupuaa and town. Literally translated, it means potable water⁶.

2. Puha

Name of a stream in Waimanalo that crosses Kalaniana'ole Highway approximately one-half mile east of the site of the proposed action. Literally translated it means "a hollow (as in a tree)."⁷

An ancient sport called Pue-wai was performed here, and was recreated in 1875 when Queen Emma and her royal entourage toured Oahu. A sandbar naturally forms at the mouth of this stream creating a large pond behind it. As Waimanalo was the first stop of the royal tour the owner of the WSC, John A. Cummins, had men breach the sandbar when the royal party arrived allowing the dammed water to surge through. Men would attempt to swim across the raging water, and four that made it across were awarded

prizes⁸.

Pue wai translated means “agitated water.”⁹

3. Kupunakane and Kupunawahine Springs

Kupunakane means “male ancestor” and Kupunawahine means “female ancestor.”¹⁰

The Kupunakane Spring is in the mountains and the Kupunawahine Spring is on the valley floor. The springs softly cry to each other on sunny calm days. On overcast days the mountain spring became warm when drinking and the while the valley spring remained cool.¹¹

4. Apuakea

Name of an ahupuaa in Kaneohe, probably named for local rain. Literally translated it means, “white fish basket.”¹²

A place on the makai side of a hill Hunananiho, named for a maiden Apua lived there, and so named because her for her very fair skin, loveable behavior.¹³ See below for Hunananiho

Apuakea lived at Kapua in Koolau with her mother Muliwaiolena. Both were killed because Apuakea compared herself in beauty to Hiiaka.¹⁴ See-below for Kapua and Muliwaiolena.

5. Hunananiho

Literally translated, it means, “tooth concealment.”¹⁵

The name of a hill a short distance bellow Bellows AFS main entrance.¹⁶ This hill is approximately one-half mile from the proposed action.

6. Muliwaiolena

Name of a stream in Waimanalo that crosses Kalaniana'ole Highway approximately three miles east of the proposed action. Literally translated it means “turmeric river or yellow river.”¹⁷

The stream is near a village called Kapua that belonged to an ancient chief named Lupe.¹⁸ The stream was so named because chief Ilauhoe's beautiful wife, Kauholokakih, requested bathing water only from this particular stream. Upon returning with the water, he found that it was indeed yellow and was so known thereafter.¹⁹

The site was also a battle scene between the Oahu forces and Kaeo of Molokai, where Kaeo's foreign gunner shot the commander of the Oahu forces dead.²⁰

7. Haununaniho

Name of a hill in Waimanalo, and former place of refuge. Literally translated, it means binding the teeth.²¹

The hill is on the makai side of the former WSC mill on Poalima Street, meaning it is just on the western side of the Village subdivision, probably between the gulch and the subdivision. This hill was recognized as a Puuhonua (place of refuge) for defeated warriors fleeing a battle. All chiefs recognized the sacredness of this hill and those who were able to reach it and were spared their lives.²²

8. Pohakunui

Literal translation means "large stone."²³

Land by this name is the site of a heiau at the foothill of the Kōolau Mountains just above the sugar cane fields mauka of the WSC mill. It is small, approximately fifty by ninety feet and built at the top of a low hill.²⁴ It was reported still there in 1958, and the Maunawili ditch is tunneled under the hill.²⁵ This site is numbered 382 on the Waimanalo Ahupuaa map in the Sites of Oahu by Sterling and Summers. This description coincides with the description gathered from one of the interviewees during the "Talk Story" consultation session.

9. Puu O Molokai

A low hill mauka of the Waimanalo Beach Park formerly surrounded by sugar cane fields. A man from Molokai moved there and others followed him, but all kept to themselves. They so isolated themselves, that if someone married outside either the Molokai group or Waimanalo group they had to leave their people.²⁶ This site approximately two miles east of the proposed action and is the site of the current community facilities for the homestead community and the Queen Liliuokalani

Children's Center.

10. Olomana

An imposing precipitous peak in the neighboring Kailua Ahupuaa and distinctly visible from the site of the proposed action.

Literally translated, it means "forked Hill." It is 1,643 feet high and is flanked by two lower peaks on the mauka side of Pakui, and Ahiki. It is named for a legendary giant who jumped from Kauai Island to this peak.²⁷

Another legend compiled by Abraham Fornander names the peak as one-half of a famous warrior of great strength and height. The then king of Oahu, Ahuapau, feared this warrior and avoided travel to Koolau because Olomana put a restriction (*kapu*) on all the lands between Makapuu Point and Kaoio Point, Kualoa. Finally, the king ordered a warrior named Palila, who was raised in the temple of Alanapo and therefore had supernatural powers, to circle Oahu without telling him of Olomana. Upon reaching Koolau, Palila was confronted and challenged by Olomana. Palila struck Olomana with his great war club Huliamaahi into two pieces, one of which fell into the sea and is Mahinui and the other remains where Olomana Peak is today.²⁸

The legend of Mahinui by Pukui differs from that compiled by Fornander. Mahinui was a legendary hero who was defeated by Olomana who threw his body from the mountain to its present location on the coast of Kaneohe Bay in the ahupuaa of Kaneohe.²⁹

In yet another legend of Olomana, the twin peaks are believed to be the shoulders of a mortal named Olo who was a humble alii of small stature who had a serene and benign face and wise eyes. He possessed supernatural powers and performed great deeds. Many envied him and his power, and one who challenged him was the great master of the sea Komolii who changed himself into a human shape to challenge Olo. They wrestled, both using their strengths and wits, but Olo righteously prevailed and was victorious because Komolii disobeyed the Law of the Sea by trespassing on land where he did not belong. As punishment for coveting the land of others and for being selfish and boastful, the defeated Komolii in his human form lay face-up at the feet of Olo and could return to the sea at Waimanalo from whence he came, where he remains till today.³⁰

C. LEGENDS AND MYTHS

1. Kaulu – Demi-god of Koolaupoko

Kaulu literally translated means "the breadfruit."³¹

He was born in the ahupuaa of Kailua, the third son of Kukaohialaka, and mother Hinauluohia. According to the legend, he remained in his mother's womb for five years because he heard his brother Kamano threatening to kill him when he was born. Legend says that he was born in the form of a rope, but was loved, protected, and cared for by his oldest brother Kaeha. However, Kaeha was abducted by an akua and taken into the sky in the region above the treetops, but below the heavens (*Lewalani* and *Lewanuu*). Upon awaking he transformed into a human form and began searching for his brother Kaeha who had saved and cared for him, but encounters obstacles sent by the gods.³²

Kaulu encountered the spirit of the ocean waves in his quest to find his brother. Kaulu told the wave spirit he was strong enough to withstand the waves. The spirit sent eight waves to knock him down, but he withstood them all and smashed them into small waves, which they are today. Next Kaulu encountered a giant dog named Kuiliolua guarding the land and sea, which he tore into pieces, which is the reason for small dogs today.³³

Next Kaulu learned that the shark king swallowed his brother Kaeha. In order to find the shark Kaulu drank the entire sea, found the shark on the dry bottom, and tricked it into opening his mouth so his brother could escape and then killed the shark whose spirit flew up into the heavens to become the Milky Way. Kaulu then vomited the sea, which had become salty, which is the reason for salty seawater today.³⁴

An akua killed his brother Kaeha and hid him in an opihi. Kaulu eventually found the opihi but it was firmly attached to a rock and could not be pried off. Kaulu urinated on the opihi causing it to release itself from the rock. This caused the opihi to taste bitter, which today is called opihi awa (*awa'awa*, meaning bitter). This same type of opihi is also called *kukae* (feces) and is the type typically exposed at low tides. Kaeha came back to life and both returned to Oahu.³⁵

Naumea living in Niuhelewai, Oahu was trapped by Kaulu in fishing nets he obtained from Makalii and killed. Kaulu then returned to Kailua where his parents resided.³⁶

The king of Koolau, Lonokaeho had a prominent forehead, also lived in Kailua. Kaulu asked one of the king's attendants to identify the person with the prominent forehead. The king interpreted the inquiry about his prominent forehead as an insult and intended to kill Kaulu by raising his forehead and coming down on him. Kaulu held Lonokaeho's forehead down on the ground until the ohia trees and grass grew over it and killed Lonokaeho on the hill of Olomana.³⁷

Next Kaulu went to Kaoio Point at Kualoa and the residence of an evil wizard named Mokolii who had the bodily form of a rat. All who dared to pass Kualoa were coaxed to go near him and were eaten. Mokolii intended to eat Kaulu as he had all others, and coaxed Kaulu nearer. Kaulu leaped, held Mokolii in his teeth and flew up and dropped him breaking him into pieces. The area became the property of Kaulu, and the remains of

the evil wizard is Mokolii, the small islet of Kualoa.³⁸

Kaulu and his brother Kaeha lived together until Kaeha died. Kaulu then took a wife; a very beautiful woman named Kekele who was fond of hala, maile, ieie and other fragrant leaves and would sleep with them and wear them until dried. Hala trees were planted at the foot of the Pali for her and continue to grow there today.³⁹

2. Hiiaka's visit to Oahu

After touring Molokai on her tour of the islands, Hiiaka traveled from Kaunakakai, Molokai to Oahu by canoe, landing at Makapuu. She decided to travel along the windward Koolau side instead of the leeward Kona side because of her many relatives in the form of ghosts and relics in the area, one of which was Malei, a female kupua who assumed various bodily forms. Burnt offerings with a sweet aroma to her were necessary for her spiritual sustenance, but songs of praise and adulations were equally acceptable.⁴⁰

Hiiaka chanted her condolences to Malei of her barren environment of Makapuu. Malei acknowledged Hiiaka's condolences and said their only sustenance are the fish from the sea, but barter them for vegetables from Waimannalo. Malei said they, however, present their bartered vegetables to their guests. Malei's bodily dwelling in the form of a monolith with eight flaming eyes in deeply set sockets was found in a cave in the region by a Hawaiian woman, and eventually became the possession of John A. Cummins, the owner of WSC.⁴¹ According to Lahilahi Webb, an old Hawaiian told her that Cummins wanted the monolith bequeathed to the Bishop Museum after his death. However, it was taken to the promontory at Makapuu Point and cemented to the cliff, but it disappeared, leaving only its cement base. Some believed that a lighthouse keeper who was married to a constantly ill Hawaiian woman removed the monolith and either threw it into the sea, buried it, or broke it into pieces. The lighthouse keeper died shortly thereafter. Others believe soldiers removed the monolith, removing Malei's worshippers, thereby dwindling her into nothingness.⁴²

3. King Kahekili's spies

King Kahekili of Maui sent spies to Oahu to learn the particulars of kahuna Kaopulupulu's and his son's death at the hands of King Kahahana of Oahu. They landed at Waimanalo and learned from people who respected Kaopulupulu about his and his son's death and of Kaopulupulu's prophecy that Kahahana would not complete his reign.⁴³

V INFORMATION WITHHELD

No information was withheld from this assessment.

VI NATURE AND SIGNIFICANCE

A. ANALYSIS OF EFFECTS OF PROPOSED ACTION

The proposed action will occur in Village and on a specific site that has been urbanized at least one hundred ten years. The areas surrounding this urbanized area and the site of the former WSC mill on Poalima Street were all devoted to sugar cane cultivation. This cultivated area included lands up to the foothills of the Koolau Mountains and the Keolu Hills to the sea, including most of Bellows AFS. To the south, cane appears to have been cultivated to as far as Muliwaiolena Stream. Consequently, practically the entire Waimanalo plain has not been in traditional use since the beginning of sugar cane cultivation and the prior ranching operation. The search for evidence of pre-contact uses of the area is confounded by the totally destructive nature of plantation sugar cane cultivation, livestock ranching, and of the military use prior to current environmental laws. Research revealed that prior the leasing of lands by Thomas Cummins; the area was inhabited by hundreds of Native Hawaiians tending small plots of taro, sweet potato, and sugar cane. There are no streams, known native plants or visible caves on the specific site of or in the immediate environs of the proposed action. However, based an archaeological survey of Oahu published in 1933 and a native informant, a place of refuge (Puuhonua Haunaniho) appears to be a mere one thousand feet west of the site.

It is highly improbable that this specific site and its immediate environs were traditionally used for agricultural production. The area likely used for traditional agricultural production was inland where most of the broad level farmlands are currently located. Research work at Bellow AFS by John A. Peterson shows that within the last 10,000 to 12,000 yeas ago, Waimanalo Stream ran parallel to the coastline for a considerable distance –meaning through the farmlands mauka of Hihimanu Street – creating lands highly suitable for agricultural production.⁴⁴ The National Flood Insurance Program Flood Insurance Rate Map (FIRM) that shows the Waimanalo District Park supports this thesis and the farmlands mauka of the proposed site are subject to inundation and in the floodway. Additionally, John A. Peterson proposed that the routing of Waimanalo Stream parallel to the coastline was caused by the changing sea levels. Sand dunes built up when the levels were down and covered over with coral when the levels were higher, eventually forming a higher coastline with repeated sea level changes, forcing the stream to flow parallel to the coast depositing sediment behind the dunes. The site of the proposed action has visible coral outcrops with a thin layer of overburden on the Kalaniana'ole Highway side (makai side), meaning that this specific site and the Village

subdivision is generally on this sand dune.

Based on the knowledge derived and from the traditional legends and myths, and research, this proposed action will have no effect on the traditional Native Hawaiian cultural resources (with the exception of the already built-over place of refuge – see Place Names Haununaniho), practices and beliefs.

The sugar industry has contributed overwhelmingly to the economics and culture of the State. The resources, practices, and beliefs developed during the plantation era in Waimanalo become the resources, practices, and beliefs of future generations of Waimanalo and the State of Hawaii residents. The proposed action will have a positive affect, enabling the multi-ethnic community to continue and enhance the economic and cultural traditions created during the plantation era.

B. ALTERNATIVES.

Alternatives to the proposed include uses of other existing facilities for large gatherings, education, and childcare. The other facilities are inconvenient to the Village residents, the primary users. Some of the facilities are not on the public transportation route necessitating use of a private vehicle to access them, and others will severely restrict their use to temporary status.

The status quo alternative will continue the inefficient use of an excellent resource – an ideal site to serve a community. The temporary nature of the status quo means facilities requiring permanent facilities, i.e. childcare, etc. cannot be provided because of licensing requirements.

C. MITIGATION

Means to mitigate the impact of the proposed action on the culture include minimizing the scale of the facility, utilizing design motifs mimicking plantation-era structures, and using materials compatible with the surroundings and reflective of the traditions of the community.

VII SUMMARY AND CONCLUSIONS

Prior to western development Waimanalo Valley was a settlement of Native Hawaiians tending small-scale patches of taro, sweet potatoes and sugar cane, mostly concentrated along Waimanalo Stream. The forest provided the breadfruit, mountain apples, kukui and coconut and the sea provided the fish. In 1842 Thomas Cummins received a patent for an estate on crown lands and started a cattle and horse ranch, and in 1850 King

Kamehameha III leased the entire ahupuaa of Waimanalo to Cummins who expanded the ranch. The freely roaming livestock then destroyed the then traditional uses of kuleanas for home sites and small-scale agriculture by the Native Hawaiians. The Native Hawaiians abandoned or sold their kuleanas, which Cummins promptly purchased in fee. At the turn of the twentieth century impetus to produce as much sugar as possible, using the most efficient means and methods obliterated all remaining traces of previous Native Hawaiian uses on all arable lands.

With the demise of WSC, the Waimanalo Valley nearly reverted back to its use prior to western development that of non-plantation diversified agriculture. The State of Hawaii, owner of large portions of Waimanalo Valley, in their planning for the future wisely decided to keep the valley lands in agriculture. Although current agricultural operations are larger in scale than those of the traditional times and highly mechanized, the community of Waimanalo is still closely related to agriculture in the Valley. The Village is closely related to the agriculture in the valley because approximately one-fourth of the residents are employed on the farms in the valley.

The "Talk Story" session with members of the community revealed no Native Hawaiian traditional uses, practices or beliefs associated with the area except for the single heiau deep in the valley at the foothills of the Koolau Mountains. The two members of the community residing in Waimanalo when WSC was still operating recalled only sugar cane cultivation in the valley. However, they clearly recalled WSC provided for their common needs and the managers being good to them. All at the "Talk Story" identified with the community because of their experiences of the cohesiveness, the multi-ethnicity, and the rural plantation environment.

Based on the summary, the proposed action will have no significant adverse cultural impact. The proposed action will, however, perpetuate the identification of a community with its glorious past of contributing to the foundations of the State of Hawaii.

NOTES

¹ Jan Becket and Joseph Kinger, *Pana Oahu*, (Honolulu: University of Hawaii Press, 1999) 131-132.

² “Hawaiian Sugar Plantation History: No. 17 – Waimanalo, Island of Oahu” *Honolulu Star Bulletin* 22 June 1935 I:9.

³ “Hawaiian Sugar Plantation” 9.

⁴ “Hawaiian Sugar Plantation” 9.

⁵ Dorrance and Morgan *Sugar Lands*, (Honolulu: Mutual Publishing, 2000) 123-124.

⁶ Mary Kawena Pukui, Samuel H. Elbert, and Esther T. Mookini, *Place Names of Hawaii*, (Honolulu: University of Hawaii Press, 1974) 225.

⁷ Pukui 193.

⁸ Elspeth P. Sterling and Catherine C. Summers, comp., *Sites of Oahu* (Honolulu Bishop Museum Press, 1978) 245. Cummins, John A., “Around Oahu in Days of Old, “*The Mid-Pacific Magazine*”, September 1913: 235.

⁹ Anne Kapulani Landgraf, *Na Wahi Pana O Koolau Poko*, (Honolulu: University of Hawaii Press, 1994) 148.

¹⁰ Anne Kapulani Landgraf, 146.

¹¹ Sterling and Summers 247.

¹² Pukui 13.

¹³ Sterling and Summers 245.

¹⁴ Sterling and Summers 245

¹⁵ Pukui 54.

¹⁶ Sterling and Summers 245.

¹⁷ Pukui 158.

¹⁸ Sterling and Summers 248.

- ¹⁹ Sterling and Summers 248.
- ²⁰ Sterling and Summers 248 Fornander, Abraham *Polynesian Race*, Vol II,: 262.
- ²¹ Pukui 42.
- ²² Sterling and Summers 245.
- ²³ Pukui 187.
- ²⁴ Sterling and Summers 246-247.
- ²⁵ Sterling and Summers 247.
- ²⁶ Sterling and Summers 247.
- ²⁷ Pukui 170.
- ²⁸ Sterling and Summers 235-236.
- ²⁹ Pukui 138
- ³⁰ Pilahi Pahi, *Legends of Hawaii; Oahu's Yesterday*, (Honolulu: Victoria Publishers, 1972) 26.
- ³¹ Martha Beckwith, *Hawaiian Mythology*, (Honolulu: University of Hawaii Press, 1970) 436.
- ³² Abraham Fornander and Thomas Thrum, *Ancient Oahu* (Honolulu: Kalamaku Press, 1996) 105.
- ³³ Fornander and Thrum 105-106.
- ³⁴ Fornander and Thrum 108-109.
- ³⁵ Fornanader and Thrum 110.
- ³⁶ Fornander and Thrum 110.
- ³⁷ Fornander and Thrum 111
- ³⁸ Fornander and Thrum 111-112.
- ³⁹ Fornander and Thrum 112.

⁴⁰ J. Gilbert McAllister, Archaeology of Oahu (1933: Millwood, NY: Kraus Reprint Co., 1976) 57.

⁴¹ Nathaniel B. Emerson "Pele and Hiiaka: A Myth from Hawaii" (Rutland, Vermont: C.E. Tuttle Co., 1978) 86-89.

⁴² McAllister, 58-59.

⁴³ Thomas George Thrum "Hawaiian Folk Tales" (Folkcroft, Pennsylvania: Folkcroft Library Editions, 1976) 211-212.

⁴⁴ John A. Peterson "Holocene Landscapes of Waimanalo Bay," *Hawaiian Archaeology*, vol 10, 2005:47.

VIII BIBLIOGRAPHY

- Becket, Jan and Joseph Singer. Pana Oahu: Sacred Stones, Sacred Land Honolulu: University of Hawaii Press, 1999.
- Beckwith, Martha. Hawaiian Mythology Honolulu: University of Hawaii Press, 1970.
- Dorrance, William H. and Francis S. Morgan. Sugar Lands. Honolulu: Mutual Publishing, 2000.
- Emerson, Nathaniel B. Pele and Hiiaka: A Myth from Hawaii. Rutland, Vermont: C.E. Tuttle Co., 1978.
- Fornander, Abraham and Thomas Thrum. Ancient Oahu Stories from Fornander & Thrum. Ed. and Ann. by Dennis Kawaharada. Honolulu: Kalamaku Press, 2001.
- "Hawaiian Sugar Plantation History: No. 17 – Waimanalo, Island of Oahu," Honolulu Star Bulletin, 22 June 1935.
- Landgraf, Anne Kapulani, Na Wahi Pana O Koolau Poko. Honolulu: University of Hawaii Press, 1994.
- McAllister, J. Gilbert. Archaeology of Oahu. 1933. Millwood, NY: Kraus Reprint Co., 1976.
- Paki, Pilahi. Legends of Hawaii: Oahu's Yesterday. Honolulu: Victoria Publishers, 1972.
- Peterson, John A "Holocene Landscapes of Waimanalo Bay." Hawaiian Archaeology Volume 10 2005.
- Pukui, Mary Kawena, Samuel H. Elbert, and Ester T. Tookini. Place Names of Hawaii. Honolulu: University of Hawaii Press 1974.
- Sterling, Elspeth P. and Catherine C. Summers, comp. Sites of Oahu Honolulu: Bishop Museum Press, 1978.
- Thrum, Thomas George. Hawaiian Folk Tales Folkcroft. Pennsylvania: Folkcroft Library Editions, 1976.

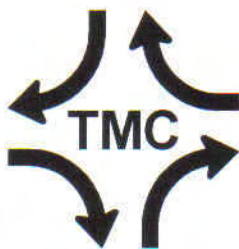
Waimanalo Village Recreation Center

APPENDIX D

Traffic Impact Assessment

TRAFFIC IMPACT ANALYSIS REPORT
FOR THE PROPOSED
**WAIMANALO VILLAGE RECREATION
CENTER EXPANSION**
TAX MAP KEY: 4-1-34:89 & 90

PREPARED FOR
KAUAHIKAUA & CHUN/ARCHITECTS



PREPARED BY
THE TRAFFIC MANAGEMENT CONSULTANT

Table of Contents

	<u>Page</u>
I. Introduction.....	1
A. Project Description.....	1
B. Purpose and Scope of the Study.....	4
C. Methodologies.....	4
1. Capacity Analysis Methodology.....	4
2. Trip Generation Methodology	5
II. Existing Conditions.....	5
A. Roadways.....	5
B. Existing Peak Hour Traffic Volumes and Operating Conditions	5
1. Field Investigation and Data Collection	5
2. Existing AM Peak Hour of Weekday Traffic	6
3. Existing PM Peak Hour Traffic	6
4. Existing Saturday Peak Hour Traffic.....	6
III. Future Traffic Conditions	10
A. External Traffic.....	10
B. Kalaniana'ole Highway Improvements.....	10
C. Year 2012 AM Peak Hour Traffic Analysis Without Project.....	12
D. Year 2012 PM Peak Hour Traffic Analysis Without Project	12
E. Year 2012 Saturday Peak Hour Traffic Analysis Without Project.....	12
IV. Traffic Impact Analysis	12
A. Project Generated Traffic.....	12
1. Trip Generation Characteristics	12
2. Trip Distribution	16
B. Year 2012 AM Peak Hour Traffic Analysis With Project.....	16\

Table of Contents (Cont'd.)

	<u>Page</u>
C. Year 2012 PM Peak Hour Traffic Analysis With Project.....	16
D. Year 2012 Saturday Peak Hour Traffic Analysis With Project.....	16
V. Recommendations and Conclusions	23
A. Recommendations.....	23
B. Conclusions.....	24

List of Figures

	<u>Page</u>
Figure 1. Location and Vicinity Map.....	2
Figure 2. Waimanalo Villager Recreation Center Site Plan	3
Figure 3. Existing AM Peak Hour Traffic	7
Figure 4. Existing PM Peak Hour Traffic.....	8
Figure 5. Existing Saturday Peak Hour Traffic	9
Figure 6. Kalanianaʻole Highway Improvements at Moole Street.....	11
Figure 7. AM Peak Hour Traffic Without Project – Improved.....	13
Figure 8. PM Peak Hour Traffic Without Project – Improved	14
Figure 9. Saturday Peak Hour Traffic Without Project – Improved.....	15
Figure 10. AM Peak Hour Traffic Assignment	17
Figure 11. PM Peak Hour Traffic Assignment.....	18
Figure 12. Saturday Peak Hour Traffic Assignment.....	19
Figure 13. AM Peak Hour Traffic With Project	20
Figure 14. PM Peak Hour Traffic With Project.....	21
Figure 15. Saturday Peak Hour Traffic With Project	22

TRAFFIC IMPACT ANALYSIS REPORT
FOR THE PROPOSED
WAIMANALO VILLAGE RECREATION CENTER
EXPANSION
TAX MAP KEY: 4-1-34:89 & 90

I. Introduction

A. Project Description

The Waimanalo Village Residence Corporation proposes to expand the Waimanalo Village Recreation Center located at 511 Kuhimana Place in Waimanalo, Hawai'i. The project site consists of two lots, which are identified as Tax Map Key: 4-1-034:089 & 090. The existing Recreation Center is located on the 0.46-acre Parcel 089 (East Lot) on the southeast corner of the intersection of Kalaniana'ole Highway and Moole Street. The 0.454-acre Parcel 090 (West Lot) is located on the southwest corner of the intersection of Kalaniana'ole Highway and Moole Street. Figure 1 depicts the vicinity map.

Both Lots have access driveways on Moole Street, mauka (south) of Kalaniana'ole Highway. Access to the East Site is also provided on Kuhimana Place. Access to the West Site is provided on Maiakea Place. The project site is depicted on Figure 2.

Waimanalo Village Residence Corporation proposes to construct a 5,317 square feet of gross floor area (SFGFA) single-story building, which will contain an office, a classroom, storage space, a large meeting space, a kitchen, and a pre-school area. Fifty-one (51) parking stalls are proposed: eight (8) stalls on the East Lot and forty-three (43) stalls on the West Lot.

The proposed expansion will accommodate a pre-school for up to 20 children. Childcare also is envisioned during the public school intersession breaks for up to 20 students. After school care also is anticipated for up to 50 students. The Year 2012 is used as the study's planning horizon for the purpose of the traffic impact analysis.

Waimanalo Village Recreation Center Expansion
Traffic Impact Analysis Report

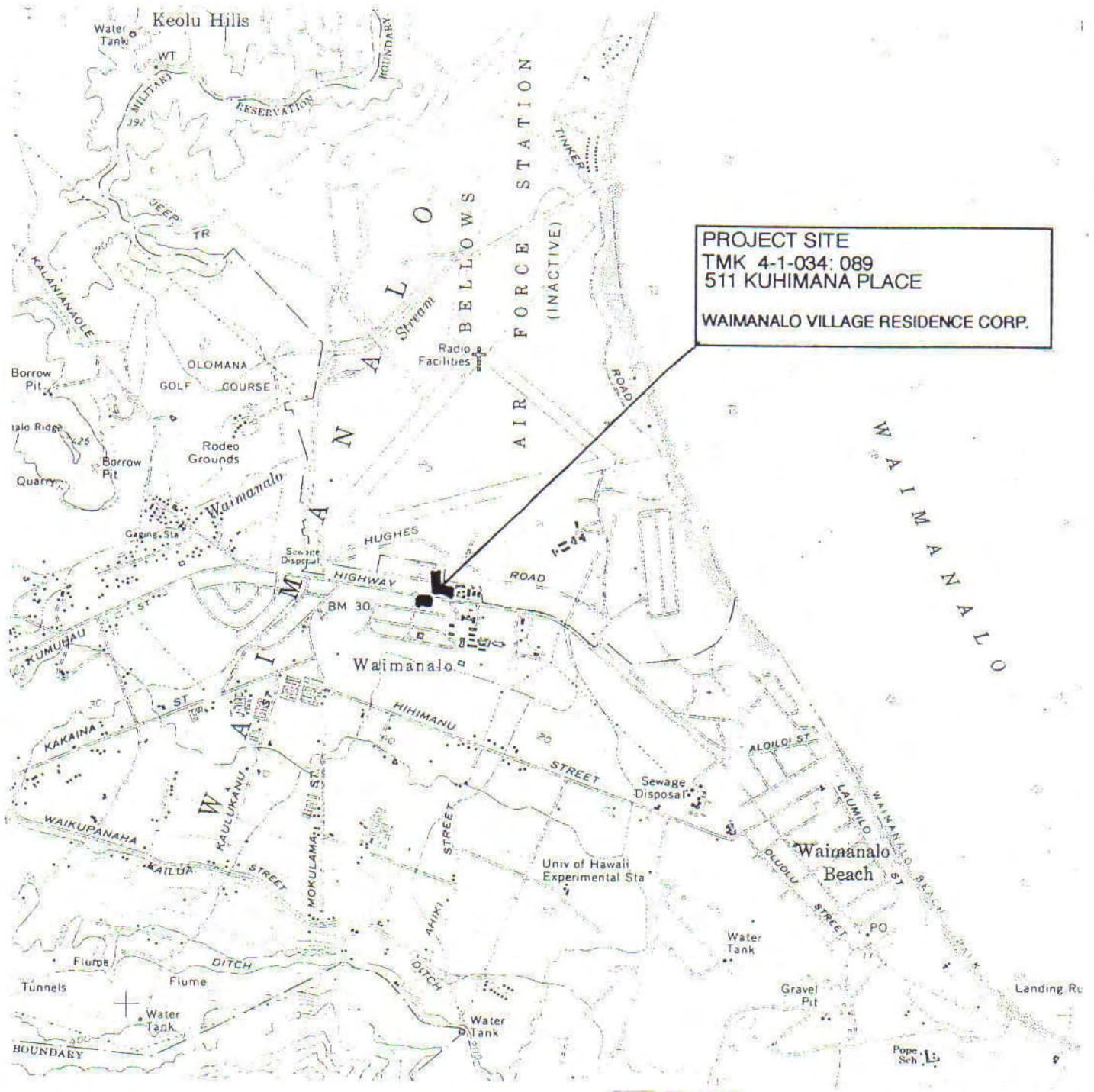
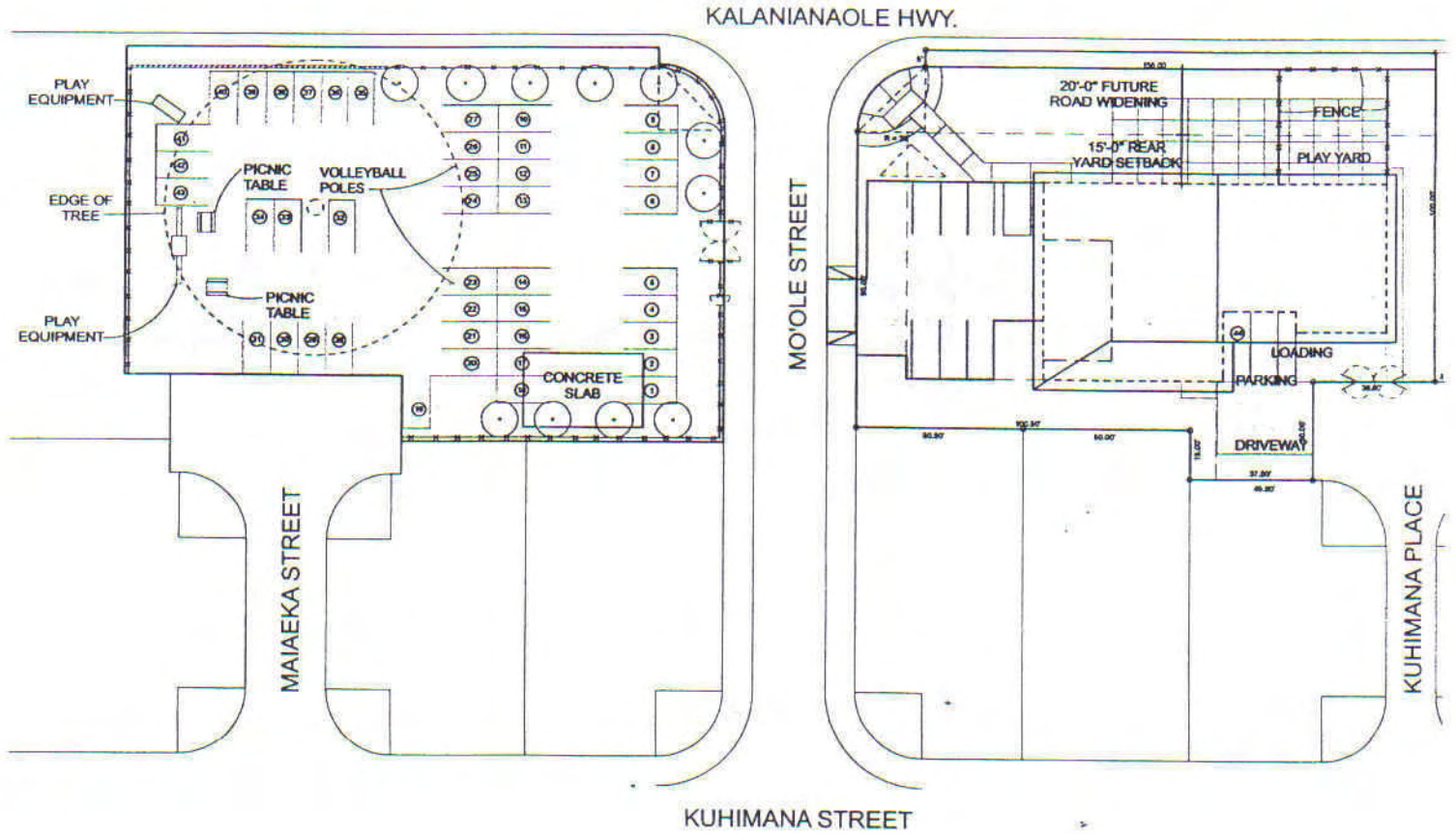


Figure 1. Location and Vicinity Map



PROPOSED SITE PLAN

Figure 2. Waimanalo Villager Recreation Center Site Plan

B. Purpose and Scope of the Study

The purpose of this study is to analyze the traffic impacts resulting from the development of the proposed Waimanalo Village Recreation Center Expansion. This report presents the findings and recommendations of the study. The scope of this study includes:

1. Description of the proposed project.
2. Evaluation of existing roadways and traffic conditions.
3. Development of trip generation characteristics of the proposed project.
4. Analysis of the Year 2012 traffic conditions without the proposed project.
5. Identification and analysis of traffic impacts resulting from the development of the full build-out of the proposed project.
6. Recommendations of improvements, as necessary, that would mitigate the traffic impacts identified in this study.

C. Methodologies

1. Capacity Analysis Methodology

The highway capacity analysis, performed for this study, is based upon procedures presented in the Highway Capacity Manual (HCM), published by the Transportation Research Board, 2000. HCM defines Level of Service (LOS) as "a quality measure describing operational conditions within a traffic stream". Several factors may be included in determining LOS, such as: speed, travel time, freedom to maneuver, traffic interruptions, driver comfort, and convenience. LOS's "A", "B", and "C" are considered satisfactory Levels of Service. LOS "D" is generally considered a "desirable minimum" operating level of service. LOS "E" is an undesirable condition, and LOS "F" is an unacceptable condition. Intersection LOS is primarily based upon delay. Table 1 summarizes the LOS criteria.

Table 1. Level of Service Criteria (HCM)	
LOS	Unsignalized Intersections
	Control Delay (sec/veh)
A	≤ 10
B	> 10 – 15
C	> 15 – 25
D	> 25 – 35
E	> 35 – 50
F	> 50



Worksheets for the capacity analysis, performed throughout this report, are compiled in Appendix B.

2. Trip Generation Methodology

The trip generation methodology is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in Trip Generation, 7th Edition. ITE trip rates are developed by correlating the total vehicle trip generation data with various activity/land use characteristics, such as the vehicle trips per hour (vph) per student.

The trip generation characteristics for the proposed project are based upon ITE trip rates for the respective land uses envisioned for the expansion of the Recreation Center. The pre-school trip generation is based upon the ITE trip rates for a day care center. The intersession and after-school childcare trip generation is based upon the ITE trip rates for a middle school. The recreation center trip generation is based upon the ITE trip rates for a recreational community center.

II. Existing Conditions

A. Roadways

Kalaniana'ole Highway is a two-way, two-lane arterial highway within the Waimanalo area. Kalaniana'ole Highway is unsignalized at Moole Street.

Moole Street is a two-way, two-lane local street, with a 44-foot wide right-of-way and a 28-foot wide roadway. Moole Street is stop-controlled at its intersection with Kalaniana'ole Highway.

Kuhimana Street is a two-way, two-lane local street, with a 44-foot wide right-of-way and a 28-foot wide roadway. Kuhimana Street is stop-controlled at its intersection with Moole Street.

B. Existing Peak Hour Traffic Volumes and Operating Conditions

1. Field Investigation and Data Collection

Manual traffic count surveys were conducted in the vicinity of the proposed project on March 14, 2008, during the peak periods of weekday traffic – from 7:00 AM to 8:30 AM and from 3:30 PM to 5:30 PM. Manual traffic count surveys also were conducted on April 5, 2008, during the Saturday peak period of traffic from 4:00 PM to 6:30 PM. The peak period traffic data are presented in Appendix A. The following intersections are included in the study area:

- Kalaniana'ole Highway and Moole Street
- Moole Street and the existing project site access driveways
- Moole Street and Kuhimana Street



2. Existing AM Peak Hour of Weekday Traffic

The AM peak hour of weekday traffic occurred between 7:15 AM and 8:15 AM. Kalanianaʻole Highway carried about 1,600 vehicles per hour (vph), total for both directions, during the AM peak hour of weekday traffic. The south leg of Moole Street carried about 160 vph, total for both directions.

The south leg of Moole Street operated at LOS “F” during the existing AM peak hour of weekday traffic. The north leg of Moole Street operated at LOS “D”. The roadway width of Moole Street and the curb return at Kalanianaʻole Highway permitted vehicles to turn right behind a vehicle waiting to turn left. The existing site access driveways and Kuhimana Street operated at LOS “A” at Moole Street. Figure 3 depicts the existing weekday AM peak hour traffic volumes and the results of the capacity analysis.

3. Existing PM Peak Hour Traffic

The PM peak hour of weekday traffic occurred between 4:15 PM and 5:15 PM. Kalanianaʻole Highway carried about 1,600 vph, total for both directions, during the PM peak hour of weekday traffic. Traffic flow on Kalanianaʻole Highway was controlled by the traffic signals at its intersection with Poalima Street, which is located to the west of Moole Street. The south leg of Moole Street carried about 150 vph, total for both directions.

During the PM peak hour of weekday traffic, northbound Moole Street continued to operate at LOS “F” at Kalanianaʻole Highway. Southbound Moole Street operated at LOS “E”. The existing site access driveways operated at LOS “A” at Moole Street. Kuhimana Street also operated at LOS “A” at Moole Street. The westbound queue on Kalanianaʻole Highway extended from Poalima Street to Moole Street, during the PM peak hour of weekday traffic. The existing weekday PM peak hour traffic volumes and the results of the capacity analysis are depicted on Figure 4.

4. Existing Saturday Peak Hour Traffic

A party with an attendance of approximately 150 people was held at the Recreation Center during the field investigation. The Saturday peak hour of traffic occurred between 4:15 PM and 5:15 PM. Kalanianaʻole Highway carried about 1,600 vph, total for both directions, during the Saturday peak hour of traffic. The south leg of Moole Street carried about 150 vph, total for both directions.

During the Saturday peak hour of traffic, northbound Moole Street operated at LOS “F” at Kalanianaʻole Highway. Southbound Moole Street operated at LOS “E”. The existing site access driveways and Kuhimana Street operated at LOS “A” at Moole Street. The westbound queue on Kalanianaʻole Highway extended from Poalima Street to Moole Street, during the Saturday peak hour of traffic. Figure 5 depicts the existing Saturday peak hour traffic volumes and the results of the capacity analysis.

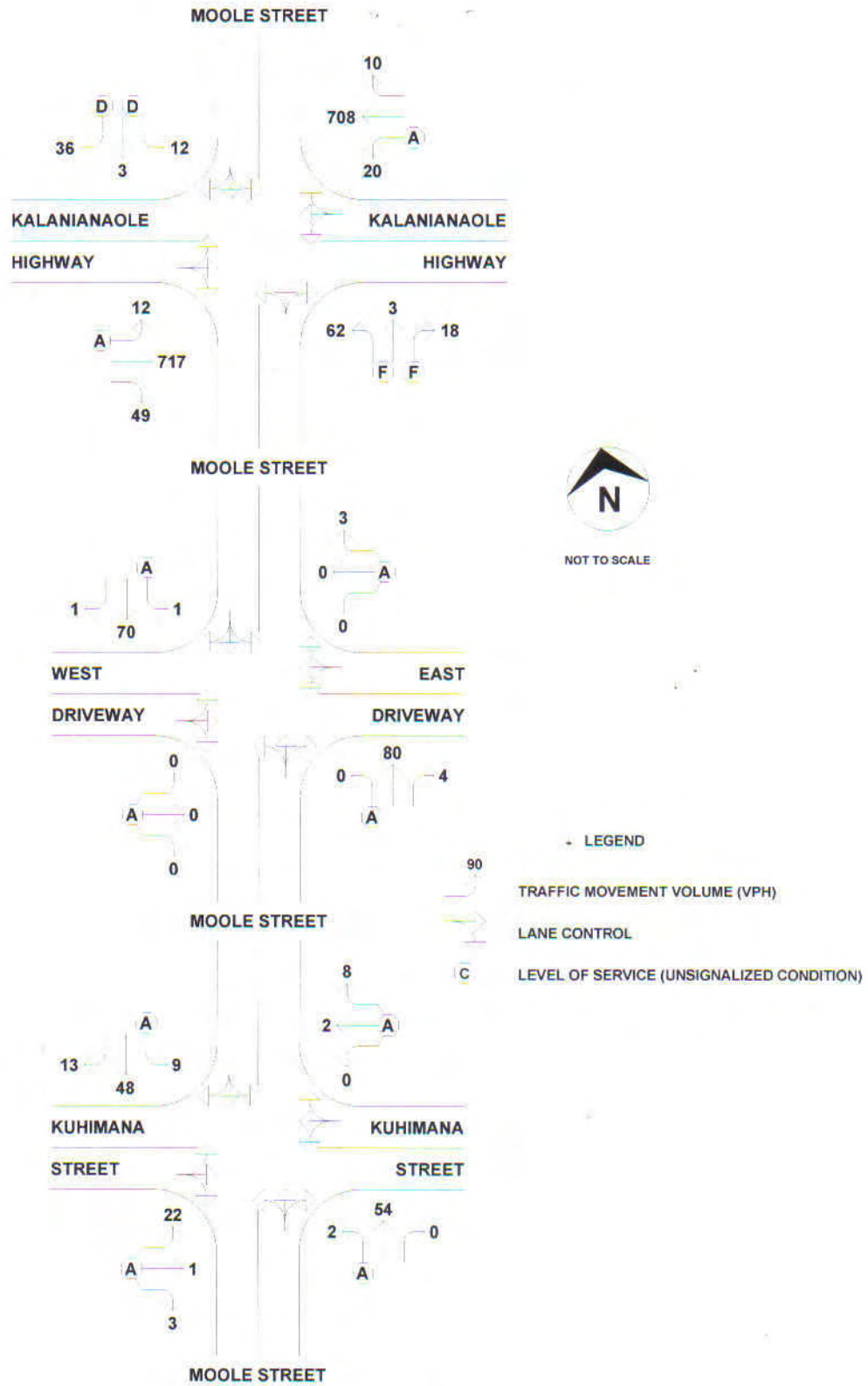


Figure 3. Existing AM Peak Hour Traffic

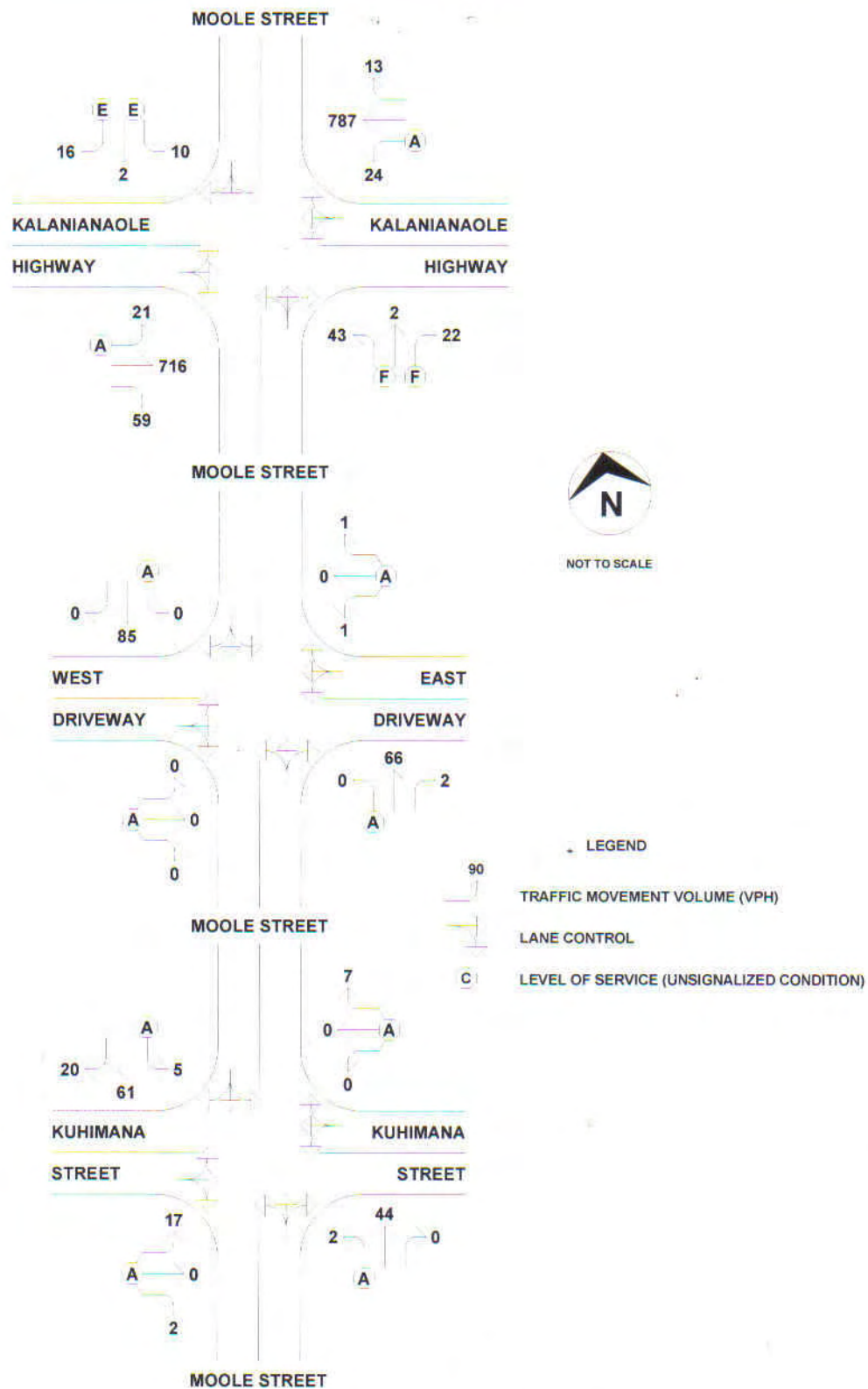


Figure 4. Existing PM Peak Hour Traffic

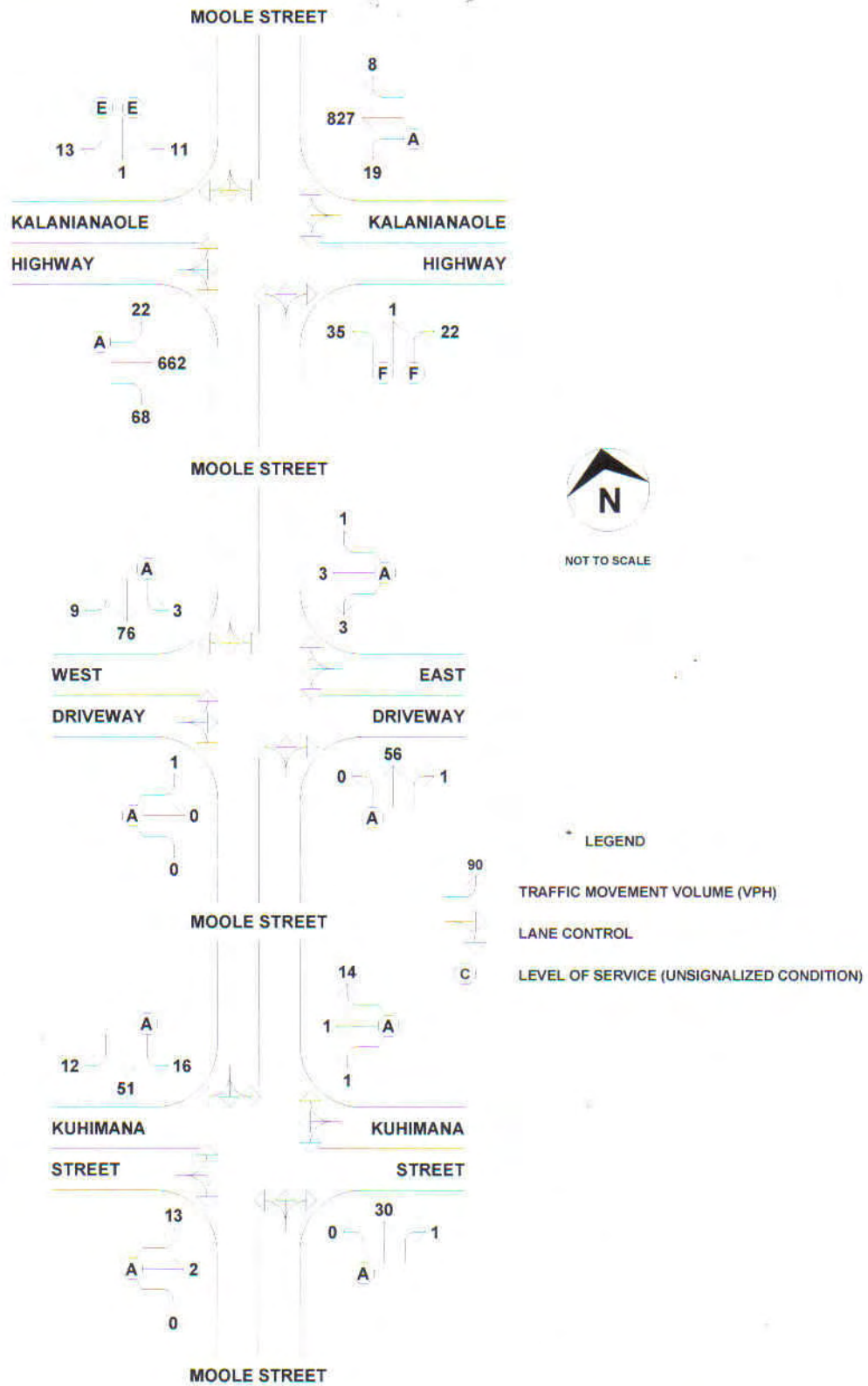


Figure 5. Existing Saturday Peak Hour Traffic



III. Future Traffic Conditions

A. External Traffic

The Traffic Engineering Report for the Proposed Kalaniana'ole Highway Improvements from Flamingo Road to Aloiloi Street, dated October 15, 2003, was prepared by The Traffic Management Consultant for the State Department of Transportation (DOT). The Year 2022 average daily traffic forecast for the Kalaniana'ole Highway study was developed by DOT. Adjusting for the Base Year 2008, traffic on Kalaniana'ole Highway is expected to increase at a rate of 1.1 percent per year. The background growth factor of 1.1 percent per year was applied to the existing traffic demands to estimate the Year 2012 traffic demands.

B. Kalaniana'ole Highway Improvements

DOT proposes to widen Kalaniana'ole Highway, between Olomana Golf Course and Waimanalo Beach Park, to provide exclusive left-turn lanes and/or median shelter lanes at the key intersections. The widening of Kalaniana'ole Highway also will provide two-way left-turn lanes and bus bays between intersections.

The exclusive left-turn lanes are planned on Kalaniana'ole Highway at the Moole Street, which will provide storage for vehicles turning left, and reduce the delay to through traffic on Kalaniana'ole Highway. The planned improvements at Moole Street are depicted on Figure 6.

As an alternative, two-way left-turn lanes can provide storage lanes for left-turn traffic onto Moole Street, as well as provide a median shelter lane to facilitate the left-turn movement from Moole Street onto Kalaniana'ole Highway. Left-turn movements will be negotiated in a two-stage process, i.e., motorists turning left will look for a gap in traffic approaching from the left, cross the near side lane, queue in the two-way left-turn lane, and then merge into gaps in traffic approaching from the right. Under the existing conditions, motorists turning left from side streets must wait for a gap in both directions of traffic before turning left onto Kalaniana'ole Highway.

DOT is planning to widen Kalaniana'ole Highway in three phases, beginning at Olomana Golf Course, which is expected to be constructed by the Year 2011. The highway improvements at Moole Street are included in the third phase. The following traffic analysis includes the DOT-planned Kalaniana'ole Highway Improvements.

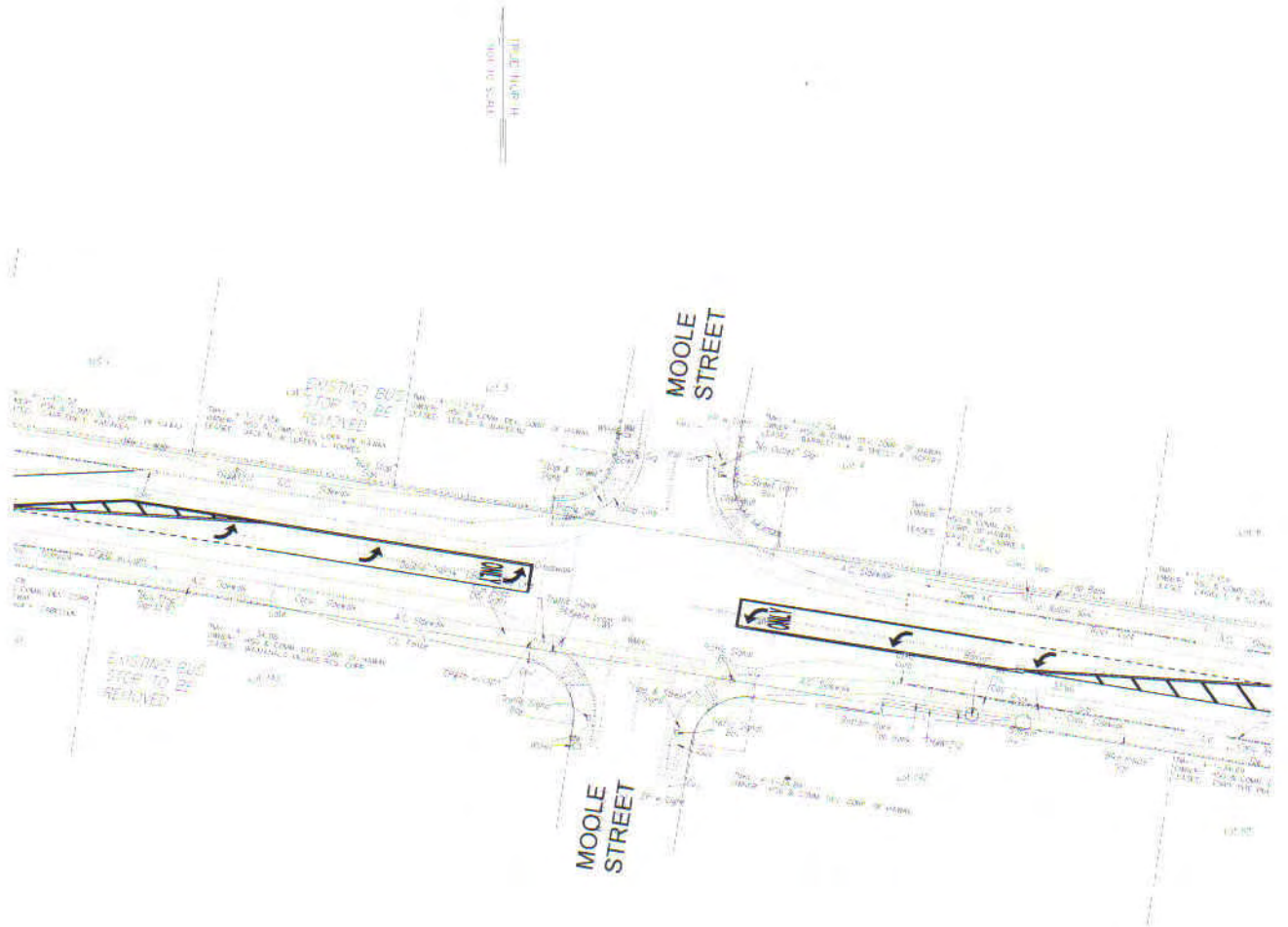


Figure 6. Kalaniana'ole Highway Improvements at Moole Street

C. Year 2012 AM Peak Hour Traffic Analysis Without Project

The south leg of Moole Street is expected to continue to operate at LOS "F" during the AM peak hour of weekday traffic without the proposed project. The north leg of Moole Street is expected to continue to operate at LOS "D". The existing site access driveways and Kuhimana Street are expected to continue to operate at LOS "A" at Moole Street. Figure 7 depicts the Year 2012 weekday AM peak hour traffic volumes and the results of the capacity analysis.

D. Year 2012 PM Peak Hour Traffic Analysis Without Project

During the PM peak hour of weekday traffic without the proposed project, both approaches of Moole Street at Kalaniana'ole Highway are expected to operate at LOS "F". The existing site access driveways are expected to continue to operate at LOS "A" at Moole Street. Kuhimana Street also is expected to operate at LOS "A" at Moole Street. The PM peak hour traffic without the proposed project and the results of the capacity analysis are depicted on Figure 8.

E. Year 2012 Saturday Peak Hour Traffic Analysis Without Project

Both approaches of Moole Street at Kalaniana'ole Highway are expected to operate at LOS "F", during the Saturday peak hour of traffic without the proposed project. The existing site access driveways and Kuhimana Street are expected to continue to operate at LOS "A" at Moole Street. Figure 9 depicts the Saturday peak hour traffic volumes without the proposed project and the results of the capacity analysis.

IV. Traffic Impact Analysis

A. Project Generated Traffic

1. Trip Generation Characteristics

The weekday trip generation characteristics are based upon a recreation community center with 6,720 SFGFA of building area, a 20-student pre-school, a 50-student after school care, and a 20-student school intersession program. The 20-student intersession program is analyzed for the AM peak hour of traffic, and the 50-student after school program is analyzed for the PM peak hour of traffic. Since middle school ITE trip rates are higher than the elementary school ITE trip rates, the middle school rates were used in this analysis. The Saturday peak hour of traffic was based upon the special event that was held at the Recreation Center during the field investigation.

During the AM peak hour of traffic, the proposed Waimanalo Village Recreation Center Expansion is expected to generate a total of 93 vph – 50 vph entering the site and 43 vph exiting the site. The proposed project is expected to generate a total of 76 vph – 33 vph entering the site and 43 vph exiting the site, during the PM peak hour of traffic. A special event held at the Recreation Center is expected to generate a total of 100 vph – 80 vph entering the site and 20 vph exiting the site. The trip generation characteristics for the proposed project are summarized in Table 3.

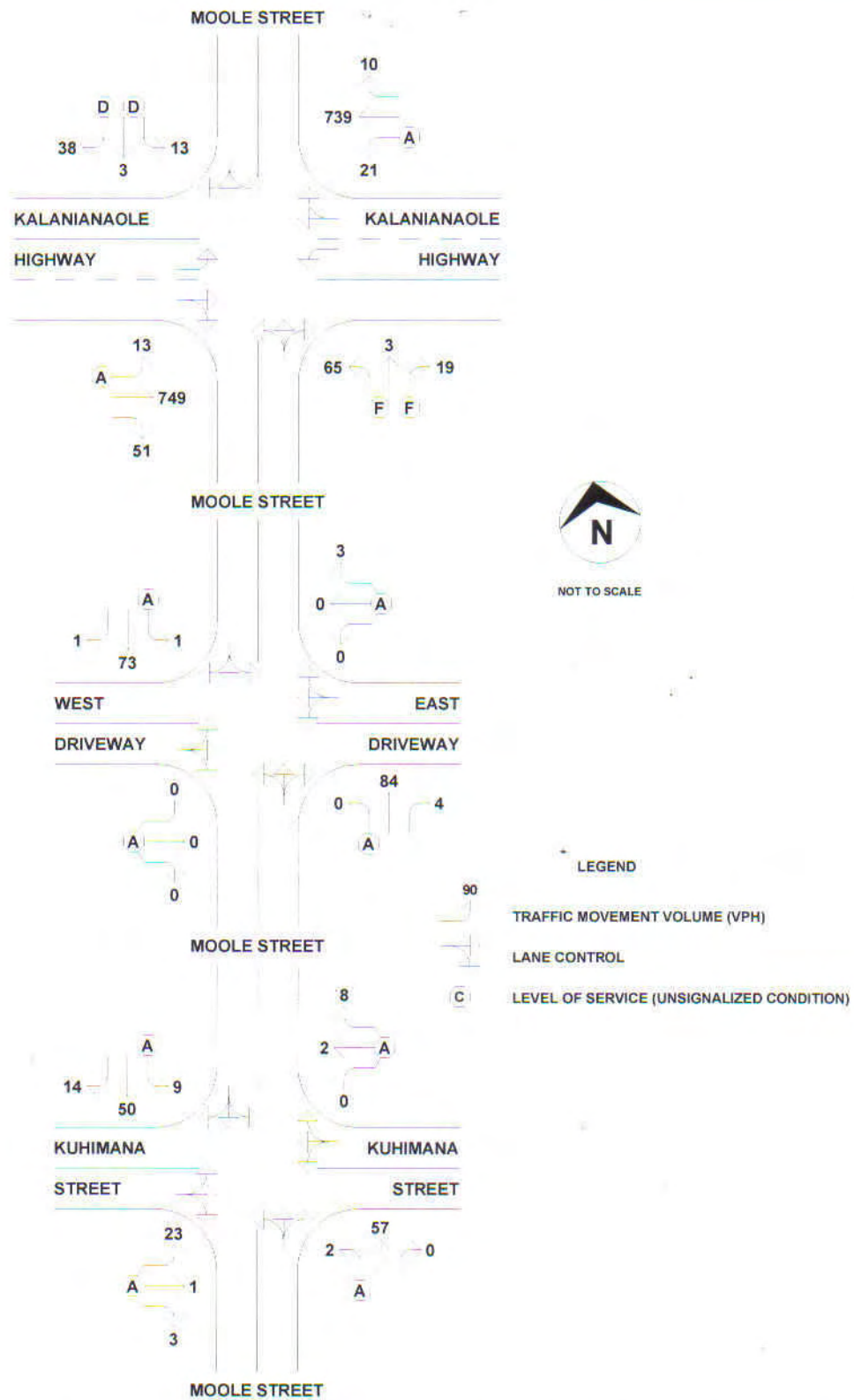


Figure 7. AM Peak Hour Traffic Without Project – Improved

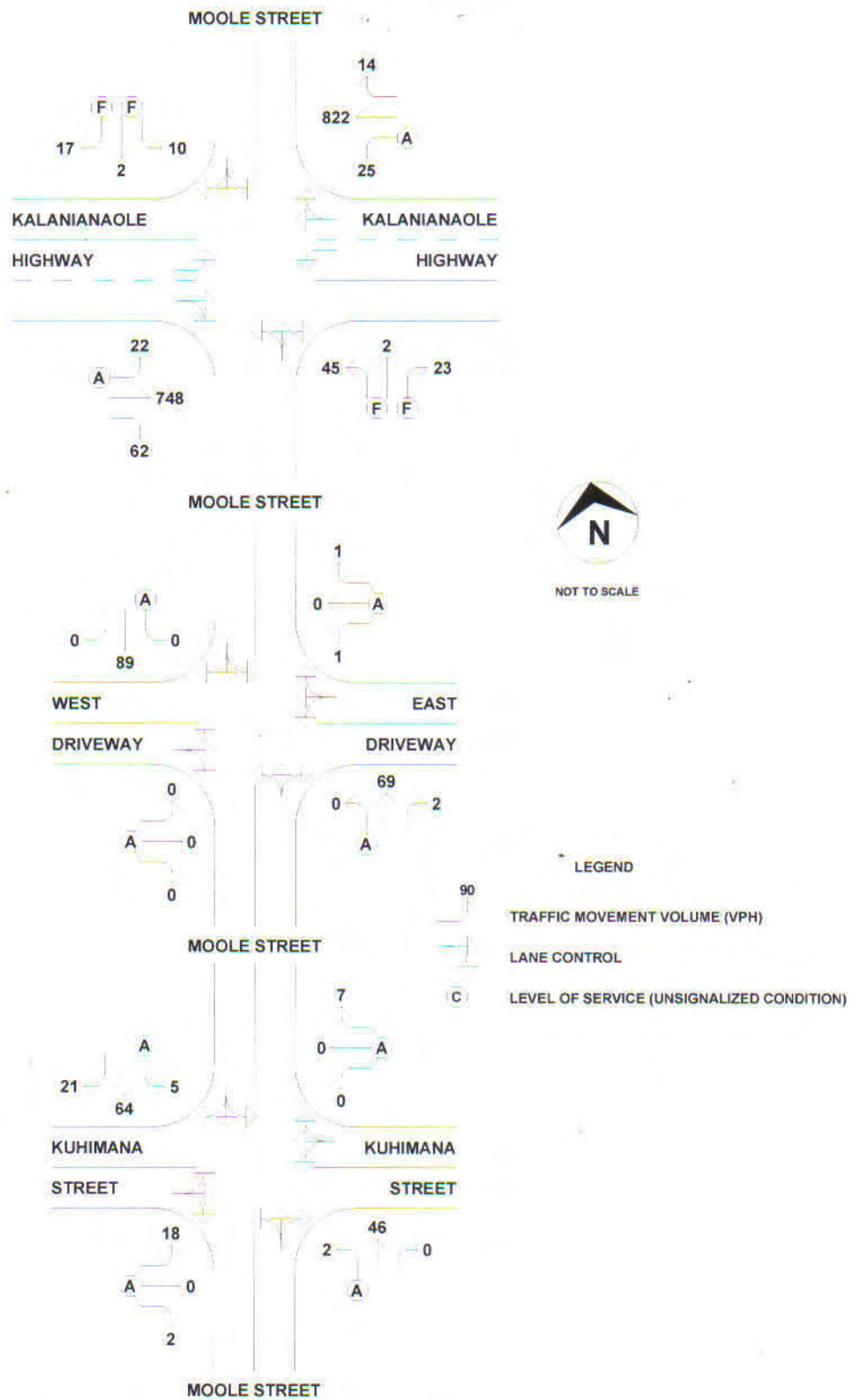


Figure 8. PM Peak Hour Traffic Without Project – Improved



Figure 9. Saturday Peak Hour Traffic Without Project – Improved

Table 2. Trip Generation Characteristics

Land Use	AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Recreation Center	7	4	11	3	8	11	5	3	8
Pre-School	14	15	29	16	18	34	0	0	0
Intersession/After School Programs	6	5	11	7	8	15	0	0	0
Totals	27	24	51	26	34	60	5	3	8

2. Trip Distribution

The trip distribution is based upon existing traffic patterns in study area. Figures 10, 11, and 12 depict the AM, PM, and Saturday peak hour project-generated traffic assignments for the proposed project, respectively.

B. Year 2012 AM Peak Hour Traffic Analysis With Project

During the AM peak hour of weekday traffic with the proposed project, the south leg of Moole Street is expected to continue to operate at LOS "F". The north leg of Moole Street is expected to operate at LOS "E". The West Lot access driveway is expected to operate at LOS "B" at Moole Street. The East Lot access driveway and Kuhimana Street are expected to continue to operate at LOS "A" at Moole Street. Figure 13 depicts the Year 2012 weekday AM peak hour traffic volumes and the results of the capacity analysis.

C. Year 2012 PM Peak Hour Traffic Analysis With Project

Both approaches of Moole Street at Kalaniana'ole Highway are expected to continue to operate at LOS "F", during the PM peak hour of weekday traffic with the proposed project. The West Lot access driveway is expected to operate at LOS "B" at Moole Street. The East Lot access driveway and Kuhimana Street are expected to continue to operate at LOS "A" at Moole Street. The PM peak hour traffic with the proposed project and the results of the capacity analysis are depicted on Figure 14.

D. Year 2012 Saturday Peak Hour Traffic Analysis With Project

Moole Street is expected to operate at LOS "F" at Kalaniana'ole Highway, during the Saturday peak hour of traffic with the proposed project. The existing site access driveways and Kuhimana Street are expected to continue to operate at LOS "A" at Moole Street. Figure 15 depicts the Saturday peak hour traffic volumes with the proposed project and the results of the capacity analysis.

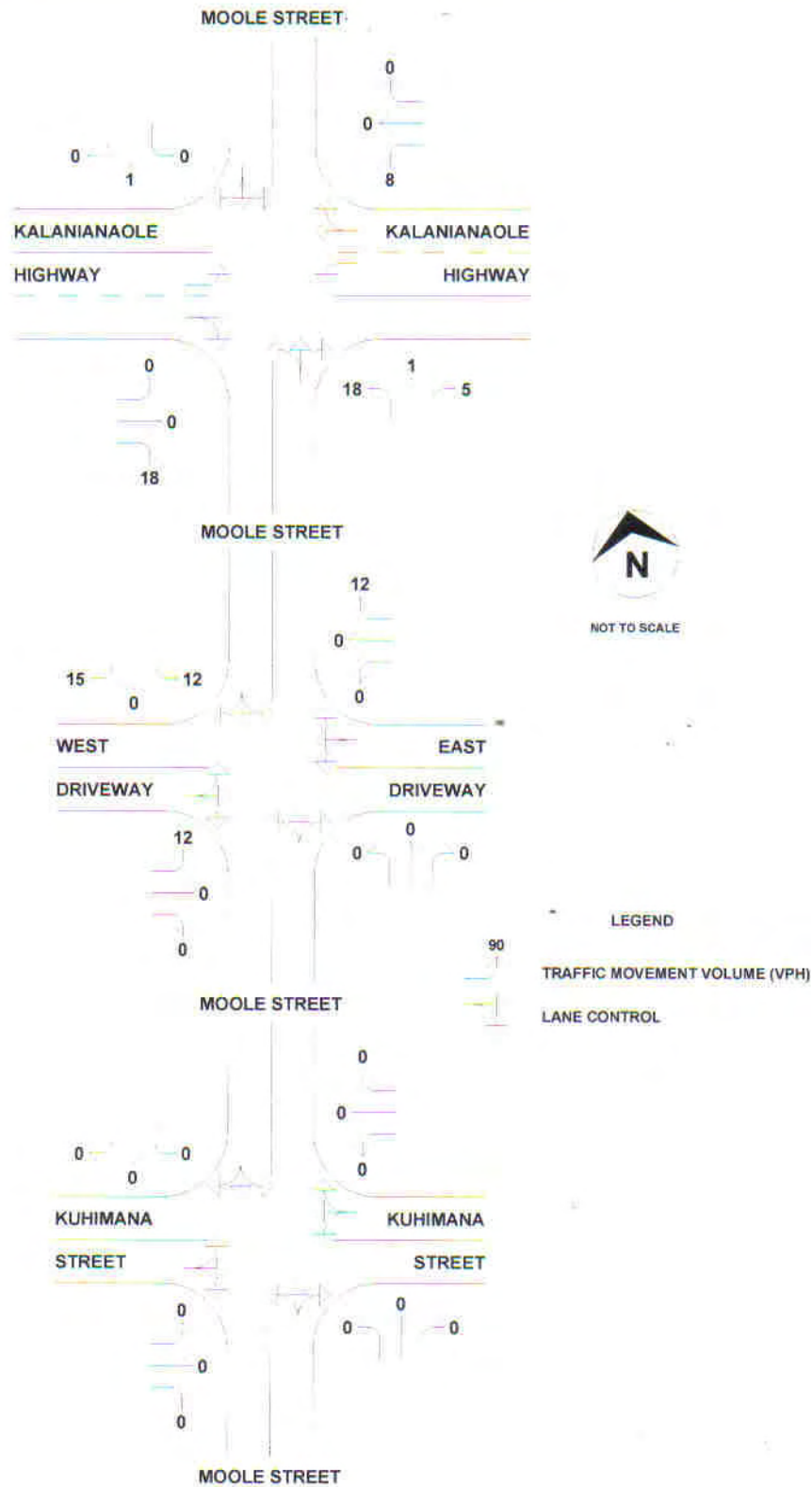


Figure 10. AM Peak Hour Traffic Assignment

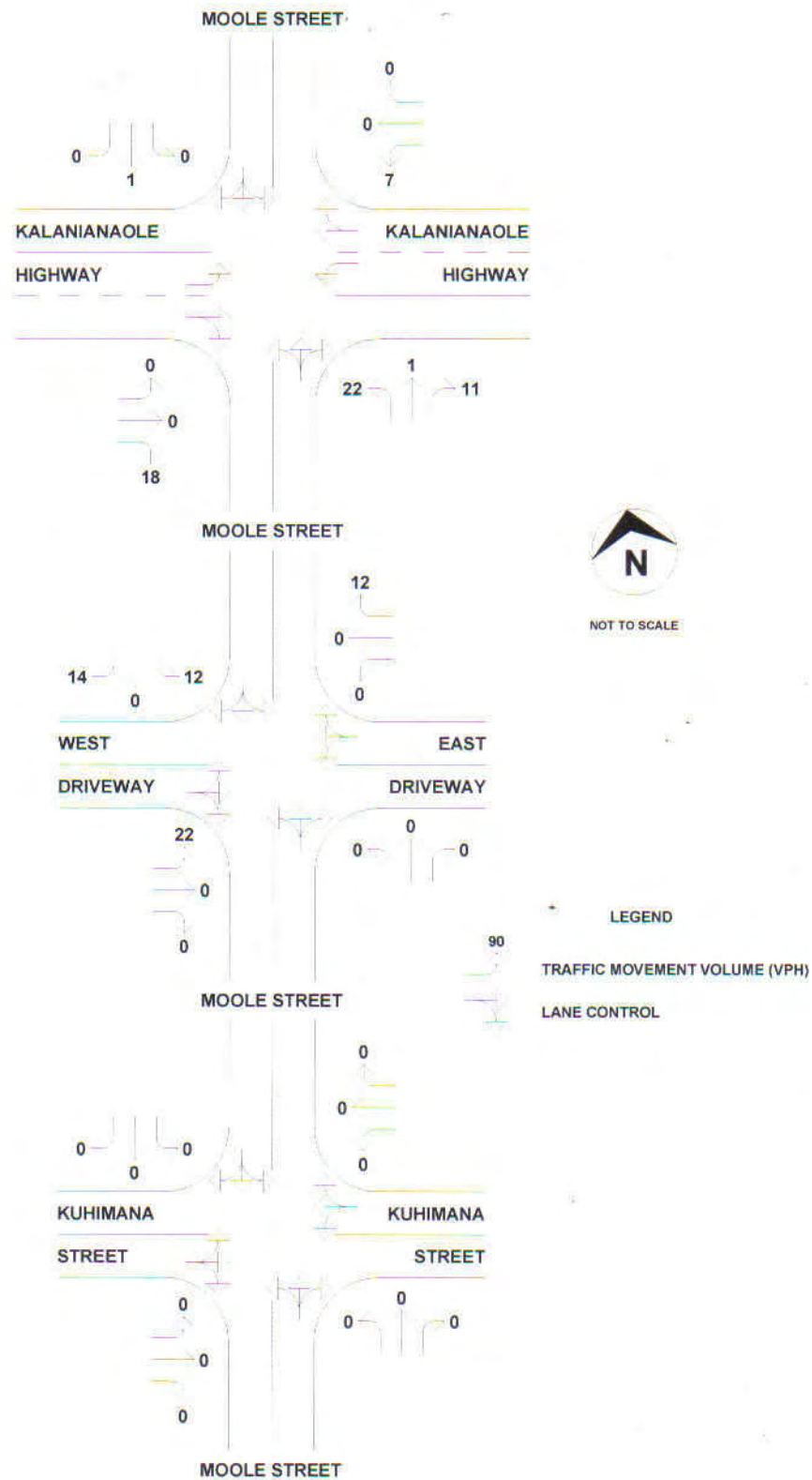


Figure 11. PM Peak Hour Traffic Assignment

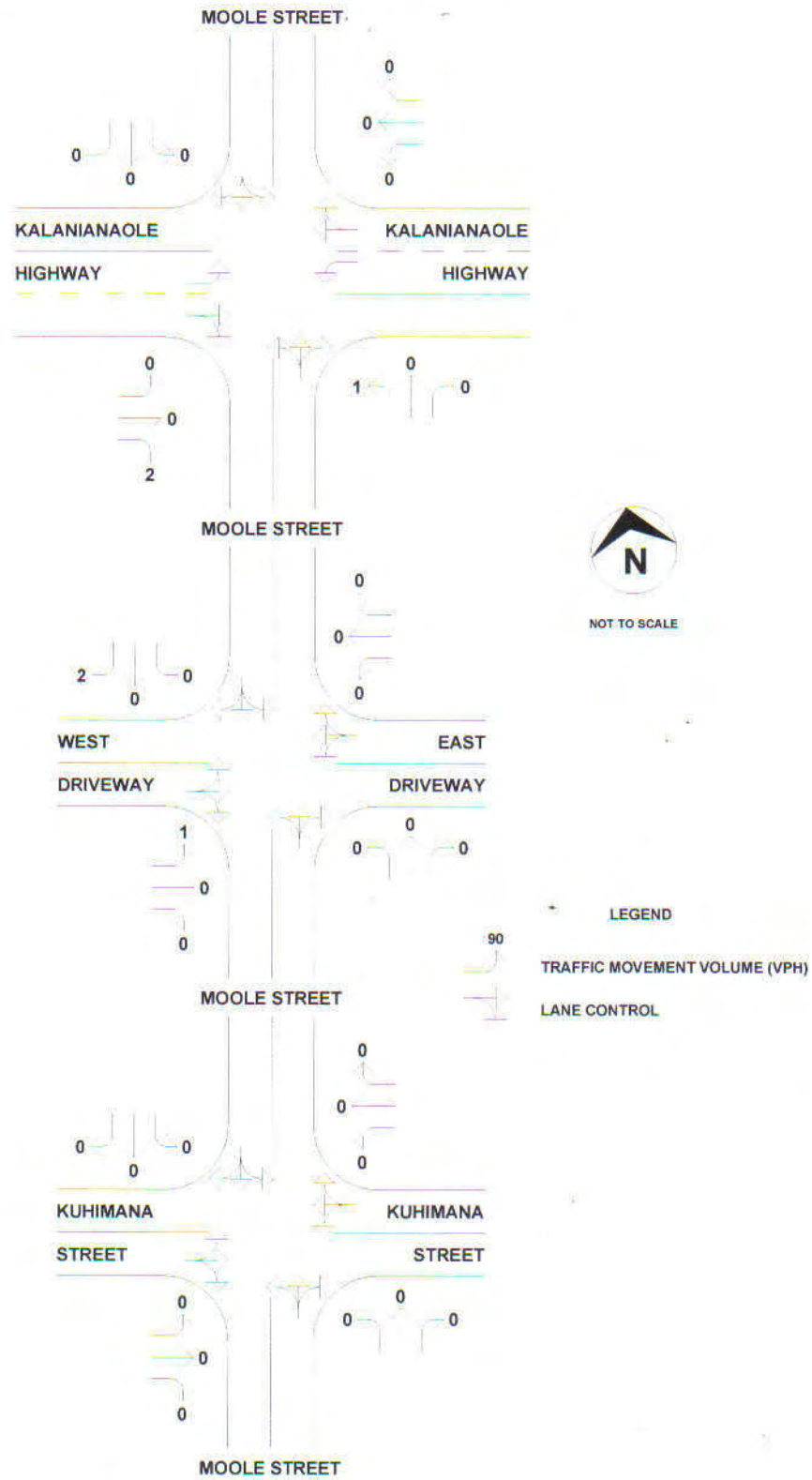


Figure 12. Saturday Peak Hour Traffic Assignment

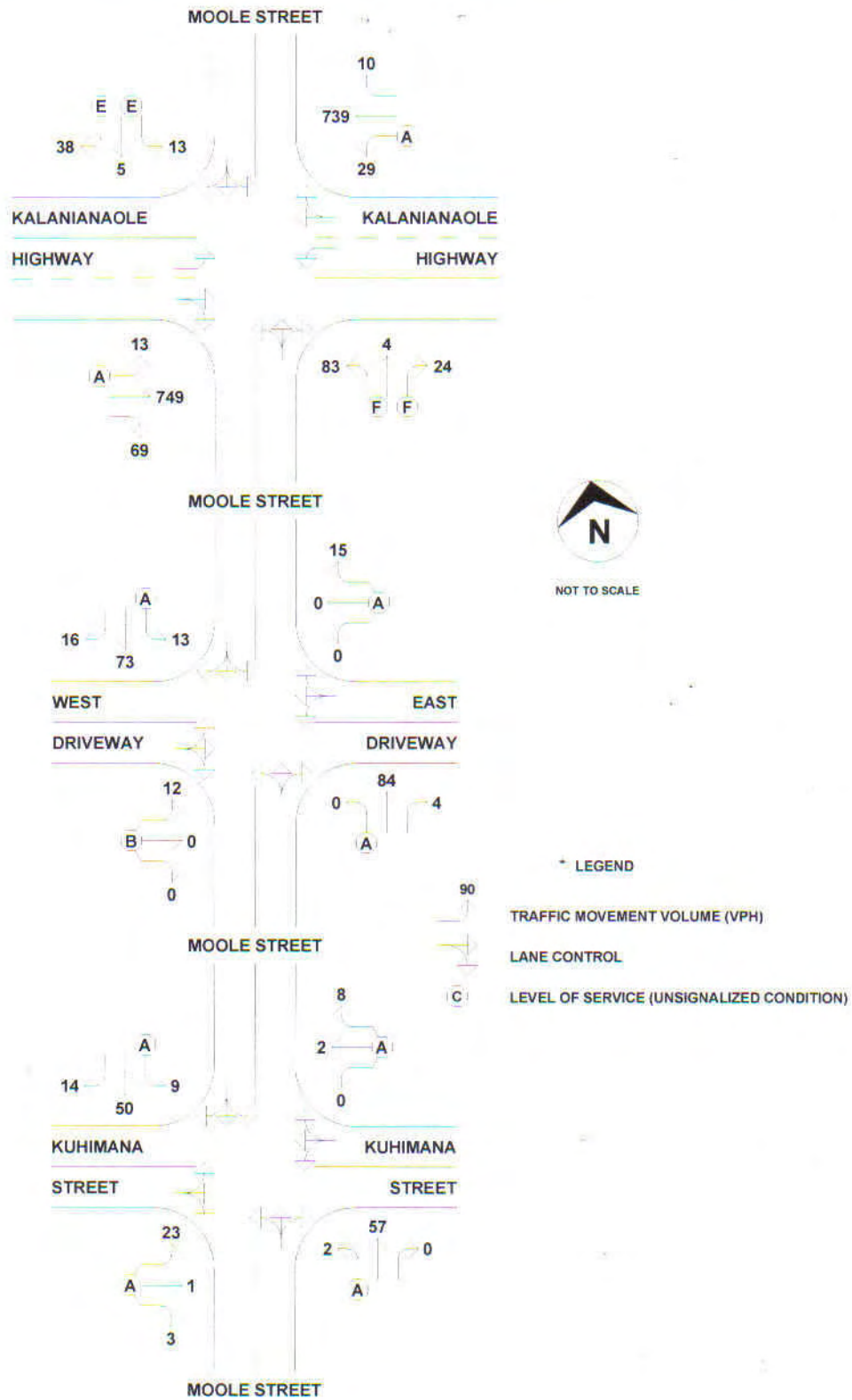


Figure 13. AM Peak Hour Traffic With Project

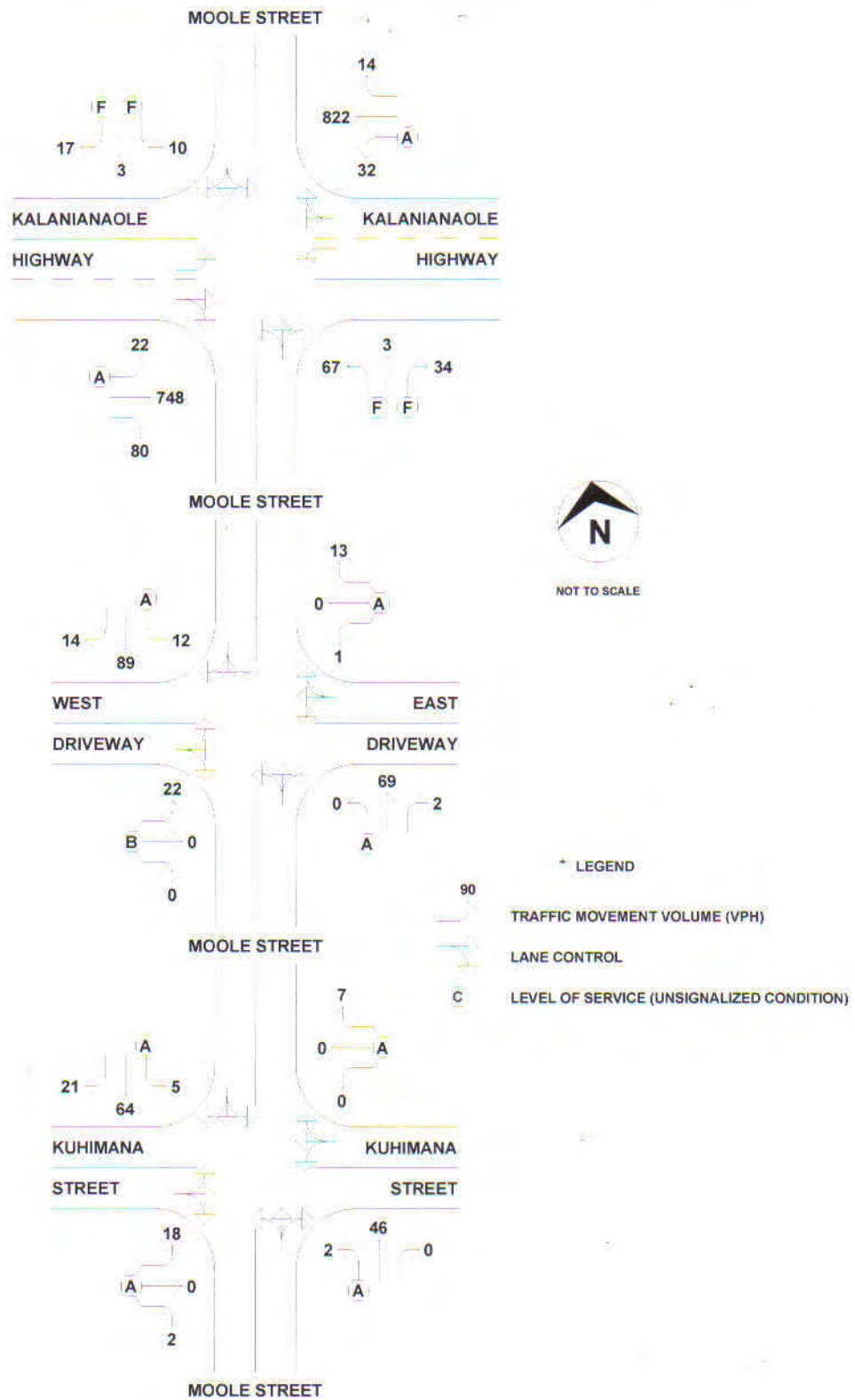


Figure 14. PM Peak Hour Traffic With Project

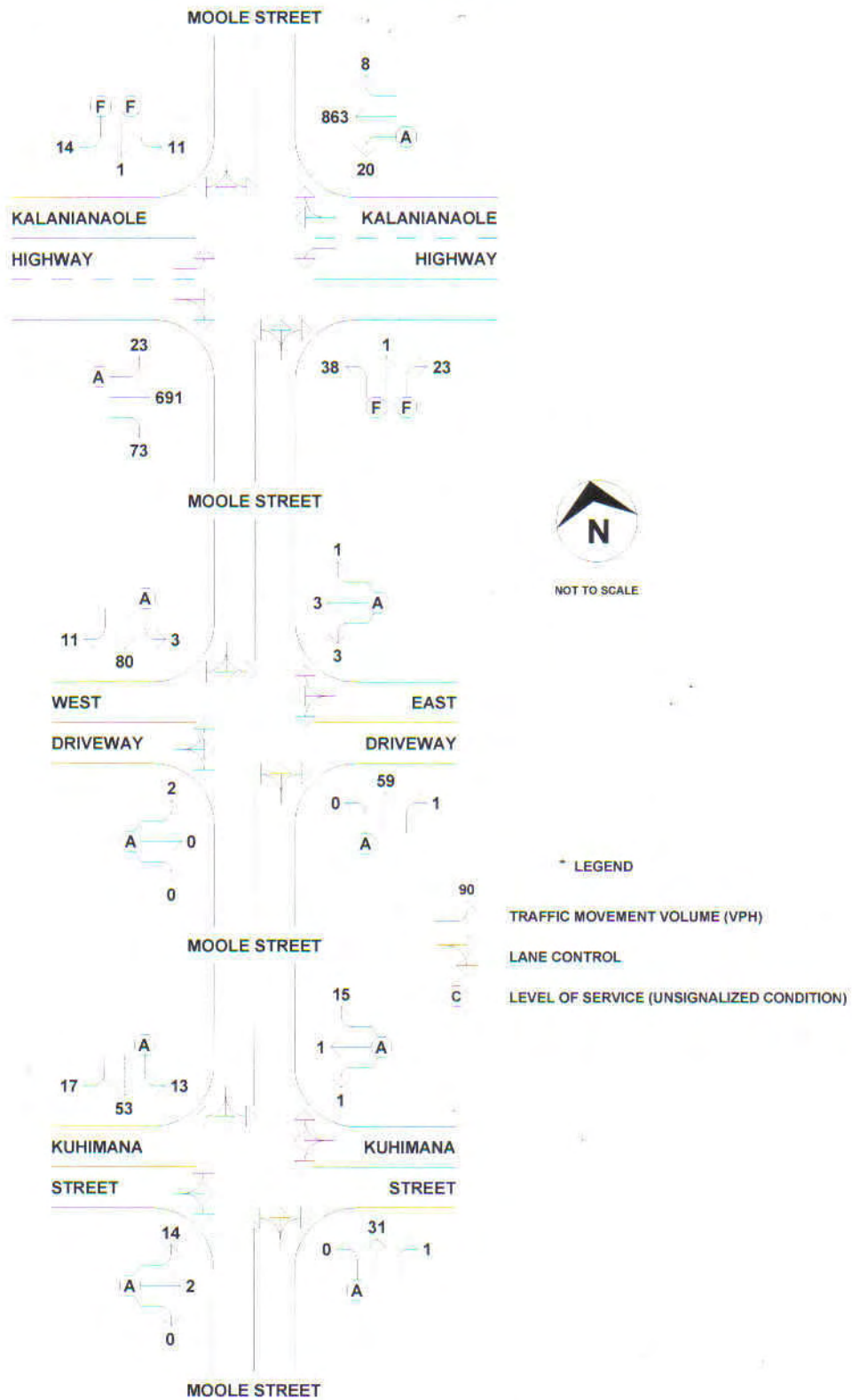


Figure 15. Saturday Peak Hour Traffic With Project



V. Recommendations and Conclusions

A. Recommendations

1. Kalaniana'ole Highway Improvements at Moole Street

Two-way left-turn median lanes should be installed on both approaches of Kalaniana'ole Highway at the Moole Street intersection in place of the exclusive left-turn lanes. The two-way left-turn median lane could operate as both a left-turn storage lane and a median shelter lane for left-turn movements to and from Moole Street. Two-way left-turn lanes were recommended for consideration at the Moole Street intersection in the Traffic Engineering Report for the Proposed Kalaniana'ole Highway Improvements from Flamingo Road to Aloiloi Street. Two-way left-turn lanes are more appropriate for low-volume roadways such as Moole Street.

The projected peak hour left-turn demands on Kalaniana'ole Highway at Moole Street are less than 5 percent of the approaching volumes. The 5 percent minimum left-turn volume is based upon the left-turn lane warrants, which were developed by M. D. Harmelink, and published in "Volume Warrants for Left-Turn Storage Lanes at Unsignalized Grade Intersections", Highway Research Record 211, Highway Research Board, 1967. The Harmelink research has since been adopted by many organizations, including the American Association of State Highway and Transportation Officials (AASHTO), and several State DOT's. The Harmelink warrants also were incorporated into several publications including: the AASHTO A Policy on Geometric Design of Highways and Streets ("Green Book"), National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide, 1985, NCHRP Report 348 Access Management Guidelines for Activity Centers, 1992, and NCHRP Synthesis of Highway Practice 225, Left-Turn Treatments at Intersections, 1996.

The proposed two-way left-turn lanes on Kalaniana'ole Highway would improve traffic operations on northbound Moole Street from LOS "F" to LOS "D", during the AM peak hour of traffic. During the PM and Saturday peak hours of traffic, northbound Moole Street traffic operations would improve from LOS "F" to LOS "C". Southbound Moole Street traffic operations at Kalaniana'ole Highway would improve to LOS "C", during the AM, PM, and Saturday peak hours of traffic.

2. Pedestrian Crossing on Moole Street

The pre-school operations and kindergarten to fourth grade intersession and after school care will require parents to park their vehicles and walk their children to and from the recreation center. Parents and children should be directed to cross Moole Street at the Kalaniana'ole Highway intersection instead of crossing at mid-block. Pedestrians, crossing Moole Street between the East and West Lots during the special events, also should be directed to cross at the Kalaniana'ole Highway intersection. The East and West Lot site plans should be designed to encourage pedestrians to walk toward the intersection of Kalaniana'ole Highway and Moole Street.



3. Drop-Off/Pick-Up Traffic Operations

Consideration should be given to locate the drop-off and pick-up traffic operations for the after school and intersession programs on Kuhimana Place (East Lot). Kuhimana Place could be utilized as a staging area, where the parents could drop-off or pick-up their older children at the curbside in the cul-de-sac.

B. Conclusions

The existing peak hour delays on Moole Street at Kalaniana'ole Highway were mitigated by motorists who stopped on Kalaniana'ole Highway to permit Moole Street traffic to turn or cross the Highway.

Timely implementation of the proposed highway improvements, which are planned for the Waimanalo area, is expected to accommodate the growth of traffic on Kalaniana'ole Highway.

Traffic improvements, recommended herein, are expected to accommodate the increase in traffic resulting from the expansion of the Waimanalo Village Recreation Center.

**TRAFFIC IMPACT ANALYSIS REPORT
FOR THE PROPOSED
WAIMANALO VILLAGE RECREATION CENTER
EXPANSION
TAX MAP KEY: 4-1-34:89 & 90**

**APPENDIX A
TRAFFIC COUNT DATA**

TRAFFIC COUNT DATA

FILE NAME: Kal Moole

Sec 3

PROJECT: Waimanalo Recreation Center
 LOCATION: Kilauea, Kauai
 E-W STREET Kalaniana'ole Hwy
 N-S STREET Moole St

PERIOD: AM Peak
 NORTH:
 TECHNICIAN: RSO
 DATE: 3/14/08

TIME	Kalaniana'ole Hwy						Moole St						TOTAL
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
7:00 7:15	2	134	9	4	158	0	12	0	3	1	0	6	329
7:15 7:30	3	176	10	6	207	2	12	2	5	4	1	13	441
7:30 7:45	3	166	17	6	179	5	16	0	6	6	1	7	412
7:45 8:00	4	183	13	3	174	3	21	1	1	2	1	7	413
8:00 8:15	2	192	6	4	148	0	10	0	5	0	0	9	376
8:15 8:30	8	173	13	3	169	3	9	0	4	4	0	7	393

AM PEAK HOUR

7:15 8:15	12	717	46	19	708	10	59	3	17	12	3	36	1642
PHF	1.00	1.02	1.15	0.79	0.86	1.25	1.23	0.38	0.85	0.75	0.75	0.69	

TRAFFIC COUNT DATA

FILE NAME: Kal Moole

Sec 3

PROJECT: Anaina Hou
 LOCATION: Kilauea, Kauai
 E-W STREET Kalaniana'ole Hwy
 N-S STREET Moole St

PERIOD: PM
 NORTH:
 TECHNICIAN: RSO
 DATE: 3/14/08

TIME	Kalaniana'ole Hwy						Moole St						TOTAL
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
15:30 15:45	10	197	16	4	184	4	5	0	7	1	1	8	437
15:45 16:00	8	178	2	5	159	2	7	0	8	1	1	6	377
16:00 16:15	13	180	16	4	180	1	9	0	10	3	0	6	422
16:15 16:30	5	172	12	8	197	2	17	0	6	1	0	3	423
16:30 16:45	4	185	10	4	213	1	8	1	4	4	1	5	440
16:45 17:00	5	180	19	6	177	4	10	0	5	3	1	4	414
17:00 17:15	7	179	18	6	200	6	8	1	7	2	0	4	438
17:15 17:30	6	184	20	5	171	6	15	1	3	4	0	4	419

PM PEAK HOUR

16:15 17:15	21	716	59	24	787	13	43	2	22	10	2	16	1715
PHF	1.31	0.97	1.48	1.50	0.92	3.25	1.34	0.50	1.38	0.63	0.50	0.80	

TRAFFIC COUNT DATA

FILE NAME: Kal Moole

Sec 3

PROJECT: Waimanalo Recreation Center
 LOCATION: Kilauea, Kauai
 E-W STREET Kalaniana'ole Hwy
 N-S STREET Moole St

PERIOD: Saturday
 NORTH:
 TECHNICIAN: RSO
 DATE: 4/5/08

TIME	Kalaniana'ole Hwy						Moole St						TOTAL
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
16:00 16:15	2	184	10	5	191	1	7	0	2	1	0	1	404
16:15 16:30	5	178	12	1	207	0	7	0	7	4	0	4	425
16:30 16:45	9	161	13	4	212	2	10	0	2	2	0	2	417
16:45 17:00	3	161	16	10	201	3	7	1	4	3	0	4	413
17:00 17:15	5	162	22	3	207	3	7	0	6	2	1	3	421
17:15 17:30	8	172	13	8	182	3	10	0	5	2	0	10	413
17:30 17:45	3	186	12	2	199	5	12	0	0	3	1	2	425
17:45 18:00	3	153	12	6	168	5	6	1	4	1	1	3	363
18:00 18:15	7	150	9	9	196	3	14	1	2	1	1	3	396
18:15 18:30	6	130	10	8	155	5	8	2	3	1	1	2	331

MID-PM SAT PEAK HR

16:15 17:15	22	662	63	18	827	8	31	1	19	11	1	13	1676
PHF	1.10	0.93	1.31	4.50	1.00		1.11		0.68	0.69		0.81	

TRAFFIC COUNT DATA

FILE NAME: Moole Driveways

Sec 3

PROJECT: Waimanalo Recreation Center
 LOCATION: Kilauea, Kauai
 E-W STREET Driveways
 N-S STREET Driveways only

PERIOD: AM Peak
 NORTH:
 TECHNICIAN: RSO
 DATE: 3/14/08

TIME		Driveways						Moole St						TOTAL
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
7:15	7:30	0	0	0	0	0	0	0	19	1	1	15	1	37
7:30	7:45	0	0	0	0	0	0	0	22	0	0	24	0	46
7:45	8:00	0	0	0	0	0	0	0	23	2	0	17	0	42
8:00	8:15	0	0	0	0	0	3	0	12	1	0	10	0	26
8:15	8:30	0	0	0	0	0	3	0	10	1	0	16	0	30

AM PEAK HOUR

7:15	8:15	0	0	0	0	0	3	0	76	5	1	66	1	151
PHF								0.83		0.63		0.97		

TRAFFIC COUNT DATA

FILE NAME: Moole Driveways

Sec 3

PROJECT: Anaina Hou
 LOCATION: Kilauea, Kauai
 E-W STREET Driveways
 N-S STREET Moole St

PERIOD: PM
 NORTH:
 TECHNICIAN: RSO
 DATE: 3/14/08

TIME		Driveways						Moole St						TOTAL
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
16:15	16:30	0	0	0	0	0	1	0	22	1	0	20	0	44
16:30	16:45	0	0	0	1	0	0	0	13	1	0	15	0	30
16:45	17:00	0	0	0	0	0	0	0	15	0	0	26	0	41
17:00	17:15	0	0	0	0	0	0	0	16	0	0	24	0	40
17:15	17:30	0	0	0	0	0	0	0	19	0	0	25	0	44

PM PEAK HOUR

16:15	17:15	0	0	0	1	0	1	0	66	2	0	85	0	155
PHF								1.10				0.82		

TRAFFIC COUNT DATA

FILE NAME: Moole Driveways

Sec 3

PROJECT: Waimanalo Recreation Center
 LOCATION: Kilauea, Kauai
 E-W STREET Driveways
 N-S STREET Moole St

PERIOD: Saturday
 NORTH:
 TECHNICIAN: RSO
 DATE: 4/5/08

TIME		Driveways						Moole St						TOTAL
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
16:15	16:30	0	0	1	1	0	0	1	14	0	0	12	1	30
16:30	16:45	0	0	0	0	0	0	0	12	0	0	14	3	29
16:45	17:00	1	0	0	0	2	1	0	10	0	2	22	2	40
17:00	17:15	0	0	0	3	0	0	0	13	1	1	23	2	43
17:15	17:30	0	0	0	0	1	0	0	15	0	0	19	2	37
17:30	17:45	0	0	0	0	0	0	1	12	0	1	13	1	28
17:45	18:00	1	0	0	0	0	2	1	8	0	0	15	4	31
18:00	18:15	2	0	0	0	0	0	0	15	0	1	15	3	36
18:15	18:30	0	0	0	0	0	0	0	13	0	0	19	0	32

MIDDAY SAT PEAK HR

16:30	17:30	1	0	0	3	3	1	0	50	1	3	78	9	149	
PHF		0.25						0.96		0.25		0.75		0.85	1.13

TRAFFIC COUNT DATA

FILE NAME: Moole Kuhimana

Sec 3

PROJECT: Waimanalo Recreation Center
 LOCATION: Kilauea, Kauai
 E-W STREET Kuhimana St
 N-S STREET: Moole St

PERIOD: AM Peak
 NORTH:
 TECHNICIAN: RSO
 DATE: 3/14/08

TIME	Kuhimana St						Moole St						TOTAL
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
7:15 7:30	7	0	2	0	1	2	0	10	0	2	15	1	40
7:30 7:45	6	1	1	0	0	2	1	13	0	2	17	3	46
7:45 8:00	7	0	0	0	1	3	0	19	0	2	10	6	48
8:00 8:15	2	0	0	0	0	1	1	12	0	3	6	3	28
8:15 8:30	2	0	0	0	0	1	1	12	0	3	6	3	28

AM PEAK HOUR

7:15 8:15	22	1	3	0	2	8	2	54	0	9	48	13	162
PHF	0.79				0.50	0.67		0.71		1.13	1.20	0.54	0.84

TRAFFIC COUNT DATA

FILE NAME: Moole Kuhimana

Sec 3

PROJECT: Anaina Hou
 LOCATION: Kilauea, Kauai
 E-W STREET Kuhimana St
 N-S STREET Moole St

PERIOD: PM
 NORTH:
 TECHNICIAN: RSO
 DATE: 3/14/08

TIME	Kuhimana St						Moole St						TOTAL
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
16:15 16:30	6	0	0	0	0	3	2	12	0	2	12	3	40
16:30 16:45	4	0	0	0	0	2	0	9	0	0	13	3	31
16:45 17:00	4	0	1	0	0	1	0	10	0	0	16	9	41
17:00 17:15	2	0	1	0	0	1	0	11	0	3	17	4	39
17:15 17:30	2	0	1	0	0	1	0	11	0	3	17	4	39

PM PEAK HOUR

16:15 17:15	16	0	2	0	0	7	2	42	0	5	58	19	151
PHF	1.00		0.50			1.75		1.05		0.91	0.53	0.92	

TRAFFIC COUNT DATA

FILE NAME: Moole Kuhimana

Sec 3

PROJECT: Waimanalo Recreation Center
 LOCATION: Kilauea, Kauai
 E-W STREET Kuhimana St
 N-S STREET Moole St

PERIOD: Saturday
 NORTH:
 TECHNICIAN: RSO
 DATE: 4/5/08

TIME	0						Moole St						TOTAL
	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
16:15 16:30	5	0	0	1	0	0	0	12	1	3	8	4	34
16:30 16:45	1	0	0	0	0	5	0	6	0	6	6	2	26
16:45 17:00	4	0	0	0	0	3	0	4	0	5	12	5	33
17:00 17:15	6	1	0	1	1	4	0	6	1	3	19	2	44
17:15 17:30	2	1	0	0	0	2	0	14	0	2	14	3	38

MID-PM SAT PEAK HR

16:30 17:30	13	2	0	1	1	14	0	30	1	16	51	12	141
PHF	0.54	0.50		0.25	0.25	0.88		1.25	0.25	1.33	0.67	1.50	0.80

Waimanalo Village Recreation Center

APPENDIX B

Botanical Resources Assessment

BOTANICAL RESOURCES ASSESSMENT
FOR
WAIMANALO VILLAGE RECREATION CENTER
AT
WAIMANALO, KOOLAUPOKO, OAHU
(TMK: 4-1-034:089 AND 090)

BY
DANIEL G. CHUN FAIA

PREPARED FOR
WAIMANALO VILLAGE RESIDENCE CORPORATION

PREPARED BY
KAUAHIKAUA & CHUN/ARCHITECTS
JUNE 5, 2008

BOTANICAL RESOURCES ASSESSMENT FOR THE PROPOSED WAIMANALO VILLAGE RECREATION CENTER

Survey Method

A walk-through survey method was used and all plant identification made in the field.

Description of the Vegetation

The site proposed for construction is completed planted with ornamental trees, ornamental shrubs and lawns. The Assessment observed 63 plant species, the overwhelming majority consisting of alien introduced plant species. Four plant species are Polynesian introduced (6 %): three of these species being represented by a single specimen. No endemic or indigenous plant species were observed on the site.

In the inventory the vegetation types are divided into Ornamental Landscaping and Lawn. The grassed parking lot portion of the site has a large mature Monkeypod tree and a mix of ornamental shrubs.

Ornamental Landscaping

The ornamental landscaping has a mixture of planting that is quite typical of residential planting in the windward area of Oahu. The landscaping is actively and generally well maintained. The largest tree is an Avocado that has been previously topped. The next largest tree is a Kukui of relatively young age. The single coconut palm is also of relatively young age. Most of the edge of the site is planted with a row of Manila Palms.

Trees and Palms

<i>Samanea saman</i>	Monkeypod
<i>Aleurites moluccana</i>	Kukui
<i>Persea americana</i>	Avocado
<i>Tabebuia pentaphylla</i>	Pink tecoma
<i>Macadamia tetraphylla</i>	Macadamia nut
<i>Terminalia catappa</i>	False kamani /Tropical almond
<i>Spathodea campanulata</i>	African tulip
<i>Cocos nucifera</i>	Coconut palm
<i>Arecastrum romanzoffianum</i>	Queen palm
<i>Chrysalidocarpus lutescens</i>	Areca palm
<i>Adonidia merrillii</i>	Manila palm

Shrubs

<i>Plumeria rubra.</i>	Plumeria hybrid
<i>Musa acuminata</i>	Banana
<i>Morinda citrifolia</i>	Noni
<i>Cordyline terminalis</i>	Ti green and hybrids

<i>Dracaena marginata</i>	Money tree / green and variegated
<i>Pleomele reflexa</i> 'variegata'	Song of India
<i>Galphimia glauca</i>	Galphimia
<i>Pentas lanceolata</i>	Pentas /Egyptian star cluster
<i>Hibiscus rosa-sinensis</i>	Hibiscus hybrids
<i>Phymatosorus grossus</i>	Laua'e fern
<i>Crassula oblique hybrid</i>	Miniature jade plant
<i>Kalanchoe fedtschenkoi</i>	Aurora borealis plant
<i>Aloe vera</i>	Aloe
<i>Jasminum sambac</i>	Pikake bush
<i>Rosmarinus officinalis</i>	Rosemary
<i>Calotropis gigantea</i>	Crownflower purple and white
<i>Carica papaya</i>	Papaya
<i>Heliconia psittacorum</i>	Heliconia
<i>Heliconia caribaea</i> 'purpurea'	Heliconia red
<i>Hedychium coronarium</i>	White ginger
<i>Alpinia sp</i>	Pink ginger
<i>Pseudoranthemum reticulatum</i>	Eldorado
<i>Canna indica</i>	Amaryllis sp (not in bloom)
<i>Lantana camara</i>	Canna yellow
<i>Strelitzia alba</i>	Lantana yellow
<i>Nephrolepis biserrata v. furcans</i>	White bird of paradise
<i>Asparagus densiflorus</i>	Fish tail fern
<i>Rhoeo spathacea discolor</i>	Asparagus sprengeri fern
<i>Ipomoea batatas</i>	Rhoeo
<i>Pedilanthus tithymaloides</i> 'var.'	Sweet potato vine
<i>Codiaeum variegatum</i>	Milk bush
	Croton hybrid
	Night blooming jasmine
<i>Alocasia sp</i>	

Planter weeds

Asystasia gangetica
Bidens alba
Chamaesyce prostrata
Chamaesyce hypericifolia
Coccinia grandis
Emilia fosbergii

Lawn

The lawn is frequently mowed and well maintained, while containing the mixture of grasses and weeds typical of lawns in the Waimanalo area. Four lawn grasses were

observed. The McCoy grass grows in the deep shade of the Avocado tree and Seashore Paspalum is used in an isolated section of lawn.

Lawn grasses

Brachiaria subquadripara
Chrysopogon aciculatus
Seashore paspalum
McCoy grass

Lawn weeds

Cyperus rotundus
Chloris barbata
Desmodium triflorum
Centella asiatica
Calyptocarpus vialis
Syndrella nodiflora
Alysicarpus vaginalis
Desmodium incanum
Oxalis corniculata

Discussion and Recommendations

None of the plants occurring on site are threatened or endangered species. No endemic or indigenous plant species were observed on site. There were no wetlands observed on site; the site having been the location of the former Waimanalo Plantation village and small commercial center.

It is expected that the project will disturb much of the existing landscaping. After construction, the site will be newly landscaped. There will be an increase of Polynesian introduced plant material, with many of the same popular introduced plant materials replanted on site.

The large mature Monkeypod tree will be protected and maintained during and after construction.

Literature

Graf, Alfred Byrd. 1973. Exotica 8th edition. Roehrs Company Inc.

Graf, Alfred Byrd. 1978. Tropica 1st edition. Roehrs Company Inc.

Neal, Marie C. 1965. In Gardens of Hawaii. Bishop Museum Press.

Whistler, Dr. W. Arthur. 1994. Wayside Plants of the Islands. Isle Botanica.

Waimanalo Village Recreation Center

APPENDIX C

Cultural Impact Assessment

**CULTURAL IMPACT ASSESSMENT
FOR
WAIMANALO VILLAGE RECREATION CENTER
AT
WAIMANALO, KOOLAUPOKO, OAHU
(TMK: 4-1-034:089 AND 090)**

**BY
DWIGHT PAUHI KAUAHIKUA**

**PREPARED FOR
WAIMANALO VILLAGE RESIDENCE CORPORATION**

**PREPARED BY
KAUAHIKAUA & CHUN/ARCHITECTS**

MAY 12, 2008

TABLE OF CONTENTS

I	INTRODUCTION.....	2
A.	PROJECT DESCRIPTION.....	2
B.	AREA DESCRIPTION.....	2
II	CONSULTANTS.....	2
A.	SELECTION METHODS.....	2
B.	INTERVIEW PROCEDURES.....	3
C.	RESULTS (INTERVIEW SUMMARY).....	3
III	MATERIALS CONSULTED.....	7
IV	CULTURAL RESOURCES, PRACTICES AND BELIEFS.....	7
A.	HISTORY.....	7
B.	PLACE NAMES.....	9
C.	LEGENDS AND MYTHS.....	12
V	INFORMATION WITHHELD.....	15
VI	NATURE AND SIGNIFICANCE.....	15
A.	ANALYSIS OF EFFECTS OF PROPOSED ACTION.....	15
B.	ALTERNATIVES.....	16
C.	MITIGATION.....	16
VII	SUMMARY AND CONCLUSIONS.....	16
VIII	BIBLIOGRAPHY.....	21

I INTRODUCTION

A. PROJECT DESCRIPTION

The proposed action is to construct a recreation center on vacant 20,000 square feet State of Hawaii-owned site in the Waimanalo Village subdivision for the Waimanalo Village Residence Corporation, a not-for-profit organization, receiving no public funds, except for the proposed use of the State-owned land. The recreation center will serve as the administrative and social services center for the residents of Waimanalo Village, and the social services center for the entire Town of Waimanalo. The proposed recreation center will be a single-story 5,400 square feet building containing a space for social gatherings of 200 persons, an administrative office for the recreation center, the housing subdivision, and for programs anticipated to be accommodated in the facility such as child care, educational programs, and others to serve the social needs of the entire Waimanalo community.

B. AREA DESCRIPTION

The site is in the middle of the Waimanalo Village subdivision on State of Hawaii-owned land in Waimanalo Town in the *ahupuaa* (land subdivision) of Waimanalō, in the *moku* (district) of Koolaupoko on Oahu. The *ahupuaa* is on the southeastern windward side of Oahu. It consists of a broad alluvial valley flanked by the Koolau Mountains on the west that extends to Makapuu Point, the southeaster tip of Oahu. To the north, the valley is flanked by a line of ridges and peaks extending off the Koolaus the sea toward the twin islands of Mokulua off Lanikai. The *ahupuaas* to the north are, in order Kailua, Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Waiahole, Waikane, Hakiipuu, and finally Kualoa. This *ahupuaa* included the *ahupuaa* of Maunalua prior the Great Mahele of 1848.

The specific site of the proposed action is on one of four corner parcels at an intersection serving as access streets into the Village Subdivision. In the plantation days of Waimanalo Sugar Company (WSC) this intersection was the center of town with privately owned commercial businesses on three of the corners and a movie theater on the fourth corner.

II CONSULTANTS

A. SELECTION METHODS

The consultants selected for this assessment were Waimanalo Village residents and “old-timers” and members of the Waimanalo community who were residents of the WSC plantation housing, the predecessor to Waimanalo Village. The method of selection was by an invitation printed in “The Waimanalo Village Chronicles,” Spring Issue, 2008

newsletter of the Waimanalo Village Residents Corporation (WVRC) circulated in the community for an informal "Talk Story" session. The session was held at the Corporation's office on March 13, 2008 from 7:00 PM to 8:30 PM.

B. INTERVIEW PROCEDURES

The interview procedure was a "Talk Story" session where those present and interested in participating were asked to introduce themselves, describe their circumstances and describe their experiences in the community. Eleven (11) persons present participated.

C. RESULTS (INTERVIEW SUMMARY)

1. Grace Lee.

Born 1933, born and raised in Village, one of five siblings in the family. Her mother owned and operated the former Waimanalo Restaurant located on the southwest (mauka-Kailua) corner of the Kalaniana'ole Highway and Moole Street intersection. Her grandmother Lum Kin Young who was born and raised in Waimanalo operated a boarding house for immigrant Filipino single-men sugar plantation laborers. Her mother's good friend was Tai Lee (no relation), the Chinese farmer who was probably the first to cultivate cane for WSC and the name of the irrigation ditch. She did not work for the plantation, though her uncle and aunties did. She attended Waimanalo School and Benjamin Parker High School in Kaneohe. She married another Village resident.

The community was composed of different ethnic groups, but very close knit. All in the community celebrated in each other's ethnic cultural events. All social events were open to all in the community. Everyone in the community knew each other and worked together. A memorable experience was going through the community singing Christmas carols and receiving treats from the homes.

The plantation provided all needed facilities for the community – the store, medical dispensary, post office, Movie Theater, the gymnasium, therefore there was no reason to leave Waimanalo for common needs. A shopping trip to Honolulu for special occasions was a real treat. The plantation transported the high school students to and from Benjamin Parker School in Kaneohe daily on the company's trucks. The plantation's gymnasium was the facility for all of the social events in the community, and even served as the gymnasium and gathering facility for Waimanalo School. The plantation managers were good to the community.

2. Francisco J. Tabar.

Life-long resident of the Waimanalo, except for a brief stint in the U.S. Army when drafted in 1945. Born in 1926 further up the valley, his father being the mid-wife. His

father migrated from Cebu Island, Philippines in 1921 to work as a plantation laborer, initially cutting and loading the cane referred then as “hapai ko”, but eventually becoming a mule tenderer. Upon returning from his army service, he noticed his sister’s good friend and eventually married her.

Growing up in the community was fabulous because all ethnic groups worked together, celebrated together, and played together. A variety of fruit trees in the community provided the snacks for the kids. The irrigation water reservoir was their swimming hole that also contained shrimp (opae) that they caught and ate. The irrigation flumes and their wooden gates provided them with a “rafting” activity.

Plantation managers George Chalmers and George Bennett were good to the community and every Christmas provided each child in the community with treats. The plantation donated the land on which St. George’s Parish sits today.

Francisco said there are remains of a heiau near their reservoir-swimming hole. He was also shown a cemetery within Bellow Air Force Station located at the intersection of the runways. The remaining stone grave markers are engraved with Japanese characters, but believe there are more graves whose markers are gone. He is part of a group attempting to find the records of the burials there.

After returning from his stint in the army, the plantation closed as a consequence of increased labor costs because of the 1946 labor strike. Approximately one-third of the Village residents moved away in order to secure employment elsewhere and life in the community changed. Many Filipino men moved to other plantations in order to work at the only jobs they knew.

3. Doreen Tabar Texeira.

Francisco Tabar’s daughter, born in 1957 and raised in the Village, and attended Waimanalo School and Kailua High School.

Her father has been asked many times to speak of the old-times many times. Her mother is pictured with three other Japanese women working in the cane fields in the book of the 100 Anniversary of Japanese immigration.

4. Loretta Kaaihue.

Born 1945 in Honolulu, but moved to and raised in Village, and currently living in Village. Her house was on Kalanianole Highway, one house away from the store. Her mother was employed in the restaurant.

She remembers the cowboy times in Waimanalo Restaurant, the good music on the weekends, horses being tied outside, and a Chinese restaurant behind the Restaurant that served good food. Enjoyed her childhood days in Waimanalo because it was fun to run though any yard to pick any variety of fruit for snacking.

5. Shelly Texeira Vickery.

Born 1961, the youngest of five children, and born and raised in the Village when it was called the "old camp." Her parents moved to the Village from Koko Head in the 1950s. Mother was a full-time stay-at-home mother, did laundry, and made food to sell at community events while caring for the children.

She considers herself fortunate to have been raised in Waimanalo because neighbors all helped and respected each other. As an example of community cohesiveness, she related to an event on Christmas Eve of 1960 when her father was disabled in an automobile accident and was unable to provide for his family. As a consequence they could no longer afford the deliveries of milk, but a neighbor paid for the deliveries to continue. The family purchased a new house on a fee-simple lot in the Mill Subdivision on Poalima Street, but kept the home in the Village as a "get-on-your-feet house" for newly married family members starting families and for those struggling financially.

She remembers the many fruit trees in the area providing all the children with a variety of snacks at any time. Another example of the cohesiveness of community was the help of the entire neighborhood in parenting by keeping watch over the activities of all children and providing guidance when necessary. Therefore, though the sugar company no longer operated, the plantation still existed because of the resident's attitudes of concern for each other still existed.

6. Cheryl Castello.

Grandparents moved to the Village in 1925 or 1926 and were the first generation of her family to live in and work on plantation. Grandmother operated a boarding house for single men plantation workers.

Entire family lived on mauka-most street in the village. Because no other homes were behind their home, they raised every type of farm animal and therefore led a ranch life. Community residents came to butcher animals and all the community would help. When new homes were built in the Village, they had stable in back in the backyard.

The old plantation gymnasium across the street from her home was an important place. The paved area outside was used for roller-skating because none of the streets in the

neighborhood were paved. Whenever the gymnasium's janitor fell asleep after turning on the lawn irrigation sprinklers, they snuck in and enjoyed playing in the sprinkler sprays. City took over gym and ran all sports programs after the demise of the plantation.

7. Gary Correa.

Born on Kauai and moved to the Village with his family in the early 1960s at age eleven or twelve. Returned to Kauai for fifteen years and resided in Honolulu, but returned to become a resident and the maintenance man for the Village.

Really liked the friendly lifestyle in Waimanalo. Worked with Gary Borges and took tourists on horseback rides on back roads. The old Village had outhouses and outside showers where bath water was heated by a wood fire. Have memories of mosquito spray truck coming through the neighborhood periodically poisoning everything. The reservoir was the swimming hole. Old-timers like Tabar, Fernandez, and Abreu did many good things for the children in the camp. A significant change is current children have lost respect for the elders.

8. Eric Bunyan.

Came to Waimanalo in summer 1968 with a group of ten fellow University of Hawaii students to work for the Waimanalo Teen Project. Served as director for new Waimanalo Gym for ten years.

Experienced last ten years of the old houses in the Village. By that time half of the plantation houses were gone and the yards were larger because some houses had the benefit of vacant adjacent lots. The Tavern finally closed when new homes were built. Married a Village resident, Cheryl Castello's cousin. All the family lived nearby so grandmother cooked for all throughout the day by rotating six pots on the stove, allowing any family member came to eat and visit.

9. Michelle Hoku Liu.

Moved into the Village twenty-eight years ago at age two with father, Walter Liu

Do not remember the old stories because most old homes gone. Played in large field where old gym was formerly located, and was able to run around anywhere, until the fences went up. More acquainted with the older people in the community because always accompanied her father on Village business. Involved with the Village Board to

hopefully enable her daughter to experience the same plantation environment.

10. Walter Liu.

Moved to the Village in 1982 with four children, daughter Hoku is the youngest.

First came to Waimanalo in 1954 with high-school friends because the Tavern was considered a hot spot with good entertainment. Also fished at the beach park before it was cleared for park use. Many improvements happened since moving into the Village, and hopefully will get better for younger residents. A Board Member of WVRC for the last twenty-five years in order to repay the good fortune of being able to move into the Village. The Village has become financially stable through everyone's hard work and persistence.

III MATERIALS CONSULTED

The resources from the Hawaii State Library were the materials consulted for this Cultural Impact Assessment.

IV CULTURAL RESOURCES, PRACTICES AND BELIEFS

A. HISTORY

Koolaupoko was a favorite of the Monarchs, and as such, the ahupuaas were granted to the most favored among the chiefs. The ahupuaa of Kaneohe was retained by Kamehameha I as his personal possession, and subsequently bequeathed to his direct heirs. The Waimanalo ahupuaa was retained by Kamehameha III himself during the Great Mahele of 1848. The likely reason for this was that this ahupuaa, and the one immediately adjacent to the north supported large populations with ample crops and ocean resources, Waimanalo being particularly abundant with breadfruit, mountain apple, candlenut and coconut.¹

Waimanalo Valley was a forest of breadfruit, mountain apple, kukui, and coconut trees prior to any land leases to Western Interests. The Valley had scores to taro patches, sweet potatoes patches, native sugar cane (for domestic consumption), and hundreds of traditional Native Hawaiian grass huts. The ocean was teeming with fish. Western development of Waimanalo began when Englishman Thomas Cummins leased a portion of the Crown Lands in the ahupuaa from Kamehameha III in the early 1840s. Cummins used the land for cattle ranching and racehorse breeding. This use wreaked havoc with

the traditional uses on the small kuleanas because the livestock roamed freely everywhere. Eventually the small kuleanas were sold or abandoned, enabling Cummins to buy the lands in the ahupuaa in fee. Prior to the Reciprocity Treaty of 1876, it was uneconomical to cultivate sugar cane because of the low sugar prices, small scale, primitive equipment and methods, and of insufficient water and labor. However, after the ratification of the Treaty sugar was able to enter the United States duty-free, and there was a demand for the commodity. Thomas's son John A. Cummins envisioned the opportunities possible with a large-scale sugar production plantation, and on April 5, 1878 chartered the Waimanalo Sugar Company, and leased additional Crown Lands from the Monarchy for a period of fifty years. John A. cleared the land, enlarged the acreage and planted more cane. Houses for the field workers replaced the traditional grass houses of the Native Hawaiians everywhere, and Chinese immigrant field workers gradually replaced the Native-Hawaiians. By January 1881 a new two-roller mill from Scotland capable of producing eight to ten tons of sugar a day was grinding cane.²

Thomas Cummins was known for his lavish hospitality at his home in Waimanalo. He became a favorite of King Kamehameha III and entertained him and his guests, including visiting royalty and military officers from various countries. Immediately after the King's departure from his last visit to Waimanalo, an unprecedented furious storm occurred that destroyed everything and killed people and horses by lightening on the ranch. The King died within a year of that occurrence. John A. Cummins continued his father's famous tradition of lavishly entertaining the members of the Monarchy, including David Kalaukua, and his sister and future Queen, Liliuokalani, even after he lost control of WSC, but continued as the manager, to W.G. Irwin and Company in 1885. Besides lavishly entertaining royalty, John A. was benevolent towards his employees, and in 1883 built a large 2,800 square feet facility and finely decorated and equipped it with a library and an automatic organ for their social and entertainment gatherings. Frequent evening entertainment for the workers included music by a very good band composed of the plantation laborers.³

Waimanalo Sugar Company continued under the management of John A. Cummins until 1894 when replaced by George Chalmers, and then by George Chalmers Jr. in 1919. With the change in management from John A. Cummins, the priority of WSC changed to operational efficiency through technological innovations.⁴ The lavish entertainment of Royalty and their guests in Waimanalo ended with the end of John A. Cummins management of WSC, and the end of the Monarchy with its overthrow in 1893, approximately one-half century after the first land lease to Thomas Cummins.

The new era of WSC under George Chalmers' management saw great growth in the sugar industry, aided by the annexation of Hawaii by the United States of America. The sugar industry had imported labor from China during its initial growth after 1876. However, after annexation an Exclusion Act of the United States forbade Chinese immigration, so the sugar planters imported labor from Japan, then from the Philippines.⁵ This influx of

imported labor into Waimanalo fostered the growth of the plantation for the next fifty years that profoundly affected Waimanalo, economically and socially. Although WSC has not been an economic factor in Waimanalo for slightly over fifty years, the social effects of the plantation are present and vibrant in the multi-ethnic culture and ethic of the community today.

The traditional beliefs and legends of the Waimanalo ahupuaa are related to the Koolaupoko moku. Additionally, this moku and the moku of Koolauloa, immediately to the north, may have been one before 1500 A.D. as legends and myths refer to a single king or an event for Koolau – presumably the combination of Koolaupoko and Koolauloa. Prior to any division of Oahu, the entire island was probably a single district, under a single chief or king, but were subsequently divided for administrative purposes as the population increased.

Themes about Waimanalo reoccur in the myths and legends are about the scarcity of water, especially towards the barren Makapuu area, for the very name of the ahupuaa is potable water. Other reoccurring themes are about the towering mountains and hills, the broad long white sand beaches and the ocean. These myths and legends were developed over the centuries by the daily experiences of the people interacting with their environment. There are variations in these myths and legends because they were verbally passed on the subsequent generations in different ahupuaas and mokus before European contact in the mid-1800s,

B. PLACE NAMES

1. Waimanalo

Name of the ahupuaa and town. Literally translated, it means potable water⁶.

2. Puha

Name of a stream in Waimanalo that crosses Kalaniana'ole Highway approximately one-half mile east of the site of the proposed action. Literally translated it means "a hollow (as in a tree)."⁷

An ancient sport called Pue-wai was performed here, and was recreated in 1875 when Queen Emma and her royal entourage toured Oahu. A sandbar naturally forms at the mouth of this stream creating a large pond behind it. As Waimanalo was the first stop of the royal tour the owner of the WSC, John A. Cummins, had men breach the sandbar when the royal party arrived allowing the dammed water to surge through. Men would attempt to swim across the raging water, and four that made it across were awarded

prizes⁸.

Pue wai translated means “agitated water.”⁹

3. Kupunakane and Kupunawahine Springs

Kupunakane means “male ancestor” and Kupunawahine means “female ancestor.”¹⁰

The Kupunakane Spring is in the mountains and the Kupunawahine Spring is on the valley floor. The springs softly cry to each other on sunny calm days. On overcast days the mountain spring became warm when drinking and the while the valley spring remained cool.¹¹

4. Apuakea

Name of an ahupuaa in Kaneohe, probably named for local rain. Literally translated it means, “white fish basket.”¹²

A place on the makai side of a hill Hunananiho, named for a maiden Apua lived there, and so named because her for her very fair skin, loveable behavior.¹³ See below for Hunananiho

Apuakea lived at Kapua in Koolau with her mother Muliwaiolena. Both were killed because Apuakea compared herself in beauty to Hiiaka.¹⁴ See-below for Kapua and Muliwaiolena.

5. Hunananiho

Literally translated, it means, “tooth concealment.”¹⁵

The name of a hill a short distance bellow Bellows AFS main entrance.¹⁶ This hill is approximately one-half mile from the proposed action.

6. Muliwaiolena

Name of a stream in Waimanalo that crosses Kalaniana'ole Highway approximately three miles east of the proposed action. Literally translated it means “turmeric river or yellow river.”¹⁷

The stream is near a village called Kapua that belonged to an ancient chief named Lupe.¹⁸ The stream was so named because chief Ilauhoe's beautiful wife, Kauholokakih, requested bathing water only from this particular stream. Upon returning with the water, he found that it was indeed yellow and was so known thereafter.¹⁹

The site was also a battle scene between the Oahu forces and Kaeo of Molokai, where Kaeo's foreign gunner shot the commander of the Oahu forces dead.²⁰

7. Haununaniho

Name of a hill in Waimanalo, and former place of refuge. Literally translated, it means binding the teeth.²¹

The hill is on the makai side of the former WSC mill on Poalima Street, meaning it is just on the western side of the Village subdivision, probably between the gulch and the subdivision. This hill was recognized as a Puuhonua (place of refuge) for defeated warriors fleeing a battle. All chiefs recognized the sacredness of this hill and those who were able to reach it and were spared their lives.²²

8. Pohakunui

Literal translation means "large stone."²³

Land by this name is the site of a heiau at the foothill of the Kōolau Mountains just above the sugar cane fields mauka of the WSC mill. It is small, approximately fifty by ninety feet and built at the top of a low hill.²⁴ It was reported still there in 1958, and the Maunawili ditch is tunneled under the hill.²⁵ This site is numbered 382 on the Waimanalo Ahupuaa map in the Sites of Oahu by Sterling and Summers. This description coincides with the description gathered from one of the interviewees during the "Talk Story" consultation session.

9. Puu O Molokai

A low hill mauka of the Waimanalo Beach Park formerly surrounded by sugar cane fields. A man from Molokai moved there and others followed him, but all kept to themselves. They so isolated themselves, that if someone married outside either the Molokai group or Waimanalo group they had to leave their people.²⁶ This site approximately two miles east of the proposed action and is the site of the current community facilities for the homestead community and the Queen Liliuokalani

Children's Center.

10. Olomana

An imposing precipitous peak in the neighboring Kailua Ahupuaa and distinctly visible from the site of the proposed action.

Literally translated, it means "forked Hill." It is 1,643 feet high and is flanked by two lower peaks on the mauka side of Pakui, and Ahiki. It is named for a legendary giant who jumped from Kauai Island to this peak.²⁷

Another legend compiled by Abraham Fornander names the peak as one-half of a famous warrior of great strength and height. The then king of Oahu, Ahuapau, feared this warrior and avoided travel to Koolau because Olomana put a restriction (*kapu*) on all the lands between Makapuu Point and Kaoio Point, Kualoa. Finally, the king ordered a warrior named Palila, who was raised in the temple of Alanapo and therefore had supernatural powers, to circle Oahu without telling him of Olomana. Upon reaching Koolau, Palila was confronted and challenged by Olomana. Palila struck Olomana with his great war club Huliamaahi into two pieces, one of which fell into the sea and is Mahinui and the other remains where Olomana Peak is today.²⁸

The legend of Mahinui by Pukui differs from that compiled by Fornander. Mahinui was a legendary hero who was defeated by Olomana who threw his body from the mountain to its present location on the coast of Kaneohe Bay in the ahupuaa of Kaneohe.²⁹

In yet another legend of Olomana, the twin peaks are believed to be the shoulders of a mortal named Olo who was a humble alii of small stature who had a serene and benign face and wise eyes. He possessed supernatural powers and performed great deeds. Many envied him and his power, and one who challenged him was the great master of the sea Komolii who changed himself into a human shape to challenge Olo. They wrestled, both using their strengths and wits, but Olo righteously prevailed and was victorious because Komolii disobeyed the Law of the Sea by trespassing on land where he did not belong. As punishment for coveting the land of others and for being selfish and boastful, the defeated Komolii in his human form lay face-up at the feet of Olo and could return to the sea at Waimanalo from whence he came, where he remains till today.³⁰

C. LEGENDS AND MYTHS

1. Kaulu – Demi-god of Koolaupoko

Kaulu literally translated means "the breadfruit."³¹

He was born in the ahupuaa of Kailua, the third son of Kukaohialaka, and mother Hinauluohia. According to the legend, he remained in his mother's womb for five years because he heard his brother Kamano threatening to kill him when he was born. Legend says that he was born in the form of a rope, but was loved, protected, and cared for by his oldest brother Kaeha. However, Kaeha was abducted by an akua and taken into the sky in the region above the treetops, but below the heavens (*Lewalani* and *Lewanuu*). Upon awaking he transformed into a human form and began searching for his brother Kaeha who had saved and cared for him, but encounters obstacles sent by the gods.³²

Kaulu encountered the spirit of the ocean waves in his quest to find his brother. Kaulu told the wave spirit he was strong enough to withstand the waves. The spirit sent eight waves to knock him down, but he withstood them all and smashed them into small waves, which they are today. Next Kaulu encountered a giant dog named Kuilioloa guarding the land and sea, which he tore into pieces, which is the reason for small dogs today.³³

Next Kaulu learned that the shark king swallowed his brother Kaeha. In order to find the shark Kaulu drank the entire sea, found the shark on the dry bottom, and tricked it into opening his mouth so his brother could escape and then killed the shark whose spirit flew up into the heavens to become the Milky Way. Kaulu then vomited the sea, which had become salty, which is the reason for salty seawater today.³⁴

An akua killed his brother Kaeha and hid him in an opihi. Kaulu eventually found the opihi but it was firmly attached to a rock and could not be pried off. Kaulu urinated on the opihi causing it to release itself from the rock. This caused the opihi to taste bitter, which today is called opihi awa (*awa'awa*, meaning bitter). This same type of opihi is also called *kukae* (feces) and is the type typically exposed at low tides. Kaeha came back to life and both returned to Oahu.³⁵

Naumea living in Niuhelewai, Oahu was trapped by Kaulu in fishing nets he obtained from Makalii and killed. Kaulu then returned to Kailua where his parents resided.³⁶

The king of Koolau, Lonokaeho had a prominent forehead, also lived in Kailua. Kaulu asked one of the king's attendants to identify the person with the prominent forehead. The king interpreted the inquiry about his prominent forehead as an insult and intended to kill Kaulu by raising his forehead and coming down on him. Kaulu held Lonokaeho's forehead down on the ground until the ohia trees and grass grew over it and killed Lonokaeho on the hill of Olomana.³⁷

Next Kaulu went to Kaoio Point at Kualoa and the residence of an evil wizard named Mokolii who had the bodily form of a rat. All who dared to pass Kualoa were coaxed to go near him and were eaten. Mokolii intended to eat Kaulu as he had all others, and coaxed Kaulu nearer. Kaulu leaped, held Mokolii in his teeth and flew up and dropped him breaking him into pieces. The area became the property of Kaulu, and the remains of

the evil wizard is Mokolii, the small islet of Kualoa.³⁸

Kaulu and his brother Kaeha lived together until Kaeha died. Kaulu then took a wife; a very beautiful woman named Kekele who was fond of hala, maile, ieie and other fragrant leaves and would sleep with them and wear them until dried. Hala trees were planted at the foot of the Pali for her and continue to grow there today.³⁹

2. Hiiaka's visit to Oahu

After touring Molokai on her tour of the islands, Hiiaka traveled from Kaunakakai, Molokai to Oahu by canoe, landing at Makapuu. She decided to travel along the windward Koolau side instead of the leeward Kona side because of her many relatives in the form of ghosts and relics in the area, one of which was Malei, a female kupua who assumed various bodily forms. Burnt offerings with a sweet aroma to her were necessary for her spiritual sustenance, but songs of praise and adulations were equally acceptable.⁴⁰

Hiiaka chanted her condolences to Malei of her barren environment of Makapuu. Malei acknowledged Hiiaka's condolences and said their only sustenance are the fish from the sea, but barter them for vegetables from Waimannalo. Malei said they, however, present their bartered vegetables to their guests. Malei's bodily dwelling in the form of a monolith with eight flaming eyes in deeply set sockets was found in a cave in the region by a Hawaiian woman, and eventually became the possession of John A. Cummins, the owner of WSC.⁴¹ According to Lahilahi Webb, an old Hawaiian told her that Cummins wanted the monolith bequeathed to the Bishop Museum after his death. However, it was taken to the promontory at Makapuu Point and cemented to the cliff, but it disappeared, leaving only its cement base. Some believed that a lighthouse keeper who was married to a constantly ill Hawaiian woman removed the monolith and either threw it into the sea, buried it, or broke it into pieces. The lighthouse keeper died shortly thereafter. Others believe soldiers removed the monolith, removing Malei's worshippers, thereby dwindling her into nothingness.⁴²

3. King Kahekili's spies

King Kahekili of Maui sent spies to Oahu to learn the particulars of kahuna Kaopulupulu's and his son's death at the hands of King Kahahana of Oahu. They landed at Waimanalo and learned from people who respected Kaopulupulu about his and his son's death and of Kaopulupulu's prophecy that Kahahana would not complete his reign.⁴³

V INFORMATION WITHHELD

No information was withheld from this assessment.

VI NATURE AND SIGNIFICANCE

A. ANALYSIS OF EFFECTS OF PROPOSED ACTION

The proposed action will occur in Village and on a specific site that has been urbanized at least one hundred ten years. The areas surrounding this urbanized area and the site of the former WSC mill on Poalima Street were all devoted to sugar cane cultivation. This cultivated area included lands up to the foothills of the Koolau Mountains and the Keolu Hills to the sea, including most of Bellows AFS. To the south, cane appears to have been cultivated to as far as Muliwaiolena Stream. Consequently, practically the entire Waimanalo plain has not been in traditional use since the beginning of sugar cane cultivation and the prior ranching operation. The search for evidence of pre-contact uses of the area is confounded by the totally destructive nature of plantation sugar cane cultivation, livestock ranching, and of the military use prior to current environmental laws. Research revealed that prior the leasing of lands by Thomas Cummins; the area was inhabited by hundreds of Native Hawaiians tending small plots of taro, sweet potato, and sugar cane. There are no streams, known native plants or visible caves on the specific site of or in the immediate environs of the proposed action. However, based an archaeological survey of Oahu published in 1933 and a native informant, a place of refuge (Puuhonua Haunaniho) appears to be a mere one thousand feet west of the site.

It is highly improbable that this specific site and its immediate environs were traditionally used for agricultural production. The area likely used for traditional agricultural production was inland where most of the broad level farmlands are currently located. Research work at Bellow AFS by John A. Peterson shows that within the last 10,000 to 12,000 yeas ago, Waimanalo Stream ran parallel to the coastline for a considerable distance –meaning through the farmlands mauka of Hihimanu Street – creating lands highly suitable for agricultural production.⁴⁴ The National Flood Insurance Program Flood Insurance Rate Map (FIRM) that shows the Waimanalo District Park supports this thesis and the farmlands mauka of the proposed site are subject to inundation and in the floodway. Additionally, John A. Peterson proposed that the routing of Waimanalo Stream parallel to the coastline was caused by the changing sea levels. Sand dunes built up when the levels were down and covered over with coral when the levels were higher, eventually forming a higher coastline with repeated sea level changes, forcing the stream to flow parallel to the coast depositing sediment behind the dunes. The site of the proposed action has visible coral outcrops with a thin layer of overburden on the Kalaniana'ole Highway side (makai side), meaning that this specific site and the Village

subdivision is generally on this sand dune.

Based on the knowledge derived and from the traditional legends and myths, and research, this proposed action will have no effect on the traditional Native Hawaiian cultural resources (with the exception of the already built-over place of refuge – see Place Names Haununaniho), practices and beliefs.

The sugar industry has contributed overwhelmingly to the economics and culture of the State. The resources, practices, and beliefs developed during the plantation era in Waimanalo become the resources, practices, and beliefs of future generations of Waimanalo and the State of Hawaii residents. The proposed action will have a positive affect, enabling the multi-ethnic community to continue and enhance the economic and cultural traditions created during the plantation era.

B. ALTERNATIVES.

Alternatives to the proposed include uses of other existing facilities for large gatherings, education, and childcare. The other facilities are inconvenient to the Village residents, the primary users. Some of the facilities are not on the public transportation route necessitating use of a private vehicle to access them, and others will severely restrict their use to temporary status.

The status quo alternative will continue the inefficient use of an excellent resource – an ideal site to serve a community. The temporary nature of the status quo means facilities requiring permanent facilities, i.e. childcare, etc. cannot be provided because of licensing requirements.

C. MITIGATION

Means to mitigate the impact of the proposed action on the culture include minimizing the scale of the facility, utilizing design motifs mimicking plantation-era structures, and using materials compatible with the surroundings and reflective of the traditions of the community.

VII SUMMARY AND CONCLUSIONS

Prior to western development Waimanalo Valley was a settlement of Native Hawaiians tending small-scale patches of taro, sweet potatoes and sugar cane, mostly concentrated along Waimanalo Stream. The forest provided the breadfruit, mountain apples, kukui and coconut and the sea provided the fish. In 1842 Thomas Cummins received a patent for an estate on crown lands and started a cattle and horse ranch, and in 1850 King

Kamehameha III leased the entire ahupuaa of Waimanalo to Cummins who expanded the ranch. The freely roaming livestock then destroyed the then traditional uses of kuleanas for home sites and small-scale agriculture by the Native Hawaiians. The Native Hawaiians abandoned or sold their kuleanas, which Cummins promptly purchased in fee. At the turn of the twentieth century impetus to produce as much sugar as possible, using the most efficient means and methods obliterated all remaining traces of previous Native Hawaiian uses on all arable lands.

With the demise of WSC, the Waimanalo Valley nearly reverted back to its use prior to western development that of non-plantation diversified agriculture. The State of Hawaii, owner of large portions of Waimanalo Valley, in their planning for the future wisely decided to keep the valley lands in agriculture. Although current agricultural operations are larger in scale than those of the traditional times and highly mechanized, the community of Waimanalo is still closely related to agriculture in the Valley. The Village is closely related to the agriculture in the valley because approximately one-fourth of the residents are employed on the farms in the valley.

The "Talk Story" session with members of the community revealed no Native Hawaiian traditional uses, practices or beliefs associated with the area except for the single heiau deep in the valley at the foothills of the Koolau Mountains. The two members of the community residing in Waimanalo when WSC was still operating recalled only sugar cane cultivation in the valley. However, they clearly recalled WSC provided for their common needs and the managers being good to them. All at the "Talk Story" identified with the community because of their experiences of the cohesiveness, the multi-ethnicity, and the rural plantation environment.

Based on the summary, the proposed action will have no significant adverse cultural impact. The proposed action will, however, perpetuate the identification of a community with its glorious past of contributing to the foundations of the State of Hawaii.

NOTES

¹ Jan Becket and Joseph Kinger, *Pana Oahu*, (Honolulu: University of Hawaii Press, 1999) 131-132.

² “Hawaiian Sugar Plantation History: No. 17 – Waimanalo, Island of Oahu” *Honolulu Star Bulletin* 22 June 1935 I:9.

³ “Hawaiian Sugar Plantation” 9.

⁴ “Hawaiian Sugar Plantation” 9.

⁵ Dorrance and Morgan *Sugar Lands*, (Honolulu: Mutual Publishing, 2000) 123-124.

⁶ Mary Kawena Pukui, Samuel H. Elbert, and Esther T. Mookini, *Place Names of Hawaii*, (Honolulu: University of Hawaii Press, 1974) 225.

⁷ Pukui 193.

⁸ Elspeth P. Sterling and Catherine C. Summers, comp., *Sites of Oahu* (Honolulu Bishop Museum Press, 1978) 245. Cummins, John A., “Around Oahu in Days of Old, “*The Mid-Pacific Magazine*”, September 1913: 235.

⁹ Anne Kapulani Landgraf, *Na Wahi Pana O Koolau Poko*, (Honolulu: University of Hawaii Press, 1994) 148.

¹⁰ Anne Kapulani Landgraf, 146.

¹¹ Sterling and Summers 247.

¹² Pukui 13.

¹³ Sterling and Summers 245.

¹⁴ Sterling and Summers 245

¹⁵ Pukui 54.

¹⁶ Sterling and Summers 245.

¹⁷ Pukui 158.

¹⁸ Sterling and Summers 248.

- ¹⁹ Sterling and Summers 248.
- ²⁰ Sterling and Summers 248 Fornander, Abraham *Polynesian Race*, Vol II,: 262.
- ²¹ Pukui 42.
- ²² Sterling and Summers 245.
- ²³ Pukui 187.
- ²⁴ Sterling and Summers 246-247.
- ²⁵ Sterling and Summers 247.
- ²⁶ Sterling and Summers 247.
- ²⁷ Pukui 170.
- ²⁸ Sterling and Summers 235-236.
- ²⁹ Pukui 138
- ³⁰ Pilahi Pahi, *Legends of Hawaii; Oahu's Yesterday*, (Honolulu: Victoria Publishers, 1972) 26.
- ³¹ Martha Beckwith, *Hawaiian Mythology*, (Honolulu: University of Hawaii Press, 1970) 436.
- ³² Abraham Fornander and Thomas Thrum, *Ancient Oahu* (Honolulu: Kalamaku Press, 1996) 105.
- ³³ Fornander and Thrum 105-106.
- ³⁴ Fornander and Thrum 108-109.
- ³⁵ Fornanader and Thrum 110.
- ³⁶ Fornander and Thrum 110.
- ³⁷ Fornander and Thrum 111
- ³⁸ Fornander and Thrum 111-112.
- ³⁹ Fornander and Thrum 112.

⁴⁰ J. Gilbert McAllister, Archaeology of Oahu (1933: Millwood, NY: Kraus Reprint Co., 1976) 57.

⁴¹ Nathaniel B. Emerson "Pele and Hiiaka: A Myth from Hawaii" (Rutland, Vermont: C.E. Tuttle Co., 1978) 86-89.

⁴² McAllister, 58-59.

⁴³ Thomas George Thrum "Hawaiian Folk Tales" (Folkcroft, Pennsylvania: Folkcroft Library Editions, 1976) 211-212.

⁴⁴ John A. Peterson "Holocene Landscapes of Waimanalo Bay," *Hawaiian Archaeology*, vol 10, 2005:47.

VIII BIBLIOGRAPHY

- Becket, Jan and Joseph Singer. Pana Oahu: Sacred Stones, Sacred Land Honolulu: University of Hawaii Press, 1999.
- Beckwith, Martha. Hawaiian Mythology Honolulu: University of Hawaii Press, 1970.
- Dorrance, William H. and Francis S. Morgan. Sugar Lands. Honolulu: Mutual Publishing, 2000.
- Emerson, Nathaniel B. Pele and Hiiaka: A Myth from Hawaii. Rutland, Vermont: C.E. Tuttle Co., 1978.
- Fornander, Abraham and Thomas Thrum. Ancient Oahu Stories from Fornander & Thrum. Ed. and Ann. by Dennis Kawaharada. Honolulu: Kalamaku Press, 2001.
- "Hawaiian Sugar Plantation History: No. 17 – Waimanalo, Island of Oahu," Honolulu Star Bulletin, 22 June 1935.
- Landgraf, Anne Kapulani, Na Wahi Pana O Koolau Poko. Honolulu: University of Hawaii Press, 1994.
- McAllister, J. Gilbert. Archaeology of Oahu. 1933. Millwood, NY: Kraus Reprint Co., 1976.
- Paki, Pilahi. Legends of Hawaii: Oahu's Yesterday. Honolulu: Victoria Publishers, 1972.
- Peterson, John A "Holocene Landscapes of Waimanalo Bay." Hawaiian Archaeology Volume 10 2005.
- Pukui, Mary Kawena, Samuel H. Elbert, and Ester T. Tookini. Place Names of Hawaii. Honolulu: University of Hawaii Press 1974.
- Sterling, Elspeth P. and Catherine C. Summers, comp. Sites of Oahu Honolulu: Bishop Museum Press, 1978.
- Thrum, Thomas George. Hawaiian Folk Tales Folkcroft. Pennsylvania: Folkcroft Library Editions, 1976.

**TRAFFIC IMPACT ANALYSIS REPORT
FOR THE PROPOSED
WAIMANALO VILLAGE RECREATION CENTER
EXPANSION
TAX MAP KEY: 4-1-34:89 & 90**

**APPENDIX D
CAPACITY ANALYSIS WORKSHEETS
PEAK HOUR TRAFFIC WITH PROJECT**

















Waimanalo Recreation Center
1: Kalaniana'ole Hwy & Moole St

AM Peak Hour With Project
HCM Unsignalized Intersection Capacity Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Volume (veh/h)	13	749	69	29	739	10	83	4	24	13	5	38
Peak Hour Factor	1.00	1.00	1.00	0.79	0.86	1.00	1.00	0.38	0.85	0.75	0.75	0.69
Hourly flow rate (vph)	13	749	69	37	859	10	83	11	28	17	7	55
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)									1			1
Median type							TWLTL			TWLTL		
Median storage (veh)							4			4		
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	869			818			1773	1752	784	1732	1782	864
vC1, stage 1 conf vol							810	810		938	938	
vC2, stage 2 conf vol							964	943		794	844	
vCu, unblocked vol	869			818			1773	1752	784	1732	1782	864
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	98			95			63	96	93	93	98	84
cM capacity (veh/h)	779			815			222	289	395	255	281	355
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1						
Volume Total	13	818	37	869	122	79						
Volume Left	13	0	37	0	83	17						
Volume Right	0	69	0	10	28	55						
cSH	779	1700	815	1700	276	510						
Volume to Capacity	0.02	0.48	0.05	0.51	0.44	0.16						
Queue Length 95th (ft)	1	0	4	0	53	14						
Control Delay (s)	9.7	0.0	9.6	0.0	28.0	17.9						
Lane LOS	A		A		D	C						
Approach Delay (s)	0.2		0.4		28.0	17.9						
Approach LOS					D	C						
Intersection Summary												
Average Delay			2.7									
Intersection Capacity Utilization			61.7%		ICU Level of Service				B			
Analysis Period (min)			15									

















Waimanalo Recreation Center
2: Dwy & Moole St

AM Peak Hour With Project
HCM Unsignalized Intersection Capacity Analysis

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	12	0	0	0	0	15	0	84	4	13	73	13
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	13	0	0	0	0	16	0	91	4	14	79	17
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	226	212	88	210	218	93	97			96		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	226	212	88	210	218	93	97			96		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	100	100	100	100	98	100			99		
cM capacity (veh/h)	714	681	973	744	675	966	1503			1504		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	13	16	96	111								
Volume Left	13	0	0	14								
Volume Right	0	16	4	17								
cSH	714	966	1503	1504								
Volume to Capacity	0.02	0.02	0.00	0.01								
Queue Length 95th (ft)	1	1	0	1								
Control Delay (s)	10.1	8.8	0.0	1.0								
Lane LOS	B	A		A								
Approach Delay (s)	10.1	8.8	0.0	1.0								
Approach LOS	B	A										
Intersection Summary												
Average Delay			1.6									
Intersection Capacity Utilization			26.2%		ICU Level of Service					A		
Analysis Period (min)			15									

Waimanalo Recreation Center
3: Kuhimana St & Moole St

AM Peak Hour With Project
HCM Unsignalized Intersection Capacity Analysis

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	23	1	3	0	2	8	2	57	0	9	50	14
Peak Hour Factor	0.79	0.92	0.92	0.92	0.50	0.67	0.92	0.71	0.92	1.00	1.00	0.54
Hourly flow rate (vph)	29	1	3	0	4	12	2	80	0	9	50	26
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	180	166	63	169	179	80	76			80		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	180	166	63	169	179	80	76			80		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	96	100	100	100	99	99	100			99		
cM capacity (veh/h)	767	724	1004	789	712	983	1529			1524		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	33	16	82	85								
Volume Left	29	0	2	9								
Volume Right	3	12	0	26								
cSH	784	897	1529	1524								
Volume to Capacity	0.04	0.02	0.00	0.01								
Queue Length 95th (ft)	3	1	0	0								
Control Delay (s)	9.8	9.1	0.2	0.8								
Lane LOS	A	A	A	A								
Approach Delay (s)	9.8	9.1	0.2	0.8								
Approach LOS	A	A										
Intersection Summary												
Average Delay			2.6									
Intersection Capacity Utilization			22.4%		ICU Level of Service					A		
Analysis Period (min)			15									













Waimanalo Recreation Center
1: Kalaniana'ole Hwy & Moole St

PM Peak Hour With Project
HCM Unsignalized Intersection Capacity Analysis

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Volume (veh/h)	22	748	80	32	822	14	67	3	34	10	3	17
Peak Hour Factor	1.00	0.97	1.00	1.00	0.92	1.00	1.00	0.50	1.00	0.63	0.50	0.80
Hourly flow rate (vph)	22	771	80	32	893	14	67	6	34	16	6	21
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)									1			1
Median type							TWLTL			TWLTL		
Median storage (veh)							4			4		
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	907			851			1826	1827	811	1800	1860	900
vC1, stage 1 conf vol							855	855		964	964	
vC2, stage 2 conf vol							971	971		835	895	
vCu, unblocked vol	907			851			1826	1827	811	1800	1860	900
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	97			96			71	98	91	93	98	94
cM capacity (veh/h)	754			792			232	272	381	242	269	338
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1						
Volume Total	22	851	32	907	107	43						
Volume Left	22	0	32	0	67	16						
Volume Right	0	80	0	14	34	21						
cSH	754	1700	792	1700	306	491						
Volume to Capacity	0.03	0.50	0.04	0.53	0.35	0.09						
Queue Length 95th (ft)	2	0	3	0	38	7						
Control Delay (s)	9.9	0.0	9.7	0.0	22.9	18.6						
Lane LOS	A		A		C	C						
Approach Delay (s)	0.2		0.3		22.9	18.6						
Approach LOS					C	C						
Intersection Summary												
Average Delay			1.9									
Intersection Capacity Utilization			61.4%		ICU Level of Service				B			
Analysis Period (min)			15									

















Waimanalo Recreation Center
2: Dwy & Moole St

PM Peak Hour With Project
HCM Unsignalized Intersection Capacity Analysis

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	22	0	0	1	0	13	0	69	2	12	89	14
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	24	0	0	1	0	14	0	75	2	13	97	15
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	221	208	104	207	214	76	112			77		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	221	208	104	207	214	76	112			77		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	97	100	100	100	100	99	100			99		
cM capacity (veh/h)	722	685	953	748	679	988	1484			1528		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	24	15	77	125								
Volume Left	24	1	0	13								
Volume Right	0	14	2	15								
cSH	722	966	1484	1528								
Volume to Capacity	0.03	0.02	0.00	0.01								
Queue Length 95th (ft)	3	1	0	1								
Control Delay (s)	10.2	8.8	0.0	0.8								
Lane LOS	B	A		A								
Approach Delay (s)	10.2	8.8	0.0	0.8								
Approach LOS	B	A										
Intersection Summary												
Average Delay			2.0									
Intersection Capacity Utilization			27.4%		ICU Level of Service					A		
Analysis Period (min)			15									





















Waimanalo Recreation Center
3: Kuhimana St & Moole St

PM Peak Hour With Project
HCM Unsignalized Intersection Capacity Analysis

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	18	0	2	0	0	7	2	46	0	5	64	21
Peak Hour Factor	0.79	0.92	0.92	0.92	0.50	0.67	0.92	0.71	0.92	1.00	1.00	0.54
Hourly flow rate (vph)	23	0	2	0	0	10	2	65	0	5	64	39
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	173	163	83	165	182	65	103			65		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	173	163	83	165	182	65	103			65		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	97	100	100	100	100	99	100			100		
cM capacity (veh/h)	781	728	979	797	710	1002	1495			1544		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	25	10	67	108								
Volume Left	23	0	2	5								
Volume Right	2	10	0	39								
cSH	795	1002	1495	1544								
Volume to Capacity	0.03	0.01	0.00	0.00								
Queue Length 95th (ft)	2	1	0	0								
Control Delay (s)	9.7	8.6	0.3	0.4								
Lane LOS	A	A	A	A								
Approach Delay (s)	9.7	8.6	0.3	0.4								
Approach LOS	A	A										
Intersection Summary												
Average Delay			1.8									
Intersection Capacity Utilization			21.0%		ICU Level of Service					A		
Analysis Period (min)			15									

















Waimanalo Recreation Center
1: Kalaniana'ole Hwy & Moole St

Saturday Peak Hour With Project
HCM Unsignalized Intersection Capacity Analysis

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Volume (veh/h)	23	691	73	20	863	8	38	1	23	11	1	14
Peak Hour Factor	1.00	0.93	1.00	1.00	1.00	0.92	1.00	0.25	0.68	0.69	0.25	0.81
Hourly flow rate (vph)	23	743	73	20	863	9	38	4	34	16	4	17
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)									1			1
Median type							TWLTL			TWLTL		
Median storage (veh)							4			4		
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	872			816			1739	1737	780	1715	1769	867
vC1, stage 1 conf vol							826	826		907	907	
vC2, stage 2 conf vol							914	912		808	862	
vCu, unblocked vol	872			816			1739	1737	780	1715	1769	867
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	97			98			85	99	91	94	99	95
cM capacity (veh/h)	778			816			257	291	397	265	291	354
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1						
Volume Total	23	816	20	872	76	37						
Volume Left	23	0	20	0	38	16						
Volume Right	0	73	0	9	34	17						
cSH	778	1700	816	1700	470	505						
Volume to Capacity	0.03	0.48	0.02	0.51	0.16	0.07						
Queue Length 95th (ft)	2	0	2	0	14	6						
Control Delay (s)	9.8	0.0	9.5	0.0	18.6	17.7						
Lane LOS	A		A		C	C						
Approach Delay (s)	0.3		0.2		18.6	17.7						
Approach LOS					C	C						
Intersection Summary												
Average Delay			1.3									
Intersection Capacity Utilization			62.6%		ICU Level of Service				B			
Analysis Period (min)			15									

















Waimanalo Recreation Center
2: Dwy & Moole St

Saturday Peak Hour With Project
HCM Unsignalized Intersection Capacity Analysis

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	2	0	0	3	3	1	0	59	1	3	80	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	0	0	3	3	1	0	64	1	3	87	12
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	167	165	93	164	170	65	99			65		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	167	165	93	164	170	65	99			65		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	100	100	100	100	100			100		
cM capacity (veh/h)	795	728	967	802	723	1002	1500			1543		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	2	8	65	102								
Volume Left	2	3	0	3								
Volume Right	0	1	1	12								
cSH	795	787	1500	1543								
Volume to Capacity	0.00	0.01	0.00	0.00								
Queue Length 95th (ft)	0	1	0	0								
Control Delay (s)	9.5	9.6	0.0	0.3								
Lane LOS	A	A		A								
Approach Delay (s)	9.5	9.6	0.0	0.3								
Approach LOS	A	A										
Intersection Summary												
Average Delay			0.7									
Intersection Capacity Utilization			17.3%		ICU Level of Service					A		
Analysis Period (min)			15									

Waimanalo Recreation Center
3: Kuhimana St & Moole St

Saturday Peak Hour With Project
HCM Unsignalized Intersection Capacity Analysis

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Volume (veh/h)	14	2	0	1	1	15	0	31	1	17	53	13
Peak Hour Factor	1.00	0.92	0.50	0.92	0.92	1.00	0.50	1.00	0.92	0.63	0.91	0.53
Hourly flow rate (vph)	14	2	0	1	1	15	0	31	1	27	58	25
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	172	157	71	157	168	32	83			32		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	172	157	71	157	168	32	83			32		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	100	100	100	100	99	100			98		
cM capacity (veh/h)	771	725	995	799	714	1045	1521			1587		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	16	17	32	110								
Volume Left	14	1	0	27								
Volume Right	0	15	1	25								
cSH	765	997	1521	1587								
Volume to Capacity	0.02	0.02	0.00	0.02								
Queue Length 95th (ft)	2	1	0	1								
Control Delay (s)	9.8	8.7	0.0	1.9								
Lane LOS	A	A		A								
Approach Delay (s)	9.8	8.7	0.0	1.9								
Approach LOS	A	A										
Intersection Summary												
Average Delay			2.9									
Intersection Capacity Utilization			24.1%		ICU Level of Service					A		
Analysis Period (min)			15									

Waimanalo Village Recreation Center

APPENDIX E

Chapter 343, HRS Early Consultation Comments and Responses

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

November 9, 2007

Distribution

Waimanalo Village Residence Corporation, Waimanalo Recreation Center
Draft Environmental Assessment Pre-Assessment Consultation
Waimanalo, Koolaulapoko, Oahu (Tax Map Key Parcel 4-1-34: 89 and 90)

Dear Sir or Madam:

We have been contracted by Waimanalo Village Residence Corporation to prepare an environmental assessment (EA) for proposed improvements at its community center at the corner of Kalaniana'ole Highway and Moolle Street. The improvements include the construction of an expanded building to include a large group meeting room, pre-school-small group meeting room, men's and women's toilet facilities, a certified kitchen, expanded office facilities, on-site parking and off-site event parking. The improvements are intended to support its community social, ceremonial and cultural events for village residents. The project will also provide mitigation of sound and light spillage to neighboring lots. The addition of kitchen and toilets will improve health and sanitation facilities for residents, guests and staff. The improvements will also allow the Waimanalo Village Residence Corporation to expand community support services, such as pre-school, and after-school youth activity programs.

Waimanalo Village is the site of the plantation workers camp for the Waimanalo Sugar Company, established by John Cummins about 1880. Some of the current residents are former residents or descendants of the original plantation village residents. Their memories of Waimanalo as a sugar plantation make Waimanalo Village historically and culturally unique.

An EA prepared in compliance with Chapter 343, Hawai'i Revised Statutes is required because the proposed project involves the use of State owned land. The pre-assessment consultation is intended to ensure that interested parties are notified of the forthcoming Draft EA, and that all relevant environmental, economic and technical issues and concerns are identified and addressed. A brief description and general information about the project is enclosed for your consideration. Should you have any written comments, we invite you to submit them by December 14, 2007 to the following address:

KAWAIAHAO PLAZA HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723

Waimanalo Recreation Center
Draft Environmental Assessment
Pre-assessment Consultation
November 9, 2007
Page 2

Kauahikaua & Chun/Architects
567 South King Street, Suite 108
Honolulu, HI 96813
Attention: Dwight Kauahikaua

Thank you for your participation in this process. If you would like a copy of the Draft EA and participate in the review process, or if you have any questions or concerns or require additional information, please contact me at (808) 526-2283 or via fax at (808) 599-4723 or via email at dwright@hawaiianarchitects.com.

Aloha,


Dwight Kauahikaua, AIA
Partner

Attachments

cc. June Tavares, Waimanalo Village Residence Corporation
Hoku Liu, Waimanalo Village Residence Corporation

From: Janice.N.Takahashi@hawaii.gov
Subject: **Draft EA for Waimanalo Rec Center**
Date: November 19, 2007 8:37:32 AM HST
To: [dwight@hawaiianarchitects.com](mailto:dwright@hawaiianarchitects.com)
Cc: Stanley.S.Fujimoto@hawaii.gov

From: Dwight Kauahikaua <dwright@hawaiianarchitects.com>
Subject: **Re: Draft EA for Waimanalo Rec Center**
Date: November 27, 2007 11:34:02 AM HST
To: Janice.N.Takahashi@hawaii.gov
Cc: Wjl.Hashimoto@hawaiianarchitects.com



Dwight,
The project description identifies the HCDC as the approving agency. As HCDC no longer exists (effective 7/1/06), I understand the Hawaii Housing Finance and Development Corporation will be the approving agency. Could you please make that revision? Call if you have questions. Thanks.

Janice Takahashi
Chief Planner
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
Phone: 808-587-0639 Fax: 808-587-0600
Email: Janice.N.Takahashi@hawaii.gov

NOTICE: This information and attachments are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged and/or confidential. If the reader of this message is not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited and may be punishable under state and federal law. If you have received this communication and/or attachments in error, please notify the sender via email immediately and destroy all electronic and paper copies.

Janice,

Thank you for calling this error to our attention. I was a bit confused with the agency name change over time. I did find the correct explanation about the agencies current name on-line. Am I correct in understanding that HHFDC is a part of DBEDT?

Would you be the person to review the Preliminary Draft EA, prior to publication?
On Nov 19, 2007, at 8:37 AM, Janice.N.Takahashi@hawaii.gov wrote:

Dwight,

The project description identifies the HCDC as the approving agency. As HCDC no longer exists (effective 7/1/06), I understand the Hawaii Housing Finance and Development Corporation will be the approving agency. Could you please make that revision? Call if you have questions. Thanks.

Janice Takahashi
Chief Planner
Hawaii Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813
Phone: 808-587-0639 Fax: 808-587-0600
Email: Janice.N.Takahashi@hawaii.gov

NOTICE: This information and attachments are intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged and/or confidential. If the reader of this message is not the intended recipient, any dissemination, distribution or copying of this communication is strictly prohibited and may be punishable under state and federal law. If you have received this communication and/or attachments in error, please notify the sender via email immediately and destroy all electronic and paper copies.

RECEIVED
NOV 19 2007
Kauaikaou & Chun



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 1631
HONOLULU, HAWAII 96809

November 16, 2007

Kauaikaou & Chun / Architects
Kawaihāo Plaza Hale Mauka
567 So. King Street Suite 108
Honolulu, Hawaii 96813

Attention: Mr. Dwight Kauaikaou

Gentlemen:

Subject: Pre-Assessment Consultation on Draft Environmental Assessment for Waimanalo Recreation Center, Waimanalo, Oahu, Tax Map Key: (1) 4-1-34,89 & 90

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Morris M. Atta
Morris M. Atta
Administrator

KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUARI KAUAIHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Atta,

Thank you for your letter dated November 16, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Pauahi Kauaikaou
Dwight Pauahi Kauaikaou AIA
Partner

cc: Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIIHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HA WAI 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

RECEIVED
NOV 29 2007

Kaunahikoua & Chun

November 27, 2007

Mr. Dwight Kaunahikoua, Partner
Kaunahikoua & Chun/Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kaunahikoua:

SUBJECT: Waimanalo Village Residence Corporation, Waimanalo Recreation
Center Draft Environmental Assessment Pre-Assessment Consultation
Waimanalo, Koolaulapo, Oahu, TMK 4-1-34-89 and 90

The Department of Education has no comment or concern to offer as early consultation about the proposed plans for the Waimanalo Recreation Center. Please send us a copy of the completed Draft Environmental Assessment.

Should you have any questions, please call George Casen of the Facilities Development Branch at 733-4862.

Sincerely yours,

Dw Kash

Duane Y. Kashiwai
Public Works Administrator

DYK:jmb

cc: Randolph Moore, Assistant Superintendent, OSFSS
Arlene Yamamoto, CAS, Kailua/Kalaheo Complex Areas

KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

State of Hawaii
Department of Education
P. O. Box 2360
Honolulu, Hawaii 96804

Dear Mr. Kashiwai,

Thank you for your letter dated November 16, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Paauhi Kaunahikoua

Dwight Paauhi Kaunahikoua AIA
Partner

cc: Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 726-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

PHONE (808) 594-1888

FAX (808) 594-1885



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

RECEIVED

DEC 14 2007

Kauaahikaua & Chun

HRD07/3361

December 11, 2007

Dwight Kauaahikaua
Kauaahikaua & Chun Architects
Kawaiaha o Plaza Hale Mauka
Honolulu, HI 96813

RE: Pre-consultation for Draft Environmental Assessment on improvements to the
Waimānalo Village Residence Corporation's center in Waimānalo, O'ahu, TMK: (1) 4-1-
34:89 and 90.

Dear Dwight Kauaahikaua,

The Office of Hawaiian Affairs is in receipt of your request for pre-consultation on the above-
reference project, which will include expanding an existing building to add meeting rooms,
offices, bathrooms and a parking lot. OHA offers the following comments.

We request that Waimānalo Village Residence Corporation adopt language in its Draft
Environmental Assessment that ensures that should iwi kūpuna or Native Hawaiian cultural or
traditional deposits be found during ground disturbance or excavation, work will cease, and the
appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment, and we look forward to reviewing and commenting
on the Draft Environmental Assessment for this project when it becomes available. If you have
further questions, please contact Sterling Wong (808) 594-0248 or e-mail him at
sterlingw@oha.org.

Sincerely,

Clyde W. Nāmu'o
Administrator

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 18, 2007

State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard
Honolulu, Hawaii 96813

Dear Mr. Nāmu'o,

Thank you for your letter dated December 11, 2007 in response to the Waimanalo
Recreation Center Draft Environmental Assessment pre-assessment consultation. This
letter is to acknowledge your response indicating that your agency's comment at this time.
The Draft EA will include language to ensure iwi kūpuna and Native Hawaiian cultural or
traditional deposits if found during construction will be cause for ceasing of work, and the
appropriate agency contact be made.

Your letter and this response will be included in the Draft EA. We appreciate your
participation in this review process, and look forward to any additional comments you
may have on the Draft EA.

Yours truly,

Dwight Pauahi Kauaahikaua AIA
Partner

cc: Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email: haw@naaarchitects.com

LINDA LINGLE
DIRECTOR



RECEIVED
DEC 4 - 2007

CHAO K. TANIGUCHI
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
POST OFFICE BOX 17907
Honolulu, Hawaii 96817

REGULATIVE AGENCY

IN REPLY PLEASE REFER TO:

07.PM268

November 27, 2007

Mr. Dwight Kauahikaua, AIA, Partner
Kauahikaua & Chun/Architects
Kawaihāo Plaza Hale Mauka
567 S. King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

Thank you for your letter dated November 9, 2007 regarding the Waimanalo Village Residence Corporation, Waimanalo Recreation Center Draft Environmental Assessment Pre-Assessment Consultation. The Director of the Department of Human Services (DHS) has forwarded your letter to me for follow up on your inquiry.

We thank you for the opportunity to submit comments for the environmental assessment, however, we do not have any comments at this time.

Sincerely,

Chad K. Taniguchi
Executive Director

KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAIHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

State of Hawaii
Department of Human Services
Hawaii Public Housing Authority
P. O. Box 17907
Honolulu, Hawaii 96817

Dear Mr. Taniguchi,

Thank you for your letter dated November 27, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Pauaihi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email: hawaiiarchitects.com

BOARD OF WATER SUPPLY

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



November 27, 2007

MUFU HANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
DEANELL T. SIVA
ALLY J. PARK
ROBERT K. CUNIFF
MARC C. TILKER
LAUREN T. HIGA, Ex-Officio
BARRY FUKUNAGA, Ex-Officio
CLIFFORD P. LUM
Manager and Chief Engineer
DEANA NAKANO
Deputy Manager and Chief Engineer

RECEIVED

NOV 29 2007

Kauahikaua & Chun

Mr. Dwight Kauahikaua, AIA
Kauahikaua & Chun/Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

Subject: Your Letter of November 9, 2007 on the Draft Environmental Assessment
Pre-Assessment Consultation for Waimanalo Village Residence Corporation
Recreation Center. TMK: 4-1-34:89 and 90

Thank you for the opportunity to comment on the proposed recreation center.

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

The proposed development is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

KEITH S. SHIDA
Principal Executive
Customer Care Division

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAU'AHU KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

City & County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Shida,

Thank you for your letter dated November 23, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Pau'ahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 576-2283
Fax (808) 599-4723
Email hawii@amarchitects.com

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 766-8480 • Fax: (808) 623-4587
Web site: www.honolulu.gov



MUJI HANNEMANN
MAYOR

EUGENE C. LEE, P.E.
DIRECTOR
CRAIG L. NISHIMURA, P.E.
DEPUTY DIRECTOR

November 28, 2007

RECEIVED

NOV 30 2007

Kauaiahikaua & Chun

Mr. Dwight Kauaiahikaua, AIA
Kauaiahikaua & Chun/Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauaiahikaua:

Subject: Waimanalo Village Residence Corporation, Waimanalo Recreation
Center Draft Environmental Assessment Pre-Assessment
Consultation, Waimanalo, Koolauapoko, Oahu
TMK: Parcel 4-1-34:89 and 90

Thank you for giving us the opportunity to comment on the above Draft
Environmental Assessment.

The Department of Design and Construction has no comments to offer at this
time.

Very truly yours,

Eugene C. Lee, P.E.
Director

ECL:it (236323)

KAUAIAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAIAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

December 10, 2007

City & County of Honolulu
Department of Design and Construction
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Dear Mr. Lee,

Thank you for your letter dated November 28, 2007 in response to the Waimanalo
Recreation Center Draft Environmental Assessment pre-assessment consultation. This
letter is to acknowledge your response indicating that your agency has no specific
comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your
participation in this review process, and look forward to any additional comments you
may have on the Draft EA.

Yours truly,

Dwight Pauahi Kauaiahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



MUR HANNEMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF
ALVIN K. TOMITA
DEPUTY FIRE CHIEF

RECEIVED

DEC 14 2007

December 11, 2007

Kauaiahau & Chun

Mr. Dwight Kauaiahau, AIA
Kauaiahau & Chun
Suite 108, Kawaiahao Plaza, Hale Mauka
567 South King Street
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment Preassessment Consultation
Waimanalo Village Residence Corporation
Waimanalo Recreation Center
Tax Map Keys: 4-1-034; 089 and 090

In response to your letter dated November 9, 2007, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the materials provided and has no objections to the project.

The proposed project will not adversely impact services provided by the HFD.

Should you have any questions, please call Acting Battalion Chief William Melemai III of our Fire Prevention Bureau at 723-7151.

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SK:bh

cc: Hoku Liu, Waimanalo Village Residence Corporation
June Tavares, Waimanalo Village Residence Corporation

KAUAHKAUA & CHUN / ARCHITECTS

DWIGHT PAUHAHI KAUAHKAUA, AIA
DANIEL GARY CHUN, FAIA

December 18, 2007

City & County of Honolulu
Fire Department
636 South Street
Honolulu, Hawaii 96813

Dear Chief Silva,

Thank you for your letter dated December 11, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,

Dwight Pauahi Kauaiahau AIA
Partner

cc: Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERTANIA STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 - INTERNET: www.honolulu.gov



OUR REFERENCE
BS-KP

BOISSE P. CORREA
CHIEF

PAUL D. HUTCHINS
MICHAEL D. TICKER
DEPUTY CHIEFS

RECEIVED
NOV 28 2007

November 23, 2007

Kauahikaua & Chun

Mr. Dwight Kauahikaua, AIA, Partner
Kauahikaua & Chun / Architects
Kawaihāo Plaza Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

This is in response to your letter of November 9, 2007, requesting comments on a Draft Environmental Assessment, Pre-Assessment Consultation, for the Waimanalo Village Residence Corporation, Waimanalo Recreation Center project in Koolāupoko.

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Acting Major Nyle Dolera of District 4 at 247-2166 or Mr. Brandon Stone of the Executive Office at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

By 
JOHN P. KERR
Assistant Chief of Police
Support Services Bureau

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAHIKAUA, AIA
DANIEL GARY CRUN, FAIA

December 10, 2007

City & County of Honolulu
Police Department
801 South Beretania Street
Honolulu, Hawaii 96813

Dear Chief Correa-Chief Kerr,

Thank you for your letter dated November 23, 2007 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,


Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 596-4723
Email hawaiiarchitects.com

EIS

January 24, 2008

Dwight Kauahikaua, AIA
January 24, 2008
Page Two

RECEIVED
JAN 29 2008

Dwight Kauahikaua, AIA
Kauahikaua & Chun/Architects
567 South King Street - Suite 108
Honolulu, HI 96813-3036

Kauahikaua & Chun

Dear Mr. Kauahikaua:

**Re: Waimanalo Village Residence Corp.
Waimanalo Recreation Center
Waimanalo, Koolauapoko, Oahu
TMK: 4-1-34: 89 & 90**

Thank you for the opportunity to comment on the above-referenced project. Hawaiian Electric Company, Inc. (HECO) has no objections at this time. The following pre-assessment comments were received from our Engineering, Construction & Maintenance, and Customer Installation Departments:

(1) **Engineering/Transmission & Distribution** (Dustin Nakamoto, 543-7763). HECO has existing overhead facilities within the subject property. We appreciate your efforts to keep us apprised of the planning process. As the project progresses, please continue to keep us informed. We will be better able to evaluate any effects on our system facilities further along in the project's development. We request that development plans show all affected HECO facilities and address any conflicts between the proposed plans and HECO's existing facilities. Please forward the pre-final development plans to HECO for review.

Should it become necessary to relocate or redesign HECO's facilities, or to add new facilities, please submit a request in writing immediately upon that determination, and we will work with you so that construction of the project may proceed as smoothly as possible to minimize any delays in or impacts on the project schedule. HECO shall not be responsible for any delay or damage that may arise as a result of insufficient notice for relocation of our facilities. Please note that there may be costs associated with any relocation work, and that such costs may be borne by the requestor.

(2) **Engineering/Project Management** (Kerstan Wong, 543-7059). In the DEA, please include a brief description and environmental analysis of the requirements for any relocation work and/or the need for new facilities.

(3) **Construction & Maintenance** (Paul Nakagawa, 543-7062). HECO will require continued access to our existing facilities for maintenance purposes, as covered by our current easements. In the event relocation of these facilities or new facilities are required, additional easements may need to be negotiated.

(4) **Customer Installations/Planning & Design** (Enrique Che, 543-7281). To provide electrical service to the building, it may be necessary to cross or use a State right-of-way.

To coordinate HECO's continuing input in this project, I suggest dealing directly with the points of contact noted above.

Sincerely,

Kirk S. Tomita
Senior Environmental Scientist

cc: D. Nakamoto
K. Wong
P. Nakagawa
E. Che



KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

January 31, 2008

Hawaiian Electric Company, Inc.
P. O. Box 2750
Honolulu, Hawaii 96840-0001

Dear Mr. Tomita,

Thank you for your letter dated January 24, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment pre-assessment consultation. This letter is to acknowledge the recommendations from the various departments.

Your letter and this response will be included in the Draft EA. We appreciate your participation in this review process, and look forward to any additional comments you may have on the Draft EA.

Yours truly,


Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Walter Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulu.gov



RECEIVED

DEC 17 2007

Kaauhikaua & Chun

HENRY ENG, FAICP
DIRECTOR

DAVID K. TENOUE
DEPT. DIRECTOR

2007/ELOG-3237(AM)

December 14, 2007

Mr. Dwight Kaauhikaua
Kaauhikaua & Chun / Architects
Kawaihāo Plaza Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kaauhikaua:

Subject: Pre-Assessment Consultation
Waimanalo Village Residence Corporation
Waimanalo Recreation Center
41-511 Kuhimana Place and 41-530 Maiaeka Place - Waimanalo
Tax Map Key: 4-1-34; 89 and 90

This responds to your letter received on November 14, 2007, regarding improvements proposed at the Waimanalo Village Residence Corporation community center located on the above-referenced properties. You indicate that improvements will include the construction of an expanded building to include a large group meeting room, pre-school group meeting room, toilet facilities, kitchen, expanded office facilities, and on- and off-site parking.

We confirm that the subject properties are zoned R-5 Residential District. A Conditional Use Permit - Minor will be required to establish meeting and day-care facilities on the site. Furthermore, a Conditional Use Permit - Minor for off-site parking will be required for any parking facility located off-premise from the principal uses (meeting and day-care facilities). The facilities must meet all specific use development standards enumerated in the Land Use Ordinance; or, a zoning variance from these standards will be required.

We have enclosed application instructions for filing a CUP-Minor for meeting/day-care facilities and a CUP-Minor for off-site parking, as well as a copy of the Master Application Form for your use and consideration.

Mr. Dwight Kaauhikaua
December 14, 2007
Page 2

We would like an opportunity to review the draft Environmental Assessment when it is circulated for comments. If you have any questions, please contact Ann Matsumura of our staff at 768-8020.

Very truly yours,

Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:cs

Enclosures

g:\posse\working\factory\2007\elog\3237.doc

Waimanalo Village Recreation Center

APPENDIX F

Waimanalo Neighborhood Board No. 32 Documentation

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

November 5, 2007

To: Distribution

Waimanalo Recreation Center Project
Project Presentation at Waimanalo Neighborhood Board No. 32
Waimanalo, Koolaupoko, Oahu (Tax Map Key Parcel 4-1-34: 89)

Dear Sir or Madam:

The Waimanalo Village Residence Corporation and Kauahikaua & Chun/Architects will make a brief presentation at the meeting of the Waimanalo Neighborhood Board No. 32 of its plans to expand the existing facility at the corner of Kalaniana'ole Highway and Moole Street. The meeting will be held at:

Waimanalo Neighborhood Board No. 32 Meeting
Tuesday, November 13, 2007
7:30pm
Hawaii Army National Guard Training Auditorium
(enter on Akebono Road between Jack in the box and the pumping station)

The improvements include construction of a covered large group meeting room, small group meeting room, expanded men's and women's toilet facilities, a certified kitchen and expanded office facilities. The improvements are intended to support its use for community social, ceremonial and cultural events by village residents. An expanded facility will also aid in mitigating noise and light spillage from events at the recreation center on the adjoining lots. Kitchen and toilets will improve food preparation-serving capabilities and sanitation facilities for both residents and their guests. The meeting room additions will also allow the Waimanalo Village Residence Corporation to expand community support services, such as childcare, and after-school youth activity programs.

An Environmental Assessment (EA) is being prepared in compliance with Chapter 343, Hawai'i Revised Statutes. A Conditional Use Permit (CUP) minor will also be sought prior to construction of the project. This letter has been sent to you, to notify of the project presentation at the Waimanalo Neighborhood Board as a part of the permit process, since you are adjacent to the proposed project site.

If you would like to participate in the review process, or if you have any questions or concerns, please contact Dwight Kauahikaua at (808) 526-2283 or via fax at (808) 599-4723 or via email at dwight@hawaiianarchitects.com.

Aloha,

Dwight Kauahikaua, AIA
Partner

cc. June Tavares, Waimanalo Village Residence Corporation
Hoku Liu, Waimanalo Village Residence Corporation

KAWAIAHAO PLAZA HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

November 14, 2007

WAIMANALO RECREATION CENTER
FOR
WAIMANALO VILLAGE RESIDENCE CORPORATION

AFFIDAVIT CONFIRMING NOTIFICATION OF ADJOINING PROPERTY OWNERS

This affidavit confirms that I have prepared and sent for distribution by the U.S. Postal Service letters to property owners of adjoining parcels, home owners of adjoining parcels, and renters of adjoining to the project sites. The letters provided notification of a presentation at the Waimanalo Neighborhood Board No. 32.

The letters further provided them with the presentation date and location as follows:

Tuesday, November 13, 2007, 7:30pm
National Guard Training Auditorium
Waimanalo, Oahu, Hawaii

Attached is a list of those individuals and organizations which were sent notification.

Respectfully Submitted,


Dwight Pauhi Kauahikaua AIA
Partner, Kauahikaua & Chun/Architects

Notary Subscribed and Sworn to before me

THIS 16th DAY OF November 2007

BY 

LORI LOO

Notary Public, State of Hawaii

My commission expires February 27, 2009

Name _____

Notary Public, State of Hawaii
My Commission Expires:

KAWAIIHAO PLAZA, HALE MAUJKA
567 SO. KING STREET, SUITE 108
HONOLULU, HA WAI 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

Waimanalo Village Recreation Center

**Affidavit Confirming Notification of Property Owner, Home Owner and Renters
November 14, 2007**

Name	Tax Map Key (TMK)	Address	Renter-Owner
Land Owner			
State of Hawaii Housing and Community Development Corporation of Hawaii (HCDC)	Owens all parcels in the Village Subdivision	677 Queen Street, Suite 300 Honolulu, Hawaii 96813	
Home Owner-Lessee-Renter			
Ms. Cabellon	4-1-34: 008	41-531 Malakea Place Waimanalo, HI 96795	Home Owner
Ms. Rica Puentes	4-1-34: 009	41-510 Kuhimana Place Waimanalo, HI 96795	Home Owner
Mr. & Mrs. Zwahlen	4-1-34: 013	41-1387 Kuhimana Street Waimanalo, HI 96795	Renter
Ms. Edna Konanui Mr. John Kau	4-1-34: 014	41-1391 Kuhimana Street Waimanalo, HI 96795	Renter
Mr. & Mrs. Joseph Hanohano	4-1-34: 015	41-1495 Kuhimana Street Waimanalo, HI 96795	Renter
Mr. & Mrs. Gary Texeira	4-1-34: 016	41-1403 Kuhimana Street Waimanalo, HI 96795	Home Owner
Mr. & Mrs. Joseph Mercado	4-1-34: 017	41-1409 Kuhimana Street Waimanalo, HI 96795	Home Owner

* The proposed project is located on TMK 4-1-34: 089 and 090



WAIMANALO NEIGHBORHOOD BOARD NO. 32

41-696 KALANIANA'OLE • WAIMANALO, HAWAII 96795 - 1757
PHONE (808) 527-5749 • FAX (808) 527-5760 • INTERNET: <http://www.honolulu.gov>

WAIMANALO NEIGHBORHOOD BOARD

TUESDAY, November 13, 2007 at 7:30 P.M.
National Guard Training Auditorium

*****Please note change of meeting date due to holiday*****

1. **Called to Order** by Chair Wilson Kekoa Ho
2. **Pule** – By Invitation
3. **Accept nominations for District 4 Board member**
4. **Public Input** (Part 1)
 - Honolulu Fire Department (HFD)
 - Honolulu Police Department (HPD)
 - Mayor/Neighborhood Commission – Cindy Aylett
 - Council Chair – Barbara Marshall
5. **Approval of Regular Meeting Minutes of October 9, 2007**
6. **Unfinished Business:**
 - Bellows Warfare Training Facility FOIA - Bryna Storch
7. **Announcements**
 - Waimanalo Village Recreation Center – Michele Makainai
 - Olelo Broadcasting of Board meeting – Sunday, Channel 49, 9:00 p.m.
8. **Residents Concerns in the Community:**
 - Bombs and Boulders – Kanoë Cheek
 - Request for Conditional Use Permit Presentation by Carol Andrews (for Board approval)
9. **Community Public Input** (Part 2)
 - 9.1 **Military Report** – Major Chris Perrine, Capt. Tamara Duke-Patrick
 - 9.2 **Hawaii Job Corps** – Julie Dugan
 - 9.3 **Governor's Rep-Hawaiian Homes Association** – Micah Kane
 - 9.4 **Senator Fred Hemmings** – Cynthia Paliracio
 - 9.5 **Representative Tommy Waters** – Mandy/Amy
 - 9.6 **Education** – Pope School, Waimanalo Elem. & Int., Kailua High School
 - 9.7 **Waimanalo Homestead** – Paul Richards
 - 9.8 **Waimanalo Health Center** – May Akamine
 - 9.9 **Board of Water Supply** – Diane Moses
 - 9.9 **Bellows AFS Restoration** – Mark Petersen/Todd Lanning
 - 9.10 **Hope Chapel** – Pastor Welch
 - 9.11 **Friends of Waimanalo Roundtable** – Kehaulani Padilla
 - 9.12 **Oceanic Institute** – Joseph Aipa
 - 9.13 **Congress** – Mazie Hirono
 - 9.14 **Kokua Ohana** – Gwen Kahilihiwa
 - 9.15 **Waimanalo Beach Park Recreation and Education**
 - 9.16 **Waimanalo Wastewater Treatment Plant** – Mabel Spencer
 - 9.17 **Waimanalo Agriculture Association** – Annette Lee
10. **New Business**
11. **Adjournment**

If you would like to receive this Board's agenda and minutes, please contact the Neighborhood Commission Office, Honolulu Hale, Room 400, Honolulu, HI 96813; call 527-5749; or fax 527-5760 to be added to the mailing list or visit www.honolulu.gov/nco/index1.htm.

Any individual wishing to attend a Neighborhood Board meeting and have questions about accommodations for a physically disabled or a special physical need should call the Neighborhood Commission Office at 527-5749 between 8:00a.m. - 4:00 p.m., at least 24-hours before the scheduled meeting.



Oahu's Neighborhood Board system – Established 1973



WAIMANALO NEIGHBORHOOD BOARD NO. 32

41-696 KALANIANA'OLE • WAIMANALO, HAWAII 96795 - 1757
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: <http://www.honolulu.gov>

REGULAR MEETING MINUTES

TUESDAY, NOVEMBER 13, 2007

WAIMANALO NATIONAL GUARD CENTER AUDITORIUM

CALL TO ORDER: Chair Wilson Kekoa Ho called the meeting to order at 7:30 p.m. with a quorum present.

MEMBERS PRESENT: Nani Akeo, David Bettencourt, Michael Buck, Mathew Chun, Wilson Kekoa Ho, Fred Humphrey, Andrew Jamila, Jr., Solomon Spencer, Cynthia Waihinekapu.

MEMBERS ABSENT: Beverly Addington, Peter Albinio, Phillip Ellsworth.

GUESTS: Bobbie Kahalewai, Ilona Jamila, Becky Paul, H. Kanoekalani Cheek, S. Joe Estores, Noel Richardson, Miki St. Laurent, Moana DeMello, Diane Moses, Ray Lum, Gordon Mattos, Major Chris Perrine (Marine Corps Base Hawaii - MCBH), Albert Lewis, Lucy Akau, J. Ikaika Anderson (Councilmember Marshall's office), Julie Dugan (Job Corps), Mabel Spencer, Micah Kane (Governor's Representative - Director, Department of Hawaiian Home Lands - DHHL), Acting Captain Lindsey (Honolulu Fire Department - HFD) Lt. David Eber (Honolulu Police Department - HPD), Cyndy Aylett (Mayor's Representative - Office of the Mayor), Constance Oki, Kehau Padilla, Tom Savine, Annette Lee, Allan Young, Sharyn Young, Matcio Morgates, Wally Nitta, Jason Skaggs, Michele Hoku Liu, Dwight Kalikau, Wayne Kaiina, Kevin Andrews, Carol Andrews, Bruce Kamekona, Kalae Kuisahiko, Renee Wallace Silberstein (Department of Parks and Recreation - DPR), Eunice McElroy, Elwin Spray (Neighborhood Commission Office staff).

PULE - Chair Ho invited Gordon Mattos to the front, with Mattos offering a pule for the meeting.

ANNOUNCEMENTS - Chair Ho welcomed the community to the meeting and thanked them for coming. He announced members Addington and Ellsworth as being sick. Nine members were present (Akeo, Bettencourt, Buck, Chun, Ho, Humphrey, Jamila, S. Spencer, Waihinekapu).

FILLING OF BOARD VACANCY - Chair Ho announced that there was one resident who had expressed interest in filling the Board vacancy for the remainder of the Board term (until May 31, 2009) and asked that anyone else see him after the meeting.

PUBLIC INPUT (PART 1)

Honolulu Fire Department (HFD) - Acting Captain Lindsey was present representing the Honolulu Fire Department and reported area statistics for the prior month of October 2007, where the Waimanalo Fire Station responded to fifty calls, of which there was one brush fire, thirty-eight medical emergencies, four hazardous material responses, five "good intention" alarms, and one false alarm and one major building fire incident to which seven other units also responded. He reported on the need to take care in the holiday season, both with natural or artificial tress, stressing the need to take care with lights and decorations. He stressed the need to formulate a personal home fire plan and to communicate and practice the plan with family members, explaining the Fire Safety Month of October 2007 had discussed such plans at fire stations, with a recent successful escape of children from a Papakolea home at least partial attributable to the plan developed that day with those children, reporting that those children had escaped safely, and encouraged the community to develop a plan with their children, including a 'safe'



sidewalk or neighbor's area to meet after the home evacuation. Chair Ho thanked Lindsey for his report.

Honolulu Police Department (HPD) – Lt. Dave Eber represented the Windward 4th District and reported major incidents were down 17% from September and up slightly at 2% for the year, describing the monthly statistics for the Waimanalo area as: seven assaults, eight auto theft recoveries, eight burglaries, two drugs/narcotics calls, six harassments, three motor vehicle theft, one missing person, one missing person call cancelled, six property damage calls, four motor vehicle accidents requiring towing, one rape, thirteen runaways, six cancelled runaways, twenty-two thefts, one truancy, fifteen unauthorized occupancy of motor vehicles, and three warrant arrests, and a total of 632 calls. Waihinekapu asked about handling suspected truancy cases; Eber said 911 should be called and HPD would respond, explaining that children would not be cited but taken into custody, perhaps to the school and perhaps to await release to parents. Chair Ho thanked Eber for his report.

Mayor's Representative – Cyndy Aylett (Mayor's Office staff) represented Mayor Mufi Hannemann and announced the Council had passed the previously discussed legislation providing for an enterprise zone for Waimanalo, which is intended to stimulate jobs in community and invited anyone interested in the details to call the Mayor's Office of Economic Development at 523-4311. She report on issues from the past meeting, covering three items relating to parks, saying that City area campgrounds are to be closed every Wednesday and Thursday to provide for cleaning, that the Kaiona Beach Park restroom is closed on evenings at 7 p.m. to try to address the vandalism problems – but pointed out that the Park restrooms could be considered for later access if a permitted park use is being conducted, and that the maps and site-markers for Waimanalo Beach Park campsites were promised to have been corrected by the end of the month. She also reported that a Kailua Ohana Lounge brawl was still under investigation and HPD could not comment. She also reported that the controls for the lights at the District Park are now installed and are operational on a timer, saying that the control needs to be reset after the expired point is reached. She reported concerns about unauthorized camping by the canoe halau would be followed up on. Jamila reported talking with Sgt. Escalante who had described a need for a "no parking" signs to be placed at the Makapuu Point overlook sufficient to allow for fire vehicles to negotiate turns through the parking lot. Al Lewis was present from the Friends of Waimanalo (FOW), expressing concern about the recent Waimanalo Country Fair, which was under the co-sponsorship of the City. He explained that several advantages were given to this fair, including extended use of the Beach Park site for set-up and take down, that others could not have because they were not co-sponsored, and, that organizations from other communities were participating - including private businesses - despite this fair being intended for Waimanalo groups. He reported being in support of the continued use but commented that the carnival had left metal hooks in the park ground, causing extra expense to the City. He also reported that the wrist-bands (for rides) should not have been sold except at the advertised location and not on Sunday at the midway and concerns that the non-profits were not the major beneficiaries of the event. Jamila reported that his non-profit organization, the Waimanalo Construction Coalition, had served as a primary co-sponsor with the City, that requests that had come out of the community when past Sunset-on-the-Beach events had been held to make a carnival event rather than music or movies, that Waimanalo community groups did receive income from this event (especially boxing and football youth groups) and that the carnival had participated with \$10,000 in front money from E.K. Fernandez Carnivals. Mattos said that FOW wished to see the event designed so that only Waimanalo community groups receive the funds. Mattos reported that the FOW have worked with the Waimanalo Construction Coalition in the past and are supportive of it. Bobbie Kahalewai reported that intensive planning for the event had started six months, that all Waimanalo groups were asked to participate, that two Waimanalo groups had pulled out just two and a half weeks prior to the Fair, and that many organizations had been recruited to fill the void but that the two replacements were not Waimanalo groups but that both had paid a flat rate, just like all the others. Chair Ho said that Lewis had originally asked if there was an accounting of the fair, with Jamila and Kalalewai both reporting that there was. Chair Ho thanked Aylett for her report.

Council Chair Barbara Marshall – J. Ikaika Anderson circulated Councilmember Marshall's monthly report and invited the community to meetings with Councilmember Marshall on December 4, 2007 at St. John Lutheran Church, Kailua, and January 29, 2008 at Waimanalo Public Library, both meetings will begin at 7:00 p.m.

APPROVAL OF OCTOBER 9, 2007 REGULAR MEETING MINUTES – Chair Ho reported that a request had been made for alterations to the October 9, 2007 Minutes from Mabel Spencer, one suggestion to identify an audience member on page 3 paragraph eleven as "Steven Tayama" and a second offering an insertion about the military presentation, explaining that he did not agree with the insertion, which he said was a statement in addition to what was actually said at the meeting. **Buck moved Waimanalo Neighborhood Board approval of the October 9, 2007 Regular Meeting Minutes as circulated, with M. Spencer saying the motion should be "as corrected" and Ho accepting the amendment.** Oki noted several typographical errors (page 2, delete items five and six from third paragraph and page 4, first line change word "cites" to "sites"). **Chair Ho asked for an affirmative vote on accepting the minutes and declared the minutes approved as corrected 9-0-0.**

Unfinished Business

Bellows Warfare Training Facility Freedom Of Information Act (FOIA) – Major Chris Perrine was present from Marine Corps Base Hawaii (MCBH). He reported the release of the requested documents that had been discussed at prior meetings, with the documents being generally available except for one document that was delivered directly to the requesting organization. Chair Ho asked if Perrine could provide a list of the documents involved, with Perrine agreeing to do so.

Waimanalo Village Center – Michelle "Hoku" Liu introduced herself as the president of the non-profit Waimanalo Village Center, explaining that the center is planning to alter its existing buildings and introducing the architect Dwight Kalikau, saying that the center is generally used by the community for weekend parties but that the changing nature of the Village, the direct purchase of the homes there, and opportunities for other uses, such as Kalaheo High School and the University of Hawaii saying they would make use of classroom sites, have resulted in the Center deciding to rebuild. Kalikau said that the site now is a 720 square foot building, with the intent to build on all of the 20,000 square foot lot, a combination office pavilion, pre-school site, computer room, meeting space and village storage structure, with the plan to build in November or December of 2008. Chair Ho asked if the construction was within the by-laws of the Village and about the permits required; with Kalikau saying that an environmental assessment (EA) might be needed since it was on State land but that the City would likely process the permit as a Conditional Use Permit (CDU) Minor, replacing the existing use, as an administrative review; Kalikau said the permits would be applied for in the summer of 2008). Chair Ho asked about parking, with Kalikau reporting off-site parking to include the State site across the street and seven stalls on the lot. Chair Ho asked about noise control, with Kalikau saying the noise would be contained within the building. Akeo asked about capacity, with Kalikau saying that there would be a planned limit of 200 versus the 150 limit now. Jamila asked about public access with Liu explaining that the facility was not open to the public but that you could use it with the sponsorship of a Village member. Chair Ho asked about the charge, with Liu saying a sponsored event was \$260, a price including use of tents and chairs, with Kalikau explaining that the kitchen would be a state "certified" kitchen.

Olelo Broadcast of Waimanalo Neighborhood Board Meeting – Chair Ho announced that the meeting would be broadcast on Olelo at 9:00 p.m. on Channel 49, on Sunday evenings and invited the community to watch.

Waimanalo Community Christmas Parade – Jamila announced that the annual community Christmas parade would be on December 15, 2007 starting at 10 a.m. until 12 noon and invited all to come out to watch the parade.

Positive Re-Action Hui – M. Spencer announced the continuing circulation of a petition on the issues discussed at the past several Board meetings, being generally to request the relocation of the United States military from Bellows Beach and return of the ceded lands, with fifty-three having currently signed the petition.

RESIDENT CONCERNS

Explosions At Bellows – Kanoe Cheek was present to express concerns about the noise and possible danger to her home and other adjacent residences as the result of explosion noise coming to her from Bellows Field. She referred to recent news stories about boulders and rock slides, explaining that her residence is near Blanche Pope School with the arch of the back wall of the Koolaus behind her house, with noises being focused on her house and fearing that the noise would loosen rocks from above her. She explained that the explosions are relatively new and are at all hours of the day and night up to 10 p.m. Chair Ho asked if others had expressed concern to her, with Cheek saying she normally is at work and has not hear of daytime noise until a recent family illness had her at home. Perrine said he would look into the source of the noise and asked if any complaints are known that they should contact him right away in order to pinpoint the source, offering two contact numbers of 257-8832 and the main line of 257-8840. Kahalewai reported that she lives in that area and has not heard the noise.

Conditional Use Permit Request for Andrews – Kevin Andrews was present to request Board support for a Conditional Use Permit for the Plant Research Corp. (PRC) at its property located at 41-829 Kakaina Street. PRC is requesting approval for Ag (agricultural) accessory use enterprises to remain on the property (including Tropical Clay and five small sawmill wood shops). The current property has a numbers of small structures which are to be removed at the end of the year with the request to allow the six businesses to remain and all vacated lands are to be use for organic sugar cane production. Andrews distributed a letter, copies of his application and a site map of the property, with a history of the site included, which lists plans for renovation of the site, referring to buildings built form the 60's, 70's, and 80's, and to include use of an existing building as a training center for the Waimanalo Construction Coalition, commenting that this type of community-based mixed use is listed in the Ko'Olau Poko sustainable communities plan as a community base yard. Chair Ho reported that he had previously received a letter in opposition to the project. Savine asked if there would be a Board vote, with Chair Ho answering that he wasn't sure if a vote would be taken, with Savine asking about conflicts of interest in voting and with Chair Ho saying that conflicts of interest are covered in the Board rules. Tom Savine said that industrial users should be prohibited from use of this land as the definition should be for those where the industrial is incidental to ag use, which is not the case for those Andrews is proposing to be operating on the site; Andrews said he understands the point but that Savine's definition is not the only interpretation. Chair Ho asked about the largest building on the site, which Andrews reported was now empty, saying that the plan is for all except the above mentioned to leave, with the only wild card being the new enterprise zone law. Louis Kamekona commented that all businesses are using Waimanalo workers. Jamila reported that he had a working relationship with Andrews and he would not join in the voting, saying that the other Board members who are involved in the community organizations should also not be voting on the issue, with Chair Ho saying the need to defer is listed in the rules of the Neighborhood Board and it doesn't have to be only a financial interest. Jamila said that drivers he trains are hired through the employers there and with Chair Ho saying the definition of industrial use heeds to be reviewed but not by the Neighborhood Board. Wayne Kaiina reported that Rocky Roads Products, where he is a manager, has been the target of untrue complaints of their burying waste and that they, like other Waimanalo companies, are trying to work together with the community and are not here to harm the environment; Kaiina referred to company owner Wallace Nitta (in the audience) and invited those with concerns about their operation to call 259-7911. Chair Ho

said there were no Board complaints about Rocky Road and explained that it was not a Board issue for this meeting. Bettencourt asked how long Andrews had before the issue needed to be addressed with Andrews saying he wished to move on the application now. Bettencourt said he wished first to hear a City position on the agriculture use definition issue, that he wished to have definite plans for the future (including the Waimanalo businesses involved and any future plans for the property), and that he proposed to defer the issue to the Board's January 2008 meeting, where he expected that the Board would look favorably on supporting the industrial zoning, with Akeo seconded the motion to defer. Jamila asked that the term "business" be used instead of "industrial" and Bettencourt agreeing. **Chair Ho accepted that Bettencourt had made a motion to defer the issue to the Board's January 2008 meeting and a second for Aeko, asking for Aylett to assist by having a City representative present to discuss the referenced agricultural zoning issue, and noting that the motion was asking for details on those moving, future use and expected favorable support of Waimanalo businesses.** Chair Ho asked Andrews if he would know more of the future uses by the end of the year, with Andrews agreeing he would. Akau asked about environmental waste from site users such as Tropical Clay, with the explanation that Tropical Clay uses mud not chemicals in their product. **Chair Ho asked for a vote and reported passage of the motion 8-1-0. Aye:** Akeo, Bettencourt, Buck, Chun, Ho, Humphrey, Jamila, Waihinekapu. **Nay:** S. Spencer.

Community Concern – Akau thanked the Board for agreeing with her opposition to use of Bellows Air Field without an environmental impact statement and asked the Board to do more to oppose training for war, reporting that Hawaiians have never been at war.

COMMUNITY ORGANIZATIONS

Marine Corps Base Hawaii (MCBH) Military Report – Major Chris Perrine reported on the recent base air show, where 150,000 guests participated in the Blue Angeles on the Bay and expressed special appreciation to the HPD for their assistance in the very smooth running event. He reported on activities: the 232th birthday anniversary of the U.S. Marine Corps, support of recent parades, Makahiki celebration on the base, and development of a fire management plan for the base. He also reported Bellows-related support of environmental management for Bellows (including three or four cows) and plans to participate in the Waimanalo Christmas Parade. Chair Ho asked if the cows were to be beef or dairy, with Perrine saying he was not aware of the plans. Chair Ho thanked Perrine for his report.

Hawaii Job Corps – Julie Dugan reported a clean up of Hihimanu Street and said she would like to acknowledge the City & County Corporation Yard (Chad and his crew) for their assistance in the clean up. She reported a planting project at Waimanalo School, painting at Manawale'a Riding Center, plans for Thanksgiving Day meal servings, planned participation in the City Parks Gingerbread House project and announced that the classes would be on winter break from December 13, 2007 to January 2, 2008.

ELECTED OFFICIALS:

Governor's Representative – Micah Kane, Director of the Department of Hawaiian Home Lands (DHHL), represented Governor Linda Lingle and thanked Dugan for her leadership with the Job Corps and their work on filling in the Azevedo soccer field (Dugan expressed appreciation for Eric Suzuki's work). Kane distributed material from the Governor's Office and noted the scheduling of Homeless Week, with 650 homeless sheltered. He reported working on the Supplemental Budget and that he would present a report of the S-curve at the January Board meeting. Chair Ho asked about development plans, with Kane saying they were being developed for early 2008, with families to be moved in in the second quarter of '08.

Senator Fred Hemmings – Chair Ho introduced Senator Hemming's staff member Jessica Grant who distributed copies of a community report and was available to relay questions or concerns.

Waimanalo Village Recreation Center

APPENDIX G

Chapter 343, HRS Draft EA Consultation Comments and Responses

Honolulu City & County Notices

August 8, 2008

(11) Waimanalo Village Recreation Center (HRS 343-5(c) DEA)

District: Ko'olaupoko
TMK: 4-1-034:089 and 090
Applicant: Waimanalo Village Residence Corporation, 41-552 Mo'ole Street, Waimanalo, Hawai'i 96795. Contact: Michelle Hoku Liu, (808) 259-5336
Approving Agency: State of Hawai'i, Hawai'i Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawai'i 96813. Contact: Janice Takahashi, (808) 587-0639
Consultant: Kauahikaua & Chun/Architects, 567 South King Street, Suite 108, Honolulu, Hawai'i 96813. Contact: Dwight Kauahikaua, (808) 526-2283
Public Comment Deadline: September 7, 2008
Status: Draft environmental assessment (DEA) notice pending 30-day public comment. Address comments to the applicant with copies to the approving agency, consultant and OEQC.
Permits Required: Conditional Use Permit Minor, Building Permit

The Waimanalo Village Residence Corporation proposes to construct a recreation center on the lot it currently operates a housing management office of approximately 1,040 square feet in Waimanalo, Ko'olaupoko, Island of O'ahu. The existing office includes a office-conference area, public toilets, tool storage and workshop. The site is approximately 20,047 square feet. The project is located in the center of a neighborhood of single family residences, known as Waimanalo Village.

The Recreation Center will expand upon the existing office building, and include a computer lab, a large group meeting room accommodating about 200 people, a preschool room with toilet, a kitchen, men's and women's toilets.

The existing lot includes five paved parking stalls. The project proposes to add three parking stalls. Large group event parking will be accommodated in the existing Waimanalo Village Park across Mo'ole Street from the Recreation Center. Use of the event parking will be limited to times when the park is closed.

Inasmuch as the project site and event parking site are State owned land and public funds may be used in construction or operation of the proposed action, this environmental assessment will be prepared and processed in accordance with Chapter 343, Hawai'i Revised Statutes (HRS).

Kaua'i County Notices

(12) Jackson/Banke Single Family Residence (HRS 343-5(c) DEA)

District: Hanalei
TMK: (4) 5-09-05: 028
Applicant: Jess Jackson & Barbara Banke, 1045 Alexander Mountain Road, Geyserville, California 95441. Contact: Toni McWilliams, (707) 525-6260
Approving Agency: Department of Land and Natural Resources, Office of Conservation and Coastal Land, P.O. Box 621, Honolulu, Hawai'i 96809. Contact: Sam Lemmo, (808) 587-0381
Consultant: Landmark Consulting Services, P.O. Box 915, Hanalei, Hawai'i 96714. Contact: Ben Welborn, (808) 828-6332
Public Comment Deadline: September 7, 2008
Status: Draft environmental assessment (DEA) notice pending 30-day public comment. Address comments to the applicant with copies to the approving agency, consultant and OEQC.
Permits Required: State Conservation District Use Permit (CDUP), County of Kaua'i Building Permit (with approval from other County agencies), Special Management Area (SMA) Determination of Exempt Status for Single-Family Residence, Individual Wastewater System (IWS) Permit





STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 11, 2008

Kauhikaua & Chun/Architects
567 South King Street
Kawaihāo Plaza, Hale Mauka Suite 108
Honolulu, Hawaii 96813

Attention: Mr. Dwight Kauhikaua AIA

Gentlemen:

Subject: Draft Environmental Assessment for Waimanalo Village Recreation Center

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Charles M. Atta
Morris M. Atta
Administrator

KAUAIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAIKAUA, AIA
DANIEL GARY CHUN, FAIA

August 26, 2008

State of Hawaii
Department of Land and Natural Resources
Land Division
P. O. Box 621
Honolulu, Hawaii 96809
Attention: Mr. Morris Atta, Administrator

Subject: Your Letter Dated August 11, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Mr. Atta,

Thank you for your letter dated August 11, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment. This letter is to acknowledge your response indicating that your agency has no specific comments.

Your letter and this response will be included in the Final E.A. We appreciate your participation in this review process.

Yours truly,

Dwight Pauaahi Kauhikaua

Dwight Pauaahi Kauhikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

RECEIVED
AUG 18 2008
Kauahikaua & Chun

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

August 26, 2008

Hawaiian Telcom
1177 Bishop Street
Honolulu, Hawaii 96813
Attention: Ms. Lynette Yoshida, Section Manager - OSP Engineering
Network Engineering & Planning

Subject: Your Letter Dated August 13, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Ms. Yoshida,

Thank you for your letter dated August 13, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Final EA. We appreciate your participation in this review process.

Yours truly,



Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Hawaiian Telcom

August 13, 2008

Kauahikaua & Chun / Architects
567 So. King Street, Suite 108
Honolulu, Hawaii 96813
Attention: Mr. Dwight Pauahi Kauahikaua AIA

Dear Mr. Kauahikaua:

Subject: **Draft Environmental Assessment, Waimanalo Village Recreation Center**

Thank you for the opportunity to review and comment on the subject project in preparation of the Environmental Assessment. Hawaiian Telcom does not have any comments to offer at this time. Please continue to include us during the design stages of the project.

If you have any questions or require assistance in the future on this project, please call Les Loo at 546-7761.

Sincerely,



Lynette Yoshida
Section Manager - OSP Engineering
Network Engineering & Planning

cc: File [Waimanalo]

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERTANIA STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111; INTERNET: www.honolulu.gov



MURTI RAJAGOPALAN
MAYOR

BOISSE P. CORREA
CHIEF
PAUL O. PAIZULU
VANCE A. CORREY
DENNIS S. SMITH

OUR REFERENCE BS-KP

August 18, 2008

RECEIVED
AUG 21 2008
Kauahikaua & Chun

Mr. Dwight Pauahi Kauahikaua, AIA
Project Architect
Kauahikaua & Chun / Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

This is in response to your letter of August 7, 2008, requesting comments on a Draft Environmental Assessment for the Waimanalo Village Recreation Center project.
This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Kenneth Simmons of District 4 at 247-2166 or Mr. Brandon Stone of the Executive Office at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

By 
DEBORAH A. TANDAL
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha

KAUAIKAKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAIKAKAUA, AIA
DANIEL GARY CHUN, FAIA
August 26, 2007

City & County of Honolulu
Police Department
801 South Bertania Street
Honolulu, Hawaii 96813
Attention: Chief Boisse P. Correa, Chief of Police
Chief Debora A. Tandal, Assistant Chief of Police, Support Services Bureau

Subject: Your Letter Dated August 18, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Chief Correa-Chief Tandal,

Thank you for your letter dated August 18, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment consultation. This letter is to acknowledge your response indicating that your agency has no specific comments at this time, and that the project should have no effect on facilities or operations of the Honolulu Police Department.

Your letter and this response will be included in the Final EA. We appreciate your participation in this review process.

Yours truly,


Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email: haw@kauaiarchitects.com

BOARD OF WATER SUPPLY

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



August 19, 2008

MUTHANNEMANN, Mayor
RANDALL Y. S. CHUNG, Chairman
SAMUEL T. HATA
ALLY J. PARK
ROBERT K. CUNIFF
MARC C. TUCKER
CRAIG I. NISHIMURA, Ex-Officio
BRENNON T. MORIOKA, Ex-Officio
CLIFFORD P. LUM
Manager and Chief Engineer
DEAN A. NAKANO
Deputy Manager and Chief Engineer

RECEIVED

AUG 21 2008

Kauaohikāua & Chun

Mr. Dwight Pauahi Kauaohikāua, AIA
Kauaohikāua & Chun/ Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauaohikāua:

Subject: Your Letter Dated August 7, 2008 on the Draft Environmental Assessment for the Waimanalo Village Residence Recreation Center, TMK: 4-1-34:089 & 090

Thank you for the opportunity to comment on the proposed recreation center.

The comments in our letter dated November 27, 2007, which is included in the Draft Environmental Assessment, are still applicable.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

KEITH S. SHIDA
Program Administrator
Customer Care Division

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

August 26, 2008

City & County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96843
Attention: Mr. Keith S. Shida, Program Administrator, Customer Care Division

Subject: Your Letter Dated August 19, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Mr. Shida,

Thank you for your letter dated August 19, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment. This letter is to acknowledge your response indicating that your agency has no specific comments at this time.

Your letter and this response will be included in the Final E.A. We appreciate your participation in this review process. Please feel free to contact me directly should you have any questions or comments.

Yours truly,

Dwight Pauahi Kauaohikāua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawititanarchitects.com

PHONE (808) 594-1888



RECEIVED
SEP 2 2008

FAX (808) 594-1865

Kauaiahau & Chun

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

HRD08/3361B

August 27, 2008

Dwight Pauahi Kauahikaua
567 South King Street
Kawaihāo Plaza, Hale Mauka
Suite 108
Honolulu, Hawaii 96813

Re: Request for comments on the proposed Waimānalo Village recreation center and draft environmental assessment (DEA), Waimānalo, O'ahu, TMK: (1) 4-1-34:89 and 90.

Aloha e Dwight Pauahi Kauahikaua,

The Office of Hawaiian Affairs (OHA) is in receipt of the above-mentioned letter dated August 7, 2008. OHA has reviewed the project and offers the following comments.

OHA is supportive of this proposal as we read that it is intended to "reinforce the concept of the Recreation Center as the hub of Waimanalo Village." (DEA, page 22). OHA notes that this project will provide needed youth programs, adult education, childcare, senior programs and a social gathering venue in an area of this island that has a high percentage of our beneficiaries living there. (DEA, pages 10-14)

We also appreciate that our December 11, 2007 pre-consultation concerns regarding cultural deposits were addressed and incorporated into the DEA on pages 42 and 49.

Thank you for the opportunity to comment. If you have further questions, please contact Grant Arnold at (808) 594-0263 or e-mail him at granta@oha.org.

'O wau iho nō me ka 'oia 'i'o,

Clyde W. Namu'o
Administrator

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

September 2, 2007

State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

Attention: Mr. Clyde W. Namu'o, Administrator

Subject: Your Letter Dated August 27, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Mr. Namu'o,

Thank you for your letter dated August 27, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment consultation. This letter is to acknowledge your response indicating that your agency supports the project concept and notes the revisions based on your pre-consultation comments.

Your letter and this response will be included in the Final EA. We appreciate your participation in this review process.

Yours truly,

Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



MUJI HANNEMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF
ALVIN K. TOMITA
DEPUTY FIRE CHIEF

RECEIVED

September 2, 2008

SEP 4 2008

Kauahikaua & Chun

Mr. Dwight Pauahi Kauahikaua, AIA
Project Architect
Kauahikaua & Chun/Architects
Kawaiahao Plaza, Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

Subject: Draft Environmental Assessment
Waimanalo Village Recreation Center

In response to your letter dated August 7, 2008, regarding the above-mentioned subject, the Honolulu Fire Department reviewed the material provided and has no objections to the proposed project.

Should you have any questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151.

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SY:bh

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

September 5, 2007

City and County of Honolulu
Honolulu Fire Department
636 South Street
Honolulu, Hawaii 96813
Attention: Chief Kenneth G. Silva, Fire Chief

Subject: Your Letter Dated September 2, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Chief Silva,

Thank you for your letter dated September 2, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment consultation. This letter is to acknowledge your response indicating that your agency has no objections to the proposed project.

Your letter and this response will be included in the Final EA. We appreciate your participation in this review process.

Yours truly,

Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawitiamarchitects.com

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8460 • Fax: (808) 523-4567
Web site: www.honolulu.gov



MUFU HANNEMANN
MAYOR

EUGENE C. LEE, P.E.
DIRECTOR
RUSSELL H. TAKAMA, P.E.
DEPUTY DIRECTOR

August 28, 2008
RECEIVED
AUG 29 2008

Kaunahikoua & Chun

Mr. Dwight Pauahi Kaunahikoua
Kaunahikoua & Chun/Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kaunahikoua:

Subject: Draft Environmental Assessment
Waimanalo Village Recreation Center

Thank you for giving us the opportunity to review the above Draft Environmental Assessment.

The Department of Design and Construction has the following comments:

- Page 41, Chapter 4 – Description of the Affected Environment, 4.1.3 Drainage. Describe what the impact of the proposed project will be on the City's storm drainage system.

Should you have any questions, please contact Marvin Char, Chief, Civil Division, at 768-8836.

Very truly yours,

FOR Eugene C. Lee, P.E.
Director

ECL:it (273933)

c: DDC Civil Division

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAI KAUAIKAUA, AIA
DANIEL GARY CHUN, FAIA

September 2, 2008

City & County of Honolulu
Department of Design and Construction
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Attention: Mr. Eugene C. Lee, P.E., Director

Subject: Your Letter Dated August 28, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Mr. Lee,

Thank you for your letter dated August 28, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment consultation. This letter is to acknowledge your response indicating that your agency has a specific comment relating to the impact of storm water on the City storm drainage system in Waimanalo. The EA will modified to address your comment. The revised text is included for your information.

Your letter and this response will be included in the Final EA. We appreciate your participation in this review process.

Yours truly,


Dwight Pauai Kauaikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiianarchitects.com

4.1.3 Drainage

The existing Waimanalo Village Subdivision is drained through a drainage system dedicated to the City & County of Honolulu. Runoff from the subdivision currently drains east toward the Inoaole stream tributaries or north toward the Bellows Air Force Base. Runoff from the proposed project will continue to utilize the existing drainage system.

There are no visible signs of storm water erosion, and all open and undeveloped areas are covered with vegetation or mulch. The project would increase the amount of impervious surfaces on the site. The increase in runoff due to the development will not be allowed to leave the site. Use of on-site storage vessels, drywells, rainwater harvesting systems and/or pervious pavement will delay the increase in runoff from leaving the site during the storm peak. There will be no adverse impacts to the surrounding properties, roadways and existing City & County drainage system. Best management practices would be employed to minimize soil loss and control erosion during construction, including the use of silt fences and sand bag barriers.

If any releases of hazardous substances, pollutants or contaminants are found to have occurred on the site, they will be abated according to applicable Federal and State requirements.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

695 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 522-6743
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honolulu.gov



RECEIVED

SEP 8 2008

Kauahikaua & Chun

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANIGUE
DEPUTY DIRECTOR

2008/ELOG-1961(JL)

September 5, 2008

Mr. Dwight Kauahikaua
Kauahikaua & Chun Architects
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

Subject: Draft Environmental Assessment (DEA)
Waimanalo Recreation Center
41-511 Kuminana Place and 530 Maiakea Place - Waimanalo
Tax Map Key 4-1-34; 89 and 4-1-34; 90

We have the following comments on the Draft Environmental Assessment (EA), submitted on August 8, 2008, for a proposed 5,400-square-foot recreation center in the Waimanalo Village subdivision ("Waimanalo Self-Help Housing Subdivision"). Please address or incorporate them in the Final EA.

Planning Division

1. The proposed uses generally conform to the Ko'olau Poko Sustainable Communities Plan (SCP); however, the Final EA should further discuss how the project meets the policies and guidelines of the SCP, and also address the following:

2. Recreation Center Site:

The proposed office, recreation center, and preschool complies with the Residential Use (Section 3.6) General Policies (Section 3.6.2), which states, "Allow community facilities such as schools, and churches, with appropriate limitations on scale, siting and intensity of activity to respect adjacent residential uses and the prevailing character of the surrounding neighborhood."

3. Park / Parking Lot:

According to the SCP, Ko'olau Poko currently has a park acreage deficit. The shared use of the mini-park complements the residential area, provided the primary activity is park use, and its use as a parking lot is kept to a minimum. With frequent vehicular usage, the grass surface at the park would likely be unable to survive. In addition, the parking lot use would negatively impact the park's contribution in providing more park space in the Ko'olau Poko region.

Mr. Dwight Kauahikaua
Sept 5, 2008
Page 2

4. Circulation and Pedestrian Safety:

Following consultation with our Traffic Review Branch (TRB), the Final EA should provide a circulation plan for the parking lot site indicating ingress and egress of vehicles and pedestrian circulation. Four (4) parking spaces are proposed in front of the hammerhead cul-de-sac at Malaeka Street, which impedes access from that street. The TIAR recommends provisions for pedestrian crossing at the corner of Kalaniana'ole Highway and Moole Street, but the crossing is proposed to be fenced off at the corner.

If there are questions regarding the above comments, please contact Dennis Silva of the Planning Division at 768-8036.

Traffic Review Branch:

1. Adequate vehicular sight distance should be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades should not exceed five percent (5%) for a minimum distance of 25 feet into the property.
2. A traffic management plan should be developed as part of the operations of the facility to take into account the potential for increased pedestrian traffic across Moole Street. The plan should also address traffic demand management strategies to reduce the overall vehicular demand from the site.

3. Construction plans for all work within the county right-of-way should be submitted for review. Traffic control plans during construction should also be submitted for review and approval, as required.

Please contact Mel Hirayama at 768-8107 if you have any questions regarding the above comments.

Zoning Regulations and Permits Branch:

1. The Table of Content does not appear to correspond to the order of the Chapter numbering. Chapters 5 and 6 of the Draft EA appear to be missing.
2. The Land use Ordinance (LUO) requires a Conditional Use Permit (CUP)-minor for a meeting facility or day-care facility in the R-5 Residential District. The size, level of activity, and hours of operation of the meeting/social activities and other proposed uses will be evaluated based on their appropriateness to surrounding land uses, parking adequacy, and other impacts during the CUP application process.
3. The Draft EA indicates that social and/or meeting functions already take place (every Saturday night from 6 p.m. to 10 p.m.) at the proposed recreation center site. However, the DPP has no record of an approved Conditional Use Permit-Minor for this use as

Mr. Dwight Kauahikaua
Sept 5, 2008
Page 3

required under LUO Section 21-5.450. The Final EA should clarify how these uses were established.

4. The proposed off-site parking facility requires a CUP-minor and must also comply with LUO requirements of Section 21-5.480.
5. Based on the type and level of activities proposed for the recreation center, the project may have potential impacts on the adjacent single-family dwellings. The Draft EA does not appear to identify potential impacts to the neighboring uses or properties. Therefore, the Final EA should either be expanded to include a chapter which discusses potential impacts and mitigative measures, or include that discussion in Chapter 4 of the Description of Affected Environment. Essentially, the FEA should address how potential noise and traffic impacts might be mitigated, particularly the areas that are likely to experience the greatest impact, i.e., Kuhimana Place, Kuhimana Street, and Maiaeka Place. Mitigative measures, e.g., the use of sensitive design alternatives, including greater setbacks or the location of the most intensive use farthest from the dwellings, should be discussed. Other mitigation measures or alternatives may include limiting access to the loading area from Moole Street only, and prohibiting access from the Kuhimana Place cul-de-sac, which is already congested by residential use.
6. Correct Page 5-2.1, under Project Description and Location to read "The parcel for the off-site parking is immediately to the west (not east), across Moole Street."
7. A grading permit may be required. The Final EA should discuss the volume of grading and excavation in cubic yards, and present the specifics of the Best Management Practices (BMP) to minimize runoff during construction period.

Please contact Jenny Lee of our staff at 768-8027, if you have any questions regarding the above comments.

Very truly yours,


Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:nt

G:\LandUse\Posse\WorkingDirectory\Jenny\Environmental Assessment\2008 ELOG-1961

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

September 9, 2008

City & County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Attention: Mr. Henry Eng, FAICP, Director

Subject: Your Letter Dated September 5, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Mr. Eng,

Thank you for your letter dated September 5, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment consultation. This letter is to acknowledge your comments, and respond to your comments. The FEA will modified to address your comments, as follows:

Planning Division

1. Concur, discussion of the project conformance with Ko'olau Poko Sustainable Communities Plan will be included.
2. Concur, discussion of the project conformance with Residential Use (Section 3.6) and General Policies (Section 3.6.2) will be included.
3. Concur, discussion of the existing park and use as an off-site event parking site will be discussed. By its own rules, the Waimanalo Village Residence Corporation (WVRC), has limited the use of the park as off-site parking to no more than one day per week from 6:00PM to 10:00PM (2% of time each week). The WVRC is also responsible for maintaining the condition of the park grounds, is a member association of Village residents and is aware of the value of park space to village residents, it is unlikely the condition of the park will be allowed to deteriorate.
4. Concur, circulation arrows will be added to the proposed off-site parking diagram. The four stalls fronting the hammerhead cul-de-sac at Maiaeka Street does not impede access. Access from Maiaeka Street is limited to one pedestrian gate, which is locked after park hours (and during the hours the park serves as off-site parking). These stalls therefore do not impede access to Maiaeka Street. The only vehicle gate access to the park is limited to Moole Street. The FEA will be revised to add a proposed pedestrian gate near the crosswalk at the corner near Kalaniana'ole Highway to encourage use of the crosswalk at Moole Street.

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

Traffic Review Branch

1. Concur, statements will be added to address vehicle sight distance and driveway grades.
2. Concur, a traffic management plan will be developed during project design.
3. Concur, construction plans and traffic control plans will be submitted for Traffic Review Branch review and approval.

Zoning Regulations and Permits Branch

1. Chapter 4 and 5 content are not missing. The chapter headers on individual pages after page 50 are in error and will be corrected.
2. Concur.
3. Concur, clarification of the conditions which caused these uses to be established will be added.
4. Concur.
5. Concur, an evaluation of these impact on the adjacent single family residences, and potential mitigative measures will be added.
6. I believe this statement is correct as written. The parcel for the off-site parking is west of the proposed Recreational Center site.
7. Concur, a grading permit will be added to the list of approval and permits required.

Your letter and this response will be included in the Final EA. We appreciate your participation in this review process.

Yours truly,



Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation



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

BRENNON T. MORIOKA
DIRECTOR
Deputy Directors
MICHAEL D. FORNEY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMIDA

IN REPLY REFER TO:
HWY-PS
2.9113

RECEIVED
SEP 8 2008

September 5, 2008

Kaunahikaua & Chun

Mr. Dwight Kaunahikaua, AIA
Project Architect
Kaunahikaua & Chun/Architects
Kawaihāo Plaza, Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kaunahikaua:

Subject: Draft Environmental Assessment (Draft EA)
Waimanalo Village Recreation Center
Waimanalo Village Residential Corporation
Oahu, Koolauopoko District, Waimanalo; TMK: (1) 4-1-034: 089 & 090

Thank for consulting us on the subject project. We have the following comments:

1. We are satisfied with the traffic consultant's calculations in deriving the Traffic Level of Service (LOS) at the intersection of Kalamanaole Highway with Moole Street.
2. The year 2012, as mentioned in the Traffic Impact Analysis Report (TIAR) for the implementation date of our state project, Kalamanaole Highway, Safety and Operational Improvements (Olomana Golf Course to Waimanalo Beach Park) is unrealistic. This state project will be done in three phases. The first phase which begins at the Olomana Golf Course is planned to be implemented maybe in the year 2011. The remaining two phases are still subject to legislative funding. The 3rd phase of the Kalamanaole Highway Improvement Project is within this proposed subject project.
3. Applicant shall provide and implement at his own cost the exclusive left-turn lanes on Kalamanaole Highway at the intersection with Moole Street as shown on Figure 6, page 11 of the TIAR.

Mr. Dwight Kaunahikaua, AIA
Page 2
HWY-PS
2.9113

4. The proposed project access driveway on Moole Street shall be located as far away from Kalamanaole Highway to prevent vehicle backup onto our highway.
5. The volleyball pole location shall be designed in such a way to prevent errant balls hitting pedestrians/motorists on Kalamanaole Highway. The six-foot high chain link fence is not sufficient.
6. The grading and construction of the project shall not result in additional surface water runoff onto Kalamanaole Highway.
7. Construction plans must be submitted to us for our review and approval.

If there are any questions, please contact Ken Tatsuguchi, Head Planning Engineer, Highways Division at 587-1830.

Very truly yours,

BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAIHIKAUA, AIA
DANIEL GARY CHUN, FAIA

September 9, 2008

State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097
Attention: Mr. Brennon T. Morioka, Ph.D., P.E., Director

Subject: Your Letter Dated September 5, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34:089 and 090

Dear Mr. Morioka,

Thank you for your letter dated September 5, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment. This letter is to acknowledge your response and comments.

Your comment 5 related to the possibility of errant balls hitting pedestrians or vehicles on Kalaniana'ole Highway should consider the following design considerations of the existing volleyball court which were incorporated at the time a volleyball court was constructed:

1. The volleyball court is oriented with the direction of play parallel to the highway.
2. The edge of the court is setback 46 feet from the Kalaniana'ole Highway property line fence.
3. The Waimanalo Village Residence Corporation (WVRC) has planted a row of five palms (fronds currently reach approximately 18 feet high) inside the existing six foot high fence along the highway.
4. The bus shelter on the highway is approximately 11 feet high also provides a barrier for errant balls which could leave over the fence and through palms.
5. The court has been in place in the Waimanalo Village Park since the late 1980's, and is used by Village residents. According to the WVRC resident manager, in this 20 year period of service, a ball has never left the park grounds, even when adults are using the volleyball court.

Your letter and this response will be included in the Final EA. We appreciate your participation in this review process.

Yours truly,


Dwight Pauahi Kauaihiakaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

KAWAIAHAO PLAZA, HAILE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawaiiarchitects.com

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-6305 • Fax: (808) 522-4720 • Internet: www.honolulu.gov



MUJI HANNEMANN
MAYOR

WAYNE Y. YOSHIOKA
DIRECTOR

RICHARD F. TORRES
DEPUTY DIRECTOR

TP8/08-273971R

September 8, 2008

Mr. Dwight Pauahi Kauhikaua AIA
Kauhikaua & Chun/Architects
567 South King Street, Suite 108
Kawaiahao Plaza, Hale Mauka
Honolulu, Hawaii 96813

Dear Mr. Kauhikaua:

Subject: Draft Environmental Assessment, Waimanalo Village Recreation Center

This is in response to your letter of August 7, 2008, requesting our review of and comments on the Draft Environmental Assessment (DEA) of the Waimanalo Village Recreation Center. We offer the following comments to the DEA.

This project will affect bus routes, bus stops, and para-transit operations. Therefore, notification of the scope of work, location, proposed closure of any street, traffic lane, or bus stop and duration of project must be made two weeks prior to construction by informing the Department of Transportation Services, Alvina Kubo at 768-8369 or akubo@honolulu.gov, and Oahu Transit Services, Inc. (bus operations: At Akana 852-6030 - para-transit operations: John Black 454-5041).

Should you have any questions on the matter, please contact Mr. Brian Suzuki at 768-8349.

Very truly yours,

WAYNE Y. YOSHIOKA
Director

KAUAIHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAHI KAUIHIKAUA, AIA
DANIEL GARY CHUN, FAIA

September 11, 2008

City & County of Honolulu
Department of Transportation Services
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813
Attention: Mr. Wayne Y. Yoshioka, Director

Subject: Your Letter Dated September 8, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Mr. Yoshioka,

Thank you for your letter dated September 8, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment consultation. Please note that the end of the comment period was September 7, 2008. You should also be aware that your letter to me was sent on September 10, 2008 and addressed to Mr. Michael Shibata of PBR Hawaii, causing a further delay in its receipt.

This letter is to acknowledge your comment, and respond to your comment. Your letter concludes that this project will affect bus routes, bus stops and para-transit operations. If you got this impression from figure 6 (page 11) of the Traffic Impact Analysis Report, please note that this figure is from the "Traffic Engineering Report for the Kalaniana'ole Highway Improvements from Flamingo Road to Aloiloi Street", October 15, 2003, prepared for the State Department of Transportation, and is not work proposed by this project or this Draft EA. The project does not propose to make any changes to the bus system, bus stops or para-transit operations.

Your letter and this response will be included in the Final EA. We appreciate your participation in this review process.

Yours truly,

Dwight Pauahi Kauhikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email hawitnarchitects.com

LINDA LINGLE
GOVERNOR



CHAD K. TANIGUCHI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF HUMAN SERVICES
HAWAII PUBLIC HOUSING AUTHORITY
1002 NORTH SCHOOL STREET
Honolulu, Hawaii 96817
FAX: (808) 832-4679
September 8, 2008

BARBARA E. ARASHIRO
EXECUTIVE ASSISTANT

IN REPLY PLEASE REFER TO

RECEIVED
SEP 12 2008

Kauahikaua & Chun

Mr. Dwight Pauahi Kauahikaua, AIA
Daniel Gary Chun, FAIA
Kauahikaua & Chun / Architects
Kawaihāo Plaza, Hale Mauka
567 South King Street, Suite 108
Honolulu, Hawaii 96813

Dear Mr. Kauahikaua:

Thank you for your letter dated August 7, 2008 soliciting comments on the Draft Environmental Assessment for the Waimanalo Village Recreation Center.

We have no comments at this time regarding the information submitted.

If you have any questions, please feel free to call Mr. Marcel Audant at Hawaii Public Housing Authority's Construction Management Branch at 832-6020.

Sincerely,

Chad K. Taniguchi
Executive Director

KAUAHIKAUA & CHUN / ARCHITECTS

DWIGHT PAUAAHI KAUAHIKAUA, AIA
DANIEL GARY CHUN, FAIA

September 15, 2008

State of Hawaii
Department of Human Services
Hawaii Public Housing Authority
P. O. Box 17907
Honolulu, Hawaii 96817
Attention: Mr. Chad K. Taniguchi, Executive Director

Subject: Your Letter Dated September 8, 2008, related to the Draft Environmental Assessment for the Waimanalo Village Recreation Center, TMK 4-1-34: 089 and 090

Dear Mr. Taniguchi,

Thank you for your letter dated September 8, 2008 in response to the Waimanalo Recreation Center Draft Environmental Assessment consultation.

This letter is to acknowledge your response indicating that your agency has no comment for the proposed project.

Your letter and this response will be included in the Final EA. We appreciate your participation in this review process.

Yours truly,

Dwight Pauahi Kauahikaua AIA
Partner

cc. Hoku Liu, Waimanalo Village Residence Corporation
Janice Takahashi, Hawaii Housing Finance and Development Corporation

KAWAIAHAO PLAZA, HALE MAUKA
567 SO. KING STREET, SUITE 108
HONOLULU, HAWAII 96813

Phone (808) 526-2283
Fax (808) 599-4723
Email haw.hiamarchitects.com

Waimanalo Village Recreation Center

APPENDIX H

Rules Regarding the Use of WVRC Recreation Area Grounds

CONTRACT AGREEMENT
FOR THE RENTAL OF EQUIPMENT AND OR
REATION AREA
FOR WVRC MEMBERS IN GOOD STANDING

REQUIREMENT:

Must be a resident of WVRC and a member in good standing
WVRC reserves the right to refuse to do business with anyone who does not abide by this agreement. The Board of Directors of WVRX may amend this policy with good cause for any reason deemed necessary with proper notice.

POLICY

A reservation deposit of \$100.00 is required to reserve the use of any equipment or the recreation area. I cancellation occurs, the reservation deposit will be forfeited. Otherwise, the reservation deposit will be credited towards the remaining balance due.

This agreement shall be signed by the member in good standing who will be solely responsible for honoring this agreement. The member who signs the contract agreement assumes full liability and responsibility for the guest, the keys, equipment and all reserved areas.

PROCEDURES

Complete payment and the signing of the agreement shall occur between 8-9am on the last working day prior to the reserved date, at which time the keys will be provided, or the reservation will be cancelled. And reserve deposit forfeited.

THE BACK GATE to the recreation area behind the resident manager's office shall be accessed for the convenience of setting up and breaking down only. Vehicles must be removed from the area behind the office and the gate must be locked before the party begins and kept locked until the party ends. Persons shall not loiter and vehicles shall not be parked outside of the back gate area.

PARKING

No more than 4 vehicles are allowed in the parking lot of the resident manager's office. Vehicles must park in marked stalls only.

No parking is allowed between park/office entrances and Kalaniana'ole Hwy. Two cones should be placed on both sides of Moole Street to prevent parking in this area.

Parking is allowed in WVRC park. A parking attendant is recommended to assure safe parking while guest arrive.

No parking is allowed that will obstruct access to resident's driveways or interfere with safety at stop signs.

SETTING UP

Setting up may begin at 3:00 pm on the Friday prior to the reserved date. Noise must be kept at a minimum. No loud music. Area closed and securely locked by 10 pm. You may return the next morning at 9 am to continue.

PLANTS AND FLOWERS

Plants and flowers on the premises are not to be cut.

ENTERTAINMENT / MUSIC

The stage must remain where located. No music containing vulgar language is permitted. It is important to remember that there are homes that surround the recreation area, all noise and music must be kept at a considerate level.

A monitor assigned by WVRC will be present to determine the proper level. If you are asked to turn down your volume and refuse to it will result in losing your security deposit and prevent you from future use of the area or equipment.

PORTABLE TOILETS

A portable toilet is your discretion and responsibility.

PARTY ENDS & AREA CLOSES

Party must end no later than 10 pm. All music stops completely. Noise must be kept at a minimum while cleaning up and putting equipment away. You are responsible for cleaning all areas used which includes: park, recreation area, restroom and covered area including appliances. You are responsible for the disposal of all garbage, and leaving garbage cans lined with a new garbage bag as you found them please.

We promote recycling bottles, cans and plastic. Wire rings are provided on the recreation area for them. You may leave behind recyclable items if you choose not to recycle them.

Tents should not be placed back in storage if they are wet. Please return the next day to properly return them dry to their storage area.

All areas must be clean and securely locked by 12 midnight.

You may return the next morning at 9 am to dispose of all garbage and assure all areas are clean. Keys must be placed in drop box of office door after assuring all areas are securely locked by 12 noon the day after your reserved date.

SECURITY DEPOSIT

Security deposit will be refunded upon confirming that areas and equipment were all safely returned and all rules of this contract agreement have been followed.