

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
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JEREMY HARRIS
MAYOR



RECEIVED JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

'99 APR -7 P3:04

1998/ED-502(AC)

April 1, 1999

OFFICE OF
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Gill:

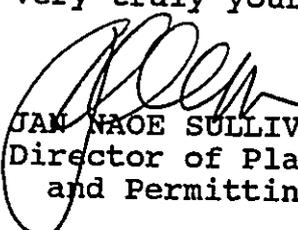
CHAPTER 343, HRS
Environmental Assessment (EA)/Determination
Finding of No Significant Impact

Recorded Owner
Applicant : Queen's Medical Center
Agent : Analytical Planning Consultants, Inc.
Location : 510 South Beretania Street, Honolulu,
Oahu
Tax Map Key : 2-1-35: 1
Request : Hawaii Capital Special District
Proposal : Expand the Mabel Smyth Conference Center

Attached and incorporated by reference is the Final EA 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 copies of the Final EA. If you have any questions, please contact Art Challacombe of our staff at 523-4107.

Very truly yours,


JAN NAOE SULLIVAN
Director of Planning
and Permitting

JNS:am
attachs.

posse doc no. 3309

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1999-04-23-0A-~~FEA~~-

HISTORIC ~~M~~ABEL SMYTH
CONFERENCE CENTER ~~C~~
FINAL ENVIRONMENTAL ASSESSMENT

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ESSELTE

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OEQC BULLETIN PUBLICATION FORM

TITLE OF PROJECT: Queen's Medical Center Historic Mabel Smyth
Conference Center renovations.

LOCATION: ISLAND Oahu DISTRICT 99 MAR 24 AM 9:10

TAX MAP KEY : 2-1-035:001

DEPARTMENT OF PLANNING AND PERMITTING
CITY & COUNTY OF HONOLULU

PLEASE CHECK THE FOLLOWING CATEGORIES:

Type of Action: AGENCY APPLICANT

Applicable State or Federal Statute:

Chapter 343, HRS Chapter 205A, HRS NEPA (Federal Actions Only)

Type of Document:

<input type="checkbox"/> Draft Environmental Assessment (Negative Declaration anticipated)	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> NEPA NOP
<input checked="" type="checkbox"/> Final Environmental Assessment (Negative Declaration)	<input type="checkbox"/> Final EIS	<input type="checkbox"/> NEPA Draft EIS
<input type="checkbox"/> Final Environmental Assessment (EIS Preparation Notice)	<input type="checkbox"/> NEPA FONSI	<input type="checkbox"/> NEPA Final EIS

Type of Revision (if applicable):

Revised Supplemental Addendum Other (please explain)

Prior to general distribution, please submit to OEQC: 4 copies of the Draft EA, Final EA (Negative Declaration or EIS Preparation Notice), 4 copies of the Draft EIS or Final EIS (For Draft and Final EISs an additional copy is mailed to OEQC.)

PROPOSING AGENCY OR APPLICANT SHOULD SUBMIT COPIES OF THE DOCUMENTS TO THE APPROVING AGENCY OR ACCEPTING AUTHORITY PRIOR TO SUBMITTING COPIES TO OEQC.

APPROVING AGENCY OR ACCEPTING AUTHORITY:

Department of Planning and Permitting
650 So. King Street, 7th Floor
Honolulu, Hawaii 96813

CONTACT: Art Challacombe PHONE: 523-4107

PROPOSING AGENCY OR APPLICANT:

Queen's Medical Center
1301 Punchbowl Street
Honolulu, Hawaii 96813

CONTACT: Dr. James Kumagai PHONE: 547-4266/4677

CONSULTANT:

Analytical Planning Consultants, Inc.
928 Nuuanu Avenue, Suite 502
Honolulu, Hawaii 96817

CONTACT: Donald Clegg PHONE: 536-5695

COMMENT PERIOD END DATE: _____

CONDITIONS WHICH TRIGGERED THE EIS LAW: PLEASE CHECK ALL THAT APPLY TO THE PROPOSED ACTION.

- | | |
|---|---|
| <input type="checkbox"/> Use of State or County lands or funds
HRS 343-5(a)(1) | <input type="checkbox"/> Use of lands in the Waikiki Special District
HRS 343-5(a)(5) |
| <input type="checkbox"/> Use of Conservation District Lands
HRS 343-5(a)(2) | <input type="checkbox"/> Amendment to a County General Plan
HRS 343-5(a)(6) |
| <input type="checkbox"/> Use of Shoreline Setback Area
HRS 343-5(a)(3) | <input type="checkbox"/> Reclassification of Conservation Lands
HRS 343-5(a)(7) |
| <input checked="" type="checkbox"/> Use of Historic Site or District
HRS 343-5(a)(4) | <input type="checkbox"/> Construction or modification of helicopter facilities
HRS 343-5(a)(8) |

OTHER CONDITIONS:

- Use of Special Management Area (City & County of Honolulu)
- Other _____

* If the project does not trigger HRS 343, please explain why document is being submitted to OEQC.

SUMMARY of the proposed action or project to be published in the OEQC Bulletin. Please submit it as a summary ready for publication. The description should be brief (300 words or less), yet provide sufficient detail to convey the full impact of the proposed action.

The applicant is proposing to expand the use of the facility by renovating, enlarging and modernizing the auditorium and meeting rooms. The facility will be used for special functions and educational programs.

The existing entry from Beretania Street will remain the same. The first floor foyer will have a new extended 700 square-foot concrete lanai and entry at the rear of the building. The parking lot at the front of the building will be replaced with landscaping.

A second floor foyer with a flexible acoustical wall will be added, along with a multi-media front ceiling projector.

NOTE: Since the deadline for EIS submittal is so close to the publication date for the OEQC Bulletin, please assist us by bringing the Document for Publication Form and a computer disk with the project description (size 3 1/2" or 5 1/4" disk are acceptable; preferably WordPerfect 5.1 or ASCII text format) to the Office of Environmental Quality Control as early as possible. Thank you.

Double-sided, high-density diskettes are acceptable |

**FINAL ENVIRONMENTAL ASSESSMENT FOR
HISTORIC MABEL SMYTH CONFERENCE CENTER
QUEEN'S MEDICAL CENTER COMPLEX**

1.0 APPLICATION INFORMATION:

Tax Map Key: 2-1-035:001

Street--Address: Mabel Smyth Building
Queen's Medical Center
510 S. Beretania Street
Honolulu, Hawaii 96813

State Land Use Design.: Urban District

Development Plan (DP): Primary Urban Center (Central)

Neighborhood: 13--Downtown/Neighborhood Board No. 13

DP Designation: Public & Quasi-Public

DP Public Facilities: Improvement to Lusitana Street within
existing public right-of-way (within six years)

Zoning Lot Area: 28,213 sq. ft.

Zoning District (LUO): B-2 Community Business

Height Limitation: 100 feet

Open Space Requirement: 40%

Street-Setback: 20 feet

SMA/Shoreline: Not in SMA/Shoreline

Flood Hazard-Zone: FIRM Zone "X"

Special District: Hawaii Capital Special District

State Historic Site Register: Yes 6/28/93

National Historic Register: Yes 2/3/94

Recorded Fee Owner: The Queen's Medical Center
1301 Punchbowl Street
Honolulu, Hawaii 96813

Applicant: The Queens Medical Center (QMC)
1301 Punchbowl Street
Honolulu, Hawaii 96813
c/o Dr. James Kumagai, Director
Facilities Planning & Design

**Authorized Agent/
Contact Person:** Donald A. Clegg
Analytical Planning Consultants, Inc.
84 North King Street
Honolulu, Hawaii 96817

Architect: Edward Aotani
Aotani and Associates, Inc.
1026 Nuuanu Avenue, Suite 202
Honolulu, Hawaii 96813

**Present Use of
Property/Building:** Auditorium/Meeting Rooms

Project Name: Queen's Medical Center Mabel Smyth Conference Center

Permits Required: Planned Review Use for Queen's Medical Center
Minor Hawaii Capital Special District Permit

2.0 GENERAL DESCRIPTION:

The Mabel Smyth Conference Center, which is part of the QMC complex, is designated as an Historic Site on the Hawaii and National Registers. As such, an Environmental Assessment is required. A Finding of No Significant Impact is anticipated for the proposed alterations to the building.

2.1 Background

Built in 1941, the Mabel Smyth Memorial Building is significant for its association with the medical profession in Hawaii and as an example of the work of architect C.W. Dickey, whose central position in Hawaii's architectural history has been well recognized. It was envisioned to be a headquarters for the entire medical profession, in which nurses' and doctors' associations could meet; a research library could be housed; and where people could gather for educational programs and social interactions. It was placed on the State of Hawaii Historic register in June of 1993 and the National Historic Register the following year.

Dickey set out to create an indigenous Hawaiian architectural style, of which the Mabel Smyth building is a noted example. Its decorative facade is uniquely Hawaiian and is a significant historic physical entity in the Capital District of Honolulu. It is sensitively positioned in relation to the buildings and landscaping around it and provides a good human scale. His 1937 design for the Memorial Building is a two-storied, L-shaped concrete structure, capped by a tiled hip roof with overhanging eaves. The building measures approximately 42 X 69 feet, and is positioned on the parcel so that it could take advantage of the widest span, almost abutting the property line in back. The main entrance to the building is from the parking lot via two sets of stairs which lead to a central landing before the door. To the left of the entrance are the offices and larger rooms. Moving from the entrance are four bays of offices each with a single large window pair per floor. At the far left end of the building are the larger Alice Yates Memorial Room on the ground floor and the former Charles Adams Medical Library above. To the right of the entrance is the auditorium.

2.2 Previous Uses

When completed in 1941, Mabel Smyth contained an air-conditioned auditorium seating 346 people and available to the community for lectures, conferences and performances; meeting halls for various nursing associations and medical societies; classrooms and staff offices, dressing room and toilet facilities. The layout of the interior has not changed significantly; however, the Charles Adams Medical Library was moved to a new adjacent structure.

In 1991, ownership of the building and property passed from the Queen's Medical Center to the State of Hawaii, in an exchange for nearby undeveloped land (Miller Street Triangle) that was needed by the QMC for expansion. During this period the building housed the State Capital Tour and Information Program. In late 1998, the building was reacquired by the QMC from the

State with the plan to use it as a conference center.

2.3 Existing Use

QMC originally planned to build a combined auditorium and parking structure on the Miller Street Triangle. However, after a further analysis of parking needs for the QMC, it was determined that more parking was needed. As a consequence, QMC decided to expand the parking structure on the Miller Street Triangle property and bought back the Mabel Smyth property from the state in 1998; and, is planning to renovate and modernize the interior of the building so it can serve as a medical conference center. Presently it is being used by the Queen's Medical Center for nursing education and other medical seminars and presentations approximately 4 hours a day 4 times a week. (See Table 1 which describes the current use and staff requirements.)

2.3 Proposed Use

In its essential function the Mabel Smyth building has continued to be used as originally intended. QMC is proposing to expand the use of the facility by renovating, enlarging and modernizing the auditorium and the meeting rooms for special functions and educational programs, and creating a major teleconferencing facility, thereby increasing the utilization of this historic building by the hospital and the community. (See Table 1 which describes the anticipated expanded use of the building.)

3.0 TECHNICAL CHARACTERISTICS:

3.1 Use Characteristics

The operation of a meeting facility for public and private use is a principal permitted use within the B-2 Business District. All applicable Land Use Ordinance (LUO) development standards for the proposed use will be met.

3.2 Construction Characteristics and Proposed Renovations

The proposed renovations to modernize the Mabel Smyth Conference Center will include:

First Floor

The first floor foyer will have a new extended lanai and entry facing the Campus area. While the original entry from Beretania will remain, it is projected that this new entry will become the new main entrance for the Conference Center.

To modernize the auditorium, it will be necessary to demolish and rebuild the interior due

to the need to remove the asbestos ceiling material and repair the leaks. In keeping with current fire regulation codes, a new fire sprinkler system will be installed for the auditorium and throughout the building. The stage platform will remain as is, but will include a rear view projection screen to enhance the multi-media capabilities of the auditorium and light and audio controls will be added to the podium. Dimmer lights will be installed throughout the auditorium. The amount of seating will remain the same; however, the old seating will be replaced with new seating which will include folding writing tables with electronic/computer hookup for laptops, and simultaneous translation for foreign visitors.

The Alice Yates Conference Room will be divided into a Boardroom and Video Conferencing rooms, multi-media equipment storage and a manager's station. Also the first floor will have an enlarged bathroom, kitchenette for warming food, storage room, and telephones for the doctors.

Second Floor

A second floor foyer with a flexible acoustical wall will be added which will include a multi-media front ceiling projector. The area will be used for exhibitions and conferences. Several smaller meeting rooms for 20-40 people, which will have video and teleconferencing hookups, are also planned.

Although the proposed interior renovations to modernize the Conference Center will necessitate demolition of most of the existing interiors, the Hawaiian motif will be retained as much as possible. Queen's Medical Center is looking forward to these modernizations which will enable the medical community to fully utilize the Mabel Smyth Conference Center and fulfill the purpose for which the building was constructed.

Exterior Renovations

As mentioned above, the first floor foyer will have a new extended lanai and entry facing the Campus area. The approximately 700 square foot concrete lanai will be uncovered and used as an outside gathering place for conferees. It will also be necessary to re-tile the roof due to excessive leakage.

3.2 Access and Parking

The building is situated on the south/west corner of the Queen's Medical Center campus complex. Access to the building and parking lot has been possible from both S. Beretania and Punchbowl Streets. Currently there are 18 parking spaces in the front of the building for staff and short term parking. These parking spaces and the paved driveway will be removed and the area landscaped. The entrances from S. Beretania and Punchbowl Streets will be eliminated. Parking for the conference center will be located in the existing QMC parking garage or the proposed Miller Street Triangle parking structure. As mentioned above, it is planned that the new entry to

the building, which will face the QMC campus, will become the main entrance for the building. It is not anticipated that the expanded use of the conference center will impact traffic flow along S. Beretania or Punchbowl Streets.

Presently there is an area for passenger loading/unloading in the front of the conference building on Beretania Street. As a part of the proposed renovations, vehicular access and parking in this area will be removed and the area will be landscaped. The main entrance will be on the mauka side of the building facing the QMC. The existing loading and unloading area will be incorporated into the proposed new lanai area. Passenger drop off will be possible using the paved driveway which comes into the campus from Punchbowl and circles around the new front entrance of the Conference Center and the Medical Library. (Added to FEA)

3.3 Landscaping

All existing trees on the property will be maintained. The 18 parking spaces in the front area of the property, at the corner of S. Beretania and Punchbowl Streets, will be removed and the area landscaped. A new gravel walkway will pass through the front area connecting to the entrance. (See landscape plan included in FEA.)

4.0 ECONOMIC AND SOCIAL CHARACTERISTICS:

4.1 Development Costs

Development costs are estimated at approximately \$4,500,000 dollars and construction is estimated to take 10-12 months after all necessary permits have been obtained.

4.2 Employment

There would be no significant increase or decrease in employment as a result of the new facility. (See Table 1 describing current and proposed use and staff requirements.)

5.0 ENVIRONMENTAL CHARACTERISTICS:

5.1 Soils/Topography

There are no unique or hazardous conditions related to the soils or topography of the site and as an interior renovation project this is not an area of concern.

5.2 Drainage

There are no drainage problems on the site now, and it is not expected that the proposed interior renovations and alterations will affect drainage patterns.

5.3 Flood Zone

The site is located within the Federal Flood Insurance Rate Map (FIRM) Zone "X", designated areas in which flood hazards are undetermined.

6.0 AFFECTED ENVIRONMENT:

6.1 Relationship to Surrounding Area

The overall QMC Campus, is separated and isolated from the surrounding neighborhood by public streets, and governmental buildings, structures, and facilities. The entire campus is situated mauka of the Mabel Smyth building and provides a buffer from the rest of the immediate neighborhood. On the Diamond Head side of the Campus, which is bordered by Lauhala Street, are the block long Board of Water Supply (BWS) parking lot and the main administration building primarily along Beretania Street. This edge of the Campus is occupied by low-to mid-rise ancillary structures and uses to that of QMC. The Honolulu Medical Group offices and clinic abuts the Mabel Smyth property at the corner of Lauhala and Beretania. The Ewa and Makai edges of the Campus are bordered by the City & County of Honolulu Municipal Office Building and parking garage, Honolulu Hale & Annex, State Office Building, State Capitol, State Library, Iolani Palace and Grounds, State Archives, Governor's Mansion, State Departments of Health and of Education, and State Parking Garage/Old Vineyard Street. None of these properties are impacted by the operations at the QMC nor will they be impacted by the expanded use of the Mabel Smyth Conference Center. See the Location Map.

Based on the foregoing analysis and evaluation, it can be concluded that the renovation and expansion of the conference center will not adversely affect the surrounding neighborhoods. There are no residential developments that abut the QMC campus or are close to the area. It is not expected that the expanded use of the conference center will increase or decrease the resident and visitor population. Further, QMC has been well-established in this location and the proposed actions will not change the essential character of the existing and surrounding neighborhood.

6.2 Relationship to Historic, Cultural and Archaeological Resources

The Mabel Smyth building is located within the Hawaii Capital Special District and is listed on both the State and National Registers of Historic places. As the seat of state and county government, this section of downtown Honolulu contains many government buildings and landmarks which are sources of education, pleasure and intangible benefit for the people of the State of Hawaii. They contribute to civic pride and the beauty of the district. In the Land use Ordinance (LUO) of Honolulu section 7.30-3 (c), the Mabel Smyth building is listed as contributing to the character of the district and that efforts to maintain such buildings should be encouraged. It is the intention of this project to not only maintain the Mabel Smyth Conference Center as a historic structure; but, to fulfill its original purpose as a conference/meeting center, by

renovating the interior and modernizing its facilities.

There are no known archeological resources located on the property however; if, during construction any previously unidentified sites or remains are discovered, the State Department of Land and Natural Resources will be contacted immediately and all work in the area shall be stopped until a determination can be made.

7.0 PUBLIC POLICIES:

7.1 State

The project site is located within the State Urban District, and the proposed use is permitted within the District. No state policies are affected by the proposal.

7.2 City and County Development Plan and Zoning

The proposed renovation of the Mabel Conference Center is consistent with the General Plan for the City and County of Honolulu which includes in its policies the following objectives:

Health and Education: to "encourage continuing improvement in the quality of higher education in Hawaii".

Culture and Recreation: to "identify and cooperate with the State and Federal governments in developing and implementing a comprehensive preservation program for social, cultural, historic, and architectural resources; promote the interpretive and educational use of cultural, historic, architectural sites and buildings; seek public and private funds, and public participation and support, to protect social cultural, historic, architectural resources; and, provide incentives for the restoration, preservation, and maintenance of these resources".

The site is designated for public and quasi-public use on the City's Development Plan for the area and is also appropriately zoned for the use proposed. A meeting facility for public and private use is a principal permitted use in the B-2 Business District.

8.0 POTENTIAL IMPACTS AND MITIGATIVE MEASURES:

8.1 Hazardous Materials

Potential Impacts and Mitigative Measures:

Professional Industries, Inc. in their report dated 10/22/98, specified the following areas of concern and their recommendations:

Materials containing asbestos: 3 of the 17 materials surveyed tested positive for asbestos plus an additional 9 which were tested in 1991. It is assumed that all light fixtures in the building have wiring insulated with asbestos. The duct work which circulates cool air throughout the building could not be safely accessed without destroying the integrity of the system; but, it is assumed that the insulating material also contains asbestos. The ACM within the building will be removed prior to any renovation or demolition activity and disposed of in accordance with Federal, State and County ordinances.

Lead based paint: Lead-based paint was located throughout the entire building and tested above the CPSC Guideline for lead in paint of 0.06% by weight. A composite sample of all material painted with lead-based paint that is to be removed as a part of the reconstruction, will be collected for TCLP analysis and if it meets legal standards will be disposed of in a land fill as construction material. Material which does not meet legal standards for disposal in a land fill will be disposed of in accordance with Federal, State and local procedures. Structures that are to remain and are coated with lead-based paint, will be painted over with non-toxic paint.

Toxic and flammable substances: No toxic substances were identified within the building. Five gallons of flammable substances were located in Room 110. These will be recycled for use at the building.

Fluorescent fixtures containing PCB: Seventeen fluorescent light ballasts containing PCB's were identified. All ballasts containing PCB will be placed in a safe container and shipped to a disposal facility on the mainland.

Workers at all times will be protected from contamination by any of these hazardous materials.

8.2 Traffic

Potential Impact and Mitigative Measures:

The Traffic Impact Assessment Report (TIAR), which was submitted with the Ten Year Master Plan and PRU for the entire Queen's Medical Center, including the Mabel Smyth Conference Center, in July 1998, concluded that the traffic impacts from the redevelopment and expansion of the QMC campus "will not significantly change the Level-of-Service at the study intersections when the project is completed in the year 2006."

9.0 AGENCIES CONSULTED:

1. Department of Planning and Permitting - Design Controls
2. Don Hibbard - State Historic Preservation Office
3. OEQC

10.0 COMMENTS RECEIVED ON THE DRAFT ENVIRONMENTAL ASSESSMENT

The draft EA was published in the January 23, 1999 OEQC Bulletin. Copies of the EA were submitted for review and comment to various agencies by the Department of Planning and Permitting. The following comments were received and responded to:

1. State of Hawaii Department of Land and Natural Resources Historic Preservation concurs with the issuance of a Finding of No Significant Impact for the project with the following stipulations:
 - a) The upstairs carved doors will be kept and featured in the building.

RESPONSE:

The upstairs carved doors will be kept and incorporated in the renovation of the building.

- b) Request that the street level carved doors and photo-documentation of the existing interior be archived with the Historic Preservation Division.

RESPONSE:

Before demolition, the existing interior will be photo-documented using 4 X 5 negatives and 8 X 10 photographs archivally processed. These records, and

the wood sliding doors to the existing street level room (which are extensively damaged by termites) will be given to the Historic Preservation Division as per their request.

2. Department of Transportation Services City and County of Honolulu commented on the following issues:

- a) Passenger and freight loading/unloading areas

RESPONSE:

The following explanation has been added to the FEA:

“ Presently there is an area for passenger loading/unloading in the front of the conference building on Beretania Street. As a part of the proposed renovations, vehicular access and parking in this area will be removed and the area will be landscaped. The main entrance will be on the mauka side of the building facing the QMC. The existing loading and unloading area will be incorporated into the proposed new lanai area. Passenger drop off will be possible using the paved driveway which comes into the campus from Punchbowl and circles around the new front entrance of the Conference Center and the Medical Library.”

- b) Compliance with ADAAG Guidelines

RESPONSE:

ADAAG Guidelines have been reviewed by the architect and will be adhered to. The existing wheelchair access to the building will be maintained

3. Office of Environmental Quality Control had the following concerns:

- a) Historic Status: Interior and Exterior Renovations

RESPONSE:

The large wood sliding doors between the Alice Yates Conference Room and the additional room to the north will be removed as the wood is extensively damaged by termites and cannot be retained as a fundamental element of the building. As requested, the doors will be donated to the State Historic Preservation Office. However, the carved doors that are currently upstairs, and are a beautiful example of “Hawaiian Style” detailing, will be kept and featured in the building. On an inspection of the building with the State Historic Preservation Officer, it was agreed that the original wood veneers on the walls of the lobby and

entry are too water damaged to retain. Overall, "the high ceilings, ample proportions and airy lightness that attested to the hospitable spirit of the building's architecture" will be maintained and enhanced by the proposed renovations. Regarding the re-tiling of the roof, the same type of roof tile will be used.

The State Historic Preservation Officer has reviewed the DEA and the renovation plans for the Mabel Smyth building and concurs with the issuance of the FONSI (comments included in the FEA). A copy of the FEA will be given to the Historic Hawaii Foundation. As requested by the SHPO, the current interiors will be photo documented.

- b) Suggestion that as the proposed renovations to the Mabel Smyth building are part of QMC's Ten-Year Master Plan and Planned Review Use Application currently under review with the City and County Department of Planning and Permitting that the Environmental Assessment should include the entire QMC Ten-Year Master Plan.

RESPONSE:

There is no justifiable reason to greatly expand the Environmental Assessment for the restoration of the Mabel Smyth building to include the total facilities of the Queens Medical Center. The QMC encompasses a land area of 722,855 square feet with a building floor area of 1,324,248 sq. ft. The Mabel Smyth Center encompasses a land area of 28,213 sq. ft. with a building floor area of 13,262 sq. ft. While the two facilities are physically located next to each other, operationally they are independent.

The Mabel Smyth Center is owned and operated by the Queen Emma Foundation. The Queens Medical Center (QMC) operates the hospital and is the applicant for the PRU. The timing of the PRU and the rehabilitation and restoration of the Mabel Smyth Center are coincidental and not related. Either project can proceed without the other.

The Mabel Smyth Conference Center is a part of the Queens Medical Center Planned Review Use for zoning consistency only. The Mabel Smyth Center is not an integral part of the QMC ten year plan, and hence is not part of a larger total undertaking. There are no cumulative or related environmental impacts.

The property on which the Mabel Smyth Center is located is zoned B-2 which permits auditoriums and offices as a principle use. Thus, it would be possible to remove the Mabel Smyth Center from the PRU and have it function as a stand alone facility with parking in the front. It was felt however, that the appearance of the Capitol District would be greatly enhanced if the parking was removed from the front of the Center and the area landscaped. Parking can be supplied in other areas including in the proposed Miller Triangle parking structure.

- c) Proposed landscape plan should be included in FEA. Request that the sidewalk surrounding the site be installed with the Capital District's sidewalk pattern and the coral rock walls removed. Describe how the new landscape plan integrates the Mabel Smyth site and the QMC Campus into the Capital District's "great park."

RESPONSE:

Landscape plan included in FEA. Sidewalk areas that are replaced will incorporate the Capital District pattern. The coral rock walls will be removed. In an attempt to increase the open space for the overall QMC campus, the Ten-Year Master Plan proposes to delete almost all the public parking spaces in the front of the campus adjoining Punchbowl Street, and landscape the area. In keeping with this plan to create a more park like atmosphere for the main campus and the Capital District, the parking in front of Mabel Smyth will be similarly removed and the area landscaped. (See landscape plan). Also the addition of the lanai area facing the QMC campus will visually integrate the Mabel Smyth building into the overall campus.

- d) Observation that the elevator location of the 1st and 2nd floor plans do not match and request for new building plans which show with more clarity the proposed changes.

RESPONSE:

Upon careful inspection it was found that the elevator is correctly positioned and we have included plans which show this more clearly. The plans which were submitted with the DEA, and show the proposed structural changes in reference to the location of the rooms, were the plans that were available at the time. We have included with the FEA plans which show more clearly the proposed changes. The text of the EA describes what will be removed and added to update the facility.

- e) Describe the traffic and parking impacts as use of the Conference Center is expected to increase. Include the Traffic Impact Assessment Report in the FEA.

RESPONSE:

As described in the DEA, it is planned that parking for the Conference Center will be in the proposed Miller Street Parking structure. Access to the parking structure will be from either Miller Street for vehicles coming off Vineyard Street, or from a new dedicated left turn lane on Punchbowl Street

which will lead into the QMC campus connecting vehicles via a tunnel to the parking structure. In reference to the increased usage of the Conference Center and adequate parking, it is expected that many of the users of the Conference Center are currently meeting in other locations on the QMC campus. The people are already parking in the area and will not create the need for new parking by moving their meetings to the Mabel Smyth Conference Center. It is anticipated that the new parking structure will be able to handle any increased parking requirements generated by the Conference Center. For the larger conferences evening and weekend parking will be available in the DOH parking lot across the street.

- 4) The Department of Environmental Services of the City and County of Honolulu had the following comments:
- a) Address the availability and capacity of existing sewer line(s) and refuse services for increased usage of Conference Center.

RESPONSE:

In discussion with the City Department of Wastewater Management, Department of Planning and Permitting it was determined that the existing sewer system is adequate and can accept the additional flow which will result from the any increased usage of the facility. A Sewer Connection Application for the Mabel Smyth Conference Center renovation project was approved on 3/11/99 by the Department of Planning and Permitting.

QMC Housekeeping is responsible for refuse services at Mabel Smyth and this is handled by a private refuse company.

- b) Address Best Management Practices to control and reduce discharge of pollutants during construction.

RESPONSE:

PSI Engineering, environmental consultants for the project, have submitted the following comments which have been included in the FEA:

"All asbestos, lead-based paint, and PCB containing materials will be removed, handled and disposed of in accordance with pertinent federal, state, and local regulations. These procedures are specified in separate design and bid documents. The materials will be handled by a licensed and qualified contractor. The removal procedures will be monitored by an accredited inspector (including air monitoring) to ensure regulatory compliance. Certificates of completion will

be documented and signed by the on site inspector and the removal contractor for each phase of the project.

The asbestos materials at the facility will be removed using a polyethylene sheeting containment. The removal work will be performed in phases at the facility. A three stage decontamination unit will be constructed for personnel and for waste load out. During the removal operations, a full time industrial hygienist will be monitoring the job for regulatory and safety compliance. The monitoring will include air sampling and daily field reporting. Prior to removing the containment, a two phase air clearance will occur. The first phase will occur inside the containment after removal work is completed and the area is cleaned. Air samples must be below 0.01 fibers/cc of air. After this is achieved the containment will be removed and air samples will be collected again prior to area re occupancy.

Lead based paint (LBP) will be left in place in some areas of the facility. Construction debris that is coated with LBP must be tested for and pass TCLP lead and cadmium criteria prior to disposal in the landfill. Renovation personnel that handle these materials must have OSHS compliance monitoring performed until a negative exposure is documented. Loose and flaking LBP will be removed from the work areas prior to renovation activities.

Fluorescent light fixtures will be removed from the facility. The ballasts in each of these fixtures will be inspected by the contractor. If the ballast is not labeled "no PCB's", they will be assumed to be PCB containing and will be handled and disposed of in accordance with the specification.

During the removal operations, a full time industrial hygienist will be monitoring the job for regulatory and safety compliance."

- 5) The State of Hawaii Department of Accounting and General Services comments are as follows:
- a) The future use of the Mabel Smyth building should be addressed in the PRU.

RESPONSE:

It is the intention of the Queen's Medical Center to fully utilize the Mabel Smyth building as a Conference Center by modernizing and equipping it with new multi-media communication facilities and meeting rooms while preserving its historic value and dignity. There are no other future uses planned at this time. It should be noted that use of the Mabel Smyth building as a Conference Center is a permitted use in the B-2 Community Business District.

- b) Include the landscape plan. Describe how the landscaping plan meets the design controls of the LUO relating to the Hawaii Capital Special District.

RESPONSE:

The landscape plan will be included in the FEA. The design controls will be addressed in the HCSD permit.

- c) FEA should describe how the new landscaping will integrate Mabel Smyth with QMC and the Capitals District's "great park". Request that the sidewalk surrounding the site be installed with the Capital District's sidewalk pattern and the coral rock walls removed.

RESPONSE:

In an attempt to increase the open space for the overall QMC campus, the Ten-Year Master Plan proposes to delete almost all the public parking spaces in the front of the campus adjoining Punchbowl Street, and landscape the area. In keeping with this plan to create a more park like atmosphere for the main campus and the Capital District, the parking in front of Mabel Smyth will be similarly removed and the area landscaped. (See landscape plan). Also the addition of the lanai area facing the QMC campus will visually integrate the Mabel Smyth building into the overall campus. Any sidewalk which is replaced will incorporate the Capital District pattern and the coral rock walls will be removed.

- d) Observation that the elevator location of the 1st and 2nd floor plans do not match.

RESPONSE:

Upon careful inspection it was found that the elevator is correctly positioned and we have included plans which show this more clearly.

- e) Increased usage of the Conference Center may impact traffic in the area. Show pedestrian linkages from the Conference Center to the possible parking garages separate from vehicular circulation and parking.

RESPONSE:

As described in the DEA, it is planned that parking for the Conference Center will be in the proposed Miller Street Parking structure. Access to the parking structure will be from either Miller Street for vehicles coming off Vineyard Street, or from a new dedicated left turn lane on Punchbowl Street which will lead into the QMC campus connecting vehicles via a tunnel to the parking structure. In reference to the increased usage of the Conference Center

and adequate parking, it is expected that many of the users of the Conference Center are currently meeting in other locations on the QMC campus. The people are already parking in the area and will not create the need for new parking by moving their meetings to the Mabel Smyth Conference Center. It is anticipated that the new parking structure will be able to handle any increased parking requirements generated by the Conference Center. For the larger conferences evening and weekend parking will be available in the DOH parking lot across the street. Pedestrians leaving the Miller Street parking lot will either use the stairs or the tunnel to enter the main campus near the emergency court area and proceed to the Conference Center. (See Exhibit 1).

- f) The EA should address the fact that QMC owns the leased fee title to the Honolulu Medical Group parcel and if there are any long range plans to jointly develop the Mabel Smyth and Honolulu Medical Group parcels as an integration and expansion of QMC.

RESPONSE:

The Queen's Medical Center has no plans to jointly develop the parcels.

- 6) The Board of Water Supply had the following comments:
 - a) The existing water system is presently adequate to accommodate the proposed improvements. There is an existing 2-inch and 1-inch water meter.
 - b) The availability of water will be determined when the building permits are submitted and applicant will be required to pay BWS Water Facilities Charges.
 - c) If a 3-inch or larger meter is required plans shall be submitted to BWS for review.
 - d) Reduced pressure principle backflow prevention assemblies will be required.

RESPONSE:

If a 3-inch or larger meter is required plans will be submitted to BWS for review and approval. Backflow prevention assemblies will be used. Comments a) and b) require no response.

7) Comments from State of Hawaii Department of Health:

- a) Asbestos concerns

RESPONSE:

In their 10/22/98 report PSI Environmental located the presence of asbestos materials at the Mabel Smyth building and recommended their removal in accordance with the NESHAP regulations. All regulated quantities and types of asbestos-containing materials will be subject to emission controls, proper collection, containerization, and disposal at a permitted landfill. The need to remove the asbestos-containing materials, especially in the auditorium ceiling, was one of the main factors determining the renovation plans for the Conference Center.

- b) Lead-based paint concerns:

RESPONSE:

Disposal of lead-based paint debris shall be done by properly trained persons in accordance with the DOH, Solid and Hazardous Waste Branch and the Department of Labor and Industrial Relations requirements. Structures that are to remain, and are coated with lead-based paint, will be painted over with non-toxic paint as prescribed by the Environmental Protection Agency (EPA).

- 8) State of Hawaii Department of Land and Natural Resources reviewed the DEA and has no objections to the renovation and expansion of the Mabel Smyth Auditorium provided covenant 2 in the deed is observed.

RESPONSE:

QMC will be in compliance with all applicable laws, statutes, ordinances, rules and regulations of the federal, state and City and County regulations including all restrictions, covenants, rules and regulations, etc. of the Hawaii Capital Special District and its underlying "Great Park" concept. The regulations pertaining to the HCSD will be addressed in the application for the HCSD permit. ADAAG Guidelines have been reviewed by the architect and will be adhered to. The existing wheelchair access to the building will be maintained

11.0 DETERMINATION AND REASONS SUPPORTING THE DETERMINATION

The proposed project would not have a significant effect on the environment and therefore

preparation of an environmental impact statement is not required. The "significance criteria," Section 12 of Hawaii Administrative Rules Title 11, Chapter 200, "Environmental Impact Statement Rules," were reviewed and analyzed. Based on the analysis, the following were concluded:

1. No irrevocable commitment to loss or destruction of any natural or cultural resource would result.

The interior renovations of the Historic Mabel Smyth building will not result in a loss of any natural or cultural resource. The current condition of the interior will be photo-documented for future reference. It is the intention of the project to fully utilize this valuable community resource as a Conference Center, with a "state of the art" teleconferencing capabilities, for the medical profession.

2. The action would not curtail the range of beneficial uses of the environment.

The project involves the renovation of an existing building. There will be no curtailment of beneficial use of the environment.

3. The proposed action does not conflict with the state's long term environmental goals and guidelines.

The project is located in land which has been designated urban by the State of Hawaii, and will have no significant environmental impacts. As such there will be no conflict with the State long term environmental policies and guidelines.

4. The economic or social welfare of the community or state would not be substantially affected.

The economic and social well being of the community will be enhanced by the renovation and full utilization of the Historic Mabel Smyth Conference Center.

5. The proposed action does not substantially affect public health.

There is no public health impact caused by this project. Queen's Medical Center will conform to State standards and requirements specified for meeting facilities. Best Management Practices will be observed during the renovation and asbestos and lead-based paint will be removed or contained in accordance with Federal and State regulations.

6. No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.

The project will have no impact on population changes or public facilities.

7. No substantial degradation of environmental quality is anticipated.

There will be no degradation of the environment. In fact, the renovated Conference Center and landscaping will upgrade the present condition of the site.

8. The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable impacts on the environment.

Although the Mabel Smyth Conference Center is a part of the Queen's Medical Center overall campus, the project is self contained and independent of other projects and facilities in the area hence there will be no cumulative impacts.

9. No rare, threatened or endangered species or their habitats would be affected.

There are no endangered or threatened species or their habitats on or near this property.

10. Air quality, water quality, or ambient noise levels would not be detrimentally affected.

There will be no detrimental impact on air quality, water quality, or ambient noise levels. The property is at the corner of S. Beretania and Punchbowl Streets in a business zoned area and the site is suitable for the proposed use.

11. The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.

The project site is located in a business zoned district. There will be no impact on any environmentally sensitive areas.

12.0 CONCLUSION:

The historic Mabel Smyth building was conceived as both a memorial to the spirit of one of the founding members of the medical profession in Hawaii, and as a center for medical knowledge and discussion. Over the years it has served the community well. It is the intention of the Queen's Medical Center to fully utilize this resource by modernizing and equipping it with new multi-media communication facilities and meeting rooms while preserving its historic value

TABLE 1

**MABEL SMYTH CONFERENCE CENTER
CURRENT AND PROPOSED USE**

	<u>Users</u>	<u>Number</u>	<u>Duration</u>	<u>Time of Day</u>	<u>Frequency</u>
Current	<u>Class</u>	35 people	4 hrs	Daytime	4 X a week
	<u>Staff</u>	1 person	8 hrs	All day	5 X a week
Proposed (Estimate)	<u>Health Professionals Meeting</u>	175 people	2 hrs	Morning	2 X a week
	<u>Health Professionals Class</u>	35 people	5 hrs	All day	Daily
	<u>Patient Education Class</u>	35 people	2 hrs	Evening	3 X a week
	<u>Conferees</u>	300 people	6 hrs	All day	6 days per year
	<u>Staff</u>	4 people	8 hrs	All day	Daily

United States Department of the Interior
National Park Service

COPY

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name SMYTH, MABEL, MEMORIAL BUILDING

other names/site number N/A

2. Location

street & number 510 Punchbowl Street (corner of Punchbowl & South Beretania Streets) not for publication

city or town Honolulu vicinity

state Hawaii code _____ county Honolulu code 003 zip code 96813

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Kirk W. Blue 12/16/93
Signature of certifying official/Title Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State of Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.		
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.		
<input type="checkbox"/> determined not eligible for the National Register.		
<input type="checkbox"/> removed from the National Register.		
<input type="checkbox"/> other, (explain): _____		

SMYTH, MABEL, MEMORIAL BUILDING
Name of Property

Honolulu, Hawaii
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (38 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance
(Enter categories from instructions)

Architecture _____
Health/Medicine _____
Social History _____

Period of Significance

1941 _____

Significant Dates

January 4, 1941 _____

Significant Person

(Complete if Criterion B is marked above)

N/A _____

Cultural Affiliation

N/A _____

Architect/BUILDER

Dickey, Charles William (with associates, William D. Merrill, James C. Sims and Kenneth Boehrig, architects)

Pacific Construction, Co., and City Construct: Co., Builders/Contractors

Thompson, Robert, Landscape architect

Primary location of additional data:

- State Historic Preservation Office
- Other State agency State Archives, State Libra
- Federal agency
- Local government
- University Asian & Pacific Library, Hamilton Library, University of Hawaii
- Other Honolulu Advertiser, newspaper archi

Name of repository:

Queens Medical Center Archives



United States Department of the Interior

NATIONAL PARK SERVICE

P.O. BOX 37127
WASHINGTON, D.C. 20013-7127



IN REPLY REFER TO:

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places. For further information call 202/343-9542.

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 2/16/94 THROUGH 2/18/94

FEB 25 1994

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number NHL Status, Action, Date, Multiple Name

- COLORADO, MONTROSE COUNTY, Montrose County Courthouse, 320 S. 1st St., Montrose, 94000040, NOMINATION, 2/18/94
- HAWAII, HAWAII COUNTY, Hind, James M., House, Skilled Camp, House J, Hawi, 93001557, NOMINATION, 2/03/94
- * HAWAII, HONOLULU COUNTY, Smyth, Habel, Memorial Building, 501 Punchbowl St., Honolulu, 93001558, NOMINATION, 2/03/94
- MASSACHUSETTS, BERKSHIRE COUNTY, Golden Mill Bridge, Golden Mill Rd. over the Housatonic R., Lee, 93001592, NOMINATION, 2/09/94
- MASSACHUSETTS, ESSEX COUNTY, St. Nicholas Orthodox Church and Rectory, 64--66 Forrester St., Salem, 93000346, NOMINATION, 2/18/94
- MASSACHUSETTS, NORFOLK COUNTY, Mount Wollaston Cemetery, 20 Sea St., Quincy, 94000033, NOMINATION, 2/18/94
- MASSACHUSETTS, NORFOLK COUNTY, Quincy Point Fire Station, 615 Washington St., Quincy, 93000347, NOMINATION, 2/18/94
- MASSACHUSETTS, SUFFOLK COUNTY, Ellis Congregational Church, 56 Dale St., corner 118--120 Walnut St., Boston, 93001587, NOMINATION, 2/09/94
- MASSACHUSETTS, SUFFOLK COUNTY, House at 1 Bay Street, 1 Bay St., Boston, 93001573, NOMINATION, 2/09/94
- NEW MEXICO, BERNALILLO COUNTY, Pig 'n Cafe Lunch, 2106 Central Ave. SE., Albuquerque, 93001222, NOMINATION, 2/15/94 (Route 66 Through New Mexico MPS)
- NEW YORK, LEWIS COUNTY, Rateman Hotel, 7574 S. State St., Lowville, 94000046, NOMINATION, 2/18/94
- NEW YORK, ONTARIO COUNTY, Cleveland, Ephraim, House, 210 N. Main St., Naples, 94000047, NOMINATION, 2/18/94
- NEW YORK, SULLIVAN COUNTY, Callicoon National Bank, 133 Main St., Callicoon, 94000048, NOMINATION, 2/18/94 (Upper Delaware Valley, New York and Pennsylvania, MPS)
- NORTH CAROLINA, TRANSYLVANIA COUNTY, Lake Toxaway Methodist Church, Cold Mountain Rd. W side, 0.1 mi. NW of Jct. with NC 281, Lake Toxaway, 94000033, NOMINATION, 2/18/94
- NORTH CAROLINA, TRANSYLVANIA COUNTY, McMinn Building, 2--6 W. Main St., Bravard, 94000034, NOMINATION, 2/18/94 (Transylvania MPS)
- OHIO, MONTGOMERY COUNTY, Inaco Apartments Building, 255 N. Main St., Dayton, 93001390, NOMINATION, 2/18/94
- PUERTO RICO, SAN GERMAN MUNICIPALITY, San German Historic District, Roughly bounded by Luna, Estrella, Concepcion, Javilla, and Ferrocarril Sts., San German, 94000084, NOMINATION, 2/16/94
- SOUTH CAROLINA, CHESTER COUNTY, Cornwell Inn, Jct. of US 321 and SC 205, Blackstock vicinity, 94000044, NOMINATION, 2/18/94
- SOUTH DAKOTA, DAVISON COUNTY, Kelly, J. Nelson, House, 521 S. 5th St., Grand Forks, 94000058, NOMINATION, 2/18/94
- UTAH, SALT LAKE COUNTY, US Post Office--Swager House, 2155 S. Highland Dr., Salt Lake City, 93000409, NOMINATION, 2/18/94 (US Post Offices in Utah MPS)
- UTAH, SEVIER COUNTY, Peterson--Burr House, 190 W. Main, Salina, 94000037, NOMINATION, 2/18/94
- VIRGINIA, RICHMOND INDEPENDENT CITY, Maupin-Maury House, 1105 E. Clay St., Richmond (Independent City), 69000353, REMOVAL, 2/18/94
- WEST VIRGINIA, HARRISON COUNTY, Goff, Nathan, Jr., House, 463 W. Main St., Clarksburg, 76001936, REMOVAL, 2/18/94
- WYOMING, NATRONA COUNTY, North Casper Clubhouse, 1002 E. L St., Casper, 94000043, NOMINATION, 2/18/94
- WYOMING, NATRONA COUNTY, Tribune Building, 216 E. 2nd St., Casper, 94000041, NOMINATION, 2/18/94

JOHN WAJNES
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

KETII AIUE, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCE

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JOHN P. KEPPeler II
DONA L. HANAKI

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PROGRAM

AQUATIC RESOURCES
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CONSERVATION AND
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HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

June 29, 1993

Department of Accounting and General Services
Attention: Mr. James Hisano
729-B Kalkoi Street
Honolulu, Hawaii 96819

Dear Mr. Hisano:

Site: Mabel Smyth Memorial Building

The Hawaii Historic Places Review Board is pleased to inform you that at its hearing on June 28, 1993 a decision was made to place the property described above on the Hawaii Register of Historic Places and to recommend to the State Historic Preservation Officer that he nominate the property for placement on the National Register of Historic Places.

If you have any questions, please do not hesitate to call 587-0047.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Kiyoshi Ikeda".

DR. KIYOSHI IKEDA
Chairperson

KI:jen

c: County of Oahu Planning Department
Ms. Sanna Saks Deutch

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 98707

February 3, 1999

MICHAEL D. WILSON, CHAIRPERSON
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BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES

ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

LOG NO: 22952
DOC NO: 9902tm01
Architecture

Attention: Dana Teramoto

Dear Ms. Sullivan:

SUBJECT: Environmental Assessment for
Mabel Smyth Conference Center Renovation
TMK: 2-1-35:01, Capital Special District, Honolulu, Oahu

Thank you for your transmittal on the above project. Enclosed is a copy of the correspondence in which we previously commented on this project. Provided that the applicant complies with the stipulations noted, we concur with the issuance of a Finding of No Significant Impact.

Thank you for the opportunity to comment. Should you have further questions, please have your staff call Tonia Moy at 692-8030.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

TM:jk

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
601 Kamohala Boulevard
Kapolei, Hawaii 98707

January 4, 1999

MICHAEL D. WILSON, CHAIRPERSON
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

Mr. Donald Clegg, President
Analytical Planning Consultants, Inc.
928 Nuuanu Ave., Suite 502
Honolulu, Hawaii 96817

LOG NO: 22718
DOC NO: 9901tm01
Architecture

Dear Mr. Clegg:

SUBJECT: **Mabel Smythe Renovations**
TMK: 2-1-35:01, Capitol District, Honolulu, Oahu

Thank you for meeting with me on the above project. While we would prefer to see more of the original fabric of the Mabel Smythe Memorial Building kept, we understand Queen's Hospital's desire to renovate the building to meet the requirements of a world-class conference center. Overall, we concur with the project with the following stipulations:

1. The carved doors that are currently upstairs will be kept and featured in the building.
2. The carved sliding doors to the existing street level room will be salvaged.
3. The existing interior should be photo-documented using 4 X 5 negatives and 8 X 10 photographs, archivally processed. The State Historic Preservation Division will be the repository for the photographs, negatives and doors.

Thank you for your consideration and the opportunity to comment. Should you have further questions, please call Tonia Moy or myself at 692-8015.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

TM:jk



PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 10, 1999

Mr. Don Hibbard, Administrator
Department of Land and Natural Resources
Historic Preservation Division
Kakuhewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

Dear Mr. Hibbard

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed renovations to the historic Mabel Smyth Conference Center 510 S. Beretania Street (TMK: 2-1-035:001). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

State of Hawaii Department of Land and Natural Resources Historic Preservation concurs with the issuance of a Finding of No Significant Impact for the project with the following stipulations:

- a) The upstairs carved doors will be kept and featured in the building.

RESPONSE:

The upstairs carved doors will be kept and incorporated in the renovation of the building.

- b) Request that the street level carved doors and photo-documentation of the existing interior be archived with the Historic Preservation Division.

RESPONSE:

Before demolition, the existing interior will be photo-documented using 4 X 5 negatives and 8 X 10 photographs archivally processed. These records, and the wood sliding doors to the existing street level room (which are extensively damaged by termites) will be given to the Historic Preservation Division as per their request.

(2)

If there are any further comments or questions you may contact me at 536-5695.

Sincerely,

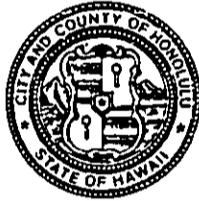
A handwritten signature in cursive script that reads "Donald Clegg".

Donald Clegg
President

②

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813
PHONE: (808) 523-4529 • FAX: (808) 523-4730



JEREMY HARRIS
MAYOR

CHERYL D. SOON
DIRECTOR
JOSEPH M. MAGALDI, JR.
DEPUTY DIRECTOR

January 29, 1999

TPD1/99-00137R

MEMORANDUM

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: CHERYL D. SOON, DIRECTOR

SUBJECT: MABEL SMYTH CONFERENCE CENTER RENOVATION AND EXPANSION

In response to your January 11, 1999 memorandum, the draft environmental assessment (EA) for the subject project was reviewed. The following comments are the result of this review:

1. The passenger and freight loading/unloading areas for the conference center should be identified and discussed.
2. Alterations to historic buildings must comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), Section 4.1.7 Accessible Buildings: Historic Preservation. It is recommended that this project be reviewed by the State of Hawaii Commission on Persons with Disabilities to help ensure compliance with the ADAAG.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at Local 6976.

Cheryl D. Soon

CHERYL D. SOON

cc: Dr. James Kumagai, Queen's Medical Center
Mr. Donald Clegg, Analytical Planning Consultants, Inc.



PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 10, 1999

Ms. Cheryl Soon, Director
Department of Transportation Services
Pacific Park Plaza
711 Kapiolani Blvd., Suite 1200
Honolulu, Hawaii 96813

Dear Ms. Soon,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed renovations to the historic Mabel Smyth Conference Center 510 S. Beretania Street (TMK: 2-1-035:001). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

Department of Transportation Services City and County of Honolulu commented on the following issues:

a) Passenger and freight loading/unloading areas

RESPONSE:

The following explanation has been added to the FEA:

“ Presently there is an area for passenger loading/unloading in the front of the conference building on Beretania Street. As a part of the proposed renovations, vehicular access and parking in this area will be removed and the area will be landscaped. The main entrance will be on the mauka side of the building facing the QMC. The existing loading and unloading area will be incorporated into the proposed new lanai area. Passenger drop off will be possible using the paved driveway which comes into the campus from Punchbowl and circles around the new front entrance of the Conference Center and the Medical Library.”

b) Compliance with ADAAG Guidelines

RESPONSE:

ADAAG Guidelines have been reviewed by the architect and will be adhered to. The existing wheelchair access to the building will be maintained

BENJAMIN J. CAYETANO
GOVERNOR



3

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

February 9, 1999

Jan Sullivan, Director
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Dana Teramoto

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment (EA) for Mabel Smyth Conference Center
Renovations

We have the following comments to offer:

Historic Status:

- a. *Interior:* The proposed interior renovations to modernize the historic Mabel Smyth conference center will demolish most of the existing interiors. A portion of the Hawaiian motif, which adds to the historical and cultural significance of the building, will be removed. Please describe which motifs will be removed.
- b. *Exterior:* The proposed exterior renovations include a new extended lanai and a new entryway facing Queen's campus. Some structures will be removed and the roof will also be re-tiled. Will the roof tile remain the same? If not, provide a photo rendition of the new roof design.

How will the major interior and exterior renovations affect the historic status of the building? Will the historic status remain after the renovations? Please consult with the State Historic Preservation Division and the Historic Hawaii Foundation. Include all correspondence with SHPD and HHF in final EA.

Project Segmentation:

The Mabel Smyth renovations and expansion is part of Queen's Medical Center's Ten - Year Master Plan. This master plan is presently undergoing a Planned Review Use permit process under the jurisdiction of the City and County of Honolulu Department of Planning and Permitting. Similarly, this environmental assessment needs to address all the other elements of QMC's ten-year master plan. According to the section 11-200-7 of the EIS

Jan Sullivan
February 9, 1999
Page 2

rules and Kahana Sunset Owners v. County of Maui (Supreme Court of Hawaii, November 5, 1997), a group of actions proposed by an applicant shall be treated as a single action when the component actions are phases of a larger total undertaking. Therefore, this environmental assessment should cover the entire QMC ten-year master plan.

Landscaping Plans:

The front parking area will be eliminated and the area landscaped. Please include the proposed landscape plan in the final EA.

The public street sidewalk surrounding the project site should be installed with the State's Capitol District sidewalk pattern. The coral rock walls should also be removed.

Please describe how the new landscaping plan visually integrates the Mabel Smyth lot and the QMC campus into the Capitol District's "great park."

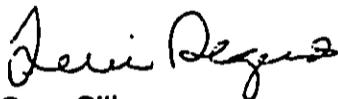
Building Plans:

- a. The elevator location of the proposed 1st & 2nd floor plans do not match. Please make the necessary corrections.
- b. The plans that were submitted in the draft environmental assessment do not have sufficient details to determine exactly what will be removed or added. Please provide new building plans with more clarity regarding proposed changes.

Traffic & Parking: Use of the Mabel Smyth conference center is expected to increase more than threefold after the renovations. Please describe the traffic and parking impacts of the proposed conference center and include the Traffic Impact Assessment Report for the QMC Ten-Year Master Plan in the final environmental assessment.

If you have any questions call Nancy Heinrich at 586-4185.

Sincerely,


for Gary Gill
Interim Director

c: Donald Clegg



PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 10, 1999

Mr. Gary Gill, Interim Director
State of Hawaii
Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Gary Gill,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed renovations to the historic Mabel Smyth Conference Center 510 S. Beretania Street (TMK: 2-1-035:001). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

a) Historic Status: Interior and Exterior Renovations

RESPONSE:

The large wood sliding doors between the Alice Yates Conference Room and the additional room to the north will be removed as the wood is extensively damaged by termites and cannot be retained as a fundamental element of the building. As requested, the doors will be donated to the State Historic Preservation Office. However, the carved doors that are currently upstairs, and are a beautiful example of "Hawaiian Style" detailing, will be kept and featured in the building. On an inspection of the building with the State Historic Preservation Officer, it was agreed that the original wood veneers on the walls of the lobby and entry are too water damaged to retain. Overall, "the high ceilings, ample proportions and airy lightness that attested to the hospitable spirit of the building's architecture" will be maintained and enhanced by the proposed renovations. Regarding the re-tiling of the roof, the same type of roof tile will be used.

The State Historic Preservation Officer has reviewed the DEA and the renovation plans for the Mabel Smyth building and concurs with the issuance of the FONSI (comments included in the FEA). A copy of the FEA will be given to the Historic Hawaii Foundation. As requested by the SHPO, the current interiors will be photo documented.

b) Suggestion that as the proposed renovations to the Mabel Smyth building are part of QMC's Ten-Year Master Plan and Planned Review Use Application currently under review with the City and County Department of Planning and Permitting that the Environmental Assessment should include the entire QMC Ten-Year Master Plan.

RESPONSE:

There is no justifiable reason to greatly expand the Environmental Assessment for the restoration of the Mabel Smyth building to include the total facilities of the Queens Medical Center. The QMC encompasses a land area of 722,855 square feet with a building floor area of 1,324,248 sq. ft. The Mabel Smyth Center encompasses a land area of 28,213 sq. ft. with a building floor area of 13,262 sq. ft. While the two facilities are physically located next to each other, operationally they are independent.

The Mabel Smyth Center is owned and operated by the Queen Emma Foundation. The Queens Medical Center (QMC) operates the hospital and is the applicant for the PRU. The timing of the PRU and the rehabilitation and restoration of the Mabel Smyth Center are coincidental and not related. Either project can proceed without the other.

The Mabel Smyth Conference Center is a part of the Queens Medical Center Planned Review Use for zoning consistency only. The Mabel Smyth Center is not an integral part of the QMC ten year plan, and hence is not part of a larger total undertaking. There are no cumulative or related environmental impacts.

The property on which the Mabel Smyth Center is located is zoned B-2 which permits auditoriums and offices as a principle use. Thus, it would be possible to remove the Mabel Smyth Center from the PRU and have it function as a stand alone facility with parking in the front. It was felt however, that the appearance of the Capitol District would be greatly enhanced if the parking was removed from the front of the Center and the area landscaped. Parking can be supplied in other areas including in the proposed Miller Triangle parking structure.

c) Proposed landscape plan should be included in FEA. Request that the sidewalk surrounding the site be installed with the Capital District's sidewalk pattern and the coral rock walls removed. Describe how the new landscape plan integrates the Mabel Smyth site and the QMC Campus into the Capital District's "great park."

RESPONSE:

Landscape plan included in FEA. Sidewalk areas that are replaced will incorporate the Capital District pattern. The coral rock walls will be removed. In

an attempt to increase the open space for the overall QMC campus, the Ten-Year Master Plan proposes to delete almost all the public parking spaces in the front of the campus adjoining Punchbowl Street, and landscape the area. In keeping with this plan to create a more park like atmosphere for the main campus and the Capital District, the parking in front of Mabel Smyth will be similarly removed and the area landscaped. (See landscape plan). Also the addition of the lanai area facing the QMC campus will visually integrate the Mabel Smyth building into the overall campus.

d) Observation that the elevator location of the 1st and 2nd floor plans do not match and request for new building plans which show with more clarity the proposed changes.

RESPONSE:

Upon careful inspection it was found that the elevator is correctly positioned and we have labeled the plans to show this more clearly. The plans which were submitted with the DEA and show the proposed structural changes in reference to the location of the rooms are the plans that are currently available. The text of the EA describes what will be removed and added to update the facility.

e) Describe the traffic and parking impacts as use of the Conference Center is expected to increase. Include the Traffic Impact Assessment Report in the FEA.

RESPONSE:

As described in the DEA, it is planned that parking for the Conference Center will be in the proposed Miller Street Parking structure. Access to the parking structure will be from either Miller Street for vehicles coming off Vineyard Street, or from a new dedicated left turn lane on Punchbowl Street which will lead into the QMC campus connecting vehicles via a tunnel to the parking structure. In reference to the increased usage of the Conference Center and adequate parking, it is expected that many of the users of the Conference Center are currently meeting in other locations on the QMC campus. The people are already parking in the area and will not create the need for new parking by moving their meetings to the Mabel Smyth Conference Center. It is anticipated that the new parking structure will be able to handle any increased parking requirements generated by the Conference Center. For the larger conferences evening and weekend parking will be available in the DOH parking lot across the street.

If there are any further comments or questions you may contact me at 536-5695.

Sincerely,

A handwritten signature in cursive script that reads "Donald Clegg".

Donald Clegg
President

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 527-6663 • FAX: (808) 527-6675

④

JEREMY HARRIS
Mayor



KENNETH E. SPRAGUE, P.E., Ph.D.
Director

CHERYL K. OKUMA-SEPE, ESQ.
Deputy Director

ENV 99-07

JAN 19 1999

MEMORANDUM

TO: JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

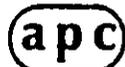
FROM: KENNETH E. SPRAGUE, DIRECTOR *KES*
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
MABEL SMYTH CONFERENCE CENTER
TMK: 2-1-35: 1

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

1. The EA should address the availability and capacity of the existing sewer line(s) and refuse pick-up services, etc.
2. The EA should also address what kind of best management practices (BMPs) will be employed during construction to control and reduce discharge of pollutants.

Should you have any questions, please contact Alex Ho at 523-4150.



PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553

ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 19, 1999

Mr. Kenneth E. Sprague, Director
Department of Environmental Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Dear Mr. Kenneth Sprague,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed renovations to the historic Mabel Smyth Conference Center 510 S. Beretania Street (TMK: 2-1-035:001). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

- a) Address the availability and capacity of existing sewer line(s) and refuse services for increased usage of Conference Center.

RESPONSE:

In discussion with the City Department of Wastewater Management, Department of Planning and Permitting it was determined that the existing sewer system is adequate and can accept the additional flow which will result from the any increased usage of the facility. A Sewer Connection Application for the Mabel Smyth Conference Center renovation project was approved on 3/11/99 by the Department of Planning and Permitting.

QMC Housekeeping is responsible for refuse services at Mabel Smyth and this is handled by a private refuse company.

- b) Address Best Management Practices to control and reduce discharge of pollutants during construction.

RESPONSE:

PSI Engineering, environmental consultants for the project, have submitted the following comments which have been included in the FEA:

“All asbestos, lead-based paint, and PCB containing materials will be

removed, handled and disposed of in accordance with pertinent federal, state, and local regulations. These procedures are specified in separate design and bid documents. The materials will be handled by a licensed and qualified contractor. The removal procedures will be monitored by an accredited inspector (including air monitoring) to ensure regulatory compliance. Certificates of completion will be documented and signed by the on site inspector and the removal contractor for each phase of the project.

The asbestos materials at the facility will be removed using a polyethylene sheeting containment. The removal work will be performed in phases at the facility. A three stage decontamination unit will be constructed for personnel and for waste load out. During the removal operations, a full time industrial hygienist will be monitoring the job for regulatory and safety compliance. The monitoring will include air sampling and daily field reporting. Prior to removing the containment, a two phase air clearance will occur. The first phase will occur inside the containment after removal work is completed and the area is cleaned. Air samples must be below 0.01 fibers/cc of air. After this is achieved the containment will be removed and air samples will be collected again prior to area re occupancy.

Lead based paint (LBP) will be left in place in some areas of the facility. Construction debris that is coated with LBP must be tested for and pass TCLP lead and cadmium criteria prior to disposal in the landfill. Renovation personnel that handle these materials must have OSHS compliance monitoring performed until a negative exposure is documented. Loose and flaking LBP will be removed from the work areas prior to renovation activities.

Fluorescent light fixtures will be removed from the facility. The ballasts in each of these fixtures will be inspected by the contractor. If the ballast is not labeled "no PCB's", they will be assumed to be PCB containing and will be handled and disposed of in accordance with the specification.

During the removal operations, a full time industrial hygienist will be monitoring the job for regulatory and safety compliance."

If there are any further comments or questions you may contact me at 536-5695.

Sincerely,



Donald Clegg
President



BENJAMIN J. CAYETANO
GOVERNOR

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

LETTER NO (P) 1052.9

FEB 22 1999

Ms. Jan Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Queen's Medical Center (QMC) Historic Mabel
Smyth Conference Center Renovations
Oahu, TMK: 2-1-035:001
1) Draft Environmental Assessment; and
2) Minor Hawaii Capital District Special Permit
Application

This is in response to the subject draft environmental assessment transmitted to the Department of Accounting and General Services (DAGS) Planning Branch on January 19, 1999. Our comments are as follows:

A. Project Segmentation

The Mabel Smyth renovation is part of QMC's ten-year master plan. This master plan is presently undergoing a Plan Review Use (PRU) permit process under the jurisdiction of the City and County of Honolulu Department of Planning and Permitting. As we have stated in our QMC PRU review of January 12, 1999, we believe that the future use of the Mabel Smyth building should be addressed in the PRU.

B. Landscaping Plans

1. The front parking area will be eliminated and the area landscaped. The proposed landscape plan should be included in the environmental assessment and minor special district permit application. The environmental assessment and minor special district permit application also need to describe how the landscaping plan meets the design controls set forth in section 7.30-4 of the City and County of Honolulu, Land Use Ordinance relating to the Hawaii Capital special district.

2. The environmental assessment and minor special district permit application should describe how the new landscaping plan visually integrates the Mabel Smyth lot with the QMC campus and the Capital District's "great park."
3. Any new public street sidewalk surrounding the project site needs to be installed with the State's Capital District sidewalk pattern.
4. The coral rock walls should be removed. This is in accordance with the State/QMC land exchange letter agreement dated October 10, 1989.

C. Building Plans

The elevator locations on the proposed first and second floor plans do not match.

D. Traffic and Parking

1. Use of the Mabel Smyth conference center is expected to increase significantly after the renovations which may impact traffic in the area.
2. Parking for the Mabel Smyth conference center is proposed to be located in the existing QMC parking garage or the proposed Miller Street Triangle parking structure. The environmental assessment and minor special district permit application should show pedestrian linkages from the conference center to the parking garages which are separate from vehicular circulation and parking stalls and lots.

E. Honolulu Medical Group Parcel

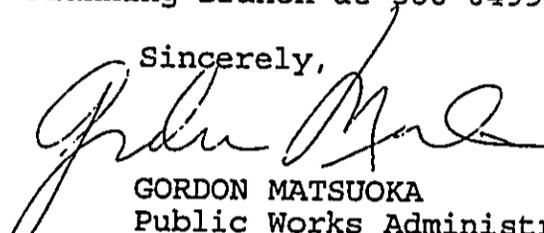
The draft environmental assessment (section 6.1) merely states that "the Honolulu Medical Group offices and clinic abuts the Mabel Smyth property at the corner of Lauhala and Beretania" when in fact QMC owns the parcel. The environmental assessment and minor special district permit application should reflect the fact that QMC owns the leased fee title to the Honolulu Medical Group parcel. Also, it should describe if there are any long term plans to jointly develop the Mabel Smyth and Honolulu Medical Group parcels as an integration and expansion of QMC.

Ms. Jan Sullivan
Page 3

Ltr. No. (P)1052.9

Should you have any questions, please have your staff call
Mr. Alan Sanborn of the Planning Branch at 586-0499.

Sincerely,



GORDON MATSUOKA
Public Works Administrator

JT:jy

c: Mr. Gary Gill, OEQC
Dr. James Kumagai, Queen's Medical Center
Mr. Donald Clegg, Analytical Planning Consultants, Inc.
Mr. Ed Aotani, Aotani and Associates
Dr. Don Hibbard, State Historic Preservation Division

PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 10, 1999

Mr. Gordon Matsuoka, Public Works Administrator
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Gordon Matsuoka,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed renovations to the historic Mabel Smyth Conference Center 510 S. Beretania Street (TMK: 2-1-035:001). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

- a) The future use of the Mabel Smyth building should be addressed in the PRU.

RESPONSE:

It is the intention of the Queen's Medical Center to fully utilize the Mabel Smyth building as a Conference Center by modernizing and equipping it with new multi-media communication facilities and meeting rooms while preserving its historic value and dignity. There are no other future uses planned at this time. It should be noted that use of the Mabel Smyth building as a Conference Center is a permitted use in the B-2 Community Business District.

- a) Include the landscape plan. Describe how the landscaping plan meets the design controls of the LUO relating to the Hawaii Capital Special District.

RESPONSE:

The landscape plan will be included in the FEA. The design controls will be addressed in the HCSD permit.

- b) FEA should describe how the new landscaping will integrate Mabel Smyth with QMC and the Capitals District's "great park". Request that the

sidewalk surrounding the site be installed with the Capital District's sidewalk pattern and the coral rock walls removed.

RESPONSE:

In an attempt to increase the open space for the overall QMC campus, the Ten-Year Master Plan proposes to delete almost all the public parking spaces in the front of the campus adjoining Punchbowl Street, and landscape the area. In keeping with this plan to create a more park like atmosphere for the main campus and the Capital District, the parking in front of Mabel Smyth will be similarly removed and the area landscaped. (See landscape plan). Also the addition of the lanai area facing the QMC campus will visually integrate the Mabel Smyth building into the overall campus. Any sidewalk which is replaced will incorporate the Capital District pattern and the coral rock walls will be removed.

- c) Observation that the elevator location of the 1st and 2nd floor plans do not match.

RESPONSE:

Upon careful inspection it was found that the elevator is correctly positioned and we have labeled the plans to show this more clearly.

- d) Increased usage of the Conference Center may impact traffic in the area. Show pedestrian linkages from the Conference Center to the possible parking garages separate from vehicular circulation and parking.

RESPONSE:

As described in the DEA, it is planned that parking for the Conference Center will be in the proposed Miller Street Parking structure. Access to the parking structure will be from either Miller Street for vehicles coming off Vineyard Street, or from a new dedicated left turn lane on Punchbowl Street which will lead into the QMC campus connecting vehicles via a tunnel to the parking structure. In reference to the increased usage of the Conference Center and adequate parking, it is expected that many of the users of the Conference Center are currently meeting in other locations on the QMC campus. The people are already parking in the area and will not create the need for new parking by moving their meetings to the Mabel Smyth Conference Center. It is anticipated that the new parking structure will be able to handle any increased parking requirements generated by the Conference Center. For the larger conferences evening and weekend parking will be available in the DOH parking lot across the street. Pedestrians leaving the Miller Street parking lot will either use the stairs or

the tunnel to enter the main campus near the emergency court area and proceed to the Conference Center. (See Exhibit 1).

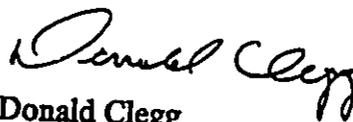
- e) The EA should address the fact that QMC owns the leased fee title to the Honolulu Medical Group parcel and if there are any long range plans to jointly develop the Mabel Smyth and Honolulu Medical Group parcels as an integration and expansion of QMC.

RESPONSE:

The Queen's Medical Group has no plans to jointly develop the parcels.

If there are any further comments or questions you may contact me at 536-5695.

Sincerely,



Donald Clegg
President

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



February 2, 1999

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
FORREST C. MURPHY, Vice Chairman
KAZU HAYASHIDA
JAN M.L.Y. AMII
JONATHAN K. SHIMADA, PhD
BARBARA KIM STANTON
CHARLES A. STED
ISIDRO M. BAQUILAR, Acting
CLIFFORD S. JAMILE
Manager and Chief Engineer

TO: MS. JAN NAOE SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Clifford S. Jamile*
CLIFFORD S. JAMILE

SUBJECT: YOUR MEMORANDUM OF JANUARY 11, 1999 REGARDING THE
DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED
MABEL SMYTH CONFERENCE CENTER RENOVATION AND
EXPANSION, HONOLULU, OAHU, TMK: 2-1-35: 01

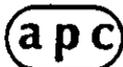
Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed Mabel Smyth Conference Center renovation and expansion project.

We have the following comments to offer:

1. The existing water system is presently adequate to accommodate the proposed improvements.
2. There is an existing 2-inch water meter (Premise I.D. Number 1142731) and a 1-inch water meter (Premise I.D. Number 1139356) serving the project site.
3. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
4. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
5. Board of Water Supply approved reduced pressure principle backflow prevention assemblies will be required to be installed after all domestic water meters serving the project site.

If you have any questions, please contact Barry Usagawa at 527-5235.

PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.

928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 10, 1999

Mr. Clifford S. Jamile
Board of Water Supply
630 S. Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Jamile,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed renovations to the historic Mabel Smyth Conference Center 510 S. Beretania Street (TMK: 2-1-035:001). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

The Board of Water Supply had the following comments:

- a) The existing water system is presently adequate to accommodate the proposed improvements. There is an existing 2-inch and 1-inch water meter.
- b) The availability of water will be determined when the building permits are submitted and applicant will be required to pay BWS Water Facilities Charges.
- c) If a 3-inch or larger meter is required plans shall be submitted to BWS for review.
- d) Reduced pressure principle backflow prevention assemblies will be required.

RESPONSE:

If a 3-inch or larger meter is required plans will be submitted to BWS for review and approval. Backflow prevention assemblies will be used. Comments a) and b) require no response.

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

'99 MAR 4 AM 8 03

PLANNING
CITY & COUNTY OF HONOLULU

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

A7

In reply, please refer to:

February 26, 1999

99-005/epo

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Draft Environmental Assessment
Mabel Smyth Conference Center Renovation and Expansion
510 South Beretania Street
Honolulu, Oahu
TMK: 2-1-35: 1

Thank you for allowing us to review and comment on the subject project. We have the following comments to offer:

ASBESTOS CONCERNS

As a project that will include demolition and renovation activities, the Federal Register, 40 CFR Part 61, National Emission Standards for Hazardous Air Pollutants, Asbestos NESHAP Revision; Final Rule, November 20, 1990, requires inspection of all affected areas to determine whether asbestos is present. Moreover, persons performing asbestos-related work in public and commercial buildings must be trained and certified.

Under the NESHAP regulation, the owner or operator of the project would be required to file with the Department of Health an asbestos Demolition/Renovation notification ten working days prior to the demolition of each building or the disturbance of regulated asbestos-containing material. All regulated quantities and types of asbestos-containing materials would be subject to emission controls, proper collection, containerization, and disposal at a permitted landfill.

LEAD-BASED PAINT CONCERNS:

All lead-based paint that is to be disturbed shall be done so by properly trained persons as required by the State Department of

Ms. Jan Naoe Sullivan
February 26, 1999
Page 2

99-005/epo

Labor and Industrial Relations, Occupational Safety and Health
Division.

Disposal of lead-based paint debris shall be done in accordance
with the State Department of Health, Solid and Hazardous Waste
Branch requirements.

If there are any questions regarding the above comments, please
contact Mr. Jerry Haruno, Program Manager, Noise, Radiation and
Indoor Air Quality Branch at 586-4701.

Sincerely,



GARY GILL
Deputy Director for
Environmental Health

cc: NR&IAQB

PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 10, 1999

Mr. Gary Gill, Deputy Director
Environmental Health
State of Hawaii Department of Health
P.O. 3378
Honolulu, Hawaii 96801

Dear Mr. Gary Gill,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed renovations to the historic Mabel Smyth Conference Center 510 S. Beretania Street (TMK: 2-1-035:001). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

Comments from State of Hawaii Department of Health:

a) Asbestos concerns

RESPONSE:

In their 10/22/98 report PSI Environmental located the presence of asbestos materials at the Mabel Smyth building and recommended their removal in accordance with the NESHAP regulations. All regulated quantities and types of asbestos-containing materials will be subject to emission controls, proper collection, containerization, and disposal at a permitted landfill. The need to remove the asbestos-containing materials, especially in the auditorium ceiling, was one of the main factors determining the renovation plans for the Conference Center.

b) Lead-based paint concerns:

RESPONSE:

Disposal of lead-based paint debris shall be done by properly trained persons in accordance with the DOH, Solid and Hazardous Waste Branch and the Department of Labor and Industrial Relations requirements. Structures that are to remain, and are coated with lead-based paint, will be painted over with non-toxic paint as prescribed by the Environmental Protection Agency (EPA).

(2)

If there are any further comments or questions you may contact me at 536-5695.

Sincerely,

A handwritten signature in cursive script that reads "Donald Clegg".

Donald Clegg
President



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 821
HONOLULU, HAWAII 96809

FEB 10 1999

8

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

Ref: PS:EH

Ms. Jan Naoe Sullivan, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Ms. Sullivan:

Subject: Mabel Smyth Conference Center Renovation and
Expansion Environmental Assessment

We have reviewed the subject document and offer the following
comment for your consideration.

We have no objections to the renovation and expansion of the
Mabel Smyth Auditorium, provided covenant number 2 in the deed
(Land Office Deed No. S-28311) that transferred the facility from
the State to the Queen Emma Foundation in 1998 is observed which
states:

" The Grantee shall be in compliance with all applicable
laws, statutes, ordinances, rules and regulations of the federal,
state and City and County of Honolulu governments including all
restrictions, covenants, rules and regulations, etc. of the
Hawaii Capital Special District and its underlying "Great Park"
concept."

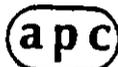
Compliance with the above would include the Americans with
Disabilities Act.

Thank you for the opportunity to comment on the subject matter.

Very truly yours,


Dean Uchida,
Administrator

PHONE (BUS): (808) 536-5695
FAX: (808) 599-1553



ANALYTICAL PLANNING CONSULTANTS, INC.
928 NUUANU AVENUE, SUITE 502 • HONOLULU, HI 96817

March 10, 1999

Mr. Dean Uchida, Administrator
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Dean Uchida,

Thank you for responding to the Environmental Assessment which was submitted to the Department of Planning and Permitting for the proposed renovations to the historic Mabel Smyth Conference Center 510 S. Beretania Street (TMK: 2-1-035:001). Your letter and our comments, as outlined below, have been included in the Final Environmental Assessment.

State of Hawaii Department of Land and Natural Resources reviewed the DEA and has no objections to the renovation and expansion of the Mabel Smyth Auditorium provided covenant 2 in the deed is observed.

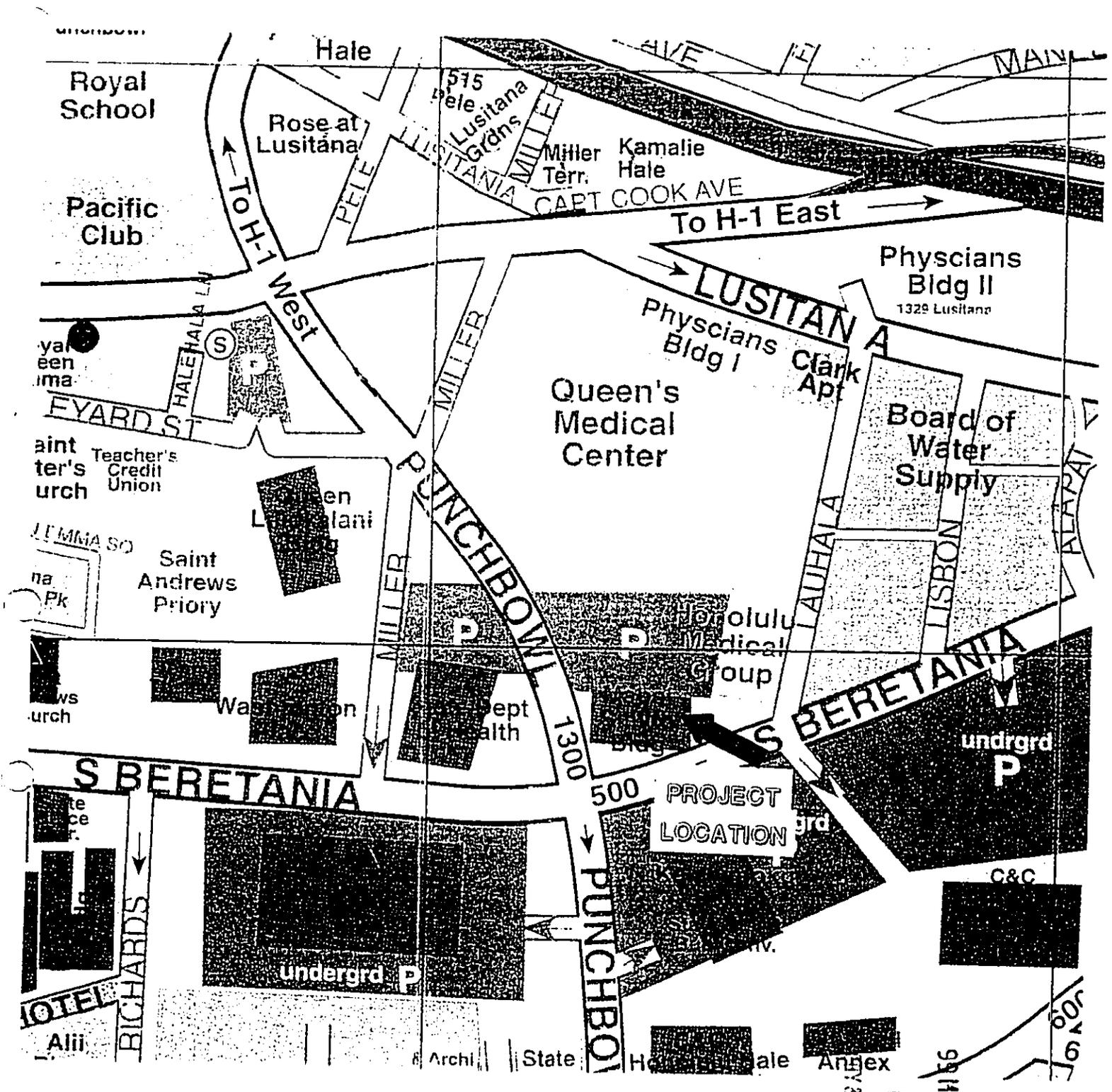
RESPONSE:

QMC will be in compliance with all applicable laws, statutes, ordinances, rules and regulations of the federal, state and City and County regulations including all restrictions, covenants, rules and regulations, etc. of the Hawaii Capital Special District and its underlying "Great Park" concept. The regulations pertaining to the HCSD will be addressed in the application for the HCSD permit. ADAAG Guidelines have been reviewed by the architect and will be adhered to. The existing wheelchair access to the building will be maintained.

If there are any further comments or questions you may contact me at 536-5695.

Sincerely,

Donald Clegg
President



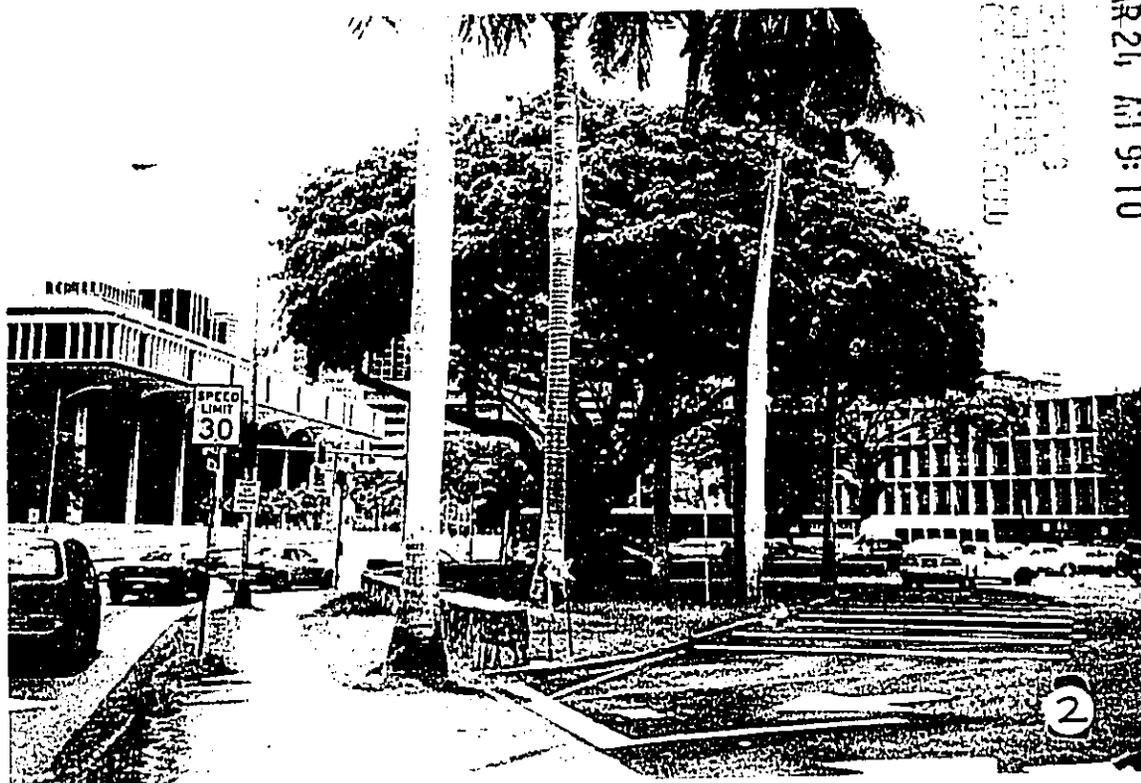
QUEEN'S MEDICAL CENTER
LOCATION MAP

99 MAR 24 AM 9:10
 Dept. of Planning
 and Research
 2000 Kalia Rd.
 Honolulu, HI 96815

Mabel Smyth Conference Center Front Entrance



Area to be Landscaped



Area to be Landscaped

99 MAR 21 AM 9:10
LINDA L. HARRIS
CITY OF TAMPA
OFFICE OF THE CITY CLERK

Mabel Smyth Conference Center Front Entrance



Hawaiian Motif

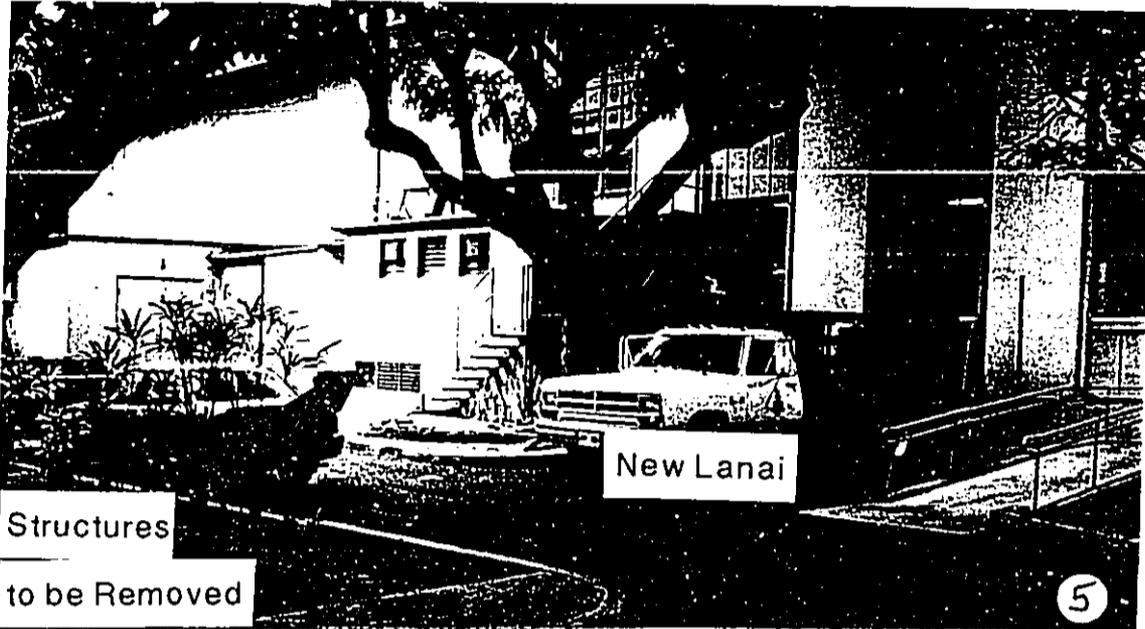


Area to be Landscaped

ENCLOSURE 3

99 MAR 24 AM 9:11

Mabel Smyth Conference Center New Front Entrance Facing QMC

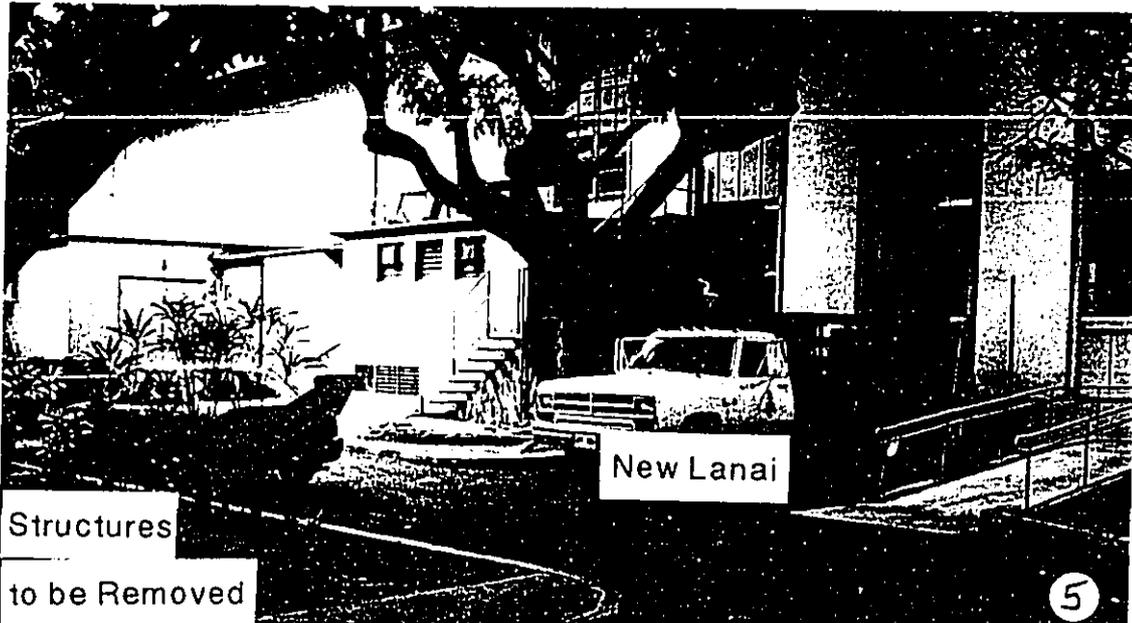


09/11/2011 11:01:11

CORRECTION

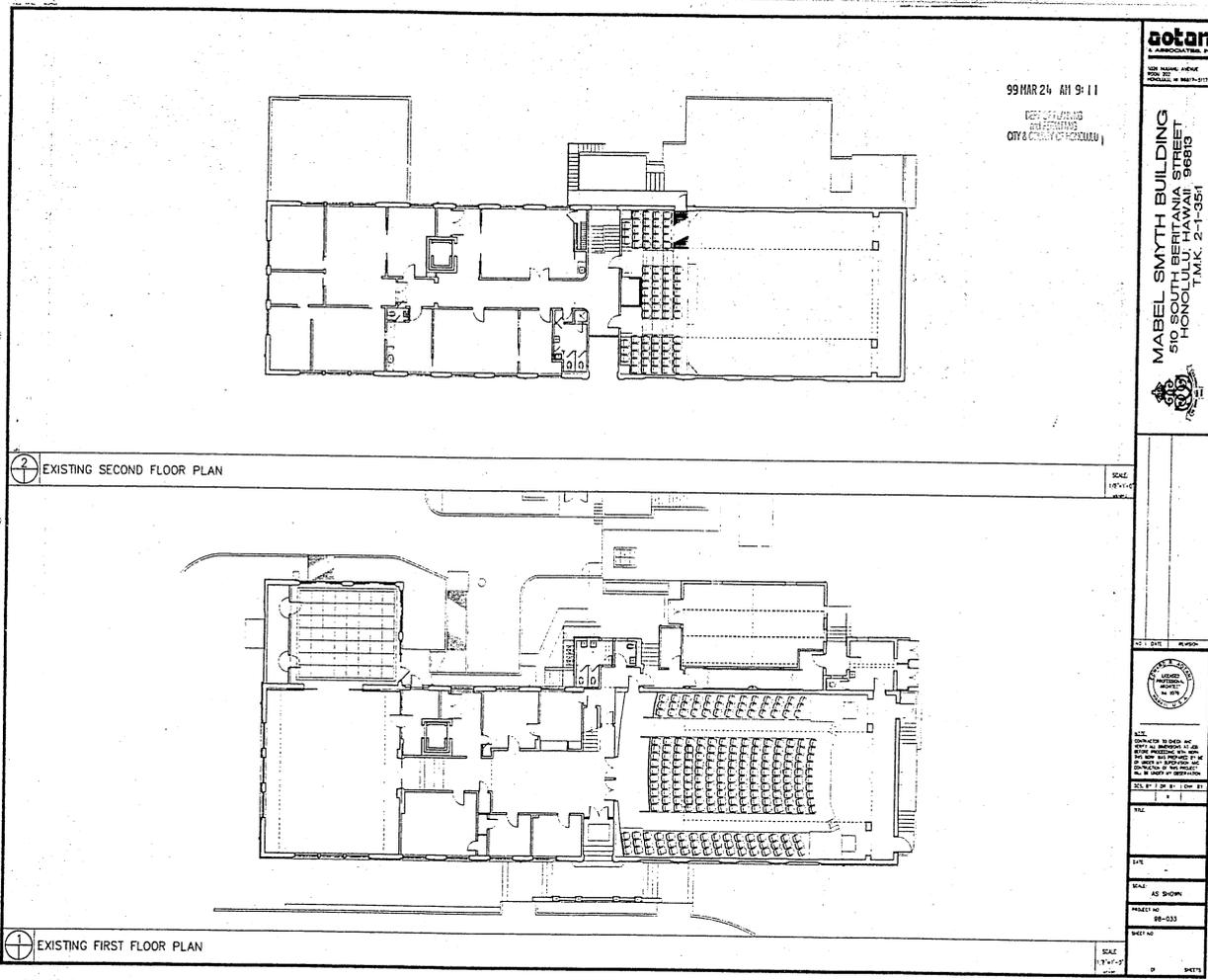
THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

Mabel Smyth Conference Center New Front Entrance Facing QMC



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99 MAR 24 AM 9:11
 CITY & COUNTY OF HONOLULU

ootani
 ARCHITECTS
 1001 KALANIANAʻOHE AVENUE, SUITE 200
 HONOLULU, HAWAII 96813
 TEL: 808-531-1111

MABEL SMYTH BUILDING
 510 SOUTH BERITANIA STREET
 HONOLULU, HAWAII 96813
 T.M.A. 2-1-351

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

DATE: 03/24/99

PROJECT NO: 88-033

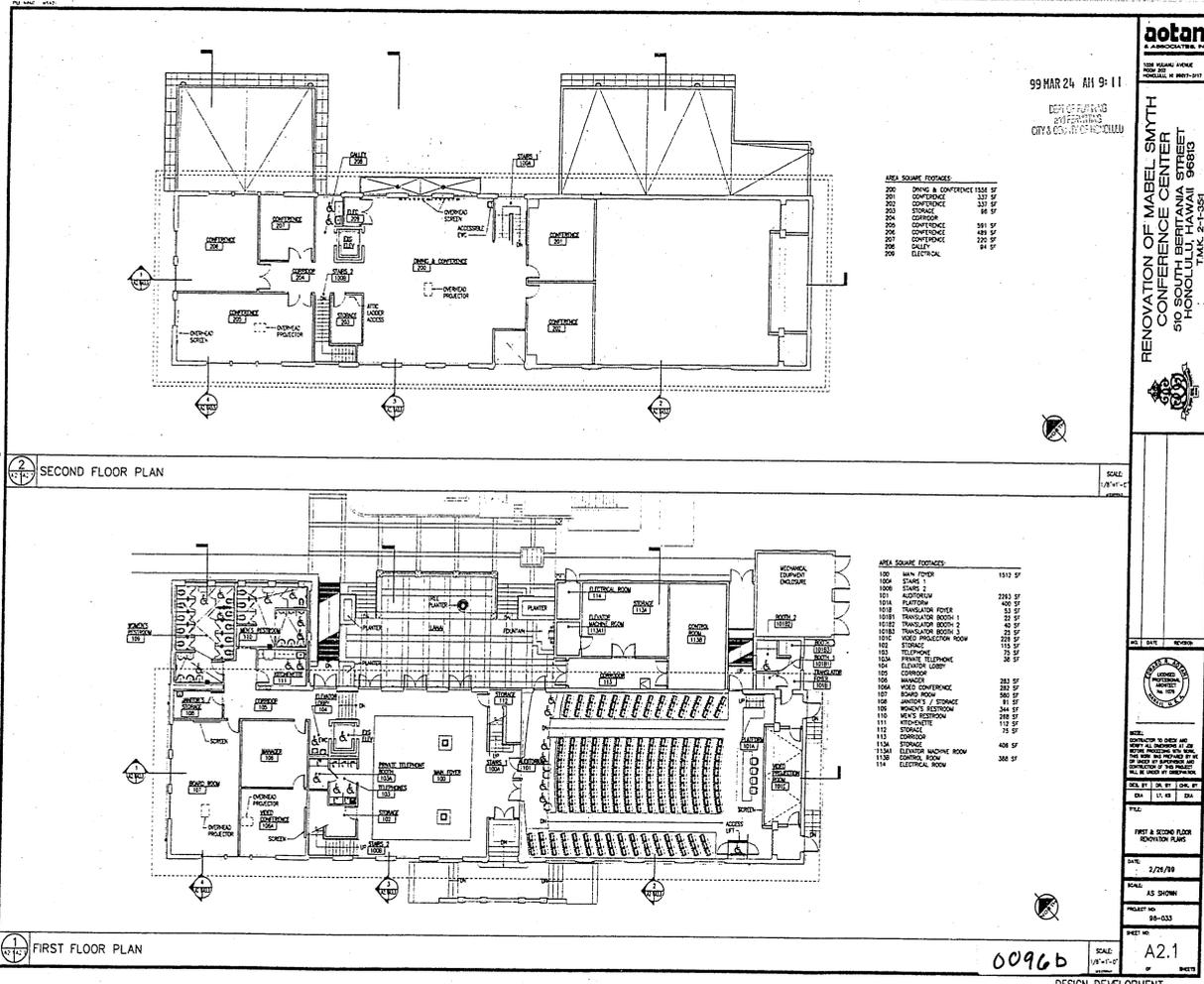
SHEET NO: 0

00964

EXISTING SECOND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

00966



99 MAR 24 AM 9:11
 DEPT OF PLANNING
 PERMITTING
 CITY & COUNTY OF HONOLULU

AREA SQUARE FEET

200	DRING & CONFERENCE 1556 SF
201	CONFERENCE 337 SF
202	CONFERENCE 96 SF
203	CONFERENCE 341 SF
204	CONFERENCE 489 SF
205	CONFERENCE 322 SF
206	CONFERENCE 91 SF
207	CONFERENCE 322 SF
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notani
 ARCHITECTS
 1005 KUALA PIKE
 SUITE 200
 HONOLULU, HI 96817-5117

RENOVATION OF MABEL SMYTH
 CONFERENCE CENTER
 510 SOUTH BERTANIA STREET
 HONOLULU, HAWAII 96813
 DRAWING NO. 99-033

2 SECOND FLOOR PLAN

1 FIRST FLOOR PLAN

AREA SQUARE FEET

100	MAIN FLOOR	1310 SF
101	STAIR 1	100 SF
102	STAIR 2	100 SF
103	STAIR 3	100 SF
104	STAIR 4	100 SF
105	STAIR 5	100 SF
106	STAIR 6	100 SF
107	STAIR 7	100 SF
108	STAIR 8	100 SF
109	STAIR 9	100 SF
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199	STAIR 99	100 SF
200	STAIR 100	100 SF

notani
 ARCHITECTS
 1005 KUALA PIKE
 SUITE 200
 HONOLULU, HI 96817-5117

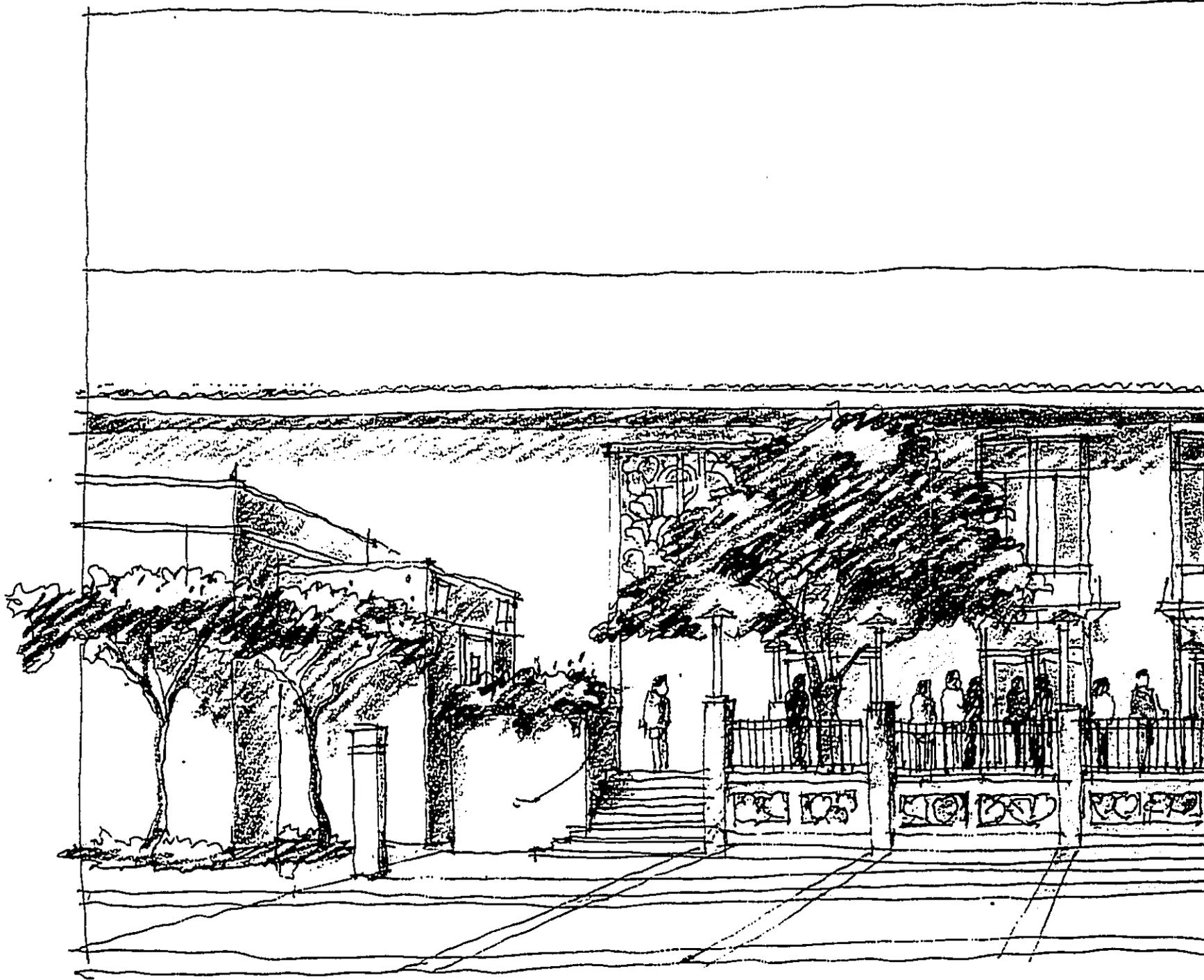
RENOVATION OF MABEL SMYTH
 CONFERENCE CENTER
 510 SOUTH BERTANIA STREET
 HONOLULU, HAWAII 96813
 DRAWING NO. 99-033

00966

SCALE: 1/8" = 1'-0"
 A2.1

DESIGN DEVELOPMENT

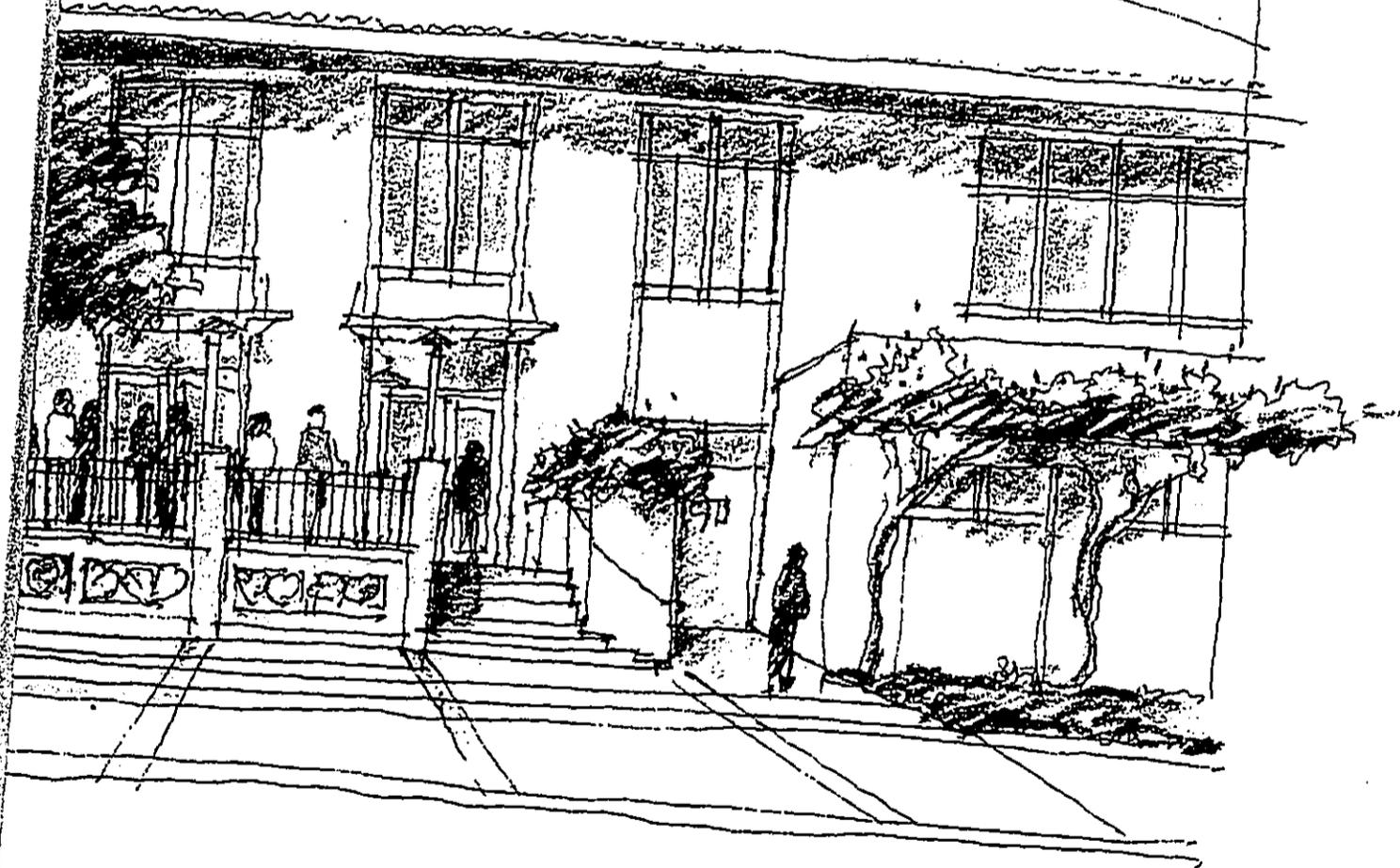
DESIGN DEVELOPMENT



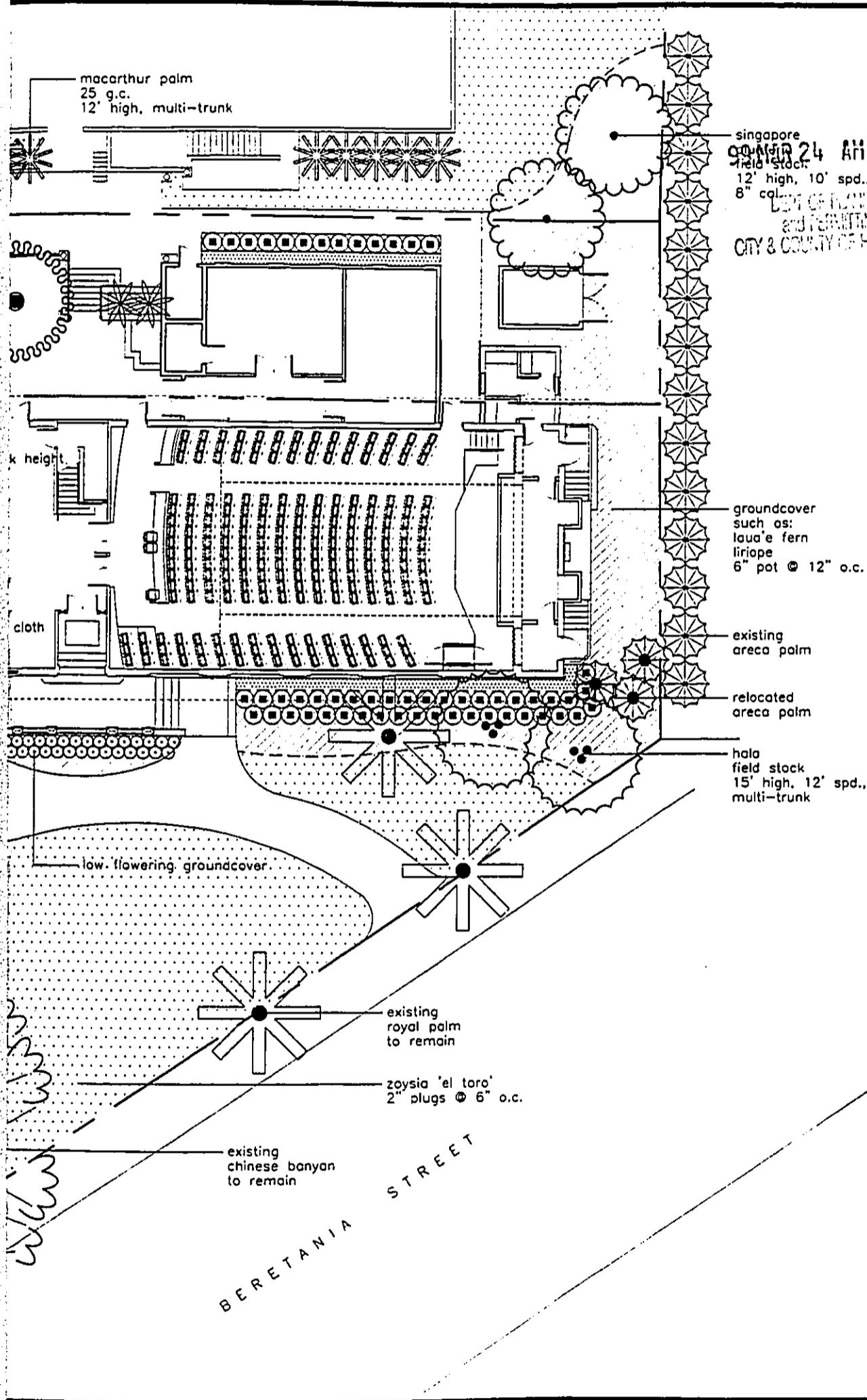
Historic Mabel Smyth Conference Center New Lanai A

99 MAR 24 AM 9:11

DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU



ence Center New Lanai Area



gotani
 & ASSOCIATES, INC.
 1228 KAHANA AVENUE
 ROOM 202
 HONOLULU, HI 96817-5117

NO. 24 AM 811
 CITY & COUNTY OF HAWAII
 DEPT. OF LAND AND NATURAL RESOURCES
 AND PERMITTING
 510 SOUTH BERETANIA STREET
 HONOLULU, HAWAII 96813

RENOVATION OF MABEL S. SMITH
 CONFERENCE CENTER

groundcover such as:
 laua'e fern
 liriope
 6" pot @ 12" o.c.

existing areca palm

relocated areca palm

hala field stock
 15' high, 12' spd.,
 multi-trunk

low flowering groundcover

existing royal palm
 to remain

zoyzia 'el toro'
 2" plugs @ 6" o.c.

existing chinese banyan
 to remain

NO.	DATE	REVISION

NOTE:
 CONTRACTOR TO CHECK AND
 VERIFY ALL DIMENSIONS AT JOB
 BEFORE PROCEEDING WITH WORK.
 THIS WORK WAS PREPARED BY ME
 OR UNDER MY SUPERVISION AND
 CONTRACTOR OF THIS PROJECT
 WILL BE UNDER MY OBSERVATION

DES. BY	DR. BY	CHK. BY

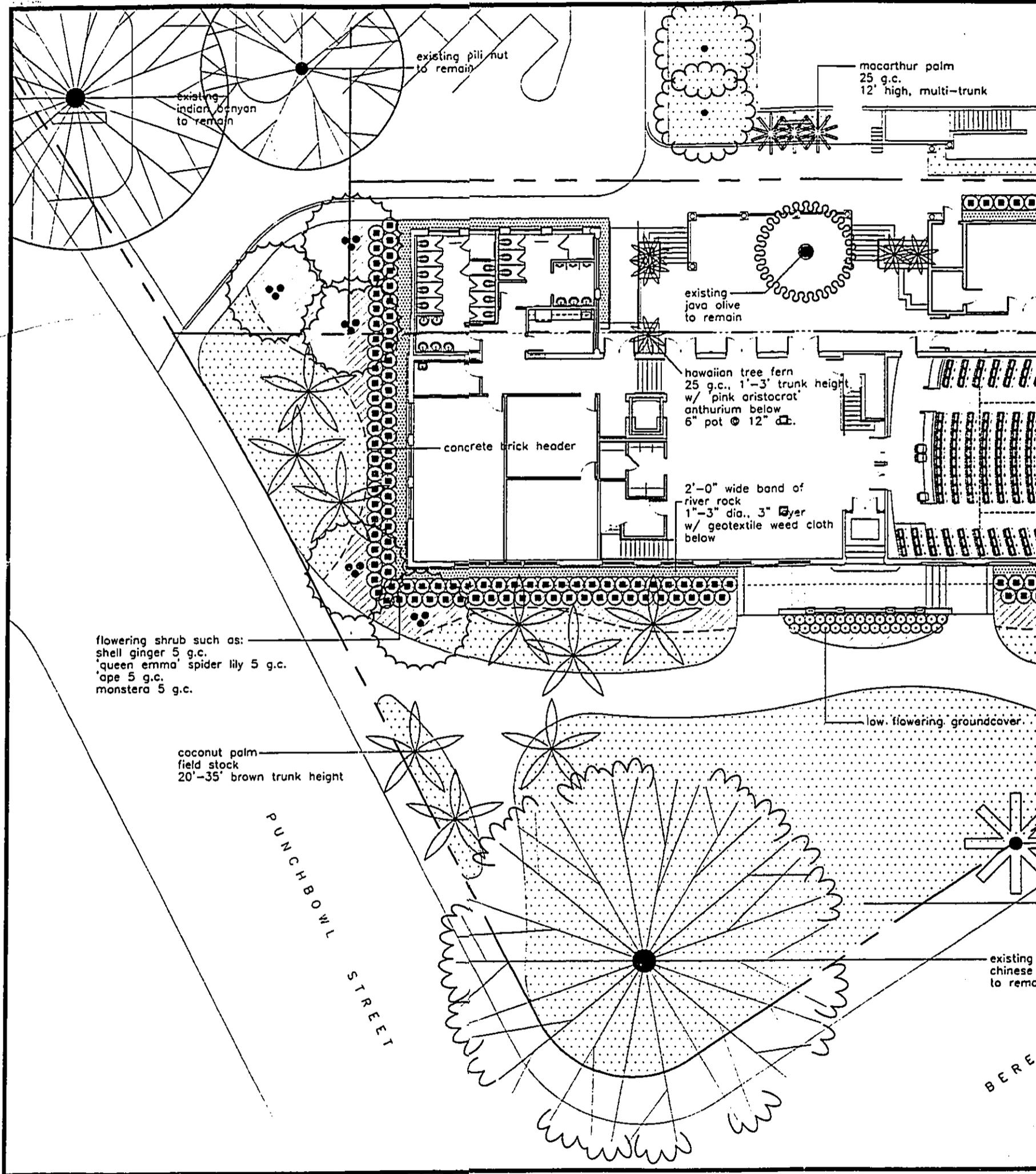
TITLE:
 LANDSCAPE
 PLANTING PLAN

DATE:
 15 MARCH 1999

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

PROJECT NO.
 98-033

SHEET NO.
 L-2



existing pili nut
to remain

existing
indian banyan
to remain

macarthur palm
25 g.c.
12' high, multi-trunk

existing
java olive
to remain

hawaiian tree fern
25 g.c., 1'-3' trunk height,
w/ pink aristocrat
anthurium below
6" pot @ 12" c.

concrete brick header

2'-0" wide band of
river rock
1"-3" dia., 3" layer
w/ geotextile weed cloth
below

flowering shrub such as:
shell ginger 5 g.c.
'queen emma' spider lily 5 g.c.
'ape 5 g.c.
monstera 5 g.c.

coconut palm
field stock
20'-35' brown trunk height

low flowering groundcover

PUNCHBOWL
STREET

existing
chinese
to remain

BEREA
STREET