

**NON-CHAPTER 343 DOCUMENT
PUBLICATION FORM
OFFICE OF ENVIRONMENTAL QUALITY CONTROL**

Project Name: State Hawaii Public Housing Authority's Demolition of David Malo Circle and Piilani Homes Project; Section 106 Consultation

Applicable Law: 36 CFR Part 800

Type of Document: National Historic Preservation Act Section 106 Consultation

Island: Maui

District: Lahaina

TMK: (2) 4-6-010:028 and (2) 4-5-007:005

Permits Required: N/A

Applicant or Proposing Agency:

(Address, Contact Person, Telephone, E-mail)

Hawai'i Public Housing Authority

State of Hawai'i

1002 North King Street

Honolulu, Hawai'i 96817

Contact and Phone: Ms. Lisa Izumi, (808) 832-5374, lisa.m.izumi@hawaii.gov

Approving Agency or Accepting Authority:

(Address, Contact Person, Telephone, E-mail)

Hawai'i Public Housing Authority

State of Hawai'i

1002 North King Street

Honolulu, Hawai'i 96817

Contact and Phone: Ms. Lisa Izumi, (808) 832-5374, lisa.m.izumi@hawaii.gov

Consultant:

(Address, Contact Person, Telephone, E-mail)

Bowers and Kubota Consulting, Inc.

2153 North King Street, Suite 200

Honolulu, Hawai'i 96819

Contact and Phone: Ronald A. Sato, AICP, (808) 836-7787, rsato@bowersandkubota.com

Status: Comments due no later than November 7, 2024 to:

Mr. Ronald A. Sato, AICP
Bowers and Kubota Consulting, Inc.
2153 North King Street, Suite 200
Honolulu, Hawai'i 96819
Email: rsato@bowersandkubota.com

Project Summary:

(Summarize proposed action and purpose/need in less than 200 words in the space below):

The State of Hawai'i (Hawai'i), Hawai'i Public Housing Authority (HPHA) is initiating National Historic Preservation Act Section 106 consultation for the proposed Demolition of David Malo Circle and Pi'ilani Homes Project. These housing projects are located in Lahaina, Maui, Hawai'i and were severely damaged by the Lahaina wildfire of August 2023. The proposed demolition work will use federal funding provided by the U.S. Department of Housing and Urban Development (HUD) and is therefore subject to NHPA Section 106 consultation requirements. The purpose of this document is to initiate the Section 106 consultation process and obtain comments from Native Hawaiian Organizations (NHOs), interested organizations, or persons that may attach historic or cultural significance to the two housing sites.

September 30, 2024

Subject: National Historic Preservation Act (NHPA) Section 106 Consultation
State Hawai'i Public Housing Authority's Demolition of David Malo Circle
and Pi'ilani Homes (Island of Maui) Project
Tax Map Keys: (2) 4-6-010:028 and (2) 4-5-007:005
723 Mill St. and 1028 Waine'e St., Lāhainā, Hawai'i, 96761

The State of Hawai'i (Hawai'i), Hawai'i Public Housing Authority (HPHA) is initiating NHPA Section 106 consultation for the proposed Demolition of David Malo Circle and Pi'ilani Homes Project. These housing projects are located in Lahaina, Maui, Hawai'i and were severely damaged by the Lahaina wildfire of August 2023. The proposed demolition work will use federal funding provided by the U.S. Department of Housing and Urban Development (HUD) and is therefore subject to NHPA Section 106 consultation requirements. The purpose of this letter is to initiate the Section 106 consultation process and obtain comments from Native Hawaiian Organizations (NHOs), interested organizations, or persons that may attach historic or cultural significance to the two housing sites.

Description of the Undertaking

The HPHA is seeking to demolish the remaining structures and remove debris from the David Malo Circle and Pi'ilani Homes housing projects, located in Lāhainā, Maui, as part of recovery efforts following the wildfire natural disaster that impacted the town of Lāhainā in August 2023 (Lāhainā Wildfire). The intent of the proposed project is to prepare both properties for their future redevelopment in replacing low-income housing units that were lost to the fire. A location map is included as Figure 1 for reference.

The David Malo Circle housing project consisted of 18 units within eight ground-level duplexes with one, two, and three bedrooms per unit and a single two-story duplex with four bedrooms. All nine duplexes were completely destroyed by the fire. The U.S. Army Corps of Engineers (USACE) in cooperation with other federal agencies recently completed the removal of debris from this property. HPHA would need to demolish and remove the remaining structures (light poles, trash enclosures, mail box, etc.) on the property to allow the site to be prepared for eventual redevelopment.

The Pi'ilani Homes housing project consisted of 42 dwelling units located throughout eight ground-level apartment buildings. These buildings contained studio and one-bedroom units. A single-story community center with a laundry room was available to serve residents of the project along with a pavilion for picnic tables within the common area. Within the Pi'ilani Homes development, three of the apartment buildings, the community center, and the pavilion were destroyed by the fire. The USACE in cooperation with other federal agencies also recently completed the removal of debris from this property. HPHA would need to demolish and remove the remaining structures on the property to allow the site to be prepared for eventual redevelopment.

Area of Potential Effect (APE)

The area of potential effect (APE) consists of each of these housing development's properties. Figures showing these housing projects before and after the wildfire natural disaster are provided as Enclosure 2. David Malo Circle is located at 723 Mill Street, Tax Map Key (TMK) (2) 4-6-010:028, and Pi'ilani Homes is located at 1028 Waine'e Street, TMK (2) 4-5-007:005. The property containing David Malo Circle is



1.56 acres and the property containing Pi'ilani Homes is 2.45 acres. The APEs for both project sites are defined by their entire TMK parcels.

Summary of Historic Properties and Archaeological Resources

Both housing sites are located within the Lāhainā National Historic Landmark (NHL) District. In 2015 and 2021, Fung Associates, Inc. (FAI) completed architectural surveys for David Malo Circle and Pi'ilani Homes. Prior to the Lāhainā Wildfire, Pi'ilani Homes was deemed eligible for the National Register of Historic Places (NRHP) under Criteria "A" for its association with the history of the Hawai'i Housing Authority and the efforts undertaken by the sugar industry to house its retired workers in the late 1960s and 1970s, and Criteria "C" for its architectural significance as an early 1970s elderly public housing project which included a central garden layout. David Malo Circle was evaluated as not meeting NRHP significance criteria.

A site visit to both properties was conducted by Mason Architects, Inc. (MASON) in September 2024 to assess present conditions and evaluate the remaining historic significance of these housing sites given the level of damage from the wildfire. Preliminary findings are summarized below.

Pi'ilani Homes

The Pi'ilani Homes housing development was found to have a loss of integrity to the degree that the site would no longer be eligible for the NRHP. The site's setting is not retained where damage from the fire and debris cleanup has altered and removed the original landscaping. The design integrity of the overall neighborhood is not retained as the garden layout and central landscaped mall have been altered due to the loss of structures. The integrity of feeling has not been retained due to the loss of buildings (only about half remain) and landscaping as well as the vacancy of remaining buildings.

David Malo Circle

The David Malo Circle development was previously determined as not meeting NRHP criteria and remains not eligible as all buildings were destroyed by the wildfire.

Preliminary Effect Determination Being Considered

A finding of "no adverse effect" is being considered for this Undertaking, as neither Pi'ilani Homes nor David Malo Circle are now considered eligible for the NRHP due to the damage caused by the Lāhainā Wildfire. The proposed demolition of remaining structures at both Pi'ilani Homes and David Malo Circle to allow for their redevelopment should not adversely affect a historic property. Further, the Undertaking should not adversely affect the Lahaina NHL district as these two housing sites should not be considered contributing features of the district due to their lack of historic integrity. HPHA would consult with the State Historic Preservation Division to address potential archaeological monitoring requirements for demolition work involving ground disturbance.

Consultation and Public Comments

We welcome comments you have on this project and are interested in any information you may have on the historic and cultural sites that have been recorded in the area or any other historic or cultural sites about which you may have knowledge. We would appreciate written comments to be provided within

thirty (30) calendar days from this letter's publication (November 7, 2024). Written comments should be emailed to rsato@bowersandkubota.com or mailed to the following address:

Mr. Ronald Sato, AICP
Bowers + Kubota Consulting, Inc.
2153 North King Street, Suite 200
Honolulu, HI 96819

We thank you for your interest and participation in this Project. If you have any questions, please feel free to contact me at (808) 521-5361 or by email at rsato@bowersandkubota.com.

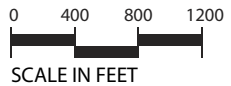
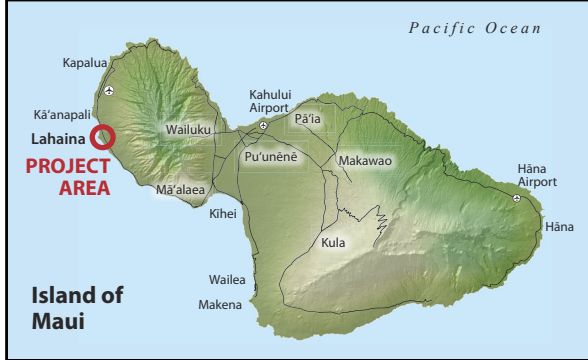
Sincerely yours,
Bowers + Kubota Consulting, Inc.

A handwritten signature in black ink, appearing to read "R A Sato".

Ronald A. Sato, AICP
Sr. Project Manager

Enclosures:

1. Location Map
2. Before and After Site Maps



LOCATION MAP

March 2023



August 2023



March 2023



November 2023

