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DAVID Y. IGE
GOVERNOR

July 17, 2018

Hakim Ouansafi, Executive Director
Hawai'i Public Housing Authority
State of Hawai'i
1002 N. School Street
Honolulu, Hawai'i 96817

Dear Mr. Ouansafi:

Subject: Acceptance of the Hawai'i Public Housing Authority Administrative Offices
Redevelopment Final Environmental Impact Statement

I hereby accept the Final Environmental Impact Statement for the Hawai'i Public Housing Authority Administrative Offices Redevelopment, as satisfactory fulfillment of the requirements of Chapter 343, Hawai'i Revised Statutes. The economic, social, cultural, and environmental impacts that will likely occur, should this project be implemented, are adequately described in the statement. The analysis, together with the comments made by reviewers, provide useful information to policy makers and the public.

My acceptance of the statement is an affirmation of the adequacy of that statement under the applicable laws. I find that the mitigation measures proposed in the environmental impact statement will minimize the negative impacts of the project. Further, I find the discussion of unresolved issues and potential for subsequent environmental review to be sufficient.

In implementing this project, I direct the Hawai'i Public Housing Authority and its agent to perform these or comparable mitigation measures at the discretion of the relevant agencies. The mitigation measures identified in the environmental impact statement are summarized in the attached document.

With warmest regards,

David Y. Ige
Governor, State of Hawai'i

Attachment: Mitigation Measures Summary

c: Office of Environmental Quality Control

19-046

AGENCY PUBLICATION FORM

Project Name:	Hawaii Public Housing Authority Administrative Offices Redevelopment
Project Short Name:	HPHA Administrative Offices Redevelopment
HRS §343-5 Trigger(s):	Use of State or County lands and funds.
Island(s):	O'ahu
Judicial District(s):	Honolulu
TMK(s):	1-6-009:003 (por.)
Permit(s)/Approval(s):	Rezoning or 201H, HRS Zoning Waiver (if not Rezoning or 201H, HRS) Grubbing, Grading, and Stockpiling Permit; Building Permit for Building, Electrical, Plumbing, Water, Sidewalk/Driveway and Demolition work; Sewer Connection Permits; Street Usage Permit; National Pollutant Discharge Elimination System (NPDES) Permit; Noise Permit; Historic Site Review
Proposing/Determining Agency:	Hawaii Public Housing Authority (HPHA)
<i>Contact Name, Email, Telephone, Address</i>	Mr. Hakim Ouansafi, Executive Director Email: Hakim.Ouansafi@hawaii.gov Telephone: (808) 832-4682 Hawaii Public Housing Authority (HPHA) 1002 N. School Street Honolulu, HI 96817
Accepting Authority:	Governor, State of Hawai'i
<i>Contact Name, Email, Telephone, Address</i>	The Honorable David Y. Ige Email: http://governor.hawaii.gov/contact-us/contact-the-governor/ Telephone: (808) 586-0034 Governor, State of Hawai'i Executive Chambers, State Capitol 415 South Beretania Street Honolulu, Hawai'i 96813
Consultant:	PBR HAWAII & ASSOCIATES, Inc.
<i>Contact Name, Email, Telephone, Address</i>	Mr. Greg Nakai, Planner Email: HPHAschoolstreet@pbrhawaii.com Telephone: (808) 521-5631 Fax: (808) 523-1402 PBR HAWAII & Associates, Inc. 1001 Bishop Street, Suite 650 Honolulu, Hawai'i 96813

Status (select one)
 DEA-AFNSI

 FEA-FONSI
Submittal Requirements

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

- FEA-EISPN Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.
- Act 172-12 EISPN ("Direct to EIS") Submit 1) the proposing agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
- DEIS Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
- FEIS Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.
- FEIS Acceptance Determination The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or non-acceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
- FEIS Statutory Acceptance Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions.
- Supplemental EIS Determination The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.
- Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.
- Other Contact the OEQC if your action is not one of the above items.

Project Summary

Provide a description of the proposed action and purpose and need in 200 words or less.

Hawaii Public Housing Authority (HPHA) has partnered with Retirement Housing Foundation to redevelop a portion of its property into a mixed-use community to increase the amount of affordable housing provided in this bus transit-available neighborhood. The project proposes the replacement of the existing HPHA administrative offices with a new HPHA administrative office building; 800 affordable senior rental apartments; commercial and/or community space; vehicular access; parking; open spaces and new landscaping.

The use of State lands and funds triggers Chapter 343, HRS compliance, requiring either an Environmental Assessment or an Environmental Impact Statement (EIS). Based on the significance criteria set forth under HAR Section 11-200-12(b), HPHA determined that the preparation of an EIS is required and published an EIS preparation notice (EISPN), as allowed under Act 172-12, in August 2017, and published a Draft EIS in January 2018. This Final EIS includes comments received from the public EIS scoping meeting, the 30-day public comment period following the EISPN publication, and the 45-day public comment period following the Draft EIS publication. This Final EIS intends to assess both short-term and long-term potential impacts of the proposed redevelopment as well as include a discussion of reasonable development alternatives to the proposed action.

**HAWAI‘I PUBLIC HOUSING AUTHORITY
ADMINISTRATIVE OFFICES REDEVELOPMENT
FINAL ENVIRONMENTAL IMPACT STATEMENT**

SUMMARY OF MITIGATION MEASURES
Attachment to the Governor’s Acceptance

This summary memorializes the mitigation measures proposed and accepted in the Final Environmental Impact Statement (FEIS) for the Hawai‘i Public Housing Authority (HPHA) to implement for the HPHA Administrative Offices Redevelopment.

The following is extracted from the FEIS of the mitigation measures provided in Chapter 4, Natural Physical Environmental (pages 4-1 through 4-14) and Chapter 5, Human Environment (pages 5-1 through 5-59).

CLIMATE

The Proposed Project is not expected to have a significant effect on general regional climatic conditions. However, micro-climatic effects at the property and surrounding vicinity, such as temperature and wind changes may occur. With regard to temperature, any heat island effects that may arise with the intensification of development onsite will be mitigated with proposed landscaping and the use of lighter colors on new pavement and buildings, which reflect rather than absorb heat.

Other design considerations include new street trees, rooftop gardens, and landscaped recreational decks. As detailed designs for the buildings are developed, wind studies should be performed on the proposed designs to determine if there are any impacts to surrounding properties or internally at outdoor recreational spaces. Adjustments to the structures early in the design phase should be done to mitigate any wind impacts.

GEOLOGY AND TOPOGRAPHY

During the EISPN Public Review period, the State Department of Accounting and General Services wrote:

“...There is ground settlement in the area and an underground stream. A soil survey and groundwater survey should be performed due to the geology of the site. Effects of new construction, including construction vibrations and changes to the underground hydraulic flow, should be addressed.”

Prior to the design of any new structures, geotechnical studies will be conducted. The site already has been extensively modified by improvements related to the existing administrative offices and base yard facilities. The proposed redevelopment will occur over nearly all the office, base yard and parking portions of the property resulting in grading and land disturbance. However, the development will not adversely impact the topographic nature of the property relative to the surrounding lands for the following reasons:

1. The finish grade elevations will be fairly like the current existing grade on the site.
2. The project does not include Puahala Homes and will not disturb any grading that will affect Puahala homes.

SOILS

Any grading will follow Best Management Practices (BMPs). The site development and earth disturbance will be limited to surface soils. All grading operations will be conducted in full compliance with dust, erosion control and other requirements of the City and County of Honolulu Grading Ordinance. All construction activities will comply with the provisions of Chapter 11-60.1, Hawai'i Administrative Rules (HAR), on fugitive dust.

During the construction phases of the Proposed Project, dust generation is anticipated, and there is a potential for water-borne soil erosion. Construction activities will follow strict erosion control measures specified by applicable State and City regulations. Before issuance of a grading permit by the City and County of Honolulu, an erosion control plan and best management practices will be submitted describing the implementation of appropriate erosion control measures. Also, a watering program will be implemented to minimize soil loss through fugitive dust emissions during construction. After construction, establishment of permanent landscaping will serve as long-term erosion control for unpaved areas with underground catchment proposed for storm water control. A National Pollutant Discharge Elimination System (NPDES) permit for Storm Water Associated with Construction Activity will be necessary since the entire site will be developed and it is roughly 6 acres in size, and each development phase is anticipated to exceed an acre.

WATER

Water demands and calculations will be provided to the State DLNR Engineering Division. No impacts to groundwater resources are expected from activities associated with the redevelopment. Also, no injection wells are proposed for the Proposed Project. During the EISPN public review period, the City and County of Honolulu Board of Water Supply (BWS) initially commented that the existing water system is presently adequate to accommodate the Proposed Project, which will draw water from an existing network of groundwater wells. A request for service was later submitted by the project engineers for the 1,000 multifamily units and 10,000 SF of commercial uses to which BWS responded that the existing water system would be adequate but subject to availability when the building permits are reviewed.

Water conservation measures will be implemented wherever possible as a part of the Proposed Project's sustainable design priorities including but not limited to the installation of low flow or ultra-low flow faucets and fixtures, rainwater catchment and reuse, use of non-potable water for landscape irrigation, and automated irrigation systems with moisture sensors to prevent overwatering.

NEAR SHORE WATER QUALITY

Mitigation measures will be taken to avoid any potential impacts from on-site activities during construction as well as storm water runoff from land-based pollutants. To prevent indirect or cumulative impacts on nearshore marine resources, BMPs will be implemented during and after construction to prevent erosion from the Project Site from entering storm drains and the long-term build-up of sediments. Under the 'Clean Water Act,' a Section 401 Water Quality Certification from the State Department of Health, Clean Water Branch will be obtained if it is determined that the Project may result in any discharge into navigable waters or as otherwise triggered.

Compliance with City's newly adopted "Rules Relating to Water Quality" and LID measures as discussed in Sections 4.4.2 and 5.9.3 will also mitigate potential impacts to nearshore marine resources.

Additional measures may include garbage enclosures to prevent leakage or runoff into storm water drainage areas and the installation of rain gardens and bioswales within landscaped areas to help capture potential pollutants before entering the Proposed Project's drainage system.

NATURAL HAZARDS

Sea level rise of one meter is not anticipated to have significant, immediate impacts to flooding at the Project Site. However, adaptation and resiliency measures should be considered for improving the safety of future residents and longevity of the proposed facilities, landscaped areas, and essential infrastructure serving the Proposed Project such as water, sewer, electrical, drainage, and roadways as secondary impacts from global climate change such as extreme weather events or worsening SLR may still impact the Proposed Project. The Proposed Project is most at risk of damage from extreme weather events and the loss of service of critical infrastructure. The Proposed Project including all structures, landscaping, and vital infrastructure should be designed to withstand water inundation and extreme weather events wherever feasible. Essential equipment will also be located on higher floors wherever feasible. Consideration will also be given to some of the strategies recommended by the U.S. Army Corps of Engineers (USACE, 2014) such as:

- Upgrades and strengthening of existing structures;
- Construction of structures to be flood-proof; and
- Upgrades and modifications of infrastructure (e.g., prevention of backflows to wastewater or drainage utilities caused by an inundation of sea water).

FAUNA

The Proposed Project is not expected to significantly affect any federal or State of Hawai'i listed Threatened, Endangered, or Candidate wildlife species or their habitats, nor will it impact any critical habitats. To minimize threats to native seabirds such as Hawaiian petrels and Newell's shearwaters that may fly over the project, outdoor lighting will be fully shielded and downward facing. Also, floodlighting will not be permitted except for emergencies, and no nighttime construction work is expected to occur.

ARCHAEOLOGY

Given the findings of the current study coupled with the previous DLNR-SHPD/SHPO determination, it is believed that the proposed redevelopment project in the current Project Site will have no effect on archaeological resources. In the unlikely event that any potential such resources or human skeletal remains are encountered during ground-disturbing work in the Project Site, work near the discovery will be immediately halted, and DLNR-SHPD contacted as outlined in Section 13-275-12, HAR.

AIR QUALITY

All proposed activities must comply with Section 11-60, HAR. Potential air quality impacts involve two sources: (1) temporary construction impacts; and (2) ongoing impacts generated primarily from traffic, any onsite mechanical equipment, and indirectly via offsite electricity generation.

A potential impact due to construction activities would include fugitive dust emissions throughout the six-acre site.

Mitigation measures include:

- The construction contractor will be required to use water or suitable chemicals to control fugitive dust in the demolition of any existing buildings or structures, construction operations, the grading of roads, or the clearing of land.
- The construction contractor will be required to apply asphalt, water, or suitable chemicals on roads, material stockpiles, and other surfaces which may result in fugitive dust.
- The construction contractor will be required to cover all moving, open-bodied trucks transporting materials which may result in fugitive dust.
- The construction contractor will be required to maintain roadways in a clean manner.
- The construction contractor will be required to promptly remove earth or other materials from paved streets which have been transported there by trucking, earth-moving equipment, erosion, or other means.
- Pollutant exposure to residences during construction activities will be mitigated in the following manner:
 - Staging areas shall be located away from on-site residential land uses.
 - On-site electricity shall be obtained from the electrical grid rather than temporary diesel or gasoline generators.
 - Equipment and vehicle engines shall be maintained in good condition and in proper tune per manufacturers' specifications.
 - All construction equipment and delivery vehicles shall be turned off when not in use or prohibited from idling more than five minutes. Haul trucks waiting to be called to remove soil from the Project Site shall not be allowed to idle while queuing.
 - Additional care will be taken by contractors to minimize fugitive dust from materials being hauled to or away from the Project Site and mud and debris tracked onto adjacent roadways.

TRANSPORTATION AND CIRCULATION

Short-term traffic impacts will result during construction for both onsite and offsite improvements. Traffic may be impacted when materials and equipment are transported to the site. Coordination with State and City roadway officials will be done in advance of any construction and will include a traffic management plan for each phase of the construction. It will detail any road or lane closures and potential impacts to any of the bus stops should they be required. The construction team will work closely with the State and City on appropriate solutions to mitigate those impacts. Appendix N of the Final EIS contains a draft Construction Management Report.

INFRASTRUCTURE

New water facilities are expected to include project-specific water system features for domestic and fire prevention services such as water mains, laterals, fire hydrants, and booster pumps. To minimize the amount of drinking water required to serve the project, as required by the BWS, all efforts will be made to include water reducing design elements into the proposed project such as low flow and ultra-low flow fixtures, automated irrigation systems with moisture sensors to prevent overwatering, and water catchment and reuse for non-potable uses such as irrigation. Landscaping will incorporate native and hardy climate-adapted plants that do not require significant amounts of water wherever possible.

DRAINAGE

Existing runoff from the project site generally flows towards the middle of the Project Site frontage along School Street and conveyed to the City storm drain system through inlets, catch basins and culverts. The Lanakila Avenue and School Street frontages of the project site contain a 10-foot by 5-foot box drain. All runoff ultimately discharges into the Kapālama Canal. To mitigate drainage impacts, the proposed project will be designed to direct storm water runoff away from the buildings and structures toward open grassed or pave areas. Any increase in runoff generated by the proposed project that adversely impacts downstream improvements will be mitigated by retaining the runoff on-site under City storm drainage standards. To mitigate construction runoff, the project (classified under City rules as a Category 5 project for erosion and sediment control) the following will be followed:

1. An erosion and sediment control plan (ESCP) must be prepared by a licensed engineer in the State.
2. An ESCP Coordinator must be designated and shall be responsible for implementing the ESCP at the project site.
3. A National Pollutant Discharge Elimination System (NPDES) Storm water permit shall be obtained from the Department of Health.
4. BMPs for erosion control, sediment control, and good housekeeping as well as a plan for dewatering non-storm water shall be prepared.

ELECTRICAL

Illumination for at-grade roadways will be specified in conformance with Act 287 (2012), the Hawai'i Night Sky Protection Act, and be designed to minimize glare and provide appropriate illumination levels. Although the Hawaiian Petrel and Newell's Shearwater were found not to inhabit the project site, all outdoor lighting will be fully-shielded and downward facing to minimize bird fallout.

SOLID WASTE

Best Management Practices for waste disposal will be implemented during construction including every effort to divert materials from landfills that can be reused or recycled as well as minimizing the amount of waste generated. Hazardous substances, pollutants, and contaminants found at the project site will be reported to the Office of Hazard Evaluation and Emergency Response (HEER) to determine the appropriate actions to follow.

After construction, the proposed project will support recycling for both household and commercial uses as well as green waste generated onsite. Detailed design will include but not be limited to onsite facilities to support separating wastes into recyclable and non-recyclable materials and for central collection facilities within the buildings.

POLICE, FIRE, AND MEDICAL

Project designers will continue to work closely with City Police, Fire, and other public service providers and the City and County of Honolulu's Department of Planning and Permitting during the detailed design of the facilities to ensure that the new structures at the proposed project will be easily accessible by emergency services and are constructed in compliance with all City building codes.

O'AHU COMMUNITY CORRECTIONAL CENTER

Currently, four sites on O'ahu (including the 16-acre Dillingham Boulevard facility, 1.2 miles west of the project site) are being considered as the location of the new community correctional center. If the Dillingham Boulevard facility is selected, it is believed that a new facility would be developed to occupy only about half of the site and the remainder of the site could be redeveloped into other uses.

COMMUNITY AND SOCIAL SERVICES

With the increased senior population onsite, there may be a demand for services that would not be provided by the Retirement Housing Foundation. The Retirement Housing Foundation will continue working with Lanakila and Kalihi area service providers to determine appropriate services for the Proposed Project and develop programs to support that need in order to effectively serve future populations at the Proposed Project.