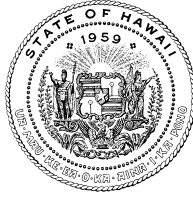


JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR



DEAN MINAKAMI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT, AND TOURISM

HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300

HONOLULU, HAWAII 96813

FAX: (808) 587-0600

IN REPLY REFER TO:
24:PECB/126

December 2, 2024

Ms. Mary Alice Evans, Director
Office of Planning and Sustainable Development
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Dear Ms. Evans:

Subject: Determination of No Additional Environmental Review to Satisfy Chapter 343, Hawaii Revised Statutes for the Kahului Civic Center Mixed-Use Complex Project (Project)
153 West Kaahumanu Avenue; Kahului, Maui
Tax Map Key (2) 3-7-004:003 (portion)

Pursuant to Section 11-200.1-11, Hawaii Administrative Rules (HAR), this letter serves as notification and a request for publication in the next issue of *The Environmental Notice* that the Hawaii Housing Finance and Development Corporation (HHFDC) has determined no additional environmental review is required for the subject Project.

In 2022, HHFDC approved the *Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact* (Final EA). The Final EA assessed potential environmental impacts and provided mitigation measures for the full build-out of the Project. The developer and the Department of Accounting and General Services are working together to fine-tune the Project and have proposed changes. This determination documents the proposed changes in the Project.

After careful analysis and as described in the attachment, HHFDC as the approving agency is invoking HAR 11-200.1-11 that the Final EA is applicable to the Project and that additional environmental review is not required.

Sincerely,

Dean Minakami
Executive Director

Attachment

KAHULUI CIVIC CENTER MIXED-USE COMPLEX PROJECT DETERMINATION OF NO ADDITIONAL ENVIRONMENTAL REVIEW NOTICE

The State of Hawaii owns the parcel located at 153 West Kaahumanu Avenue; Kahului, Maui. It is a 4.841-acre¹ site bounded by Kaahumanu Avenue to the north, Kane Street to the west, and Vevau Street to the south (Project Site). Executive Order No. 4590 (dated July 29, 2019) designated the Project Site to Hawaii Housing Finance and Development Corporation (HHFDC) for affordable rental housing, civic center, transit center, parking, and incidental uses. HHFDC is the lead agency involved and is responsible for providing a long-term lease of the Project Site to separate operators for the housing, civic center, transit center, and commercial components, respectively. For the affordable housing component, HHFDC will convey the Project Site via a ground lease of up to 99 years.

On May 2, 2022, HHFDC approved the *Kahului Civic Center Mixed-Use Complex Final Environmental Assessment Finding of No Significant Impact* (Final EA). The Final EA was published in the May 8, 2022, edition of the Environmental Review Program's *The Environmental Notice*.² The Final EA addressed potential impacts and mitigation measures for the full build-out of the Kahului Civic Center Mixed-Use Complex Project (Project).

The Final EA envisioned the Project as a public-private partnership, with HHFDC expected to issue a Request for Proposals (RFP) for the development, design, entitlement, construction, leasehold ownership, and operation of a multi-family housing complex on the Project Site. The site plan in the Final EA (See Exhibit 3) was intended to be conceptual in nature with the Final EA noting that the "site layout, building massing and heights, parking count, and open space and circulation plan may change as the Project evolves" and the developer responds to public feedback and conditions of approval.

On March 28, 2023, HHFDC issued RFP No. DEV-RFP-23-001. The RFP requested proposals from persons or firms "to enter into a real estate development agreement for the master planning of the project site, subdividing or creating a condominium property regime for the different leasehold ownership uses, and the leasehold development sale and/or ownership and operation of the affordable housing component as the first phase of a mixed-use project." The RFP also stated that the Hawaii Department of Accounting and General Services (DAGS) "will develop the civic center component in the future when funding is available" and that the selected developer "shall consider any recommendations of the library study during the master planning of the Project Site."

The RFP further stated that the selected developer should comply with the recommendations, best practices, mitigation measures, and code requirements of the Final EA. However, if the selected developer proposes a project that differs from the version described in the Final EA, the developer will be responsible for completing the necessary documents to satisfy Chapter 343, Hawaii Revised Statutes (HRS).

On September 14, 2023, HHFDC selected EAH Housing (EAH) to:

1. Prepare a Project Site master plan;

¹ Total size of the parcel is 5.572 acres.

² https://files.hawaii.gov/dbedt/erp/Doc_Library/2022-05-08-MA-FEA-Kahului-Civic-Center-Mixed-Use-Complex.pdf

2. Subdivide or create a condominium property regime (CPR) for a mixed-use project; and
3. Be the leaseholder and develop and operate the affordable housing component of the Project.

ORIGINAL PROJECT IN FINAL EA (2022)

As originally presented in the Final EA, the Project was proposed to include the following elements:

Multi-Family Housing Component:

1. Mixture of affordable and market-rate rental units.
2. Approximately 300 residential units (ranging between 1-, 2-, and 3-bedroom units) with approximately 414 parking spaces.
3. More than 50% of units are affordable to households earning 140% or below the Area Median Family Income (AMI)

Kahului Civic Center Component:

1. Approximately 66,000 square feet to comprised of State office space; classroom and support space for the Hawaii Department of Education, McKinley Community School for Adults (MCSA) – Maui Campus; and space for a new Kahului Public Library.
2. Approximately 182 parking spaces.

Overall Project:

1. Potentially approximately 5,000 square feet of community-oriented commercial space (in either the multi-family housing buildings or the Civic Center).
2. New landscaping, site improvements, and off-site vehicular and pedestrian facilities improvements.
3. Other actions include demolition and removal of existing buildings and structures, and the partial removal of a stone wall.

The Final EA analyzed the potential impacts of the Project, proposed mitigation measures, and included the following technical reports:

1. Natural Resources Assessment.
2. Air Quality Technical Report.
3. Acoustic Study.
4. Preliminary Engineering Report.

5. Phase 1 Environmental Site Assessment Report.
6. Hazardous Materials Survey.
7. Limited Asbestos, Toxicity Characteristic Leaching Procedure, and Lead-Based Paint Sampling and Analysis Report.
8. Traffic Mobility Analysis Report.
9. Historical Resource Evaluation Report.
10. Archaeological Inventory Survey.
11. Cultural Impact Assessment.

These technical reports were completed circa 2020-2022, and therefore, are still applicable and relevant to the proposed Project. In addition, EAH will seek additional archaeological and historic architecture technical assistance to comply with the State Historic Preservation Division’s (SHPD) requests as stated in their acceptance letter dated March 18, 2024.

COMPARISON OF ORIGINAL PROJECT V. CURRENT PROJECT (2024)

The table below compares the original Project analyzed in the Final EA to the Project proposed by EAH and DAGS.

Category	Original Plan Final EA (2022)	Current Plan (2024)	Difference
Project Site Size	4.722 acres	4.841 acres	+0.119 acres ³
Affordable Housing Component			
Residential Units	300	303	+3
Residential Units/Acre	63	63	0
Parking Stalls	596	298	-298
Vehicle Access	Kane Street: left- and right-in, right-out	Kane Street: left- and right-in, right-out	No Change
Number of Buildings	2	2	0
Number of Stories	6	6	0
Affordability Ratio	At least 50%	100%	+50%
AMI Target	140% or below	30% to 60%	-80 to 110%
Civic Center Component			
Civic Center Space (square feet)	66,000	72,600	+6,600
Office Space (square feet)	43,000	50,832	+7,832
Classroom Space (square feet)	7,000	9,113	+2,113
Public Library Space (square feet)	16,000	12,655	-3,345
Number of Buildings	1	1	0
Number of Stories	4	5	+1
Parking Stalls	182	190	+8
Vehicle Access	Vevau Street: full access	Vevau Street: full access	No change
Community-Oriented Commercial Space (square feet)	5,000	To be determined by DAGS (if any)	No change

³ The increase in the area is the result of a recalculation of Project boundaries and not the acquisition of additional Project area.

For the affordable housing component, the current Project proposes roughly the same number of residential units and residential density. However, compared to the original plan, the current Project proposes significantly more affordable units that will be oriented to a lower AMI demographic. The layout, height, number of buildings, and vehicle access points remain substantially the same. The number of onsite parking spaces will be reduced considerably.

For the civic center component, the current Project proposes slightly more floor area (6,600 square feet, or an increase of 10%) to accommodate additional office and classroom space. A corresponding increase in the number of parking stalls is proposed. However, compared to the original Project, the layout, height, number of buildings, and vehicle access points remain substantially the same.

Because of the slight proposed increase in floor area and more detailed analysis and design regarding the civic center component, EAH and DAGS are coordinating with each other, their respective traffic engineers, and the Maui County, Department of Transportation (Maui DOT) to analyze any change anticipated for access and transportation-related impacts and appropriate mitigation measures. The projected impacts and corresponding mitigation measures are not expected to differ substantially from those presented in the Final EA.

EAH's traffic engineer is also working with the Hawaii Department of Transportation (HDOT) and Maui DOT to see if:

1. The left turn lane on Kane Street can be lengthened to allow for more vehicle stacking; and
2. Kane Street driveway for ingress/egress can be used as a full access driveway, accommodating both right and left turns into and out of the driveway, instead of the left or right in, right-out driveway analyzed in the Final EA.

If HDOT and Maui DOT do not allow these changes, the left turn lane on Kane Street will not be lengthened and the Project will use the Kane Street driveway as a left- and right-in, right-out driveway as analyzed in the Final EA.

EAH and DAGS are in discussions with the Maui County, Department of Fire and Public Safety (FD) regarding an emergency access route for fire apparatus from the affordable housing component to Vevau Street. If a preferred access through the civic center parking structure is not acceptable to DAGS and FD, an alternate emergency access route at the eastern end of the civic center parking structure through the transit center is being considered.

DETERMINATION OF NO ADDITIONAL REVIEW

Section 11-200.1-11, Hawaii Administrative Rules (HAR), provides that when an agency is considering whether a prior exemption, an environmental assessment (EA) with a finding of no significant impact, or an accepted environmental impact statement (EIS) satisfies Chapter 343, HRS, for a proposed action, the agency may determine that additional environmental review is not required if it meets the following three criteria:

1. The proposed action was a component of, or is substantially similar to, an action that received an exemption, an EA with a finding of no significant impact, or an accepted EIS.

2. The proposed action is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in a prior exemption, an EA with a finding of no significant impact, or an accepted EIS.
3. In the case of an EA with a finding of no significant impact or an accepted EIS, the proposed action was analyzed within the range of alternatives.

The Project meets the above criteria in the following ways:

1. It is substantially similar to the original concept of developing affordable housing, residential amenities, civic center uses, and associated parking on the Project Site as originally proposed and analyzed in the Final EA.
2. It is anticipated to have direct, indirect, and cumulative effects similar to those analyzed in the Final EA as the current Project plans are similar to what is described in the Final EA and depicted in the conceptual plan provided in the Final EA. As noted above:
 - a. EAH's traffic engineer is consulting with state and county transportation departments about two potential changes:
 - i. Extending the Kane Street left turn lane, and
 - ii. Making the Kane Street driveway fully accessible for all turns.

If these changes are not allowed, access as analyzed the Final EA, will be the same.

 - b. EAH will seek additional archaeological and historic architecture technical assistance to comply with the State Historic Preservation Division's (SHPD) requests as stated in their acceptance letter dated March 19, 2024.
3. It is consistent with the range of alternatives discussed in the Final EA, which included:
 - a. No Action.
 - b. Delayed Action.
 - c. Different Location.

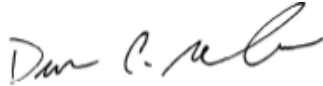
Different Design:

- a. Two 17-story towers; 400 units; 66,000 square-foot Civic Center; community park; community-oriented commercial uses.
- b. Two 4-story buildings; 230 units; 66,000 square-foot Civic Center; community park; community-oriented commercial uses.
- c. Alternate building and open space layout; 300 units; 66,000 square-foot Civic Center; community park; community-oriented commercial uses.

Preservation of Historic Structures:

- a. Preserve and adaptively reuse historic structures.
- b. Preserve and relocate historic structures.

HHFDC has analyzed the Project and concludes it will have the same level of environmental impacts as disclosed in the Final EA. As the approving agency for this Project, HHFDC invokes HAR 11-200.1-11, that additional environmental review is not required.



Signature of Director or Delegate

December 2, 2024

Date

List of Exhibits:

- Exhibit 1 – Location Map and Surrounding Land Uses
- Exhibit 2 – TMK Map
- Exhibit 3 – Kahului Civic Center Conceptual Site Plan from the Final EA
- Exhibit 4 – Conceptual Site Plan



LEGEND

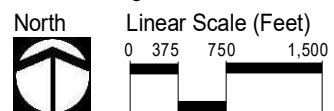
-  Project Area
-  Project TMK



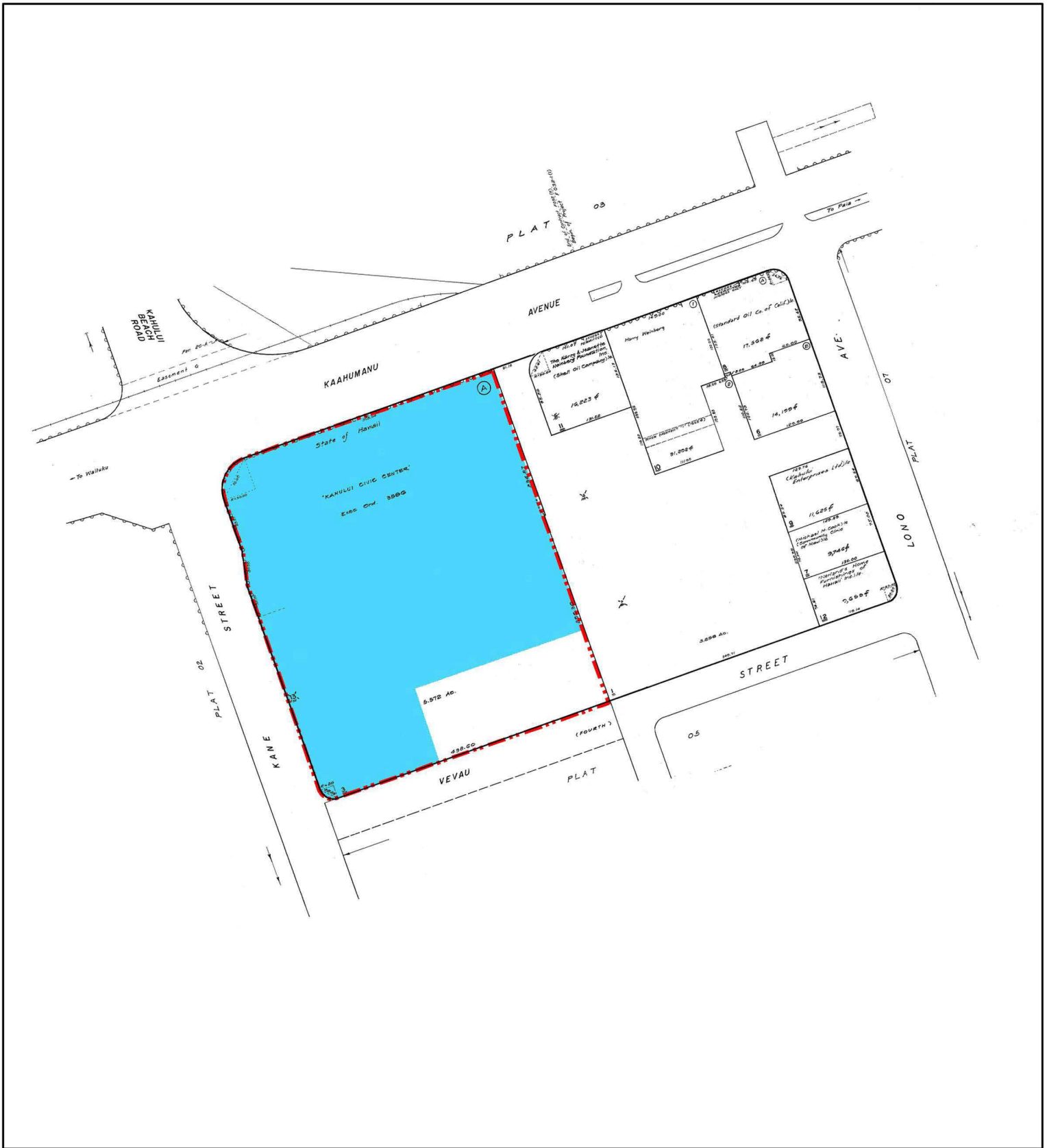
Exhibit 1:
Location and Surrounding Uses

Kahului Civic Center 201H

EAH Housing Island of Maui



Source: County of Maui, 2023, ESRI Basemap.
Disclaimer: This Graphic has been prepared for general planning purposes only.



LEGEND

- Project Area
- Project TMK (2) 3-7-004: 003

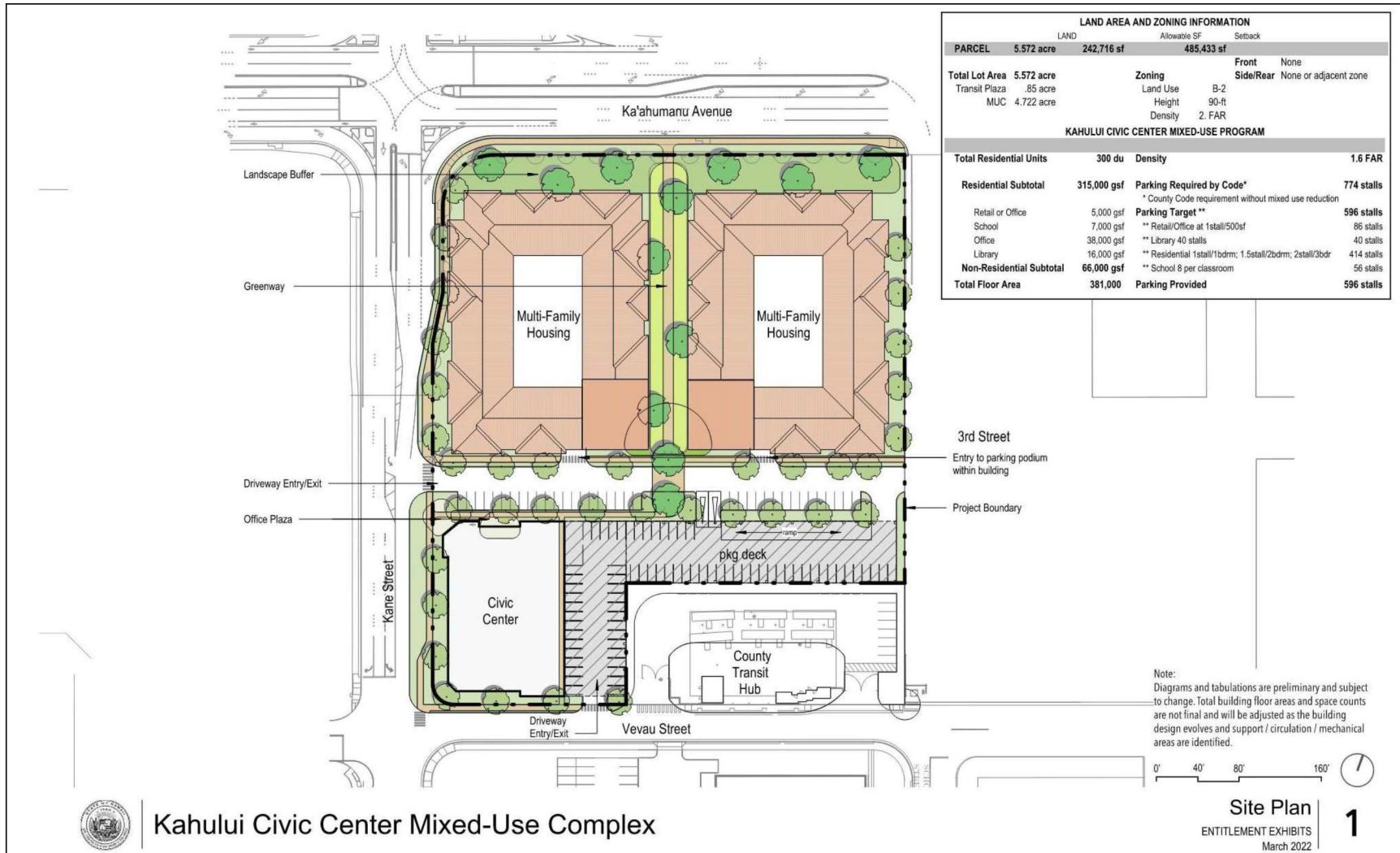
**Exhibit 2:
Tax Map Key**

Kahului Civic Center 201H

EAH Housing Island of Maui

North Linear Scale (Feet)





Kahului Civic Center Mixed-Use Complex

Site Plan
 ENTITLEMENT EXHIBITS
 March 2022
1

**Exhibit 3: Kahului Civic Center Complex
 Conceptual Site Plan from the 2022 FEA/FONSI**



- RESIDENTIAL/CIVIC CENTER BUILDING
- GREEN AREA
- DRIVEWAY
- DIVISION LINE
- PHASING BOUNDARY / TRANSIT HUB LIMIT OF CONSTRUCTION
- PROPERTY LINES
- TEMPORARY SECONDARY FIRE DEPARTMENT ACCESS

Exhibit 4: Conceptual Site Plan