

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



JEREMY HARRIS
MAYOR

PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

February 13, 1995

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
State of Hawaii
Honolulu, Hawaii 96813

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

94/ED-11(ASK)

95 FEB 15 PM 2:57

RECEIVED

Dear Mr. Gill:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner/
Applicant : Kinkai Properties Ltd., Limited
Partnership
Agent : Kusao and Kurahashi, Inc.
Location : 333 and 337 Lewers Street and 2211
Waikolu Way, Waikiki, Oahu
Tax Map Key : 2-6-19: various
Request : Waikiki Special District Permit
Proposal : Demolition of the Existing Laniolu
Retirement Home and Expansion of the
Existing Duty Free Shop
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the Final Environmental Assessment (FEA) prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four (4) copies of the FEA. If you have any questions, please contact Ardis Shaw-Kim of our staff at 527-5349.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Patrick T. Onishi".

PATRICK T. ONISHI
Director of Land Utilization

PTO:am
Attachments
g:nd94ed11.ask

5

*1995-03-08-0A-FA- Duty Free Shop Expansion and Demolition of
Existing Lanialu Retirement Home*

FINAL ENVIRONMENTAL ASSESSMENT

**DUTY FREE SHOP EXPANSION AND DEMOLITION
OF
THE EXISTING LANIOLU RETIREMENT HOME**

Waikiki, Oahu, Hawaii

Tax Map Key: 2-6-19: 22, 27, 34, 35, 36, 41, 47 and 48

Applicant

**KINKAI PROPERTIES LTD, LIMITED PARTNERSHIP
3375 Koapaka Street
Honolulu, Hawaii 96819**

Architect

**Kajioka Okada Yamachi Architects
934 Pumehana Street
Honolulu, Hawaii 96826**

Agent

**Kusao & Kurahashi, Inc.
Planning and Zoning Consultants
210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814**

FEBRUARY 1995

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

1995 FEB 7 PM 1 50

BUS. (808) 538-6652

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February 7, 1995

Mr. Patrick T. Onishi
Director
Department of Land Utilization
650 So. King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Ms. Ardis Shaw-Kim
Environmental Assessment Branch

Dear Mr. Onishi:

Subject: Final Environmental Assessment for the Proposed
Duty Free Shop Expansion and Demolition of the
Laniolu Retirement Home, Waikiki, Oahu, Hawaii
Tax Map Key 2-6-19: 22, 27, 34, 35, 36, 41, 47 and 48

On behalf of the applicant, Kinkai Properties Ltd, Limited Partnership, I am submitting five copies of the Final Environmental Assessment to meet requirements of Chapter 343 Hawaii Revised Statutes and Chapter 200 of Title 11, Administrative Rules - Environmental Impact Statement Rules. The action that triggers this assessment is the proposed expansion of the Duty Free Shop and demolition of the Laniolu Retirement Home in the Waikiki area of Oahu.

The applicant has submitted an application for a Special District Permit for the proposed development in accordance with the Land Use Ordinance and regulations within the Waikiki Special District.

Based on the enclosed Final Environmental Assessment, the applicant respectfully requests a negative declaration for the project. The project's impact on the environment and neighboring properties will be negligible.

Mr. Patrick T. Onishi
Page 2
February 7, 1995

Your expeditious and favorable consideration of this matter would be greatly appreciated. Should you have questions, or wish additional information, please feel free to contact me.

Very truly yours,

Keith H. Kurahashi

Keith H. Kurahashi

Encl.

FINAL ENVIRONMENTAL ASSESSMENT

**DUTY FREE SHOP EXPANSION AND DEMOLITION
OF
THE EXISTING LANIOLU RETIREMENT HOME**

Waikiki, Oahu, Hawaii
Tax Map Key: 2-6-19: 22, 27, 34, 35, 36, 41, 47 and 48

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210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814

FEBRUARY 1995

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<u>Appendix</u>	<u>Description</u>
I	Floor Plans and Exterior Elevations
II	Agency Comments & Applicant Responses

FINAL ENVIRONMENTAL ASSESSMENT

DUTY FREE SHOP EXPANSION AND DEMOLITION OF THE EXISTING LANIOLU RETIREMENT HOME

Waikiki, Oahu, Hawaii

Tax Map Key: 2-6-19: 22, 27, 34, 35, 36, 41, 47 and 48

I. INTRODUCTION

- | | | |
|------------------------------|----------|--|
| A. Applicant | : | Kinkai Properties Ltd., Limited Partnership
3375 Koapaka Street
Honolulu, Hawaii 96819 |
| B. Approving Agency | : | Department of Land Utilization
City and County of Honolulu |
| C. Recorded Fee Owner | : | Kinkai Properties Ltd., Limited Partnership (KPL LP)
3375 Koapaka Street
Honolulu, Hawaii 96819 |
| D. Agent | : | Kusao & Kurahashi, Inc.
Planning and Zoning Consultants
210 Ward Avenue, Suite 124
Honolulu, Hawaii 96814 |
| E. Architect | : | Kajioka Okada Yamachi Architects
934 Pumehana Street
Honolulu, Hawaii 96826 |
| F. Tax Map Key | : | 2-6-19: 22, 27, 34, 35, 36, 41, 47 and 48 |

Final Environmental Assessment
Duty Free Shop Expansion

- G. Location : The site is located at 333 and 337 Lewers Street and 2211 Waikolu Way between Kalakaua Avenue and Kuhio Avenue (Exhibit 1, Location and Special Management Area Use Map).
- H. Lot Area : 37,600 square feet
- I. State Land Use : Urban
- J. Development Plan
- Land Use : Resort Mixed Use (Exhibit 2).
- Public Facilities : Improvements within the existing right of way along Lewers Street is planned beyond 6 years (Exhibit 3).
- K. Zoning : Resort Commercial Precinct (Exhibit 4).
- L. Special District : Waikiki Special District
- M. Existing Use : The subject lot contains a vacant 80-unit apartment building, an open parking lot, a private roadway and the existing Duty Free Shop. In December of last year (1993) a 15 unit apartment building (The Tree House) was demolished.
- N. Agencies Consulted : Department of Land Utilization
Department of Wastewater Management
Board of Water Supply

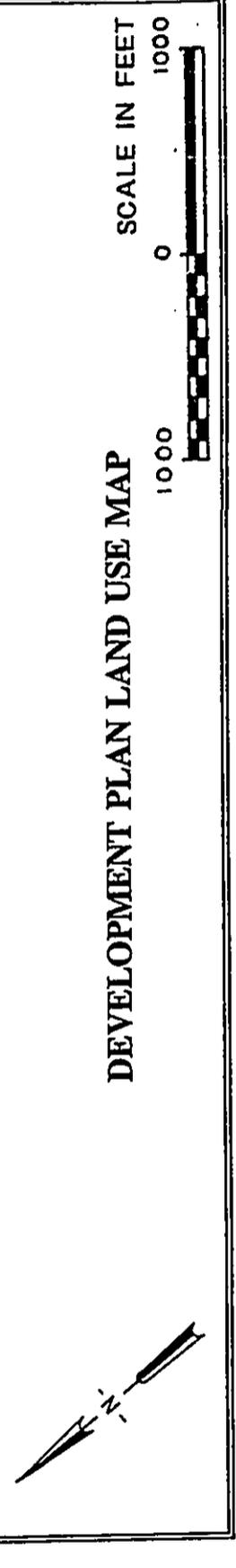
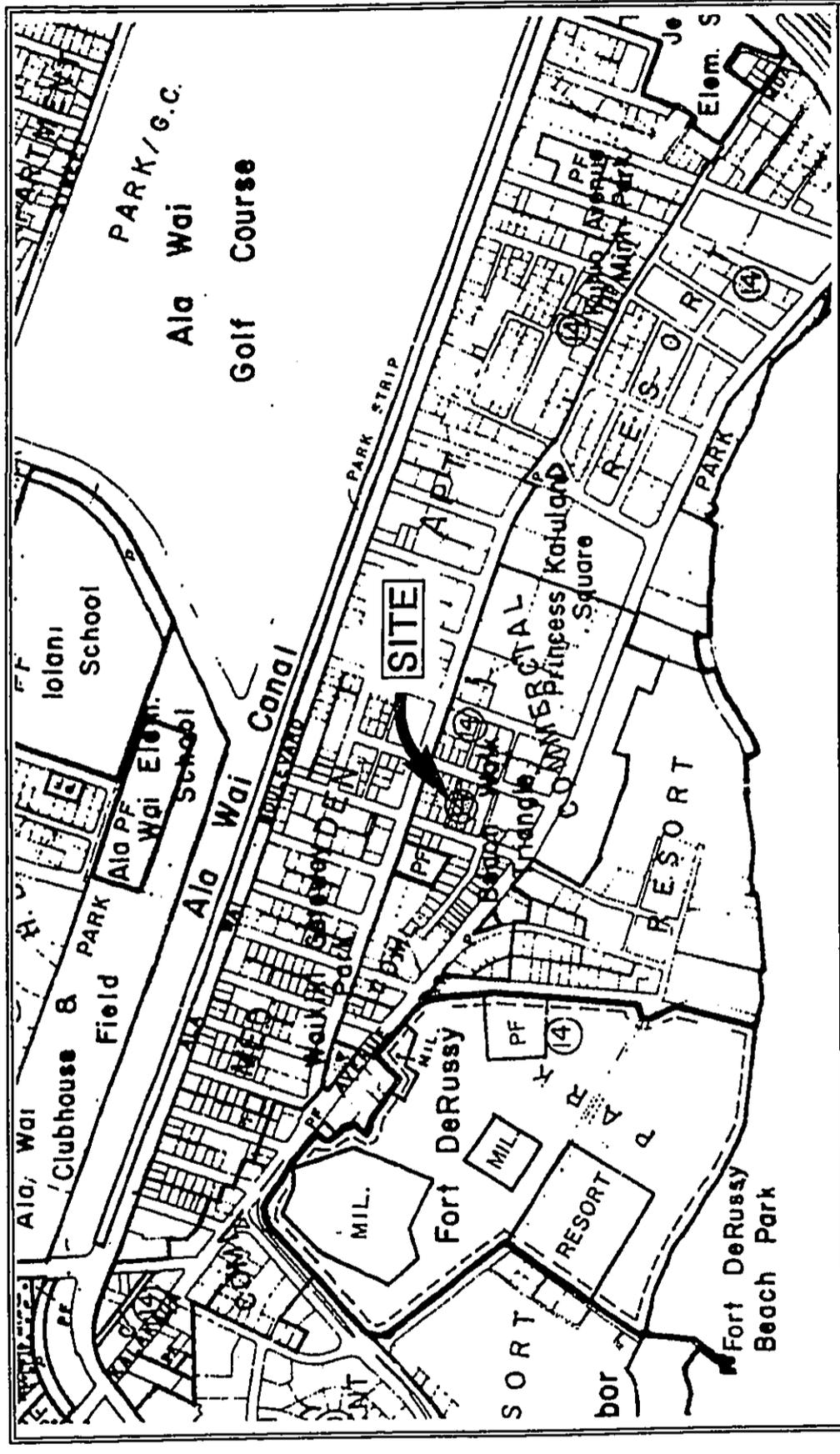
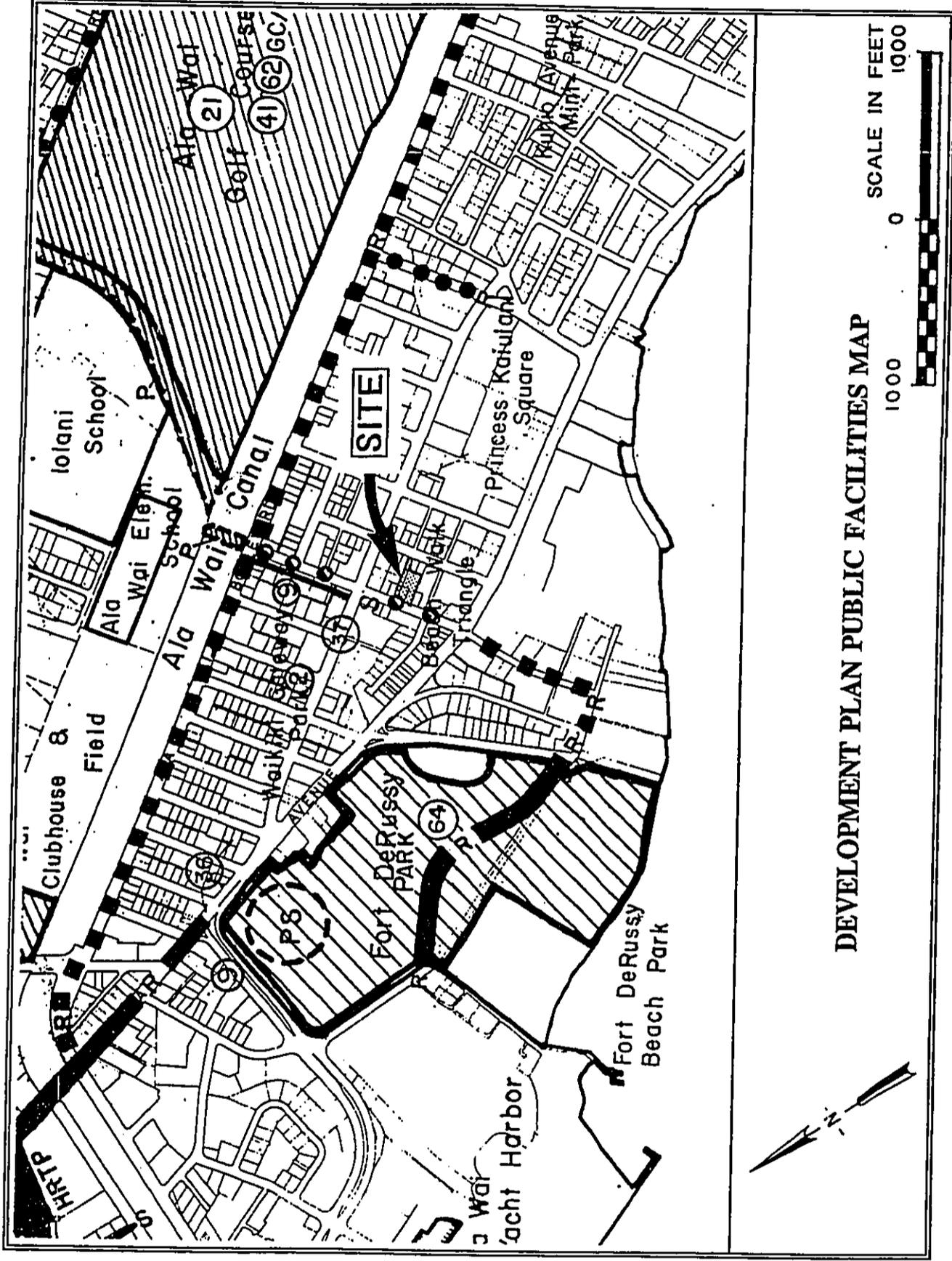
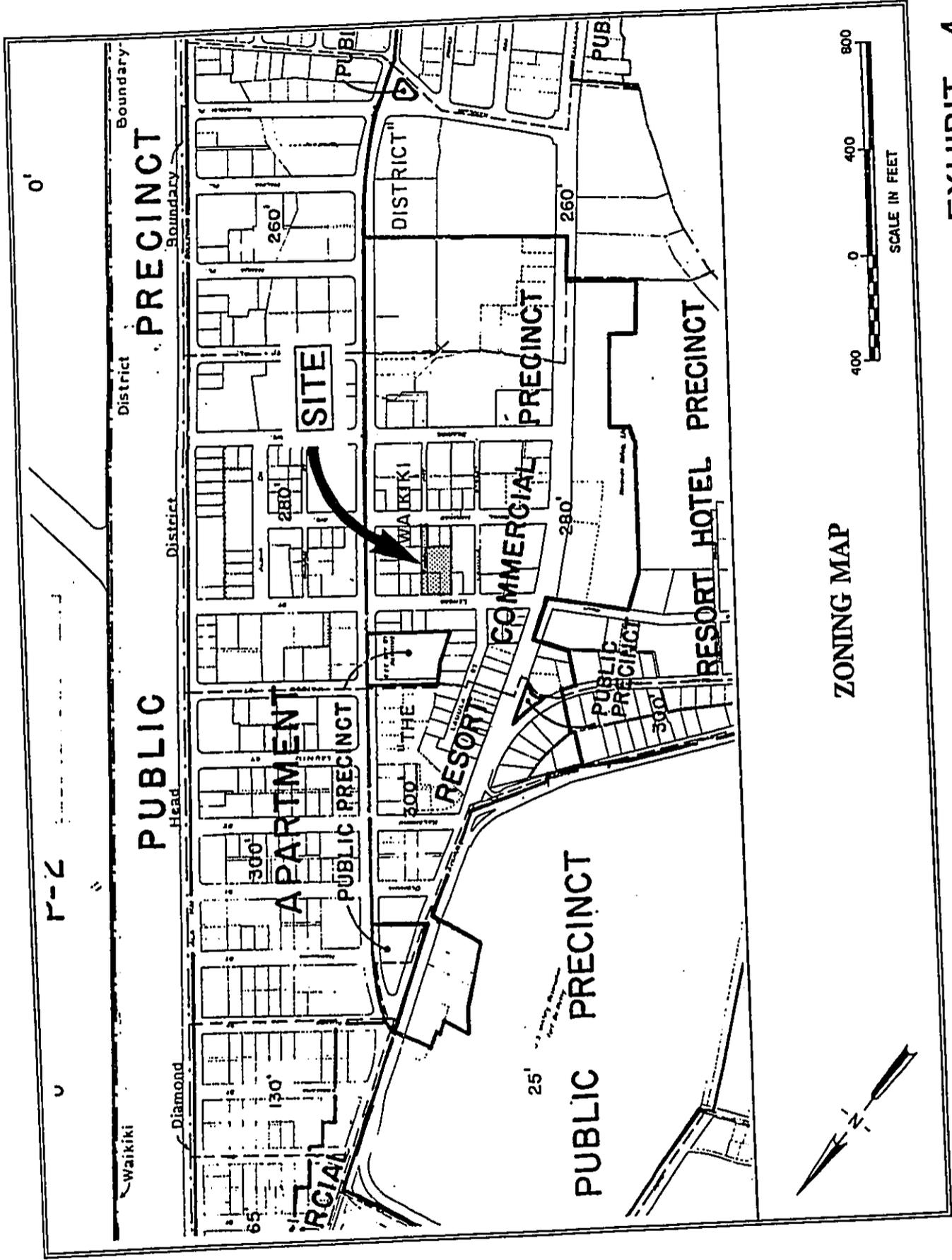


EXHIBIT 2



DEVELOPMENT PLAN PUBLIC FACILITIES MAP

EXHIBIT 3



II. BACKGROUND

This lot is bounded by Kalakaua Avenue, Kuhio Avenue, Lewers Street and Waikolu Way. The site is developed with the Laniolu Retirement Home (a 13-story, 60,000 square-foot apartment building), an open parking lot, a private roadway, and the existing Duty Free Shop. Last year the Tree House, a 4-story, 20,000 square-foot apartment building, was demolished. The Laniolu Retirement Home was purchased by the applicant, Kinkai Properties Ltd., Limited Partnership, in 1990 and was vacated in June of this year (1994). In order to allow for relocation of the residents of the retirement home, the applicant originally agreed to allow the residents to remain in the home for up to three years. Because of the difficulty in finding replacement housing for the residents, the applicant allowed the residents to stay an additional year. A church, which operated out of the 13th floor of the Laniolu Retirement Home, has also been vacated.

In October of 1991 the applicant completed construction of its first phase expansion at their Royal Hawaiian Avenue store by adding

approximately 60,000 square feet of floor area to the 50,000 square foot building. The expanded Duty Free Shop has four floors above grade and a basement, together with accessory parking areas in the basement and on the first and second floors. The applicant has planned to acquire and develop the subject Laniolu Retirement Home property since 1989.

III. PROPERTY DESCRIPTION

A. Location

The subject property is located on the mauka (north) side of Kalakaua Avenue, between Royal Hawaiian Avenue and Lewers Street. The proposed expansion will include parcels surrounded by the existing Duty Free Shop and bounded on its fourth side by Lewers Street. The pedestrian access to the store will remain on Royal Hawaiian Avenue and Lewers Street.

B. Site Description

The subject site is level and fully developed in an urban setting. All of the parcels proposed for the Duty Free Shop expansion area are

in the Waikiki Special District (WSD) in the Resort Commercial Precinct. The proposed additional retail and accessory office use are consistent with the uses permitted in the Resort Commercial Precinct, in accordance with the WSD. The proposed expansion area is not within the Special Management Area.

C. Soils

A Draft Soils Report, "Draft Report Geotechnical Investigation Duty Free Shoppers, Expansion II Waikiki, Oahu, Hawaii", dated December 9, 1994, has been prepared for the project by Harding Lawson Associates. Two copies of the Draft Soils Report are on file at the Department of Land Utilization. The primary concerns presented in the report were the installation of drilled shafts, settlements and dewatering. Recommendations were presented to mitigate impacts from these activities, including use of a contractor experienced in construction dewatering. The applicant intends to use the same contractor that did the first Duty Free Expansion project. In addition, impacts from dewatering are expected to be less than occurred in the first expansion phase since the finished floor of the

basement parking for the second phase is at Elevation -7 feet Mean Sea Level (MSL) where as in the first phase the basement area finished floor of the loading zones were at Elevation -15 feet MSL.

IV. TECHNICAL CHARACTERISTICS

A. Environmental Requirement

This environmental assessment was triggered by Chapter 343, HRS, because it involves the development of lands within the City's Waikiki area of Oahu.

B. Construction Characteristics

The proposed development will include the demolition of the Laniolu Retirement Home structure with about 60,000 square feet of floor area in nonconforming apartment use. Last year "The Tree House", another building formerly on the site, was demolished, eliminating about 20,000 square feet of floor area also in nonconforming apartment use. The 80,000 square feet of apartment buildings will be replaced by an addition to the existing Duty Free

Shop. The total store and associated facilities will expand by about 45,500 square feet, from its current size of 111,811 square feet to a total of 157,321 square feet. Approximately 30,000 square feet of the proposed expansion area will be used as additional retail area which will result in a 37.5% expansion of the existing 80,000 square feet of retail space.

Additions to the existing Duty Free shop will include additional parking stalls, employee lounge, garden court, retail area, lobby area, offices, stock rooms, restrooms, and mechanical rooms (see, Appendix I, Floor Plans and Exterior Elevations).

The additional 87 parking stalls for employees and customers of the Duty Free Shops will be placed on two floors. Fifty-one stalls (47 standard and 4 compact) will be placed below ground in the basement and 36 stalls (14 standard and 22 compact) will be located on the Mezzanine floor along with office, lounge and lobby areas.

The Ground floor will include a Garden Court, retail, and lobby area. The additional Garden Court will be approximately 92'x 80'.

The additional retail area will be approximately 96' x 92'. The additional lobby area will be approximately 48' x 52'.

The Kalia floor and Duty Free floor will include new retail area. The additional retail area for each floor will be approximately 10,000 square feet (100' x 100'). The Duty Free floor will also include a Lobby and Stock Room area of approximately 1,415 square feet.

The Roof will include a mechanical room, elevator machine room, restrooms, and other typical rooftop appurtenances.

V. SOCIO-ECONOMIC CHARACTERISTICS AND IMPACT

A. Existing Use and Surrounding Uses

The portion of the lot to be developed is occupied by a vacant retirement home and church, open parking lot and private roadway. The former apartment use of the site was a nonconforming use which is not permitted in the Resort Commercial Precinct. The proposed commercial/retail use of the site is a permitted use and more in

keeping with the surrounding uses. It is situated in an urban setting surrounded by commercial and hotel structures.

The site is bounded on its mauka, makai and Kokohead sides by the existing Duty Free store. In the Ewa direction across Lewers Street is the Waikiki Joy Hotel.

The properties proposed for the expanded facilities have been vacated over a period of four years, allowing for an orderly transition for former tenants of the retirement home. No other residents or businesses will be displaced.

B. Employment

There will be an increase in the existing retail operation and employees with the expanded facility providing additional employment for approximately 250 persons. The existing facility has about 650 employees although the average number of employees on the site during working hours is about 160. During the peak period there are about 200 employees working in the store. It is projected that the number of employees during the peak period will increase to 275.

C. Government Revenues/Taxes

1. State of Hawaii Duty Free Concession

Duty Free Shoppers has contracted to pay the state of Hawaii \$1.1 billion or 20% of the gross sales, whichever is greater. The increase in retail floor space will allow the display of additional merchandise and should lead to greater sales which would increase the State's share of revenues.

2. Excise Tax

An increase in retail sales will lead to an increase in the monies paid to the State for the 4% excise tax.

3. Property Taxes

The newer improvements and commercial use of the property should provide a higher valuation for the use and structures on the site leading to greater property tax revenues for the City.

VI. IMPACT ON PUBLIC SERVICES

A. Access and Transportation

Access to the project site is provided by Royal Hawaiian Avenue and Lewers Street. Royal Hawaiian Avenue is one-way makai bound and has two lanes with a pavement width of 28 feet. Lewers Street is one-way mauka bound and has a pavement width of 28 feet. Waikolu Way, a private roadway which provided access to only the Duty Free and Tree House lots will be closed to allow a contiguous development. Closure of this roadway should have minimal impact on the surrounding area since its primary function was to provide access to the Duty Free and Tree House lots.

The proposed expansion may involve some short term construction disruption of traffic for transportation of construction equipment to and from the site and delivery of building materials to the site. The delays are normally of short duration and will end when the construction is completed.

The long term impacts will come from the Store's annual increase in customers and employees. Because of the nature of a Duty Free Shop, the annual increase or decrease in customers are related more to the increase or decrease of international travelers to Honolulu than the increase in size of the Duty Free Shop. This is validated to a certain extent, in that from 1992 to 1993 eastbound visitors to the islands dropped by 6.9%, according to figures provided by the Hawaii Visitors Bureau. During that same period, the visitors to the Waikiki Duty Free Shop dropped by 4%. Only international travelers can purchase duty free items in the duty free portions of the store and these international travelers (primarily eastbound) make up a significant portion of the shoppers at the Waikiki Duty Free Shop.

The increase in traffic due to the Duty Free expansion is offset somewhat by the decrease in traffic due to the demolition of the retirement home and the Tree House apartment building. Other factors that will serve to minimize traffic impacts on the surrounding area is the fact that most of the visitors to the Duty Free Shop either arrive by bus or walk to the shop from the nearby hotels. When they

purchase duty free items, the items are delivered to the airport for their retrieval as they board the plane and the convenience of not having to carry gift items back to their hotels promotes walk-in traffic to the Duty Free Shop.

As mentioned earlier a significant portion of the Duty Free business is provided by eastbound visitors, who arrive in Honolulu during the morning hours and are put aboard buses for transportation to hotels. Since check in time is normally 3:00 pm, the arriving visitors are taken to various attractions in the Honolulu area which includes the subject store. Therefore, the bulk of the bus traffic from this source of the business is concentrated in the hours from 10:00 am to 3:00 pm..

Tour buses visiting the Duty Free operation fall into two categories, those where visitors are discharged for a briefing and shopping and those in which the visitors are given a briefing aboard the bus. Presently about one half of the bus traffic falls in each category, an even split. In the case of those buses discharging passengers, the passengers are discharged and the buses leave the

building and return at a pre-arranged time. In the case of the buses on which the briefing is conducted, the briefer (a Duty Free employee) boards the bus and gives the briefing and the bus remains in the garage for about 20 minutes.

B. Water

The water usage for the project site is projected to decrease, since the two apartment buildings had about 80 bathrooms each with a commode, a bathtub or shower faucet and a wash basin faucet. In discussions with staff at the Board of Water Supply, we understand that water usage for a project is estimated by analyzing the fixture unit count. Since the Duty Free Expansion will include 30 commodes, 7 urinals and 20 wash basins, the water use for the project should be less than the water use for the apartments formerly on the site.

The proposed development will result in a reduction of water use on this lot.

C. Wastewater

Wastewater flows for the Laniolu Retirement Home building and the Tree House apartment formerly on the site are estimated at 26,600 gallons per day. The wastewater flows for the proposed Duty Free Expansion are estimated at 7,500 gallons per day. It is projected that wastewater flow on this lot will be reduced.

Wastewater flows were formulated after discussion with staff at the Department of Wastewater Management on standards utilized to determine wastewater flow.

D. Drainage

Since no increase in runoff is projected since the site is currently covered with concrete and pavement and will be replaced by similar groundcover with an increase in landscaping, which is presently for the most part non-existent.

E. Utility Requirements

The existing telephone and electricity service lines provided by Hawaiian Telephone Company and Hawaiian Electric Company will be utilized to service the Duty Free Expansion. The telephone and

electrical requirements for the Duty Free project should not be significantly different from the requirements of the earlier apartment use of the site.

F. Solid Waste Disposal

The solid waste generated by the proposed expansion will be collected by a private refuse firm, as is occurring with the existing Duty Free development and will not impact municipal refuse services.

G. Agency comments

The following comments on the Draft Environmental Assessment report were submitted to the Department of Land Utilization by the Departments of Public Works and Transportation Services. These comments and our responses are summarized as follows:

Department of Public Works

"1. Provide drainage calculations of the pre-development and post-development conditions to support your statement."

A drainage report prepared by Sato & Associates, Consulting Engineers, has determined that total pre-development and post-

development runoff from the site remains the same. The 1.731 acre site generates 7.47 cfs of runoff under existing conditions and will generate the same amount of runoff after the project is completed. A copy of the drainage report was submitted to the Department of Public Works and is included in Appendix II.

"2. Frontage improvements in accordance with Chapter 14, Article 21, ROH 1990, and the Waikiki Special District guidelines will be required."

The applicant will construct frontage improvements in accordance with Chapter 14, Article 21, ROH 1990, and the Waikiki Special District guidelines.

"3. The developer/owner shall also comply with the Americans with Disabilities Act Accessibility Guidelines."

The applicant will comply with the Americans with Disabilities Act Accessibility Guidelines.

"4. We recommend that the owner/developer consult with the Office of Waikiki Development of the proposed Waikiki Master Plan before implementing the project."

The applicant and his consultant team have met with Ms. Christina Kemmer, Executive Director of the Office of Waikiki Development, to brief her on the proposed Duty Free Shop Expansion. We will submit a copy of our Final Environmental Assessment to the Office of Waikiki Development.

"5. Employ best management practices (BMPs) to reduce stormwater runoff. No discharge of non-stormwater off-site will be allowed into the municipal drainage system if that is a source of pollutant."

The applicant will employ best management practices (BMPs) to reduce stormwater runoff. The applicant understands that no discharge of non-stormwater off-site will be allowed into the municipal drainage system if that is a source of pollutants.

Department of Transportation Services

"1. Full frontage improvements, including standard sidewalk sections, should be constructed within the existing right-of-way of Lewers Street and Royal Hawaiian Avenue."

The applicant will construct full frontage improvements, including standard sidewalk sections, within the existing right-of-way of Lewers Street and Royal Hawaiian Avenue, as required by the Department of Transportation Services and/or the Department of Public Works.

"2. All vehicular access points should be constructed as standard City dropped driveways."

The applicant will construct vehicular access points as standard City dropped driveways.

"3. Driveway grades should not exceed 5 percent (5%) for a minimum distance of 35 feet from the new curb line and adequate sight distance to pedestrians and other vehicles should be provided and maintained."

The applicant will provide and maintain the project's driveway with a grade of 5 percent (5%) or less for a minimum distance of 35 feet from the new curb line and adequate sight distance to pedestrians and other vehicles will be provided and maintained.

"4. Driveway widths, along with their directional characteristics, should be specified on the site plans. New driveways should also be identified on the plan."

The applicant will specify driveway widths with directional characteristics and proposed driveways on the site plan.

"5. Loading/Delivery areas should be located and designed such that all maneuvering of vehicles occur on-site."

Loading and delivery areas constructed in the first phase meet the requirements of the entire development. These loading and delivery spaces were designed such that all maneuvering of vehicles occur on-site.

"6. Preliminary construction plans for all off-site improvement work and driveway locations which may affect traffic circulation should be submitted for our review prior to the processing of building permit applications."

The applicant will submit all preliminary construction plans for off-site improvement work and driveway locations which may affect

traffic circulation to the Department of Transportation Services, for review, prior to the processing of building permit applications.

VI. ENVIRONMENTAL CHARACTERISTICS AND IMPACTS

A. Noise

Short term noise impacts at construction sites are a normal result of construction activity. The State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. The contractor will be required to apply for a permit from the State Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

Long term noise impact from the proposed expansion are expected to be minimal and primarily related to the increase in traffic due to the project. As mentioned earlier, the net increase in traffic is expected to be minimal since the increase in traffic due to the Duty

Free expansion is offset somewhat by the decrease in traffic due to the demolition of the retirement home and the Tree House apartment building. Other factors that will serve to minimize traffic noise impacts on the surrounding area is the fact that most of the visitors to the Duty Free Shop either arrive by bus or walk to the shop from the nearby hotels.

As mentioned earlier a significant portion of the Duty Free business is provided by eastbound visitors, who arrive in Honolulu during the morning hours and are put aboard buses for transportation to hotels. Since check in time is normally 3:00 pm, the arriving visitors are taken to various attractions in the Honolulu area which includes the subject store. Therefore, the bulk of the bus traffic from this source of the business is concentrated in the hours from 10:00 am to 3:00 pm.. Because project traffic, in particular bus traffic is expected to be confined to the generally non-sensitive hours between 10:00 am to 3:00 pm, the minimal increase in traffic noise associated with the proposed expansion project are not expected to be of serious

concern. For this reason, special traffic noise mitigation measures are not considered necessary for this project.

B. Air Quality

Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust will be generated in the course of demolishing the existing structure on the site and in excavating for foundations and utility lines. Dust control measures appropriate to the situation will be employed by the contractor, including where appropriate, the use of water wagons, erection of dust barriers and other methods for minimizing dust.

Due to the minimal increase in traffic projected for the project as discussed in the previous section on Noise, vehicular emissions will have minimal impact on the surrounding area. Therefore, special mitigation measures are not considered necessary for this project.

C. Historical and Archaeological Resources

The area of expansion has been in urban use for many years and a number of different uses and buildings have existed on the various lots. Because the site has been extensively developed with no

previous record of historic or archaeological discoveries, the proposed development is not expected to have an impact on archaeological resources.

D. Natural Resources

1. Flora and Fauna

This urbanized, fully developed site covered with concrete and pavement does not contain any wildlife habitats or rare or endangered flora or fauna. There is no vegetation of any consequence on the site.

2. Water Resources

The Ala Wai Canal is located approximately 900 feet mauka (north) of the subject lot. The Pacific Ocean is located approximately 1,500 feet makai (south) of the subject lot. The project will have no significant affect on either of these two bodies of water.

E. Visual Impact

The City has a unique opportunity in this instance to reduce the visual impact on our important Waikiki community. The applicant is

willing to replace two buildings, a 13-story and a 4-story (already demolished), which totalled approximately 80,000 square feet in floor area with a 4-story commercial development with 45,500 square feet of floor area. This will result in a 57% reduction of floor area on the site and a significant reduction in the height of the structures on the site. In addition, the new 4-story structure will be set back 80 feet from Lewers Street, significantly more than the existing structure. The elevation view with the proposed expansion of the building on Royal Hawaiian Avenue and Lewers Street will be about the same as the existing elevation view, except that the Waikolu Way passage through the existing Duty Free Shop will be filled in and the building face fronting Lewers Street will be pushed closer to Lewers Street, replacing the 13-story, 60,000 square-foot existing structure.

VII. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

As mentioned throughout this report the proposed Duty Free Expansion will have negligible impact on the surrounding area in terms of

public services and the environment. In fact, in certain instances impact to public services and the environment will be improved due to the reduction in floor area and height of the new structure to the existing structure. Improvements are expected in the form of a reduction of requirements for water and wastewater and a reduction in the visual impact of the new development in comparison to the existing structure.

Positive socio-economic impacts are also projected with the replacement of a nonconforming apartment use with the permitted retail use, and with increases in employment, direct State revenues in the form of concession fees, and indirect revenues to both the State (excise taxes generated) and the City (property taxes).

The only alternative considered was a no action alternative which would result in the applicant attempting to modify the existing structure to accommodate a commercial use as permitted in the Resort Commercial Precinct. It would result in a larger, more imposing 13-story structure remaining on the site rather than the 4-story structure planned with significantly less floor area than the existing structure. The design of the

proposed structure would have blended with the existing Duty Free Shop and would have eliminated a separate unrelated structural shape and design on this adjacent lot.

A further reduction in floor area was not feasible and is not considered to be an alternative. Particularly when considering that with the recently demolished Tree House and the plan to demolish the Laniolu Retirement Home, the applicant will lose 80,000 square feet of floor area which will be replaced with just 45,500 square feet of floor area.

VIII. MITIGATION MEASURES

Since impacts from the proposed expansion of the Duty Free Shop are expected to be minimal, no extraordinary mitigation measures are planned. However, in order to minimize construction impacts of the project, the applicant's contractor will employ dust control measures where appropriate, including the use of water wagons, erection of barriers, and other methods for minimizing dust. The contractor will also be required to apply for a permit from the State Department of Health should noise from construction

activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

IX. RECOMMENDATION

Based on this Final environmental assessment, we respectfully request a Negative Declaration for the proposed Duty Free Expansion.

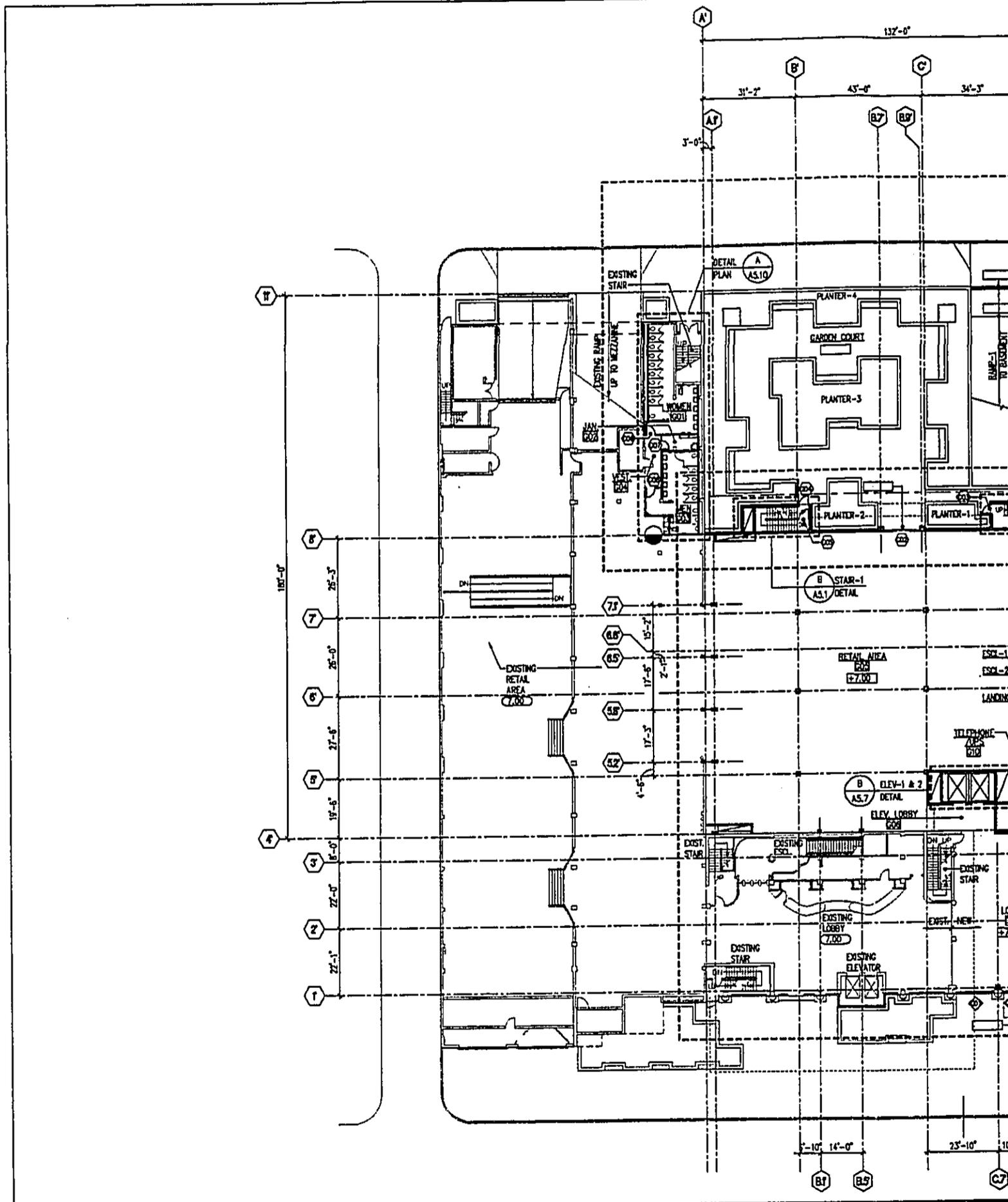
The findings and reasons supporting this determination are summarized below:

- * The proposed action complies with the provisions of the Waikiki Special District Ordinance and the Land Use Ordinance and will in fact eliminate nonconforming uses on the site.
- * The proposed action does not involve an irrevocable commitment to loss or destruction of any natural or cultural resources.
- * The proposed action has a positive economic impact on the State and City.
- * The proposed action does not substantially impact public health.

- * The proposed action does not significantly impact public services (it in fact represents a reduction in water and wastewater requirements) or involve an increase in population.
- * The proposed action does not involve a substantial degradation of environmental quality.
- * The proposed action does not impact any rare or endangered flora or fauna or their habitat.
- * The proposed action does not impact an environmentally sensitive area.
- * The proposed action represents a reduction in visual impact on the surrounding area.

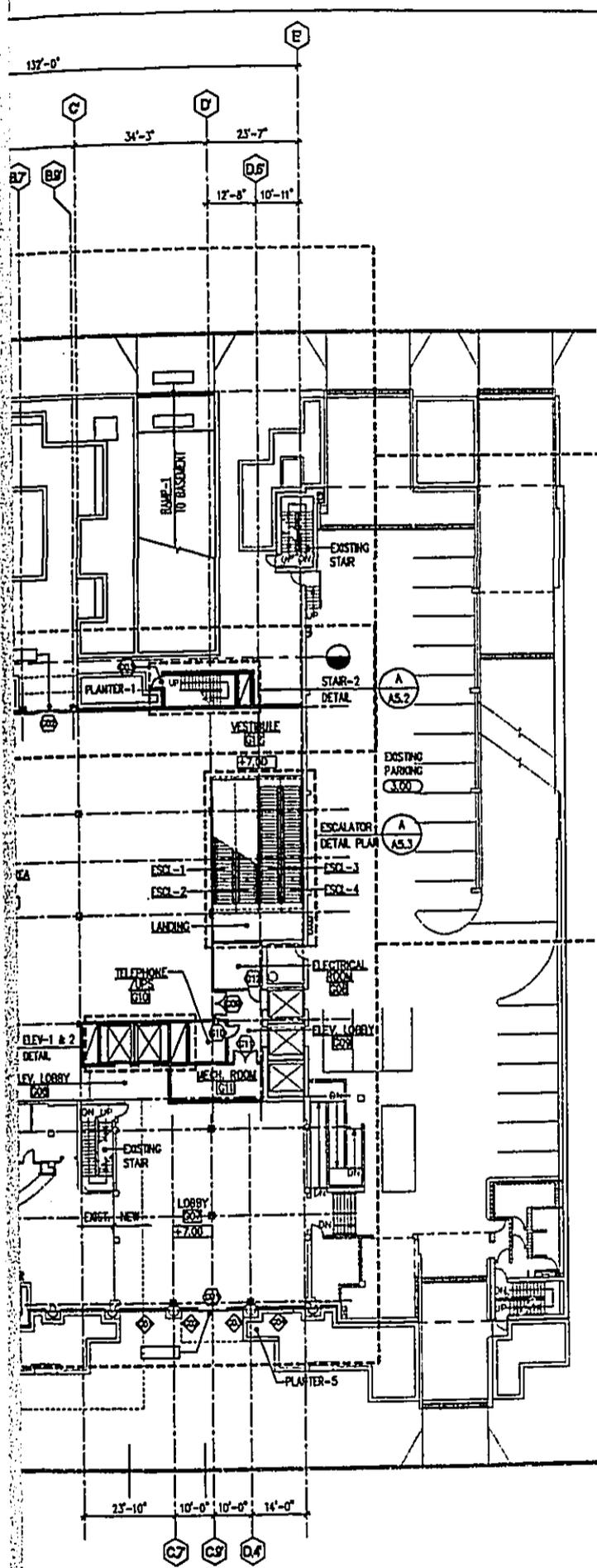
APPENDIX I

FLOOR PLANS AND EXTERIOR ELEVATIONS



WAIKIKI DUTY FREE EXPANSION
HONOLULU, HAWAII

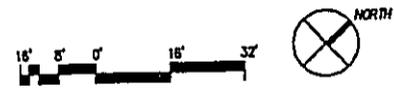




188 FEB 7 PM 1 50
 KAJIKA YAMACHI ARCHITECTS

1 A
 A22A

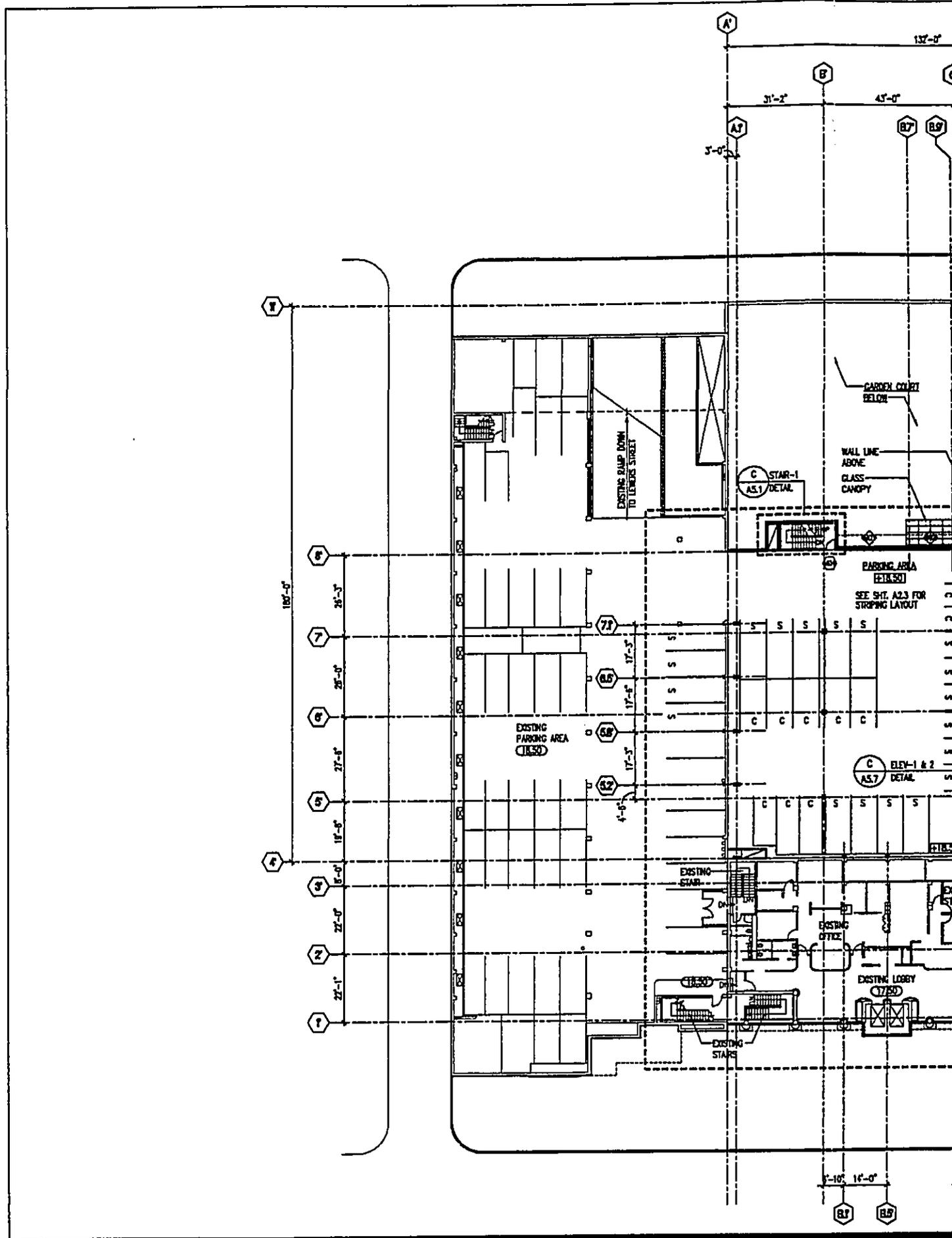
2 A
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GROUND FLOOR PLAN

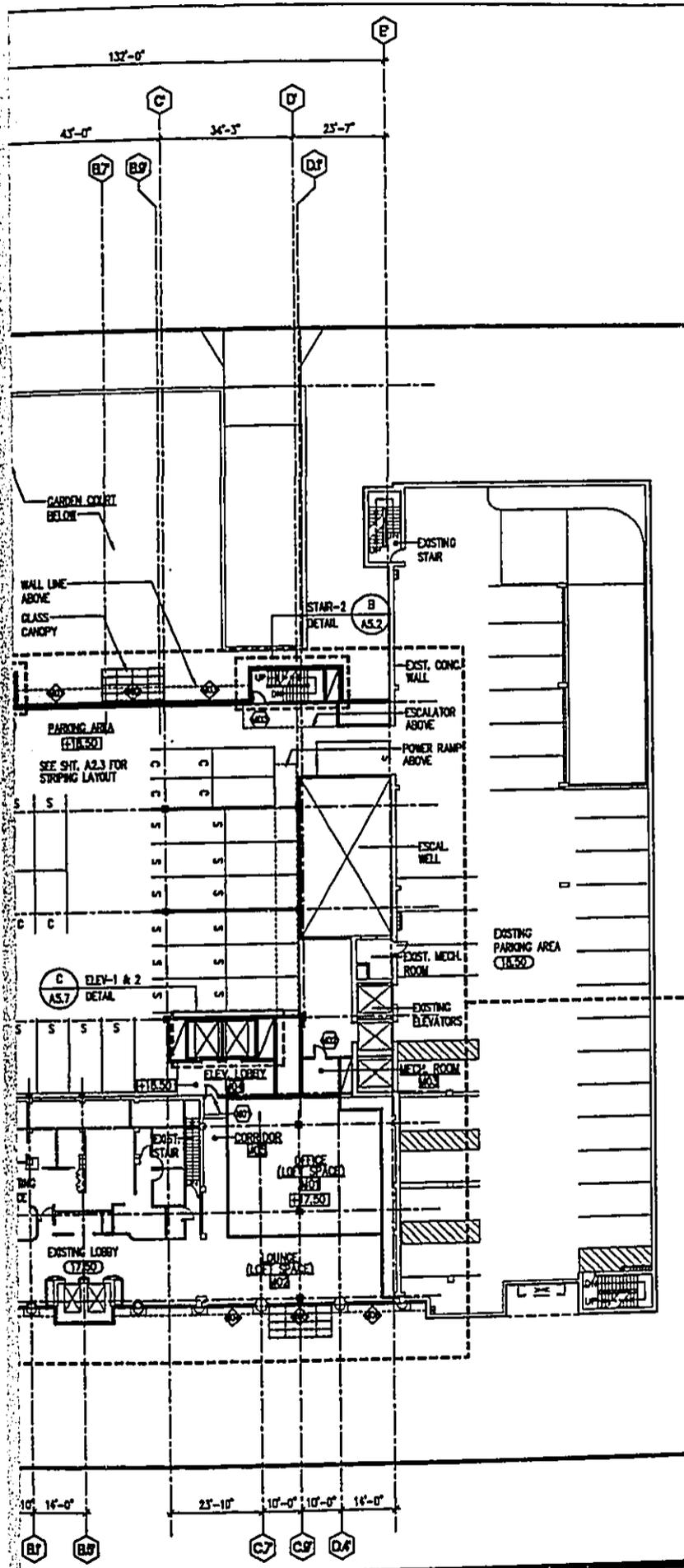
Project No. 94080
 Date 12/7/94
 Scale AS NOTED
 Drawing No. A-1

**KAJIKO
 YAMACHI
 ARCHITECTS**



WAIKIKI DUTY FREE EXPANSION
HONOLULU, HAWAII

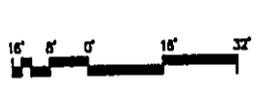




1985 FEB 11 PM 1 50

PROJECT IDENTIFICATION
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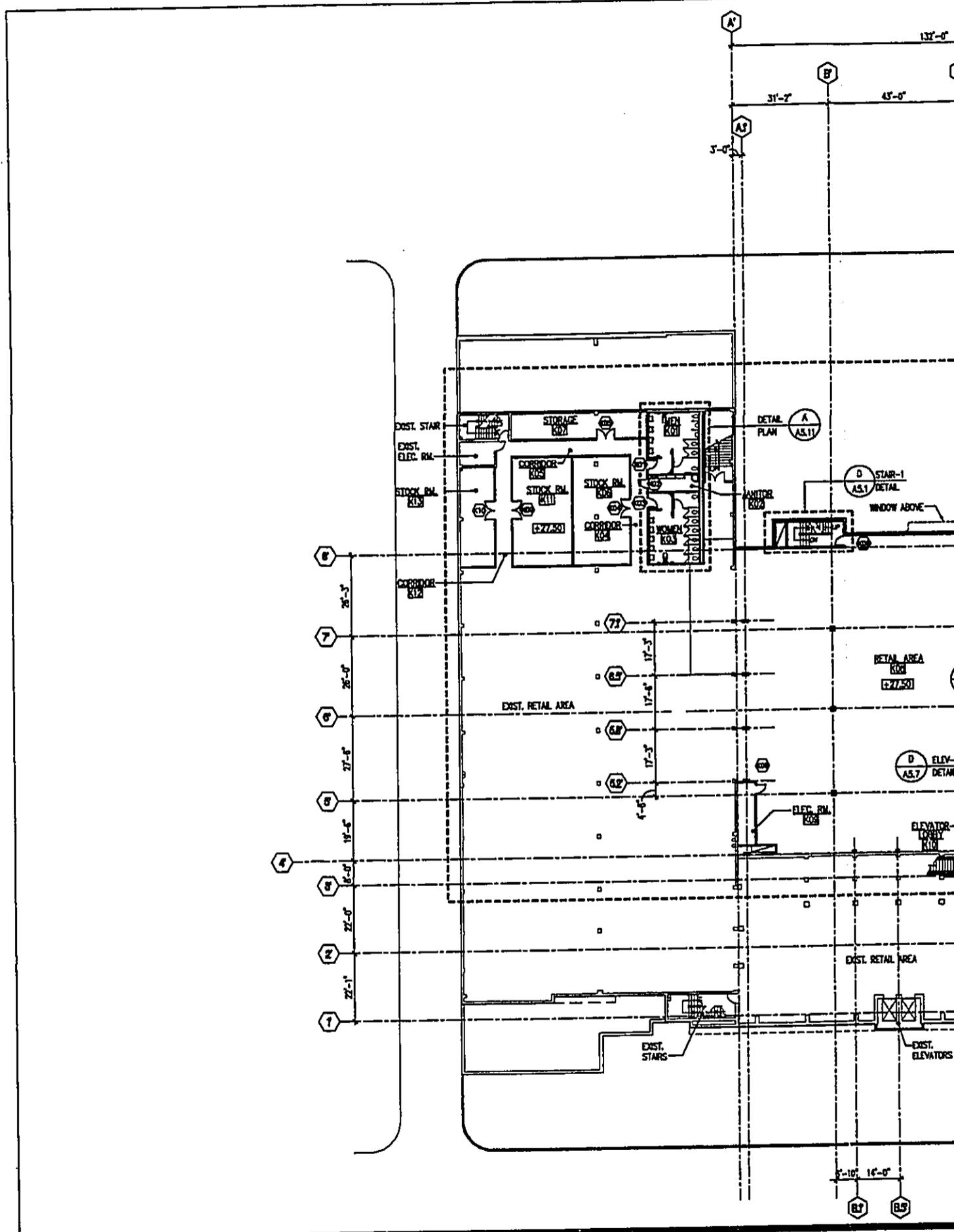
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 A23



MEZZANINE FLOOR PLAN

Project No. 94080
 Date 12/7/84
 Scale AS NOTED
 Drawing No. A-2

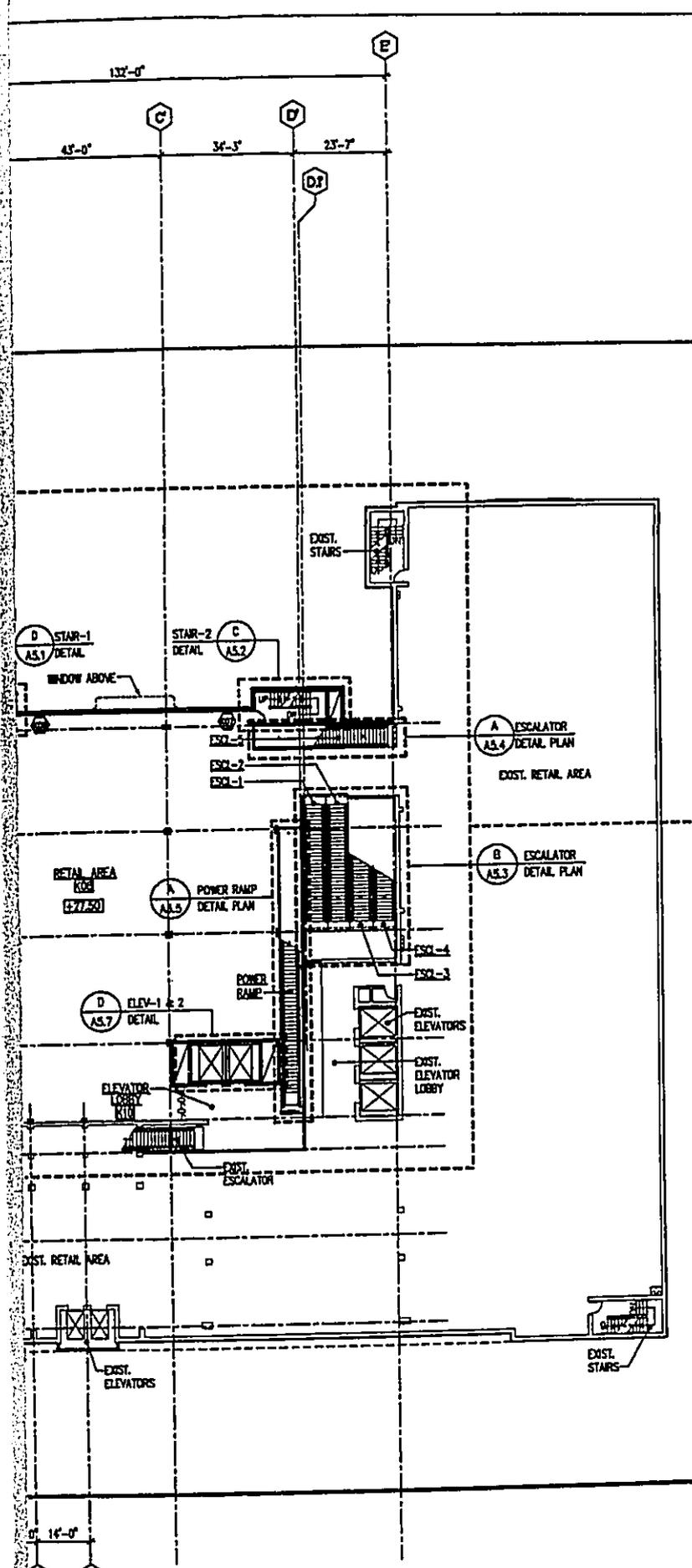
**KAJIKA
 OKADA
 YAMACHI**
 ARCHITECTS



WAIKIKI DUTY FREE EXPANSION
HONOLULU, HAWAII



PROJECT NO. 84080
 DATE 12/7/94
 SCALE AS NOTED



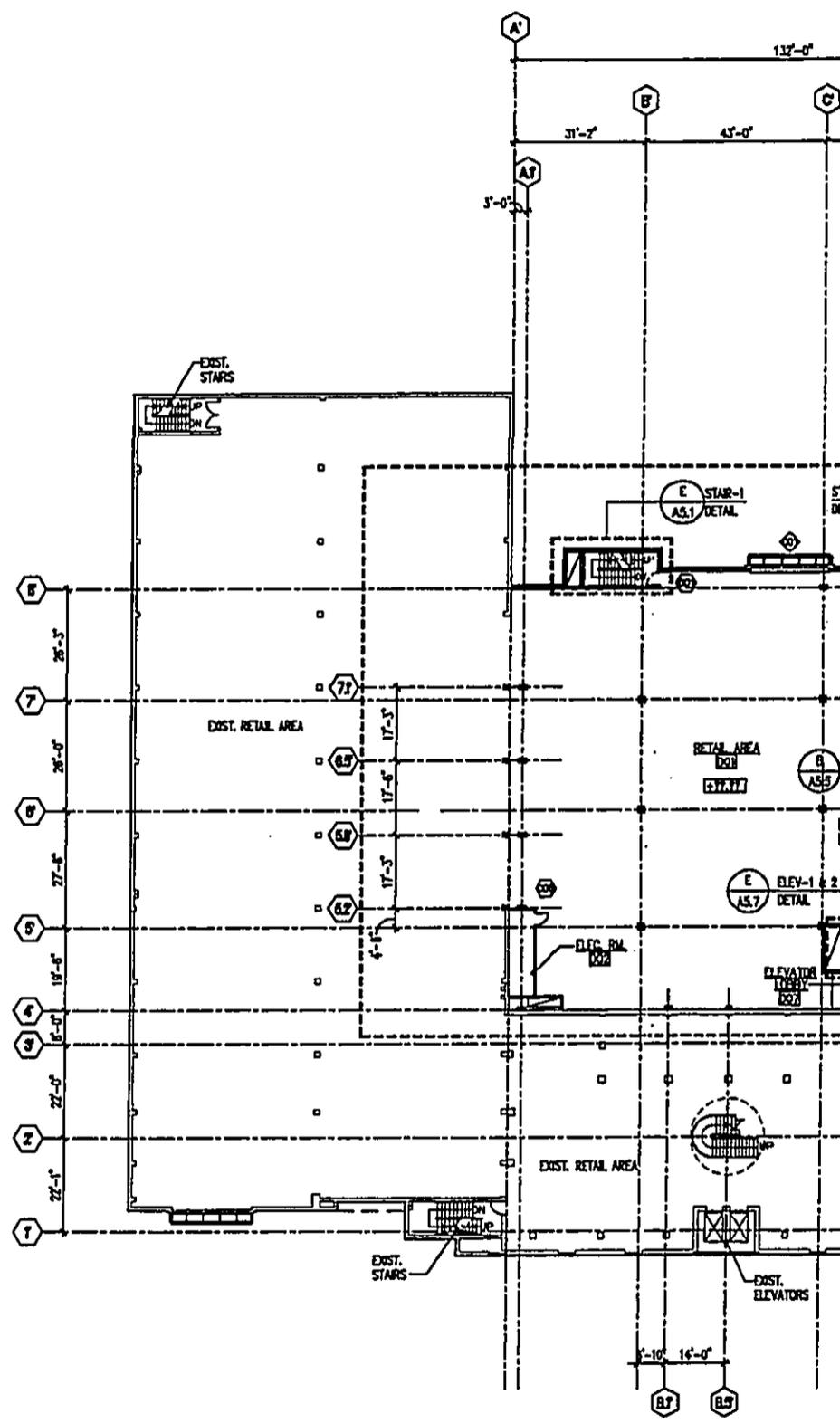
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A24



KALIA FLOOR PLAN

Project No. 84080
 Date 12/7/94
 Scale AS NOTED
 Drawing No. A-3

KAJIYKA
 OKADA
 YAMACHI
 ARCHITECTS

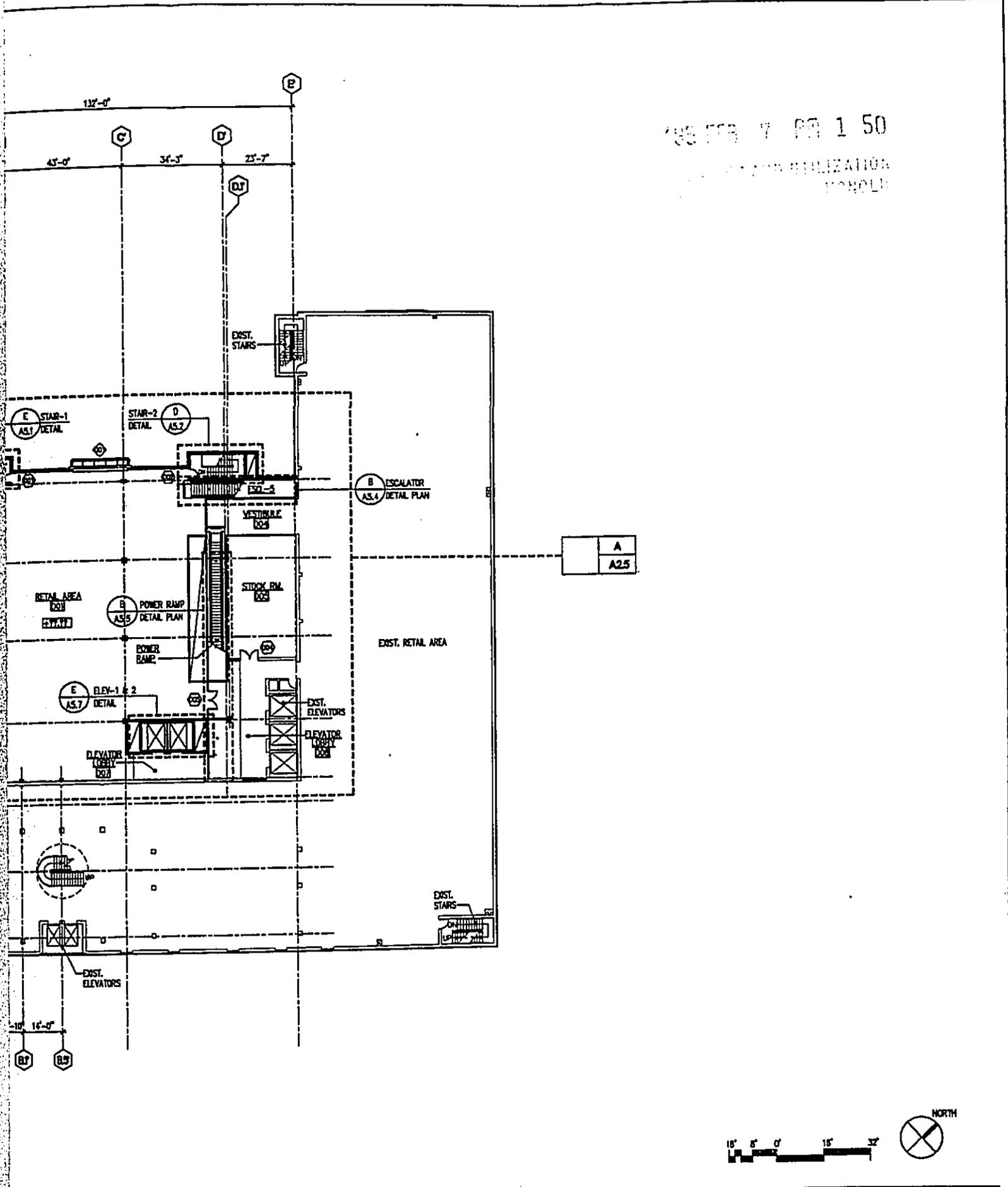


WAIKIKI DUTY FREE EXPANSION
HONOLULU, HAWAII



198 FEB 7 PM 1 50

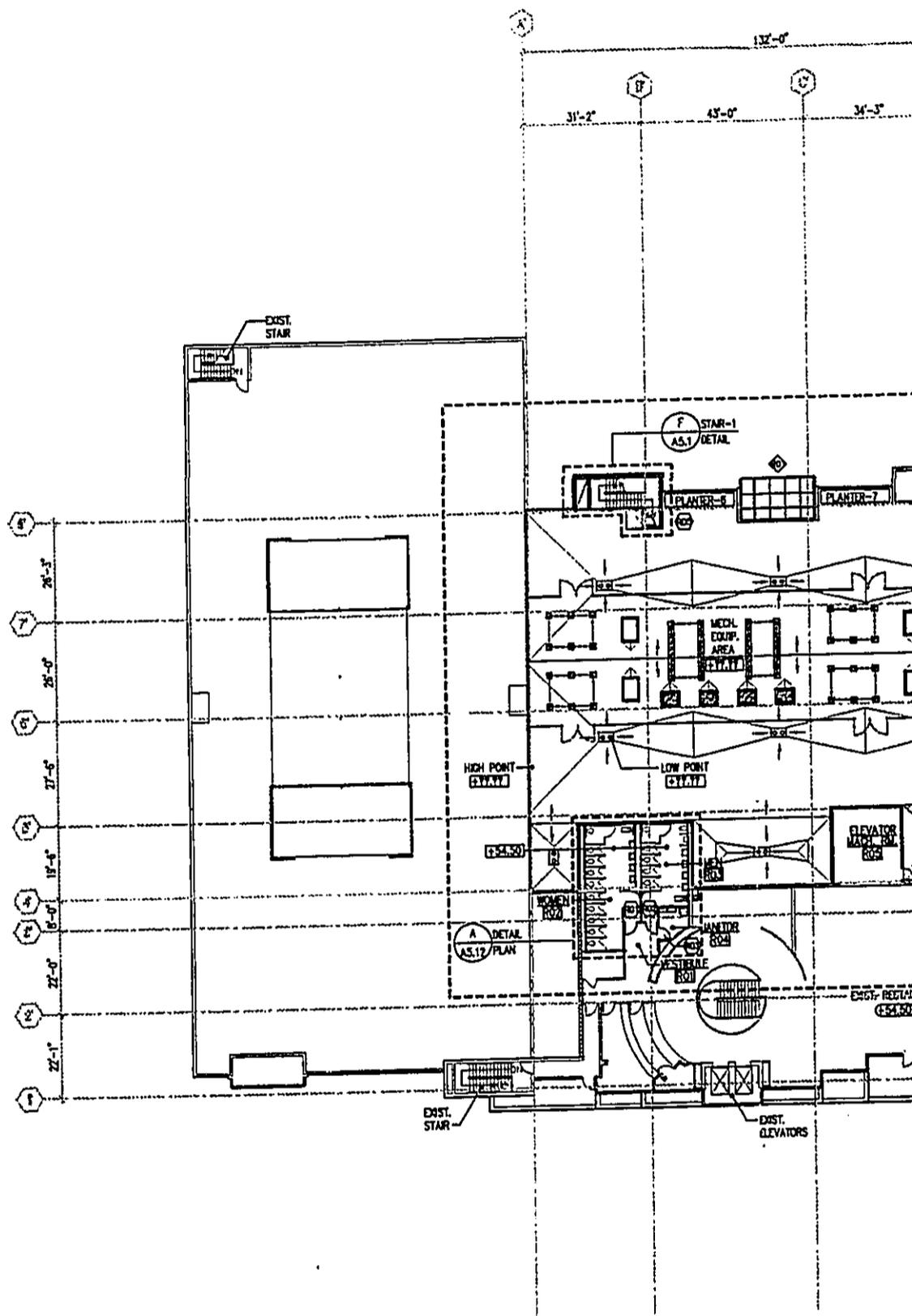
REORGANIZATION
CONCEPT



DUTY FREE FLOOR PLAN

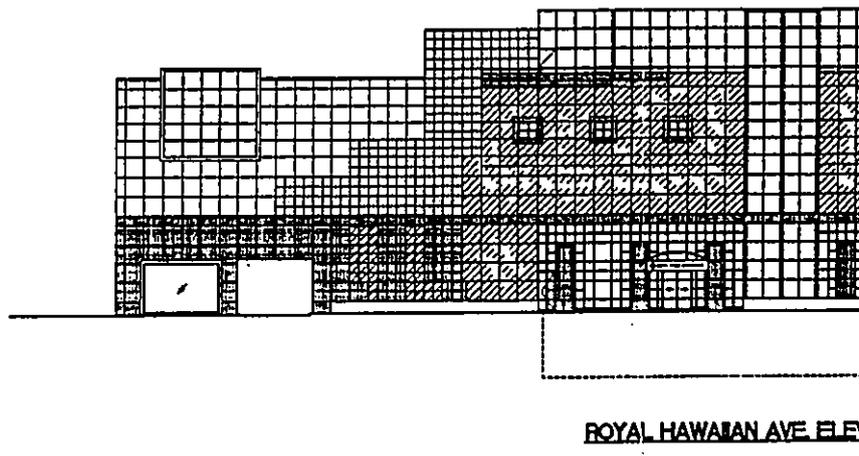
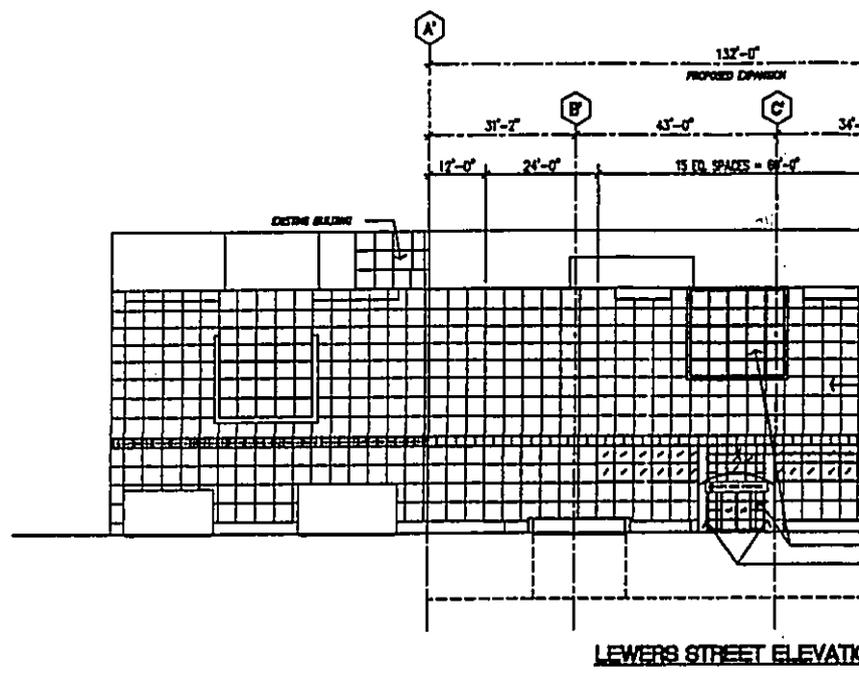
Project No.	94080
Date	12/7/84
Scale	AS NOTED
Revision	
Drawing No.	A-4

SAJICHA
OKADA
YAMACHI
ARCHITECTS



WAIKIKI DUTY FREE EXPANSION
HONOLULU, HAWAII





ARCHITECT: [unreadable]
 DATE: [unreadable]

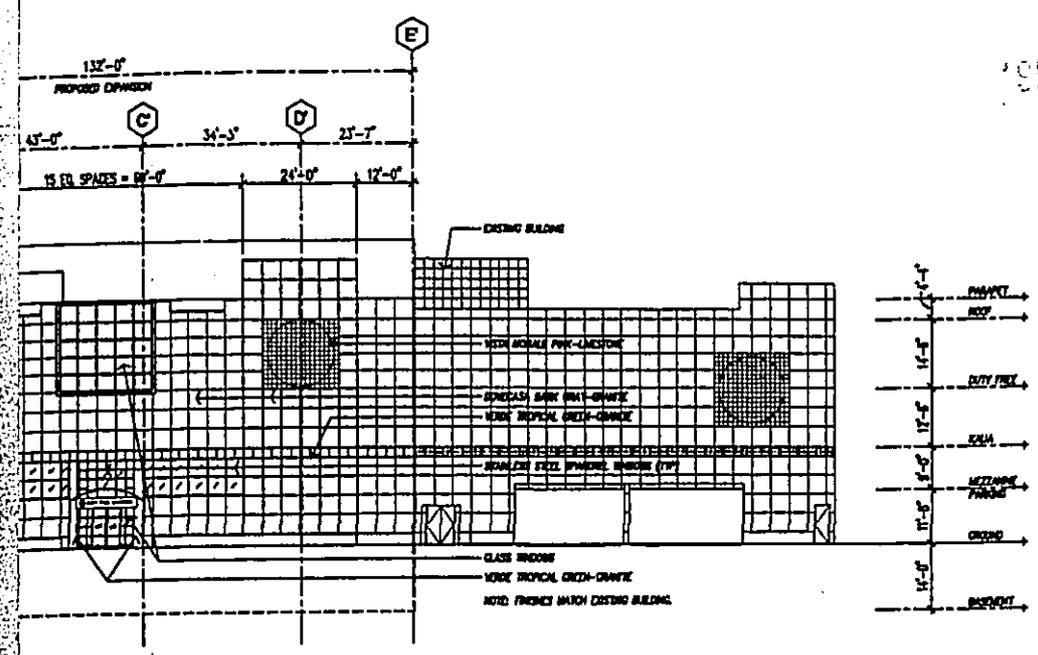


WAIKIKI DUTY FREE EXPANSION
HONOLULU, HAWAII

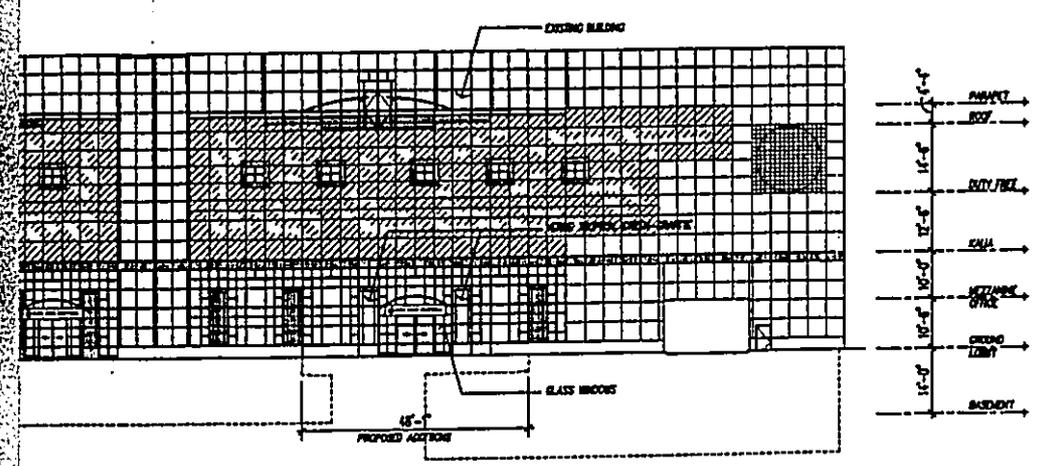


95 FEB 7 PM 1 50

LAND UTILIZATION
 12/7/84



18th STREET ELEVATION



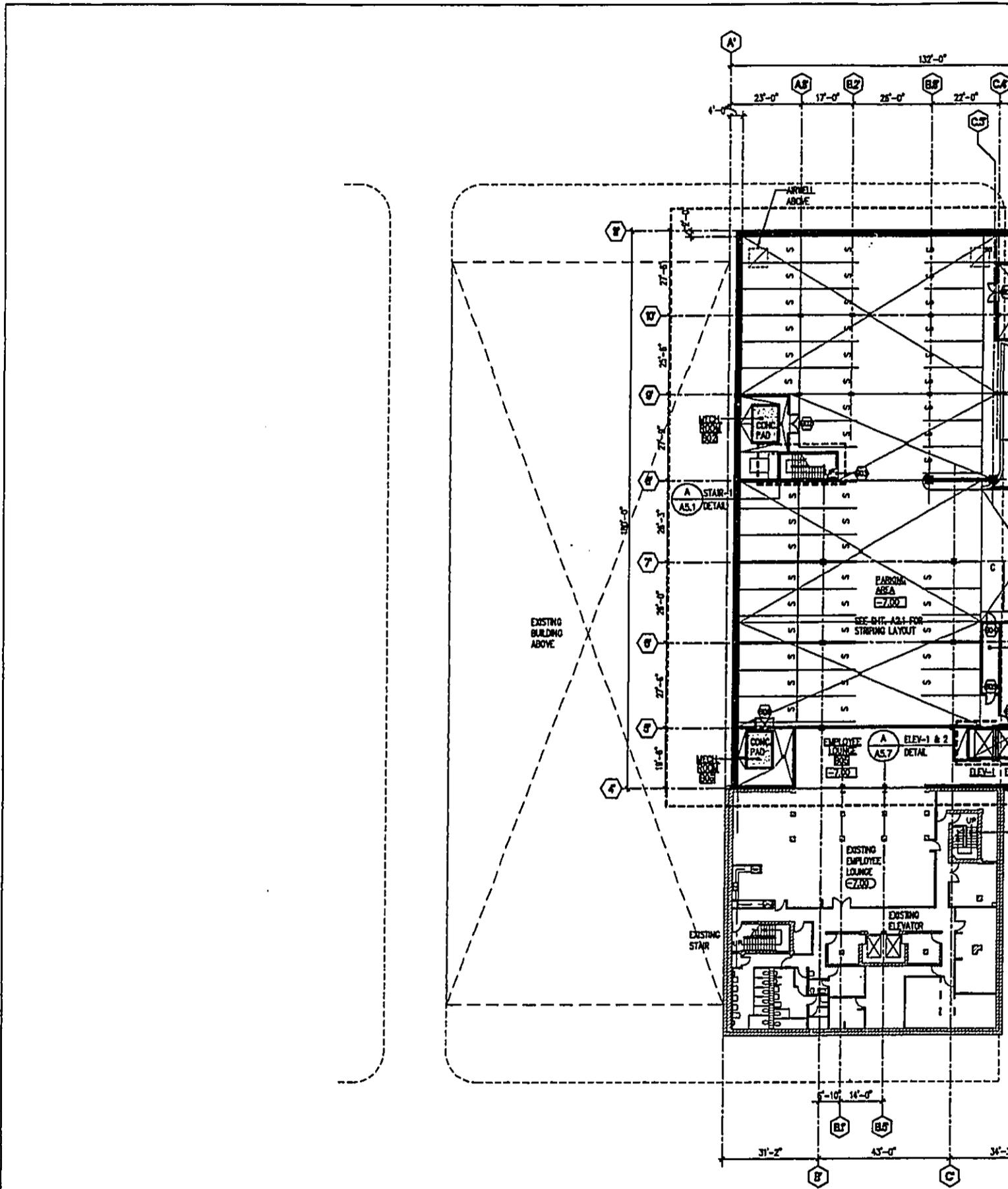
HAWAIIAN AVE ELEVATION



EXTERIOR ELEVATIONS

Project No.	94080
Date	12/7/84
Note	AS NOTED
Revision	
Drawing No.	A-6

KALOKA
 OKADA
 YAMACHI
 ARCHITECTS



WAIKIKI DUTY FREE EXPANSION
HONOLULU, HAWAII



APPENDIX II
AGENCY COMMENTS AND APPLICANT RESPONSES

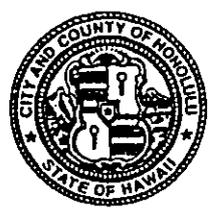
95-00302

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

95 JAN 19 PM 1 46

JEREMY HARRIS
MAYOR

DEPARTMENT OF LAND UTILIZATION
HONOLULU



Acting **KENNETH E. SPRAGUE**
DIRECTOR AND CHIEF ENGINEER
DARWIN J. HAMAMOTO
DEPUTY DIRECTOR
ENV 95-012

January 19, 1995

MEMORANDUM:

TO: PATRICK ONISHI, ACTING DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *fr* KENNETH E. SPRAGUE
ACTING DIRECTOR AND CHIEF ENGINEER *KES*

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
DUTY FREE SHOP EXPANSION
TMK: 2-6-19: VARIOUS

We have reviewed the subject EA and have the following comments:

1. Provide drainage calculations of the pre-development and post-development conditions to support your statement.
2. Frontage improvements in accordance with Chapter 14, Article 21, ROH 1990, and the Waikiki Special District guidelines will be required.
3. The developer/owner shall also comply with the Americans with Disabilities Act Accessibility Guidelines.
4. We recommend that the owner/developer consults with the Office of Waikiki Development on the proposed Waikiki Master Plan before implementing the project.
5. Employ best management practices (BMPs) to reduce stormwater runoff. No discharge of non-stormwater off-site will be allowed into the municipal drainage system if that is a source of pollutant.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at Local 4150.

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS. (808) 538-6652
FAX (808) 521-4292

February 6, 1995

Mr. Kenneth E. Sprague
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
650 S. King Street, 11th Floor
Honolulu, Hawaii 96813

Dear Mr. Sprague:

Subject: Environmental Assessment for Duty Free Shop
Expansion in Waikiki, Oahu, Hawaii
Tax Map Key: 2-6-19: 22, 27, 34, 35, 36, 41, 47, and 48

Thank you for your prompt response (ENV 95-012), dated January 19, 1995 to the request for review and comment on the above mentioned project.

Our response to your comments and concerns, which will be addressed and included in the Final Environmental Assessment, are summarized as follows:

1. A drainage report prepared by Sato & Associates, Consulting Engineers, has determined that total pre-development and post-development runoff from the site remains the same. The 1.731 acre site generates 7.47 cfs of runoff under existing conditions and will generate the same amount of runoff after the project is completed. A copy of the drainage report is included for your review.
2. The applicant will construct frontage improvements in accordance with Chapter 14, Article 21, ROH 1990, and the Waikiki Special District guidelines.
3. The applicant will comply with the Americans with Disabilities Act Accessibility Guidelines.

Mr. Kenneth E. Sprague
February 6, 1995
Page 2

4. The applicant and his consultant team have met with Ms. Christina Kemmer, Executive Director of the Office of Waikiki Development, to brief her on the proposed Duty Free Shop Expansion. We will submit a copy of our Final Environmental Assessment to the Office of Waikiki Development.
5. The applicant will employ best management practices (BMPs) to reduce stormwater runoff. The applicant understands that no discharge of non-stormwater off-site will be allowed into the municipal drainage system if that is a source of pollutants.

Again, thank you for your prompt response. Should you have additional questions or require additional information, please contact me.

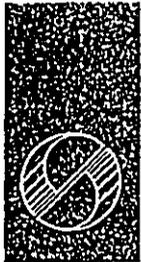
Very truly yours,



Keith H. Kurahashi

Encl.

cc: Department of Land Utilization
Mr. Allen Kajioka
Ms. Lorrie Stone



DRAINAGE REPORT

DUTY FREE SHOP EXPANSION WAIKIKI, OAHU HAWAII TMK: 2-6-19: VARIOUS

EXISTING SITE CONDITIONS: The existing 1.6 acre site currently includes the Duty Free Shop, a private road, an abandoned apartment building, and an open parking lot. Except for planters, the area is paved either with concrete walks and asphaltic concrete pavement.

The following are descriptions of the various drainage areas shown on the runoff map.

- Area 1. 0.133 acre existing roof drain to Lauula Way.
- Area 2. 0.218 acre existing roof drain to Lauula Way
- Area 3. 0.165 acre existing roof drain to Royal Hawaiian Avenue.
- Area 4. 0.146 acre existing sidewalk sheet flow to Royal Hawaiian Avenue.
- Area 5. 0.084 acre existing roof drain to Royal Hawaiian Avenue.
- Area 6. 0.254 acre existing roof drain to CB in private road
- Area 7. 0.291 acre existing parking and roadway sheet flow to CB in private road
- Area 8. 0.147 acre existing roof drain to private road
- Area 9. 0.160 acre existing sidewalk sheet flow to Lewers Street
- Area 10. 0.133 acre existing roof drain to Lewers Street.

PROPOSED SITE CONDITIONS: It is proposed to remove the existing private road and to demolish the existing apartment building and parking lot. A new structure, which will be connected to the existing buildings will be constructed along with an open courtyard. The courtyard will be located above the new basement parking.

The following are descriptions of the various drainage areas shown on the runoff map. Areas 1 through 5 and 10 remains the same as the existing condition.

- Area 6. 0.254 acre existing roof drain to be diverted to drainage system in Lewers Street.
- Area 7. 0.063 acre existing sidewalk and portion of proposed courtyard sheet flow to Lewers Street.
- Area 8. 0.368 acre proposed roof drain from portion of new structure and courtyard drains to be pumped to drainage system in Lewers Street.
- Area 9. 0.139 acre proposed roof drain from portion of new structure and courtyard drains to be combined with existing roof drain from Area 10.
- Area 11. 0.028 acre existing sidewalk sheet flow to Lewers Street.

HYDROLOGY: The following will be used to determine storm runoff from the site.

Rational Formula: $Q = CIA$
Recurrence Interval: $T_m = 10$ years
Runoff Coefficient: $C = 0.90$ (existing and proposed)
Rainfall Intensity: $I = 2.0$ inches per hour
Time of Concentration: use 10 minutes
Correction Factor: 2.4

$$Q = 2.0 \times 0.90 \times 2.4 = 4.32 \text{ cfs/acre}$$

Existing Condition:

Area	Area (Acres)	Runoff (CFS)
1	0.133	0.57
2	0.218	0.94
3	0.165	0.71
4	0.146	0.63
5	0.084	0.36
6	0.254	1.10
7	0.291	1.26
8	0.147	0.64
9	0.160	0.69
10	0.133	0.57
TOTALS	1.731	7.47

Proposed Condition

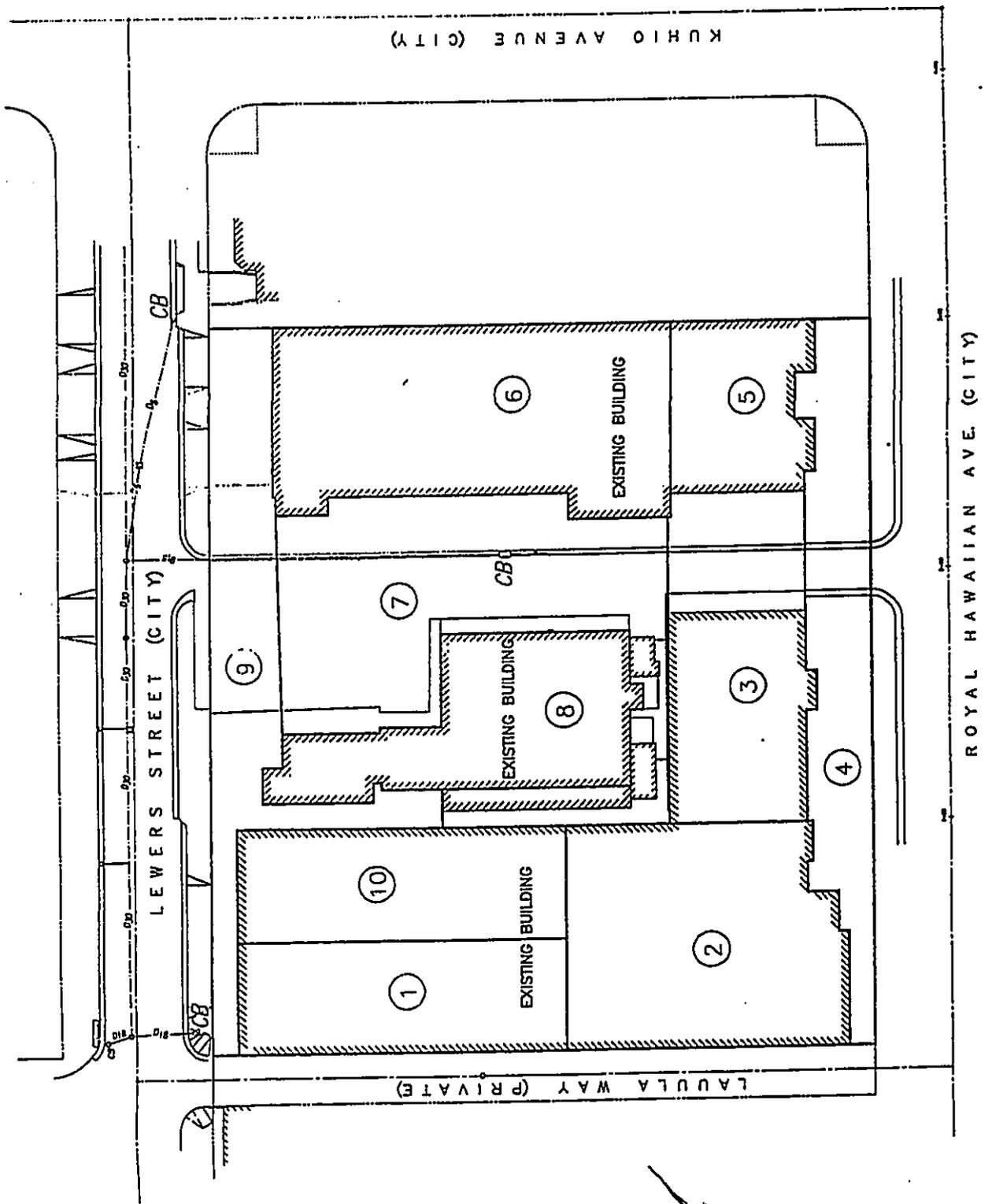
Area	Area (Acres)	Runoff (CFS)
1	0.133	0.57
2	0.218	0.94
3	0.165	0.71
4	0.146	0.63
5	0.084	0.36
6	0.254	1.10
7	0.291	0.28
8	0.368	1.59
9	0.139	0.60
10	0.133	0.57
11	0.028	0.12
TOTALS	1.731	7.47

The total runoff from the site remains the same for both the existing and proposed conditions.

HYDRAULICS

Since the total runoff remains the same and no diversion of storm runoff to the municipal system is made, hydraulics of the existing municipal system is not changed.

WAIKIKI DUTY FREE EXPANSION
STORM RUNOFF MAP
EXISTING CONDITIONS



TRUE NORTH
SCALE 1 IN. = 40 FT.

LAULA WAY (PRIVATE)

LEUERS STREET (CITY)

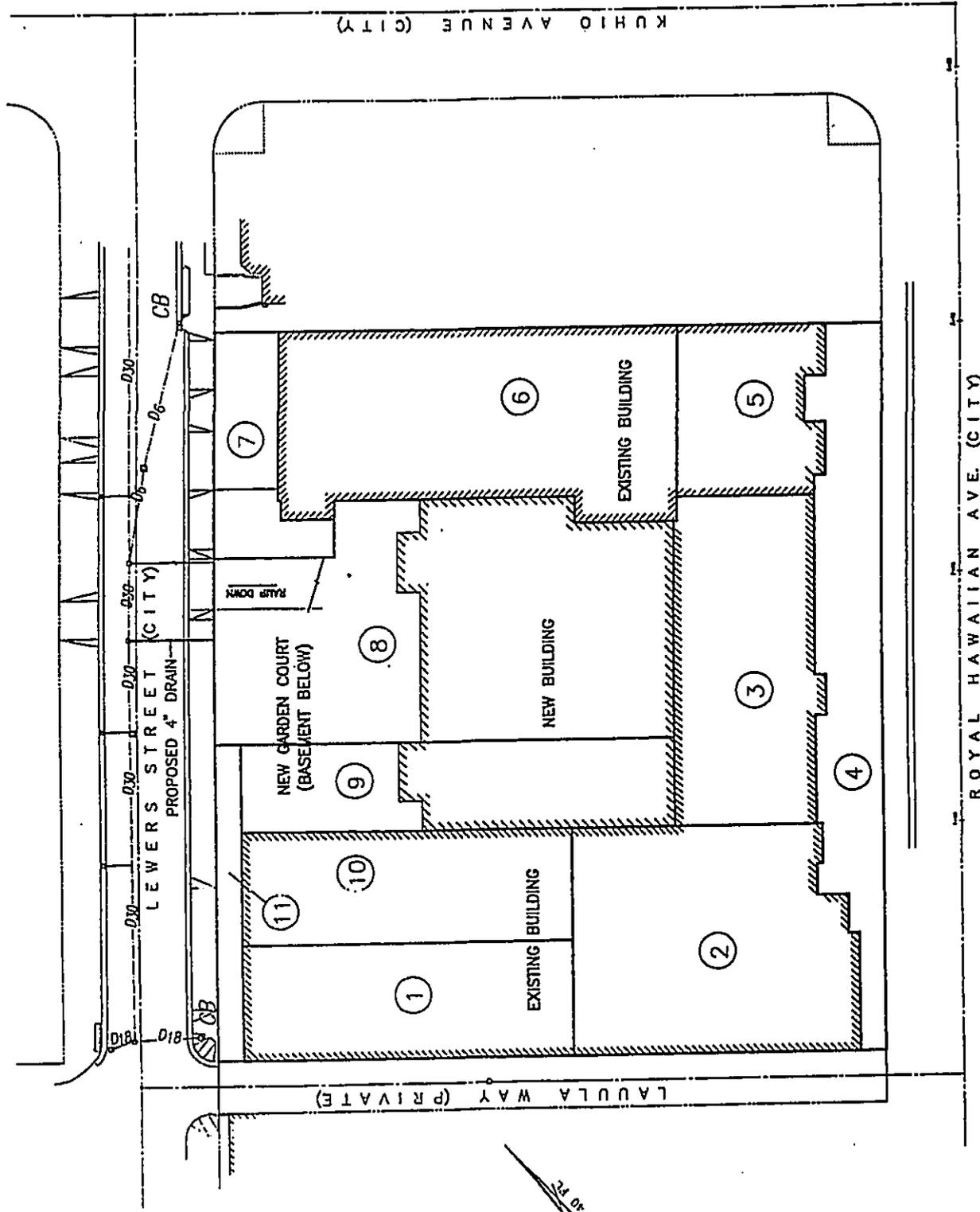
ROYAL HAWAIIAN AVE. (CITY)

LAULA WAY (PRIVATE)

LEUERS STREET (CITY)

KUHIO AVENUE (CITY)

WAIKI DUTY FREE EXPANSION
 STORM RUNOFF MAP
 PROPOSED CONDITIONS



95-00594

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA
711 KAPIOLANI BOULEVARD, SUITE 1200
HONOLULU, HAWAII 96813



JEREMY HARRIS
~~FRANK P. PASI~~
MAYOR

CHARLES O. SWANSON
~~JOSEPH M. MAGALDI, JR.~~
DIRECTOR

~~AMAR SAPPAL~~
~~DEPUTY DIRECTOR~~

TE-42
PL95.1.005

February 2, 1995

MEMORANDUM

TO: PATRICK ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: CHARLES O. SWANSON, DIRECTOR

SUBJECT: DUTY FREE SHOP EXPANSION
DRAFT ENVIRONMENTAL ASSESSMENT (EA)
TMK: 2-6-19: VARIOUS

RECEIVED
DEPT. OF LAND UTILIZATION
HONOLULU
FEB 2 PM 2 41

This is in response to your memorandum 94-08869(ASK) dated January 4, 1995 requesting our comments on the subject draft EA.

Based on our review, we have the following comments:

1. Full frontage improvements, including standard sidewalk sections, should be constructed within the existing right-of-way of Lewers Street and Royal Hawaiian Avenue.
2. All vehicular access points should be constructed as standard City dropped driveways.
3. Driveway grades should not exceed 5 percent (5%) for a minimum distance of 35 feet from the new curb line, and adequate sight distance to pedestrians and other vehicles should be provided and maintained.
4. Driveway widths, along with their directional characteristics, should be specified on the site plans. New driveways should also be identified on the plan.
5. Loading/Delivery areas should be located and designed such that all maneuvering of vehicles occur on-site.

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

WARD PLAZA
210 WARD AVENUE, SUITE 124
HONOLULU, HAWAII 96814

BUS. (808) 536-8652
FAX (808) 521-4292

February 6, 1995

Mr. Charles O. Swanson
Director
Department of Transportation Services
City and County of Honolulu
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813

Dear Mr. Swanson:

Subject: Environmental Assessment for Duty Free Shop
Expansion in Waikiki, Oahu, Hawaii
Tax Map Key: 2-6-19: 22, 27, 34, 35, 36, 41, 47, and 48

Thank you for your prompt response, dated February 2, 1995 to the request for review and comment on the above mentioned project.

Our response to your comments and concerns, which will be addressed and included in the Final Environmental Assessment, are summarized as follows:

1. The applicant will construct full frontage improvements, including standard sidewalk sections, within the existing right-of-way of Lewers Street and Royal Hawaiian Avenue, as required by your Department and/or the Department of Public Works.
2. The applicant will construct vehicular access points as standard City dropped driveways.
3. The applicant will provide and maintain the project's driveway with a grade of 5 percent (5%) or less for a minimum distance of 35 feet from the new curb line and adequate sight distance to pedestrians and other vehicles will be provided and maintained.
4. The applicant will specify driveway widths with directional characteristic and proposed driveways on the site plan.

Mr. Charles O. Swanson

Page 2

February 6, 1995

5. Loading and delivery areas constructed in the first phase meet the requirement of the entire development. These loading and delivery spaces were designed such that all maneuvering of vehicles occur on-site.
6. The applicant will submit all preliminary construction plans for off-site improvement work and driveway locations which may affect traffic circulation to the Department of Transportation Services, for review, prior to processing of building permit applications.

Again, thank you for your prompt response. Should you have additional questions or require additional information, please contact me.

Very truly yours,

Keith H. Kurahashi

Keith H. Kurahashi

cc: Department of Land Utilization
Mr. Allen Kajioka
Ms. Lorrie Stone