



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION · DEPARTMENT OF HAWAIIAN HOME LANDS

**E-1**

**Redevelopment of the 820 Isenberg Street Property  
Final Environmental Assessment**

April 18, 2022



# Project Background & History

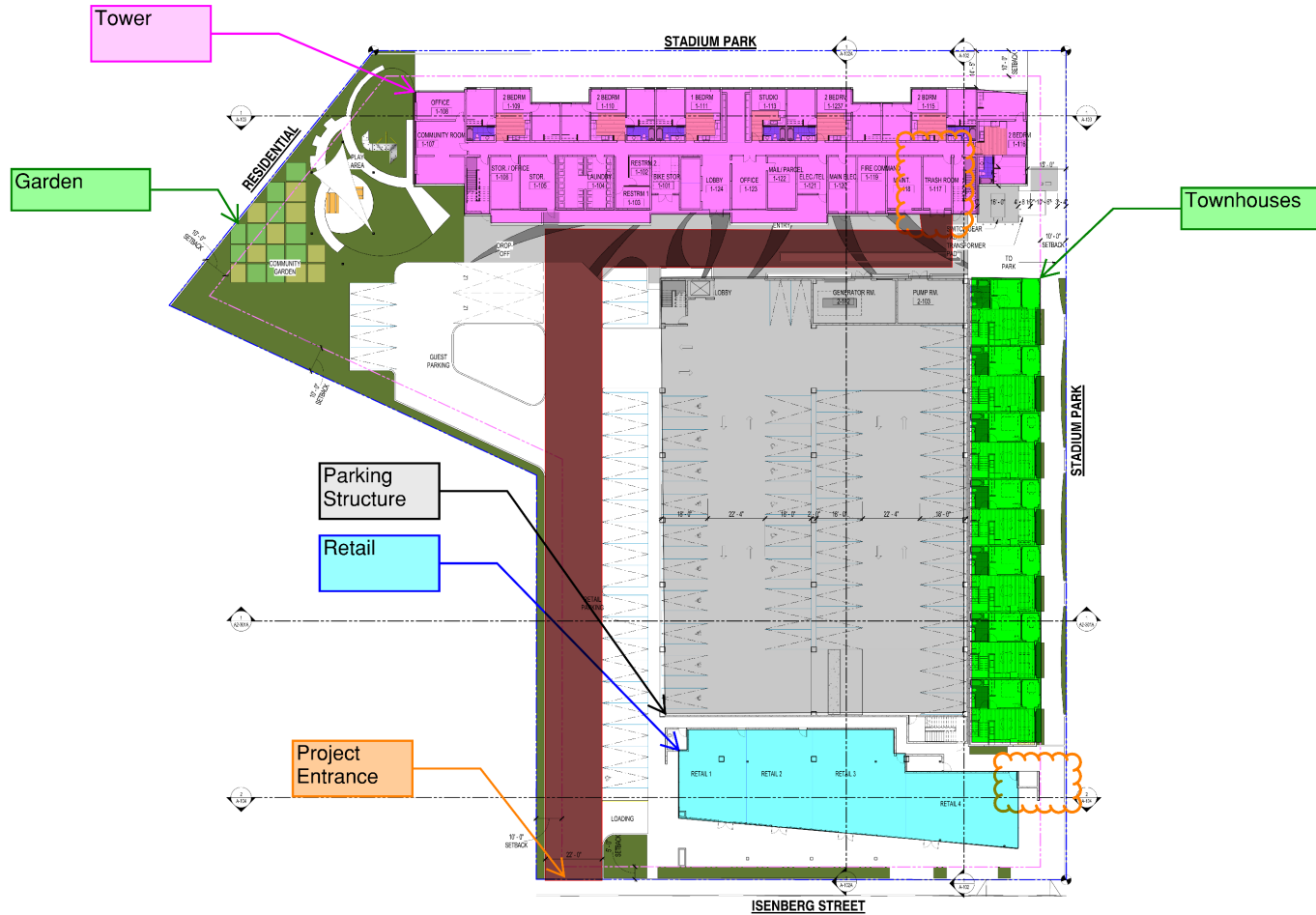
- DHHL acquired the property from DLNR in 1995.
- Former Stadium Bowl-O-Drome bowling alley which operated from 1955 to 2004.
- DHHL leased the exterior portion to Oahu Auto Service, Inc from 2003 to 2017.
- August 2019: DHHL issued an RFP to prospective developers to redevelop site.
- January 2020: DHHL selected Stanford Carr Development, LLC / Hawaiian Dredging Construction Company.
- December 23, 2021: DEA was published in The Environmental Notice.
- January 24, 2022: DEA 30-day public comment period ended.



Old Stadium Park



# Project Overview



1 SITE PLAN  
1/8" = 1'-0"

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

Project Location:	820 Isenberg Street, Honolulu, Hawaii
Tax Map Key:	(1) 2-7-008: 018 and 020
Lot Area:	40,000 SF (0.918 acres) for 2-7-008:018 42,493 SF (0.975 acres) for 2-7-008:020 Total: 82,493 SF (1.893 acres)
Zoning:	P-2, General Preservation
Special District:	The project is not located in a Special District
State Land Use:	Urban
Existing Land Use:	The project site was formerly in use as the Bowl-O-Drome bowling alley and parking lot. The building has been vacant since the closure of the bowling alley in 2004. The adjacent parking area was in use by a towing company until 2017.  The overall neighborhood character is one of a medium density urban residential community.
Nature of Development:	The project will demolish the former Stadium Bowl-o-drome bowling alley and redevelop the property as a multi-family residential affordable-rent facility for native Hawaiian beneficiaries.
Total Project Cost:	Approximately \$100,000,000
Project Schedule:	Construction is anticipated to commence in 2023 and be completed in 2025.



# Project Overview – Unit Count



820 Isenberg Street

Tower – 23 Stories

- Studios: 23
- 1-Bed: 23
- 2-Bed: 203
- 3-Bed: 22
- **Total: 271 units**

Townhouses – 2 stories

- 3-Bed: 7

**Total Rental Units: 278**

**Retail: 4,680 square feet**



# DEA Findings

1. **Archaeological** Based on the presence of historic artifacts associated with historic residences in Mō'ili'ili, archaeological monitoring is recommended for any future excavation work with the project area.
2. **Historic properties** The building appears to meet the criteria for listing in the Hawaii and National Registers of Historic Places. In order to mitigate the adverse effect of the building demolition, a Historic American Building Survey report, which included large format photographic documentation, was submitted to the National Park Service for transmittal to the Prints and Photographs Division of the Library of Congress.
3. **Traffic** The project is not expected to significantly impact transportation operations in the vicinity.
4. **Noise** Impacts to the residential units are within acceptable standards. Townhome units may require acoustic mitigation in worst case scenario.
5. **Planning** The proposed action is consistent with and promotes the objectives of both State and County plans for affordable housing.



# Consultation / Comments

## Public Meetings

January 13, 2022: A beneficiary informational meeting was held via Zoom.

February 3, 2022: A presentation was made to the McCully-Mōili‘ili Neighborhood Board at their virtual meeting.

## Comments to the DEA

Department of Health, Clean Air Branch

Department of Transportation Services

Mr. Steven Caruso, area resident

Mr. Barry Langlieb, area resident

Ms. Laura Ruby, area resident



# Next-Steps (subject to change)

- **EA completion**
  - Obtain Hawaiian Homes Commission approval for FEA and declaration of FONSI
  - Publish FEA in the state Environmental Notice Bulletin May 8, 2022
  - 30-day challenge period of the FEA ends June 7, 2022
- **Overall Project Implementation**
  - Permitting and entitlements now through December 2022
  - Construction Begin: Late Q4 2022 thru late Q1 2023
  - Construction End: Late Q2 2024 thru Late Q3 2024
  - Offer of rental units to beneficiaries: 3 – 6 months prior to end of construction
- **Future DHHL Beneficiary Information Meetings**
  - Offer process to beneficiaries
  - Income eligibility requirements
  - Orientation for prospective renters



# Mahalo



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