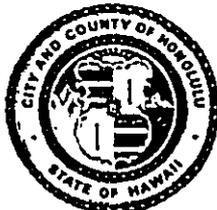


DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE 523-4427 • FAX 527-5498

FRANK F. FASI
MAYOR



MICHAEL N. SCARFONE
DIRECTOR

GAIL M. KAITO
DEPUTY DIRECTOR

'91 AGC -1 P2:01

August 1, 1991

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Brian J. J. Choy, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Negative Declaration
Fort Street Mall Renovations
Honolulu, Oahu, Hawaii

Please publish a Negative Declaration in the August 8, 1991 OEQC Bulletin for the subject project. The OEQC Form for Publication and four copies of the subject document are enclosed.

The Environmental Assessment prepared for the project indicated that there were no significant effects on the quality of the environment. The assessment is on file with the Department of Housing and Community Development at the Honolulu Municipal Building, 650 South King Street, 5th Floor, Honolulu, and is available for inspection by the public during regular office hours between 7:45 a.m. and 4:30 p.m., Monday through Friday.

Sincerely,

Paul Kaito

MICHAEL N. SCARFONE
Director

Enclosures

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1991-08-08-0A-TEA

FILE COPY

ENVIRONMENTAL ASSESSMENT
FOR THE
FORT STREET MALL RENOVATIONS

Department of Housing and Community Development
City and County of Honolulu
July 1991

ENVIRONMENTAL ASSESSMENT

ADMINISTRATIVE INFORMATION

- A. Name of Project: Fort Street Mall Renovations
- B. Type of Action: Applicant
 Agency
- C. Approving Agency: State of Hawaii
 Office of Environmental Quality Control
 220 South King Street, 4th Floor
 Honolulu, Hawaii 96813
- D. Environmental Assessment Prepared by:

Department of Housing and Community Development
July 1991

DESCRIPTION OF PROPOSED ACTIONS

- A. Proposed Actions: Single Activity
 Aggregation of Activities
 Multi-year Activities

FINDINGS AND CONCLUSIONS RESULTING FROM THE ENVIRONMENTAL REVIEW

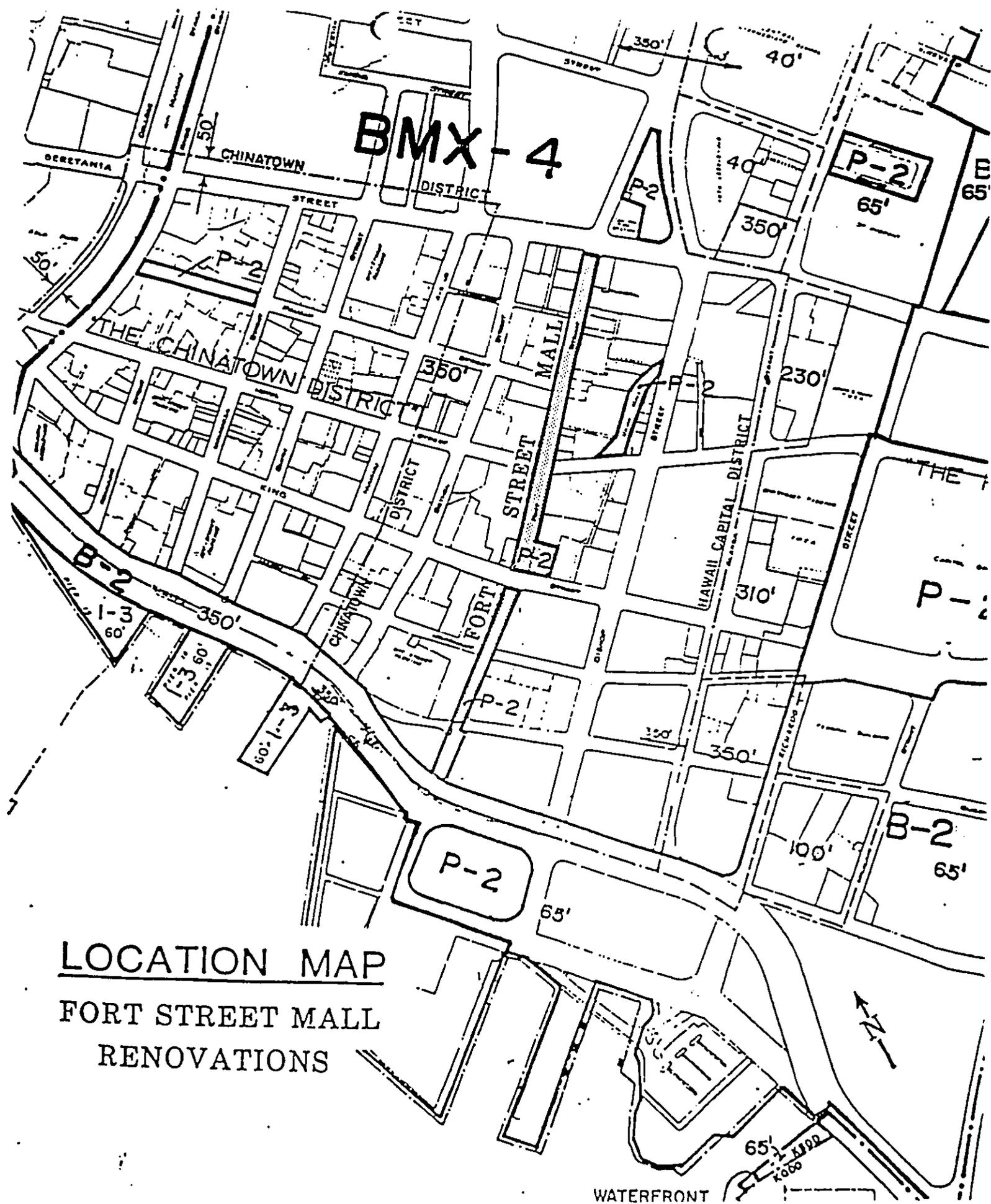
- A. Environmental Findings
- Finding of No Significant Impact on the Environment (FONSI)
 An Environmental Impact Statement is required.
- B. Agencies/Interested Parties Consulted
- (See Appendix A.)

PROPOSED PROJECT

The Department of Housing and Community Development (DHCD) proposes to implement a renovation plan to improve the existing Fort Street Mall, between Beretania and Queen Streets, with respect to aesthetics, public usage, accessibility for emergency vehicles, and maintenance ease and efficiency. Improvements will include landscaping, replacing street lights and installing new pavement surfacing and public furniture and facilities. The project will not include improvements to existing drainage, sewer and water lines. The project budget totals \$4.0 million in City Funds.

PROPOSED ACTIVITIES

The Fort Street Mall Renovation project will include the following activities:



LOCATION MAP
FORT STREET MALL
RENOVATIONS

1. Demolition of existing mall improvements to include removal of existing concrete paving, light luminaires, overhead trellis structures, and landscaping and miscellaneous site furniture elements;
2. Installation of new hardscape, landscape and site furniture improvements, including:
 - Cobblestone pattern/concrete paver system;
 - Hawaiian landscape plant materials, including coconut palms, tulipwood trees, fiddlewoods, and rainbow shower trees;
 - Mall light fixtures with traditional/period style luminaires and pole bases;
 - Public telephone kiosks (three to four phones per kiosk);
 - Directional and street signage with complementary traditional/period bases;
 - Trash receptacles and water fountains;
 - Six-foot wide wooden benches with backrests and center dividers;
 - Movable concrete planters with colorful accent groundcover plantings, including colorful impatiens, petunias, begonias and periwinkles;
3. Extension of renovation and expansion of mall improvements along a portion of Pauahi Street, up to the private alleyway located between Fort Street Mall and Bethel Street;
4. Construction of more comfortable, shady seating and lawn areas in the vicinity of Hawaii Pacific University; and
5. Installation of new bicycle racks in the vicinity of Hawaii Pacific University.

NEED FOR PROJECT

Fort Street Mall was first completed in 1968 as a major part of a long-range effort to improve the downtown experience for pedestrians. To a great extent, the Mall has been a resounding success: it is one of the most heavily trafficked pedestrian pathways in Honolulu and is an active retail and eating area during its peak use period at midday.

After two decades of use, however, the Mall is in need of a thorough renovation in order to address:

1. A need to redesign the Mall to reflect increased current use;
2. Changes in properties adjacent to the Mall; and
3. Two decades of wear and tear.

The Mall was originally designed as a public open space with some park-like amenities. The Mall's success as a pedestrian corridor for walking, eating and shopping and the changing nature of Honolulu's financial district have rendered

some of those amenities obsolete. The sandbox and water features, which were originally part of the Mall, have long since been eliminated and the underutilized King Street underpass has been converted to a Satellite City Hall.

In addition to the need to recognize different usage patterns, an additional impetus for renovation comes from the development of properties fronting the Mall. Since 1968, Pioneer Plaza, Executive Center and Century Center have been completed. Liberty House has been rebuilt. Wilcox Park has been developed at the property at the mauka/Diamond Head corner of the Mall/King Street intersection. Financial Plaza renovated its planters and created a stage which fronts on the Mall. The Portuguese Memorial has been added to Damien Plaza at Beretania Street. Development of Pan Pacific Plaza at the former Kress Block is underway.

The nearly 20 years of use also necessitates changes. The brick pavement dividers are deteriorating and create safety and maintenance problems. Some of the concrete paving is beginning to deteriorate, lighting is in need of repair, and many of the plants are either overgrown, mismatched, or otherwise inappropriate to the Mall and the subject of complaints received by the City.

Alternatives Considered

1. Alternative design details.

The design details of such hardscape elements as raised planters, telephone enclosures, drinking fountains, litter containers, or lighting fixtures could be slightly altered in the final stages of the project but the intent is to have all of these elements compatible in material and design.

2. No project.

This alternative would leave the Mall in its present deteriorating condition. The impact of this alternative on the Mall's businesses and on the general public would be greater in the long run than the temporary impacts of the renovation project. As the appearance and condition of the Mall worsens, less people will patronize the shops and resulting vacancies will fuel the cycle of neglect and abandonment of the area.

Based on an analysis of the alternatives considered, it is determined that there are no practical alternatives other than to develop the project as proposed at the subject site.

SITE INSPECTION

A site inspection was conducted on July 3, 1991 by Eileen Mark, Planner, Department of Housing and Community Development.

SITE DATA

Ownership: City and County of Honolulu
Location: Downtown Honolulu
Fort Street Mall, between Beretania and Queen Streets
Land Area: Approximately 100,000 Square Feet

Land Use Data

State Land Use District: Urban
Development Plan Designation: Park
Zoning: P-2
Existing Use: Existing pedestrian mall encompassing Fort Street, between Beretania and Queen Streets.
Flood Zone: Zone X, outside the 500-year flood plain.
Special Management Area: Not in SMA.

IMPACT CATEGORIES

The following criteria is used to rate the level of impact the project will have on the various categories:

- 1 - Potentially beneficial impact.
- 2 - No impact anticipated.
- 3 - Minor adverse impacts anticipated.
 - a. Short Term
 - b. Long Term
- 4 - Adverse impact. Requires mitigation.
- 5 - Adverse impact. Requires modification to project/activity.

A. Land Development

1. Conformance with Comprehensive Plans and Zoning

Rating: 2 - No Impact Anticipated

Sources: Department of Land Utilization letter dated July 11, 1991

State Land Use Commission letter dated July 3, 1991

The project site is within the State Land Use Urban District, is designated for park use on the City's Primary Urban Center Development Plan Land Use Map, and is zoned P-2. The proposed project is consistent with these land use classifications.

2. Compatibility and Urban Impact

Rating: 1 - Potentially Beneficial

Source: Site Inspection, July 3, 1991

The Mall renovation plan will provide more pleasantly designed and landscaped spaces for the public. The replacement of deteriorated paving and fixtures will also improve the appearance and atmosphere of the Mall. The level of use of the Mall is expected to rise after completion of the renovation project. One advantage of increasing the number of activity nodes is that events attract crowds which can displace vagrants and improve the public perception of the Mall as a fun and safe place. The use of benches, which can be used only as seating elements, will discourage vagrants from sleeping on the Mall.

3. Hazards, Nuisances and Site Safety

Rating: 2 - No Impact Anticipated

Source: Site Inspection, July 3, 1991

A site investigation revealed no evidence of the presence of thermal or explosive hazards near the project site. The site is not located in an airport clear zone. There is no evidence of natural hazards such as geologic faults, flooding, volcanic activity or landslide. The area is not subject to nuisances from odors, vibrations, unsightly areas, nearby landfills or other nuisances.

4. Slope, Erosion and Soil Suitability

Rating: 2 - No Impact Anticipated

Source: United States Soil Conservation Service: "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii," August 1972

Maps of the United States Soil Conservation indicate that the soil at the project site includes Makiki clay loam, 0 to 2 percent slope, in the area mauka of King Street, and Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes, in the area makai of King Street.

The Makiki soil series consists of well-drained soils on alluvial fans and terraces in the City of Honolulu. These soils are formed in alluvium mixed with volcanic ash and cinders. They are nearly level. Elevations range from 20 to 200 feet. The annual rainfall amounts to 30 to 60 inches. These soils are used almost entirely for urban purposes.

Makiki clay loam, 0 to 2 percent slopes, is found on smooth fans and terraces. In a representative profile, the surface layer is dark-brown loam about 20 inches thick. The subsoil, about 10 inches

thick, is dark-brown clay loam that has subangular blocky structure. It contains cinders and rock fragments. The subsoil is underlain by similar material, about 24 inches thick, that is massive. Below are volcanic cinders. Permeability is moderately rapid. Runoff is slow and the erosion hazard is no more than slight.

The Ewa soil series consists of well-drained soils on alluvial fans on the island of Maui and Oahu. These soils formed in alluvium derived from basic igneous rock. They are nearly level to moderate sloping. Elevations range from near sea level to 150 feet. The annual rainfall amounts to 10 to 30 inches.

Ewa silty clay loam, moderately shallow, 0 to 2 percent slopes is found on alluvial fans and terraces. In a representative profile, the surface layer is dark reddish-brown silty clay loam about 18 inches thick. The subsoil, about 20-50 inches thick, is dark reddish-brown and dark-red silty clay loam that has subangular blocky structure. The substratum is coral limestone, sand, or gravelly alluvium. Permeability is moderate, runoff is very slow, erosion hazard is no more than slight, shrink-swell potential is moderate.

5. Energy Consumption

Rating: 1 - Potentially Beneficial Impact

Source: "Environmental Assessment - Fort Street Mall Renovation" (Preliminary Draft), Spencer Mason Architects, November 1989

Electric and telephone services are in place and available from the respective utility companies. Additional electrical outlets along the Mall will be provided for special events, and the new lighting system will be more efficient and effective than the present one.

6. Noise

Rating: 3 - Minor Adverse Impacts Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

Sources: "Environmental Assessment - Fort Street Mall Renovation" (Preliminary Draft), Spencer Mason Architects, November 1989

"Noise Study for the Proposed Edwin Thomas Home," Y. Ebisu and Associates, March 1990

General Construction Noise. Audible construction noise will be unavoidable during the entire project construction period. It is anticipated that the actual work will be moving from one location on

the project site to another during that period. Therefore, actual length of exposure to construction noise at any receptor location will probably be less than the total construction period for the entire project. Typical levels of exterior noise from construction activity (excluding pile driving activity) range from 80 to 90 dB within 50 feet of a construction site. Typical levels of construction noise experienced from inside naturally ventilated and air conditioned structures are approximately 10 and 20 dB less, respectively, than the aforementioned levels.

The noisiest type of construction equipment is a jackhammer, which can create noise levels as high as 98 decibels on a A-weighted scale (dBA), and average noise levels of 88 dBA measured at 50 feet. An estimation of concrete sidewalk demolition in Means (1985: p. 26) indicates that a three-person crew can remove about 150 square yards per day. The frontage of the average business along the Mall is less than 50 feet and the Mall width averages about 50 feet. The length of exterior exposure of the typical business to noise levels in the 90 dBA range would total about five days out of the construction period. This period could be shortened with additional demolition crews. Other construction activities are generally quieter than demolition, but those requiring heavy trucks, including the concrete pouring phase, can generate noises in the 80 to 90 dBA range. These noise levels will have a more obvious impact on those businesses which are not closed off from the Mall with shop windows and doors.

The business establishments and apartment units within the neighboring buildings are predicted to experience the highest noise levels during construction activities due to their close proximity (within 100 feet) to the construction site. Adverse impacts from construction noise, however, are not expected to be in the "public health and welfare" category due to the temporary nature of the work, the business/commercial character of the neighborhood, the prevalent use of air conditioning within the adjoining buildings and the administrative controls available for regulation of construction noise.

Mitigation of construction noise to inaudible levels will not be practical in all cases due to the intensity of construction noise sources (80 to 90 dB at 50 feet distance) and due to the exterior nature of the work. The use of properly muffled construction equipment will be required on the job site.

Mitigative measures include compliance with the State Department of Health Administrative Rules on Vehicular Noise Control for Oahu (Title 11, Chapter 42) and Community Noise Control for Oahu (Title 11, Chapter 43). The State of Hawaii Department of Health's noise control regulation requires a permit for construction activities which emit noise in excess of 95 dBA.

Other mitigation measures to minimize construction noise include the use of muffled equipment and adherence to the guidelines for the hours of heavy equipment operation as set forth by DOH noise control regulations.

C. Air Quality

Rating: 3 - Minor Adverse Impacts Anticipated

Source: "Air Quality Study for the Proposed Edwin Thomas Home,"
Barry D. Neal and Associates, March 1990

Ambient concentrations of air pollutants are regulated by State and National Ambient Air Quality Standards (AAQS). State of Hawaii AAQS are in some cases considerably more stringent than the comparable national limit. AAQS have been established for six air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone and lead.

The State Department of Health (DOH) operates a network of air quality monitoring stations at various locations around Oahu. Each station, however, does not monitor the full complement of air quality parameters.

Sulfur dioxide is measured by the DOH at an air quality monitoring station at Campbell Industrial Park several miles west of the project site. There were no exceedances of the State AAQS from 1985 to 1988.

Total particulate concentrations were monitored at the DOH building in downtown Honolulu, approximately 1-1/4 mile from the project site. During the 1985 to 1988 reporting period, there were no exceedances of the State AAQS. The nearest monitoring station for particulates, 10 microns or less in diameter (PM-10), is located at Kauluwela School, about 1/4 mile from the project site. The State of Hawaii has not established a PM-10 standard. During the 1985 to 1988 reporting period, no exceedances of the National AAQS for PM-10 was recorded.

The nearest carbon monoxide measurements were made at the DOH building in downtown Honolulu. During 1988, no exceedances of the State one-hour AAQS were recorded. During 1985 to 1987, 1 to 3 exceedances of the State one-hour AAQS were recorded each year. During the 1985 to 1987 reporting period, no exceedances of the State 8-hour AAQS were recorded.

The nearest ozone measurements were obtained at Sand Island. Three exceedances of the State AAQS were recorded in 1985; however, no exceedances were recorded in 1986 and 1987.

The closest available measurements of ambient lead concentrations were made at the downtown Honolulu monitoring station. During the 1985-87 reporting period, lead concentrations at this location had a downward trend, most probably reflecting the increased use of unleaded gasoline.

Average quarterly concentrations were near or below the detection limit. No exceedances of the State AAQS have ever been recorded.

Nitrogen dioxide is no longer monitored by the Department of Health anywhere in the State. Concentrations of this pollutant were measured from 1971 through 1976 at Barbers Point and annual mean values were found to be safely inside the State and National AAQS.

Based on the data and discussion presented above, it appears likely that the State of Hawaii AAQS for particulates, sulfur dioxide, nitrogen dioxide and lead are currently being met at the project site. The ozone AAQS has not been exceeded during the past two years for which data are presently available (1987 and 1988) at the Sand Island monitoring station. Carbon monoxide readings from urban Honolulu indicate that the State AAQS for carbon monoxide may be exceeded at a rate of one to three times per year in traffic-congested areas.

The major short-term air quality impact will be the potential emission of fugitive dust during the construction phase of the project. During construction, there could also be occasional short-term impacts from engine exhaust emissions (primarily carbon monoxide and oxides of nitrogen) emanating from slow-moving construction equipment or from large trucks traveling to and from the project site. Temporary traffic disruptions due to construction activities may also result in temporary increases in emissions from local traffic.

The primary long-term air pollution impacts in the project vicinity, particularly increased levels of carbon monoxide, arise from increased motor vehicle traffic associated with other projects in the area. Any contribution from the proposed project is expected to be negligible. The U.S. EPA 8-hour standard for carbon monoxide, however, may be exceeded occasionally at nearby intersections either with or without the project by the year 1992 when the project is completed; current levels may also exceed this standard. The more stringent State of Hawaii ambient air quality standard for carbon monoxide may be exceeded at time during the year 1992 at some locations in the study area. The State standards are set so low, however, that they are probably exceeded at many intersections in the State that have even moderate traffic volumes. It is worth noting here that the National standards were developed after extensive research with the objective of defining levels of air quality that would protect the public health with an adequate margin of safety.

Some long-term impacts could also potentially occur due to indirect emissions from power generating facilities supplying the project with electricity and from the burning of waste materials generated by the project. Quantitative estimates of these impacts were not made but it appears likely that any impacts will be negligible since indirect emissions from supplying the project with electrical power and solid waste disposal service will be much less than one percent of current Oahu emissions.

Strict compliance with State of Hawaii Pollution Control Regulations regarding establishment of a regular dust-watering program (where possible) and covering of open-bodied trucks hauling loose materials from or to the project site will be required to effectively mitigate fugitive dust emissions. Increased vehicular emissions due to disruption of traffic by construction equipment can be alleviated by moving equipment to the site during off-peak traffic hours.

On the long term, after the project is completed, traffic-related impacts on air quality in the project area are expected to be significant but the proposed project will generate almost no traffic itself. Thus, no specific mitigation measures are proposed for this development. Options available to other developments or organizations responsible for the problem are to improve roadways, reduce traffic or reduce individual vehicular emissions. Aside from improving roadways, air pollution impacts from vehicular emissions can be mitigated by reducing traffic through the use of mass transit and car pooling and/or by adjusting local school and business hours to begin and end during off peak times. Although it is conceivable that the efficiency of motor vehicle engines and/or emission control equipment will be improved or that vehicles will be developed which burn cleaner fuels at some point in the future, it is not likely that these developments will occur before project completion in 1992. With regard to cleaner burning fuels, vehicles burning methanol or compressed natural gas or powered by electrical motors are some of the possibilities for technological development that are currently being contemplated. Lastly, even without technological breakthrough, it is also possible that at some point in the future the State may decide to adopt more stringent motor vehicle emission limits or possibly a motor vehicle inspection and maintenance program which would ensure that emission control devices are properly maintained and thereby reduce emissions.

Any air pollution impacts from burning solid waste from the project could be reduced substantially if the incinerator is fitted with pollution control equipment, i.e., electrostatic precipitators or fabric filters. Conservation and recycling programs could also reduce solid waste which would reduce any related air pollution emissions proportionately. Quite likely, solid waste from the project will be processed by the H-Power garbage-to-energy facility which is fitted with fabric filters to control air pollution. Use of solid waste to generate power offsets emissions that would otherwise occur from fossil-fueled power plants.

D. Environmental Design and Historic Values

1. Visual Quality - Coherence, Diversity, Compatible Use and Scale

Ratings: 3 - Adverse Impact Requires Mitigation (Short Term)
1 - Positive Impacts Anticipated (Long Term)

Source: Site Inspection, July 3, 1991

The proposed project would visually enhance Fort Street Mall by installing a more tropical, colorful and easily maintained landscape, and by providing new paving and other hardscape elements that are more consistent and better related to the adjoining buildings on the Mall.

During construction, the appearance of the Mall will suffer temporarily. In order to minimize the adverse visual effects, construction activities will be scheduled so as to minimize the extent of the construction area and the duration of the disruption at any given time.

2. Historic, Cultural and Archaeological Resources

Rating: 2 - No Impact Anticipated

Source: Department of Land and Natural Resources letter dated July 11, 1991

The State Historic Preservation Division (SHPD) indicates that there are 8 historic buildings located along Fort Street Mall, including the following:

<u>Building</u>	<u>Tax Map Key</u>
James Campbell Building	2-1-02: 1
Blaisdell Hotel	2-1-03: 8
Model/Progress Block	2-1-03: 1 & 2
Our Lady of Peace Cathedral	2-1-10: 14
1155-1165 Fort Street Mall	2-1-10: 33, 34 & 36
McCorriston Building	2-1-10: 20
C. Brewer Building	2-1-13: 3
Judd (First Federal) Building	2-1-3: 4

The SHPD has determined that the proposed project will have "no effect" on historic buildings or any extant subsurface historic sites. However, if during construction a historic building is inadvertently damaged or significant subsurface historic sites are revealed, work in the vicinity will be halted and the SHPD will be consulted.

E. Socio-Economic

1. Demographic/Community Character Impacts

Rating: 2 - No Impact Anticipated

Source: Site Inspection, July 3, 1991

The project will not substantially change the income, racial, ethnic or age distribution of the neighborhood or institutions serving

those groups, nor will it result in an appreciable increase in population.

2. Displacement

Rating: 2 - No Impact Anticipated

Source: Site Inspection, July 3, 1991

The proposed project will not require or result in the displacement of any residents or businesses.

3. Employment and Income Patterns

Ratings: 1 - Positive Benefits Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

The proposed project will result in short term employment in construction related trades during the construction of the project. The number of construction jobs generated may be roughly estimated from the construction costs involved in the proposed development. In 1989, there was one direct construction job per year for each \$107,000 of construction, based on construction job counts and the State general excise tax base for contracting (DBED, 1990).

The estimated construction cost for the proposed development is \$4,000,000. The direct employment to be generated by the proposed development is therefore approximately 37 construction jobs, assuming a one-year construction timetable.

No changes in employment are expected either within or outside the project area in the long term.

F. Community Facilities

1. Educational Facilities

Rating: 2 - No Impact Anticipated

The proposed project will have no impact on the enrollment of schools in the area.

2. Commercial Facilities

Rating: 3 - Minor Adverse Impact Anticipated

Sources: Site Inspection, July 3, 1991

"Environmental Assessment - Fort Street Mall
Renovations" (Preliminary Draft), Spencer Mason
Architects, November 1989

During construction, pedestrian flow along the Mall and to business entrances will be maintained. However, access to buildings may require temporary pathways across the construction area. The reduced walking area and additional obstacles, such as construction equipment, may impede pedestrian movement. Any blockage of access to a business is expected to occur only when construction activities occur directly in front of a shop entrance. The duration of such blockage will be kept as short as possible.

- 3. Health Care
- 4. Emergency Medical

Ratings: 3 - Minor Impacts Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

Sources: Site Inspection, July 3, 1991

Existing Land Use Map

Fort Street Mall is located within 1.5 miles of several major medical centers including Queen's, St. Francis, Kuakini and Straub Hospitals. These medical centers can provide 24-hour emergency services as well as a full range of medical services. Public health care is also available at the Lanakila Health Center which is accessible by public transportation.

Access to points along the Mall for medical and emergency vehicles may be impeded during the construction period. However, alternative access points are available via the cross streets to Fort Street Mall, at Pauahi, Hotel, King, Merchant and Queen Streets. No long term impacts are anticipated after construction has been completed.

- 5. Social Services

Ratings: 3 - Minor Impacts Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

Sources: Site Inspection, July 3, 1991

Building Department letter dated July 5, 1991

The City and County of Honolulu maintains a Satellite City Hall at Fort Street Mall at what was formerly a pedestrian underpass at the intersection of the Mall and South King Street. Access to it may be impeded when construction activities occur in the vicinity. In the long run, there will be no impact on public access to the office.

The Building Department suggested that the inclusion of public restrooms along the Mall and an escalator at the Satellite City Hall be considered. However, public restrooms for Mall users are already available at the Satellite City Hall, and the installation and maintenance of an escalator has been determined to be economically infeasible.

6. Solid Waste

Rating: 3 - Minor Impacts Anticipated

Source: Department of Public Works letter dated July 15, 1991

The Department of Public Works has noted that there is a proposed 10-inch relief sewer on Fort Street, between Merchant and Queen Streets. The project is to be constructed by the developers of Pan Pacific Plaza on an as-yet undetermined schedule. The construction schedule for the Fort Street Mall renovations will be coordinated with the construction of the relief main so as to minimize disruptions to Mall users and abutting properties and maximize construction work efficiencies.

7. Storm Water

Rating: 2 - No Impact Anticipated

Source: Drainage Maps for Honolulu District I-A, Department of Public Works

Storm water is collected by various catch basins, drain manholes and grated drain outlets located at the intersections of Fort Street Mall and Pauahi, Hotel, King, Merchant and Queen Streets. It flows makai through an underground reinforced concrete drainage main along the Mall to Queen Street, where it is channeled through a 30-inch main to an outlet at Honolulu Harbor. The drainage main measures 18 inches in diameter between Pauahi and Merchant Streets and 21 inches in diameter between Merchant and Queen Streets.

8. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply letter dated July 19, 1991

The Board of Water Supply (BWS) states that it has no objections to the proposed project. Additionally, BWS commented that: (1) construction plans should be submitted for review and approval; (2) water mains, laterals, meters and appurtenances should be kept accessible for maintenance and repair; (3) BWS should not be responsible for restoring special architectural sidewalk finishes

which may be damaged during repairs; (4) all affected water meter boxes and meter numbers are to be shown on plans; and (5) the renewal of any galvanized laterals to copper should be considered. The proposed project will comply with these conditions, as applicable. With respect to repairs to sidewalk finishes, the Mall will be lined with interlocking concrete pavers which can be removed, then set back in place upon completion of repairs. No work will be done on existing water lines, which makes changing from galvanized to copper lines unnecessary.

9. Public Safety

a. Police

Rating: 2 - No Impact Anticipated

Source: Honolulu Police Department letter dated July 3, 1991

The project will comply with the Police Department's reminder to ensure that normal precautions to minimize safety hazards for people in the area during construction.

b. Fire

Rating: 2 - No Impact Anticipated

Source: Honolulu Fire Department letter dated July 15, 1991

The Fire Department stated no objections to the proposed project.

10. Open Space, Recreation

Rating: 1 - Positive Benefits Anticipated

Sources: Department of Parks and Recreation letter dated July 8, 1991

"Environmental Assessment - Fort Street Mall Renovations" (Preliminary Draft), Spencer Mason Architects, November 1989

The proposed project will provide a more pleasantly designed and landscaped space for the public. The level of use of the Mall by the public is expected to increase.

The Department of Parks and Recreation had no specific comments regarding the proposed project.

11. Transportation

Ratings: 3 - Minor Adverse Impact Anticipated (Short Term)
2 - No Impact Anticipated (Long Term)

Sources: Department of Transportation Services letter dated July 24, 1991

Department of Transportation letter dated July 8, 1991

The State Department of Transportation stated that the proposed project is not expected to adversely affect state highway facilities.

The City Department of Transportation Services cited the need to address a conflict between vehicle and pedestrian users of the Mall, which was identified in the 1987 "Draft Fort Street Mall Schematic Design Report" by Spencer Mason Architects. The conflict referred to in the report relates to violations of the rules for the Mall, which generally ban vehicles and allow access for unloading passenger and commercial vehicles during restricted hours only.

During the construction of the Mall renovations, only construction equipment will be allowed access to the Mall; parking of construction workers' personal vehicles will be disallowed. After the renovations are completed, the restrictions on vehicle access will be more strictly enforced by the City.

12. Utilities

Rating: 2 - No Impact Anticipated

Sources: Oceanic Cable letter dated July 2, 1991

GTE Hawaiian Tel letter dated June 28, 1991

The Gas Company letter dated July 8, 1991

There are various existing electric, telephone and gas utility facilities underground and in the vicinity of Fort Street Mall. The proposed project will not involve activities which will affect these existing improvements. However, construction plans for the project will be coordinated with the affected utilities to minimize any potential conflicts.

G. Natural Features

1. Water Supply

Rating: 2 - No Impact Anticipated

Source: Board of Water Supply, "Oahu Water Plan," July 1982

The proposed project is located in the Board of Water supply's Honolulu Water Use District which encompasses some 88 square miles from Makapuu Point to Moanalua. The Honolulu Water Use District is reliant on water developed in other water use districts and imported via the BWS's transmission system.

The proposed project is not located near any streams, lakes, rivers or wells. The project does not involve the discharge of wastewater into the ground which could affect water quality or yields.

2. Floodplain Management

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated July 8, 1991

Federal Emergency Management Agency, "Flood Insurance Rate Map, City and County of Honolulu," Panel No. 150001 0115C, Revised September 28, 1990

The project site is located in flood Zone X, an area determined to be outside of the 500-year floodplain.

3. Wetlands Protection

Rating: 2 - No Impact Anticipated

Sources: Department of the Army letter dated July 8, 1991

Site Inspection, July 3, 1991

The proposed project is located in an area which has been in urban use for an extended period of time and there are no wetlands in the area. A Department of the Army permit is not required for the proposed project.

4. Coastal Zone Management

Rating: 2 - No Impact Anticipated

Source: Personal communication with Office of State Planning, Coastal Zone Management Program, July 30, 1991

The Office of State Planning concurs with DHCD's determination that the proposed project is generally consistent with the Hawaii Coastal Zone Management (CZM) Program. Because no federal funds are being used for the project, a formal determination of CZM consistency is not required.

- 5. Unique Natural Features
- 6. Vegetation and Animal Life

Rating: 2 - No Impact Anticipated

Sources: Site Inspection, July 3, 1991

"Environmental Assessment - Fort Street Mall Renovations" (Preliminary Draft), Spencer Mason Architects, November 1989

The project site and surrounding area has been in urban use for an extended period of time. As the entire area has been developed, there are no unique natural features in the project area.

Existing landscaping within the Fort Street Mall exhibits the same general need for renovation and reorganization that is evident in other elements of the Mall. Plantings in many areas do not address major adjacent projects that have been constructed since the completion of the Mall. As a result, some of the Mall areas are no longer functionally compatible or aesthetically in scale with neighboring privately owned spaces and structures.

The dominant existing plant materials within the Mall are small- to medium-size canopy trees, planted in rows in sidewalk cutouts to emphasize a formal effect. The Brisbane Box trees initially utilized for this purpose failed and have been replaced over a period of years by other species such as False Olive and Satin Leaf. The original consistent formal intent of the plantings has been disrupted by these changes. The formal layout is also adversely affected by the uneven, overgrown appearance of many of the Satin Leaf trees.

The proposed project is expected to cause no adverse impacts on flora or fauna. Existing plantings would be almost entirely replaced. The existing False Olive trees have small, staining fruit which make them unacceptable as Mall vegetation, and many of the Satin Leaf trees have an uneven, overgrown appearance. The new plantings are intended to create a more tropical appearance but still respond to the conditions present at this intensively used urban space. The criteria used to select the plant species were:

- o Adaptable to tight spaces (non-aggressive root system);
- o Withstands some neglect and abuse;
- o Pallete adaptable to a wide range of microclimatic conditions, including shade, reflected and direct sun, and windy spaces (down drafts, wind tunnels);

- o Minimal level of maintenance required, including no specialized or exotic requirements;
- o Insect and disease resistant;
- o Minimum of litter from leaves and branches with the possible exception of small concentrated areas where accent trees could be used;
- o No messy or staining fruit;
- o Relatively long-lived species;
- o Provides color, form, or foliage interest; and
- o Supports "local" or "Hawaii" design theme.

The landscape concept for the Fort Street Mall intends to utilize the Coconut palm as the predominant landscape material planted on the mall. Over one hundred (100) Coconut palms and fifty (50) medium to small canopy trees including Tulipwood, Fiddlewood, Rainbow Shower and Madagascar Olive trees have been laid out informally to create a comfortable and shady landscaped mall environment for users to enjoy. Additionally, groundcover plantings of Impatiens, Dwarf Begonia, Petunia and Periwinkle will be planted in movable concrete planters providing added greenery, color and interest to the mall.

7. Agricultural Lands

Rating: 2 - No Impact Anticipated

Source: Site Inspection, July 3, 1991

The proposed project is in an area which has been in urban use for an extended period of time. The proposed project will not result in the conversion of agricultural lands to non-agricultural uses.

DETERMINATION

It is determined that the proposed actions will have no significant impact on the human environment and that an Environmental Impact Statement is not required. The reasons supporting this determination are as follows:

1. The proposed project will not generate a significant amount of additional vehicular traffic which would result in an increase in vehicle generated air pollution or ambient noise levels.
2. Short term increases in ambient noise levels generated by construction activities will be mitigated through compliance with Title 11, Department

of Health Administrative Rules, Chapter 43, "Community Noise Controls for Oahu."

3. The escape of fugitive dust into the environment will be mitigated by frequent watering of the project site.
4. Adverse visual impacts during the construction period will be mitigated by phasing construction activities so as to limit the extent and duration of work to portions of the Mall at a given time.
5. The project is expected to be compatible with the surrounding community.
6. The project is located in the vicinity of eight historic buildings and, based upon excavations at nearby parcels, is likely to contain subsurface historic sites. However, the development activities proposed for the project will have no effect on either the historic buildings or any extant subsurface sites. If during construction a historic building is inadvertently damaged or significant subsurface sites are revealed, work will be halted and the State Historic Preservation Division will be consulted.
7. All infrastructure is available and adequate to support the proposed project.
8. The project is located in an area that has been in urban use for an extended period of time. The proposed project will have no impact on fish and wildlife resources, vegetation, natural features and views.
9. The proposed project will have the positive benefits of improving the atmosphere and appearance of Fort Street Mall, thereby increasing the level of use of the Mall.

A negative declaration will be published in the Office of Environmental Quality Control Bulletin.

APPENDIX A
AGENCIES/INTERESTED PARTIES CONSULTED

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 5TH FLOOR
HONOLULU, HAWAII 96813
PHONE: 523-4427 • FAX 527-5498

FRANK F. FASI
MAYOR



MIKE N. SCARFONE
DIRECTOR

GAIL M. KAITO
DEPUTY DIRECTOR

June 24, 1991

Mr. Gordan Furutani, Area Manager
U. S. Department of Housing and
Urban Development
Seven Waterfront Plaza, Suite 500
500 Ala Moana Boulevard
Honolulu, Hawaii 96813-4918

Dear Mr. Furutani:

Subject: Fort Street Mall Renovation

The Department of Housing and Community Development (DHCD) will be preparing an Environmental Assessment in order to determine the need for an Environmental Impact Statement. The assessment is being prepared pursuant to State of Hawaii, Chapter 343, Hawaii Revised Statutes, as amended.

DHCD proposes to implement a renovation plan to improve the existing Fort Street Mall, between Beretania and Queen Streets, with respect to aesthetics, public usage, accessibility for emergency vehicles, and maintenance ease and efficiency. Improvements will include landscaping, replacing street lights and installing new pavement surfacing and public furniture and facilities. The project will not include improvements to existing drainage, sewer and water lines. The project budget totals \$4.0 million in City funds.

Preliminary information on the project is attached. We would appreciate receiving your review and comments relative to your area of interest and expertise by July 12, 1991. If you have any questions, please call Eileen Mark at 527-5095.

Thank you for your cooperation.

Sincerely,

Original signed by
RONALD S. LIM

MICHAEL N. SCARFONE
Director

Attachments

FACT SHEET
FORT STREET MALL RENOVATION

SITE INFORMATION

Location: Downtown Honolulu
Fort Street Mall, between Beretania and Queen Streets

Census Tract: 40

Land Area: Approximately 100,000 square feet.

Land Owner: City and County of Honolulu

Description: Existing pedestrian mall encompassing Fort Street,
between Beretania and Queen Streets.

LAND USE DATA

Development Plan: Park

Zoning: P-2

Special District: None

Floodplain: Zone X. Areas determined to be outside 500-year flood
plain.

Existing Land Use: Pedestrian mall.

Surrounding Uses: Retail commercial, institutional, office.

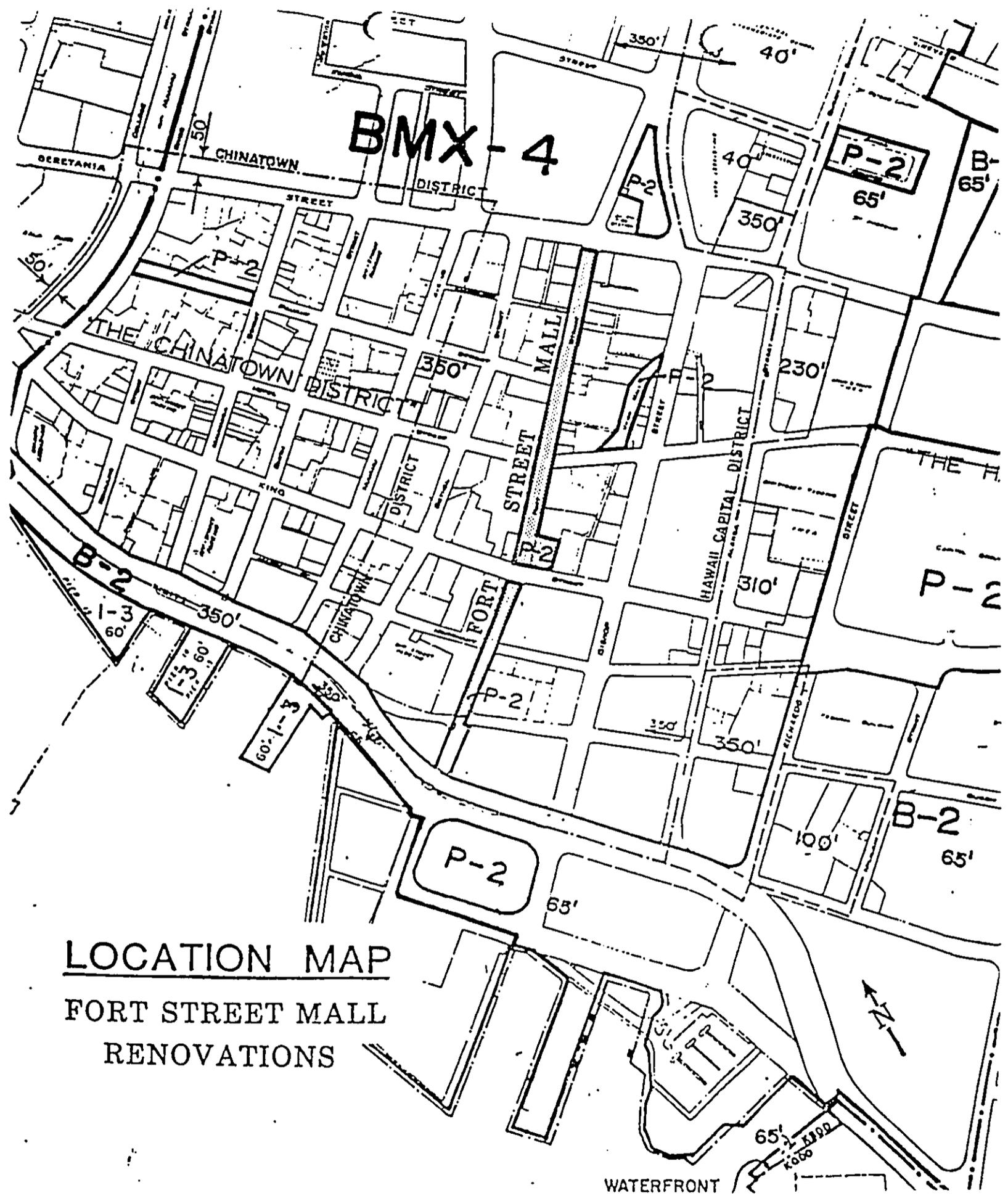
PROJECT DESCRIPTION

Proposed Development: Renovations to the existing Fort Street Mall, including
installation of new street lights, pavement surfacing,
public furniture and facilities, and landscaping. There
will be no improvements to existing drainage, sewer and
water systems.

Estimated Cost: \$4.0 million (City funds)

Schedule: Design: March 1991
Construction: October 1991
Completion: October 1992

DOCUMENT CAPTURED AS RECEIVED



LOCATION MAP
FORT STREET MALL
RENOVATIONS

DISTRIBUTION LIST

Federal

Department of Housing and Urban Development
U.S. Army Corps of Engineers
U.S. Department of the Interior, Fish and Wildlife Service

State

Department of Business, Economic Development and Tourism
Office of State Planning, Governor's Office
Department of Health
Department of Land and Natural Resources
Department of Land and Natural Resources, Historic Preservation Division
Office of Environmental Quality Control
Department of Transportation
University of Hawaii Environmental Center
Land Use Commission

City

Department of General Planning
Department of Land Utilization
Department of Transportation Services
Building Department
Department of Public Works
Board of Water Supply
Honolulu Fire Department
Honolulu Police Department
Department of Human Resources
Department of Finance

Others

Mr. William Grant, Executive Director
Downtown Improvement Association
700 Bishop Street
Honolulu, Hawaii 96813

Councilmember Gary Gill
City Council
City and County of Honolulu
Honolulu, Hawaii 96813

Ms. Lynne Matusow, Chair
Downtown Neighborhood Board No. 13
c/o Neighborhood Commission
Honolulu, Hawaii 96813

Oceanic Cablevision
2669 Kilihau Street
Honolulu, Hawaii 96819

Mr. William A. Bonnet, Manager
Environmental Department
Hawaiian Electric Co., Inc.
P. O. Box 2750
Honolulu, Hawaii 96840-0001

Mr. R. Tibayan
OSP Supervising Engineer
GTE Hawaiian Telephone, Co., Inc.
P. O. Box 2200
Honolulu, Hawaii 96841

Mr. Edwin N. Sawa, Manager
PRI Gasco, Inc.
Engineering Department
P. O. Box 3379
Honolulu, Hawaii 96842

APPENDIX B
COMMENTS RECEIVED FROM AGENCIES AND INTERESTED PARTIES

COMMENTS RECEIVED

<u>Federal</u>	<u>Dated Received</u>
Department of Housing and Urban Development	---
U.S. Army Corps of Engineers	7/18/91
U.S. Department of the Interior, Fish and Wildlife Service	---
<u>State</u>	
Department of Business, Economic Development and Tourism	7/ 4/91
Office of State Planning, Governor's Office	7/11/91
Department of Health	---
Department of Land and Natural Resources	---
Department of Land and Natural Resources, Historic Preservation Division	7/11/91
Office of Environmental Quality Control	7/ 2/91
Department of Transportation	7/ 8/91
University of Hawaii Environmental Center	---
Land Use Commission	7/ 3/91
<u>City</u>	
Department of General Planning	---
Department of Land Utilization	7/11/91
Department of Transportation Services	7/24/91
Building Department	7/ 5/91
Department of Public Works	7/15/91
Board of Water Supply	7/19/91
Honolulu Fire Department	7/15/91
Honolulu Police Department	7/ 3/91
Department of Human Resources	7/12/91
Department of Finance	7/ 3/91
Department of Parks and Recreation	7/ 8/91
<u>Others</u>	
Downtown Improvement Association	6/27/91
Councilmember Gary Gill	---
Downtown Neighborhood Board No. 13	---
Oceanic Cablevision	7/ 2/91
Hawaiian Electric Co., Inc.	---
GTE Hawaiian Telephone, Co., Inc.	6/28/91
PRI Gasco, Inc.	7/ 8/91



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF:

July 8, 1991

Planning Division

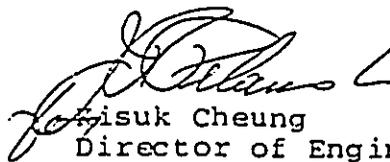
Mr. Michael N. Scarfone
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Thank you for the opportunity to review and comment on the environmental assessment preparation notice for proposed renovation of the Fort Street Mall, between Beretania Street and Queen Street, Honolulu. The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act, the Rivers and Harbors Act of 1899, and the Marine Protection, Research and Sanctuaries Act.

- a. A DA permit will not be required for this project.
- b. The flood zone designation (Zone X) cited on the Fact Sheet is correct.

Sincerely,


Louisuk Cheung
Director of Engineering

RECEIVED
& CORP. DISTRICT
91 JUL 11 12:16



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

KAMAMALU BUILDING, 250 SOUTH KING ST., HONOLULU, HAWAII
MAILING ADDRESS: P.O. BOX 2359, HONOLULU, HAWAII 96804 FAX: (808) 548-8154

JOHN WAIHEE
Governor
MURRAY E. TOWILL
Director
BARBARA KIM STANTON
Deputy Director
RICK EGGED
Deputy Director

July 4, 1991

Mr. Michael N. Scarfone
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

SUBJECT: Fort Street Mall Renovation

The Department of Business, Economic Development & Tourism (DBED) has no comments to offer on the aforementioned renovation project at this time.

- Thank you for the opportunity to comment.

Sincerely,

Murray E. Towill
Murray E. Towill

MET:gak

6/29/91 16
0-0-0-0-0-0

JOHN WAIHEE
GOVERNOR



BRIAN J. J. CHOY
Director

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
333 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813

July 2, 1991

Mr. Michael N. Scarfone
Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone,

SUBJECT: Fort Street Mall Renovation

We have reviewed the preliminary information on the project and have no comments to offer at this time.

Enclosed is a document that provide guidance for preparing Environmental Assessments. We hope it will be helpful in the preparation of an Environmental Assessment for the Fort Street Mall Renovation.

If you have any questions please call Jeyan Thirugnanam at 586-4185. Thank you.

Sincerely,

Brian J. J. Choy
Brian J.J. Choy

Enclosure

ENVIRONMENTAL ASSESSMENT CONTENTS AND NOTICES OF DETERMINATION

This document is intended to provide guidance to the public regarding the environmental review process; specifically for the preparation of environmental assessments. The reader is referred to Chapters 341 and 343 of the Hawaii Revised Statutes and Chapter 200 of Title 11, Department of Health Administrative Rules, prior to any document preparation. (References in brackets refer to either Hawaii Revised Statutes, Chapter 343, or Title 11, Chapter 200, Department of Health Administrative Rules.)

The purpose of preparing an environmental assessment is to determine if the impacts of a proposed action are significant enough to warrant the preparation of an Environmental Impact Statement [11-200-2].

An Environmental Assessment is a document which is prepared for a proposed action which triggers the Environmental Impact Statement Process. Briefly summarized, the eight triggers that require the preparation of an environmental assessment [§343-5] are:

- (1) Use of State or County lands or funds
- (2) Use within Conservation District Lands
- (3) Use within the Shoreline Setback Area
- (4) Use within any Historic Site or District
- (5) Use within the Waikiki Special District
- (6) Amendments to a County General Plan (except for those initiated by the County)
- (7) Reclassification of Conservation Lands
- (8) Construction or modification of helicopter facilities

During the preparation of an environmental assessment, the procedures listed in §11-200-9, Early Assessment, must be followed. Historically, one of the steps frequently overlooked has been §11-200-9 (a)(4). This section requires consultation with agencies having jurisdiction or expertise as well as consultation with citizen groups and individuals.

The proposed action must be described in its entirety; therefore, projects should not be done on an incremental basis to avoid the preparation of an environmental impact statement [§343-6(2), §11-200-12(a)].

Environmental assessments must include (but are not limited to) the following [§11-200-10]:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
(Failure to identify consulted agencies will result in the delayed publication of the submitted environmental assessment in the OEQC Bulletin.)
- (4) General description of the action's technical, economic, social, and environmental characteristics;
*(Some GENERAL guides to the content of each characteristic are listed below:
This section should generally answer the "What, Why, Where, When, Who and How" of the proposed action and its short and long-term impacts.*

TECHNICAL

Describe the purpose of the project and in general terms how the project will be accomplished. If applicable, the dimensions of the project should be included.

SOCIO-ECONOMIC

Describe the economic impacts on the immediate community as well as on the community at large. The assessment may include, but not be limited to, providing income for the county/state and creating employment opportunities in areas with high unemployment rates.

Describe issues pertinent to the specific project. If an action involves a targeted segment of the population, any/all positive or negative effects must be discussed. In addition, any other issues pertinent to the action (such as: population density, recreational facilities, childcare provisions, relocation of residences, etc.) must be discussed.

The Socio-Economic Impact does not apply to the impact of the action on the proposing agency or applicant. For state or county projects, the cost of the proposed action should be included in the assessment.

ENVIRONMENTAL CHARACTERISTICS

Describe, as applicable, aesthetics, the generation of air pollution, traffic congestion, noise levels, effects on water quality or any other aspect of the environment which may be affected by the proposed action.

- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
Include flora, fauna, significant habitats, historical/archeological and cultural sites. Describe adjacent natural resources. Sensitive habitats (such as a refuge) or bodies of water (stream, river, ocean, estuary, anchaline pond) adjacent to a proposed project must be addressed.
- (6) Identification and summary of major impacts and alternatives considered, if any;
Identify positive as well as negative major impacts. The impacts of concern are of the proposed action on the surrounding environment and community, not the impact of the environment on the action. The alternatives considered should be included when applicable.
- (7) Proposed mitigation measures, if any:
It is not sufficient to write one sentence stating that appropriate mitigation measures shall be instituted wherever necessary. The potential problems must be identified and appropriate mitigation described in general terms. Best Management Practices should be cited whenever possible. For mitigation at Historic Sites, the environmental assessment must include: 1) copies of the Mitigation and/or Preservation Plans prepared for the Department of Land and Natural Resources' State Historic Preservation Program; and 2) a copy of the approval letter for the plans from the State Historic Preservation Program.
- (8) Determination;
The agency shall consider every phase of a proposed action, the expected consequences, both primary and secondary, and the cumulative as well as the short and long-term effects of the action in making a determination.

A determination letter from the Approving Agency must be submitted with the environmental assessment identifying it as either a Negative Declaration or Environmental Impact Statement Preparation Notice. This letter is a formal declaration stating that the document has been reviewed and the action will or will not have significant impacts on the environment. This must be the Approving Agency's determination, not the consultant's determination.
- (9) Findings and reasons supporting determination; and
Evidence justifying the statement that the proposed action will or will not result in any significant environmental impact, must be included.
- (10) Agencies to be consulted in the preparation of the environmental impact statement, if applicable.
This is necessary only for assessments which are determined to require environmental impact statements.

An environmental assessment is submitted to an Approving Agency which determines if the proposed action will have a significant impact [§11-200-11(a), §11-200-12]. If the agency's review determines that the proposed action will not have a significant impact, a Negative Declaration is issued. If the agency determines the action will have a significant impact, an Environmental Impact Statement Preparation Notice is issued.

The Notice of Determination (Negative Declaration or EIS Preparation Notice) which is issued by the Approving Agency must include [§11-200-11(c)]:

- (1) Identification of applicant or proposing agency
- (2) Identification of accepting authority
- (3) Brief description of proposed action
- (4) Determination
- (5) Reasons supporting the determination
- (6) Name, address and phone number of contact person for further information

Both Negative Declarations and EIS Preparation Notices must be submitted by the Approving Agency to OEQC for publication in the OEQC Bulletin [§11-200-11(b)]. OEQC has a "Document for Publication Form" which should be filled out and submitted to OEQC with the Negative Declaration or Environmental Impact Statement Preparation Notice.

NEGATIVE DECLARATIONS ARE NOT "ACCEPTED." Once a determination has been made, the document stands as a Negative Declaration unless it is legally challenged. There is a 60 day "Statute of Limitations" [§343-7(d)] during which the public or other agencies may challenge the determination of "negative declaration." A Negative Declaration is not considered "accepted" as with Final EIS's, therefore, it is not republished in the OEQC Bulletin.

If you have any questions or need further information on the Environmental Review Process, please call the Office of Environmental Quality Control at 548-6915.

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

July 8, 1991

EDWARD Y. HIRATA
DIRECTOR

DEPUTY DIRECTORS
AL PANG
JOYCE T. OMINE
JEANNE K. SCHULTZ
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-PS
2.7686

Mr. Michael N. Scarfone
Director
Department of Housing and
Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Environmental Assessment Preparation Notice,
Fort Street Mall Renovation, Honolulu, Oahu

Thank you for your letter of June 24, 1991, requesting our
comment on the proposed renovation of Fort Street Mall.

We do not anticipate any significant effect on our State highway
facilities.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Edward Y. Hirata".

Edward Y. Hirata
Director of Transportation

ALUMINUM
JUL 10 1991

JOHN WAI'OLE
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 548-4611

July 3, 1991

Mr. Michael N. Scarfone, Director
Department of Housing and Community
Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Scarfone:

Subject: Fort Street Mall Renovation

We have reviewed the preliminary information for the subject renovation project transmitted by your letter dated June 24, 1991, and have no comments to offer except to confirm that the subject property is located in the State Land Use Urban District.

Thank you for the opportunity to comment on this matter. If you have any questions, please call me or my staff at 548-8101.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:to

91 JUL 16 10 16 AM '91

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432



FRANK F. FASI
MAYOR

DONALD A. CLEGG
DIRECTOR

LORETTA K. C. CHEE
DEPUTY DIRECTOR

LU 06/91-5535 (JSM)

July 11, 1991

MEMORANDUM

TO: GAIL KAITO, ACTING DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: LORETTA K. C. CHEE, ACTING DIRECTOR

SUBJECT: FORT STREET MALL RENOVATION

Thank you for providing us with the opportunity to review your preliminary information, on the proposal to renovate and improve the existing Fort Street Mall.

We have no comments at this time. We look forward to future review of your Environmental Assessment and design drawings.

If you have any questions, please call John Morihara of our staff at 527-5349.

A handwritten signature in cursive script, reading "Loretta Chee".

LORETTA K. C. CHEE
Acting Director of Land Utilization

LKCC:lg

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

PB 91-732

July 5, 1991

MEMO TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

SUBJECT: FORT STREET MALL RENOVATION

This is to recommend that your consideration be given towards the inclusion of public restrooms on the Fort Street Mall and an escalator at the satellite city hall in your proposed renovation plans.

We believe that the aforementioned improvements would provide great convenience to the users of the Fort Street Mall.

Thank you for the opportunity to provide comments to your preparation of the environmental assessment.


HERBERT K. MURAOKA
Director and Building Superintendent

cc: J. Harada

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

C. MICHAEL STREET
DEPUTY DIRECTOR

In reply refer to:
ENV 91-140

July 15, 1991

MEMORANDUM

Mike
TO: MR. MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER
SUBJECT: FORT STREET MALL RENOVATION

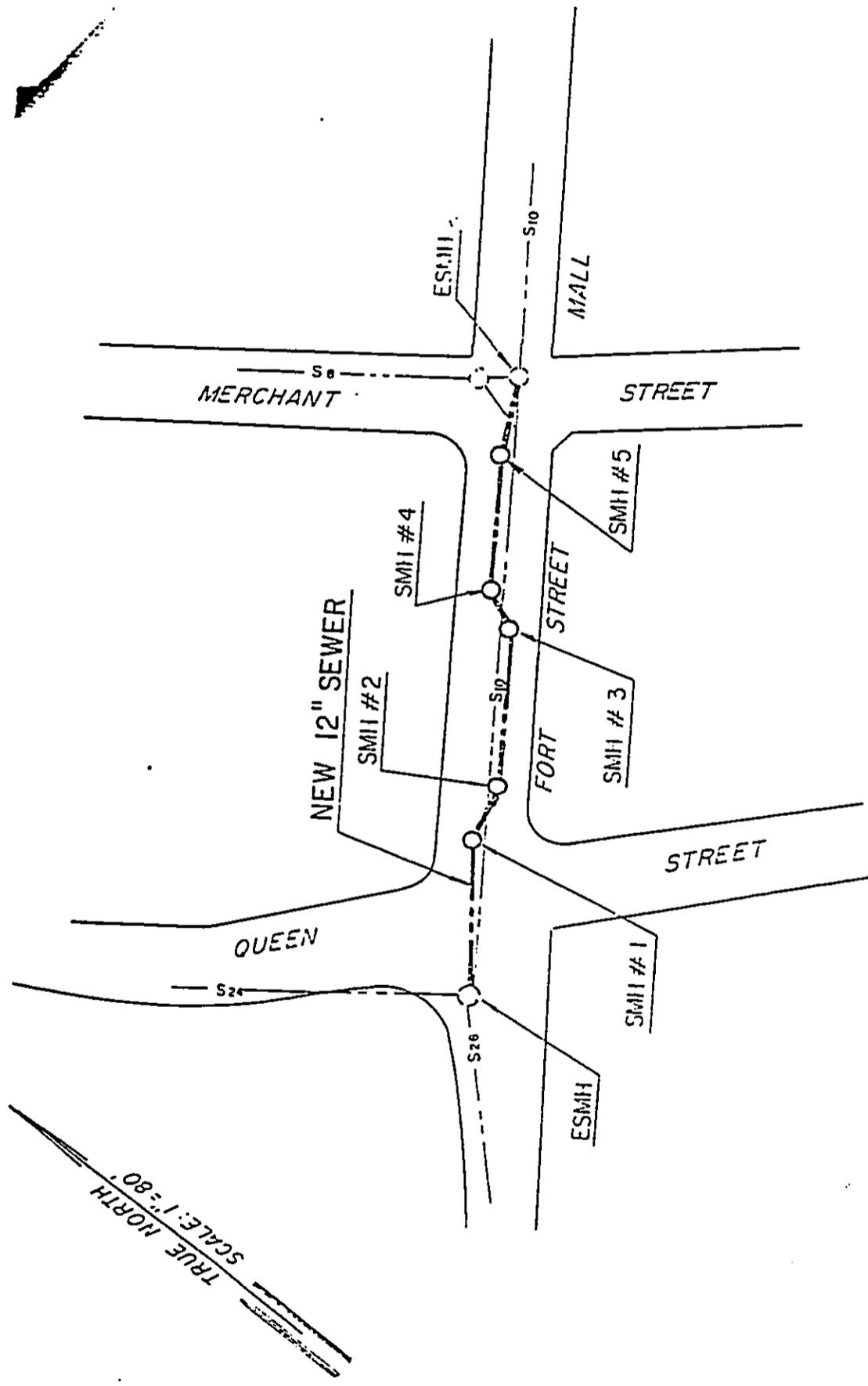
In response to your memorandum of June 24, 1991, regarding the subject project, we wish to inform you that there is a proposed relief sewer on Fort Street Mall between Merchant Street and Queen Street (see attached map). This project is to be constructed by the developers of Pan Pacific Plaza but its schedule is not known at this time. However, we will keep you informed if we receive additional information.

Also, will Department of Parks and Recreation maintain the facilities after the project is completed?

Sam
SAM CALLEJO
Director and Chief Engineer

Attach.

91 Jul 16 10:11 AM



TRUE NORTH
SCALE: 1"=80'

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
DIVISION OF WASTEWATER MANAGEMENT

FORT STREET MALL RECONSTRUCTED SEWERS
(MERCHANT TO QUEEN STREETS)

MAP OF PROPOSED PROJECT

SCALE 1"=80'

FIGURE 2

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



July 19, 1991

FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman
WALTER O. WATSON, JR., Vice Chairman
SAM CALLEJO
EDWARD Y. HIRATA
MAURICE H. YAMASATO

KAZU HAYASHIDA
Manager and Chief Engineer

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: KAZU HAYASHIDA, MANAGER AND CHIEF ENGINEER *K.H.*
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF JUNE 24, 1991 REGARDING THE FORT
STREET MALL RENOVATION, TMK: 2-1

91 JUL 23 10:00 AM

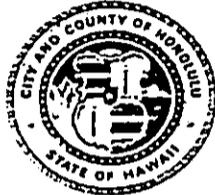
We have no objections to the proposed renovation of the Fort Street Mall. We have the following comments on the proposal:

1. The construction plans should be submitted for our review and approval.
2. Water mains, laterals, meters, and appurtenances should be accessible to Board of Water Supply (BWS) heavy equipment and personnel for maintenance and repair.
3. BWS should not be responsible for restoring special architectural sidewalk finishes which may be damaged during repairs.
4. All affected water meter boxes and meter numbers are required to be shown on the plans. The renewal of any galvanized laterals to copper should also be considered.

If you have any questions, please contact Bert Kuioka at 527-5235.

DEPARTMENT OFFICE OF HUMAN RESOURCES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING, 6TH FLOOR
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 527-5311



FRANK F. FASI
MAYOR

MARIA VICTORIA R. BUNYE
Acting DIRECTOR
Acting VICTOR D. GUILLERMO, JR.
DEPUTY DIRECTOR

July 22, 1991

MEMORANDUM

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

ATTN: RICHARD MURAKAMI
ENGINEERING DIVISION

FROM: *Maria Victoria R. Bunye*
MARIA VICTORIA R. BUNYE, ACTING DIRECTOR
DEPARTMENT OF HUMAN RESOURCES

SUBJECT: FORT STREET MALL RENOVATION PROJECT

91 JUL 23 10:10 AM

In accordance with Hawaii Revised Statutes (HRS) 103-50 the Department of Human Resources has forwarded the draft construction plans for the project cited above to the Commission for Persons with Disabilities for review of accessibility.

We have requested that response be sent to you directly.

Please direct your inquiries on this matter to Mr. Bruce Clark, Facility Access Coordinator for the Commissions on Persons with Disabilities at 548-7606.

Thank you very much.

MVRB:ds

DEPARTMENT OF FINANCE
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



RUSSELL W. MIYAKE
DIRECTOR

GLEN S. NONAKA
DEPUTY DIRECTOR

July 3, 1991

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

FROM: GLEN S. NONAKA, ACTING DIRECTOR OF FINANCE

SUBJECT: FORT STREET MALL RENOVATION

We have reviewed your Fort Street Mall Renovation project and have no comments on this proposed project.

A handwritten signature in black ink, appearing to read "Glen S. Nonaka", is written over a horizontal line.

GLEN S. NONAKA
Acting Director of Finance

GSN:jw

RECEIVED
JUL 10 1991

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET, ROOM 305
HONOLULU, HAWAII 96814

FRANK F. FASI
MAYOR



LIONEL E. CAMARA
FIRE CHIEF

DONALD S.M. CHANG
DEPUTY FIRE CHIEF

July 15, 1991

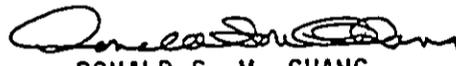
TO : MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM : DONALD S. M. CHANG, FIRE DEPUTY CHIEF

SUBJECT: REQUEST FOR REVIEW PROPOSED EXEMPTIONS AUTHORIZED BY
SECTION 201E-210, HRS, AND 46-15.1, HAWAII REVISED STATUTES
ASSOCIATION FOR RETARDED CITIZENS OF HAWAII - EWA, HAWAII
TMK: 9-1-38: 111

We have reviewed the application and made an on-site assessment of the above subject request, and have no objections to the proposal.

Should additional information or assistance be required, you may contact Captain Michael Chung of our Fire Prevention Bureau at 523-4186.


DONALD S. M. CHANG
Fire Deputy Chief

DSMC/MC:mc

AUG 17 1991

91 JUL 17 11:00

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

1495 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814 • AREA CODE (808) 941-1111



FRANK F. FASI
MAYOR

MICHAEL S. NAKAMURA
CHIEF

HAROLD M. KAWASAKI
DEPUTY CHIEF

OUR REFERENCE ES-LK

July 3, 1991

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: MICHAEL S. NAKAMURA, CHIEF OF POLICE
HONOLULU POLICE DEPARTMENT

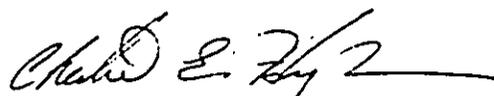
SUBJECT: FORT STREET MALL RENOVATION

AC 16
JUL 3 1991

We have reviewed the preliminary information you sent to us regarding the Fort Street Mall renovation. Our only concern would be to ensure that normal precautions are taken during construction to minimize safety hazards for people in the area.

Thank you for the opportunity to comment.

MICHAEL S. NAKAMURA
Chief of Police

By 
CHESTER E. HUGHES
Assistant Chief of Police
Support Services Bureau

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU HAWAII 96813



FRANK F. FASI
MAYOR

WALTER M. OZAWA
DIRECTOR

ALVIN K. C. AU
DEPUTY DIRECTOR

July 8, 1991

6
JUL 11 1991

TO: MICHAEL N. SCARFONE, DIRECTOR
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

FROM: WALTER M. OZAWA, DIRECTOR

SUBJECT: FORT STREET MALL RENOVATION

We have no specific comments to offer on the Fort Street Mall Renovation Environmental Assessment. However, we would appreciate reviewing the details of the plans as they become available.


WALTER M. OZAWA, Director

WMO:jf



DOWNTOWN IMPROVEMENT ASSOCIATION • 700 BISHOP STREET / SUITE 1005 • HONOLULU, HAWAII 96813 • PHONE (808) 531-2081

June 27, 1991

JUN 28 1991

Mike N. Scarfone, Director
Dept. of Housing & Community Development
650 S. King Street 5th Floor
Honolulu HI 96813

Dear Mr. Scarfone:

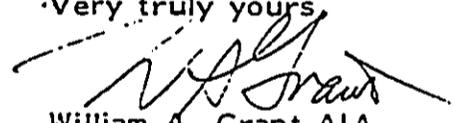
Re: Fort Street Mall

Our Association is very interested in the Fort Street Mall renovation plans.

We would appreciate being consulted during the preparation of the Environmental Impact Statement.

We would also like to have an opportunity to review the plans and comment on them.

Very truly yours,


William A. Grant AIA
Executive Director



2669 Kilihau Street • Honolulu, Hawaii 96819-2091 • Telephone: (808) 836-2888

July 2, 1991

Department of Housing and
Community Development
City and County of Honolulu
850 South King St., 5th Floor
Honolulu, HI 96813

Attention: Mr. Michael N. Scarfone, Director

Subject: Fort Street Mall Renovation

This is in reference to your letter of June 24, 1991 concerning the above subject. Please be advised that Oceanic does not have any underground structural facilities along the mall area. We presently lease conduit facilities from Hawaiian Telephone for our CATV cabling.

Accordingly, we do not foresee any major problems with proposed mall renovation. However, should there be any excavation requirements, existing underground structural facilities from other utilities could be affected.

Should you have any questions regarding our existing facilities, please call me at 834-4145.

Sincerely,

A handwritten signature in cursive script that reads "Don Camacho".

Don Camacho
Director of Administration

DC:bs

ACCOMPLISHED
JUL 3 1991

GTE Hawaiian Tel

GTE Hawaiian Telephone Company Incorporated
P.O. Box 2200 · Honolulu HI 96841 · (808) 546-4511

Beyond the call

June 28, 1991

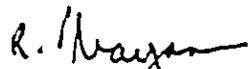
Mr. Michael N. Scarfone, Director
Department of Housing and Community Development
City and County of Honolulu
650 South King Street, 5th floor
Honolulu, Hawaii 96813

SUBJECT: FORT STREET MALL RENOVATION

Dear Mr. Scarfone:

We received your letter on the proposed renovation of Fort Street Mall. This is to include landscaping, replacing street lights, and resurfacing. Work of this nature will greatly enhance the overall appearance of Fort Street. Hawaiian Telephone Company has several pullboxes and handholes on Fort Street. Therefore, we would appreciate the opportunity to review construction plans as they become available to determine the exact impact, if any, on our facilities. If you have any specific questions pertaining to Hawaiian Tel facilities, please contact Tanay Panalal at 834-6271.

Sincerely,



Ron Tibbryan
Operations Supervisor
OSP Engineering

cc: A. Park
M. Scriven

The Gas Company

515 Kamae Street
PO Box 3379 Honolulu, Hawaii 96842
Telephone (808) 547-3333
Telex 7430292
Fax (808) 547-3030 547-3561



July 8, 1991

Department of Housing and
Community Development
City and County of Honolulu
650 South King Street, 5th Floor
Honolulu, Hawaii 96813

Attention: Mr. Michael N. Scarfone
Director

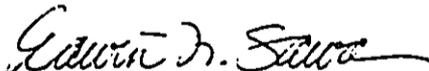
Gentlemen:

Subject: Fort Street Mall Renovation

Please be advised that The Gas Company maintains an underground gas utility system in the project vicinity. We would appreciate an opportunity to review the preliminary plans of the proposed improvements to minimize any potential conflicts.

Should there be any questions, or if additional information is required, please call me at 547-3574.

Very truly yours,


Edwin N. Sawa, P.E.
Manager, Engineering

ENS:glk
91224.C&C

191 JUL 10 10 27 AM
HONOLULU

APPENDIX C
HISTORIC PRESERVATION COMPLIANCE

