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GOVERNOR
STATE OF HAWAII



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CHAIRMAN
HAWAIIAN HOMES COMMISSION

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DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96805

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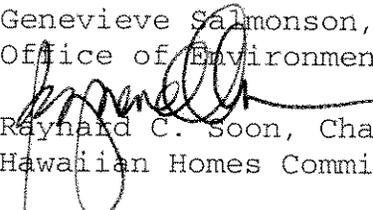
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(I.F.C. OF ENVIRONMENTAL
QUALITY CONTROL)

September 25, 2001

To: The Honorable Bruce S. Anderson
Department of Health

Attention: Genevieve Salmonson, Director
Office of Environmental Quality Control

From: 
Raynard C. Soon, Chairman
Hawaiian Homes Commission

Subject: Finding of No Significant Impact (FONSI) for STADIUM
BOWL-O-DROME COMMERCIAL DEVELOPMENT Isenberg Street,
Honolulu, Oahu, Hawaii Tax Map Key: 2-7-08: 18 and 20

The Department of Hawaiian Home Lands (DHHL) is the proposing agency and accepting authority for the above project. DHHL has reviewed and responded to comments received during the 30-day public comment period and the Draft Environmental Assessment (EA) of the project which began on July 23, 2001.

DHHL has determined that this project will not have significant environmental effects and requests a FONSI notice be published in the September 23, 2001, OEQC Environmental Notice. We have enclosed a completed OEQC Publication Form and four copies of the Final EA.

A. Identification of Proposing Agency and Accepting Authority

Department of Hawaiian Home Lands, State of Hawaii

B. Brief Description of Proposed Action

The proposed project involves redevelopment of the Stadium Bowl-O-Drome property from its current bowling alley use to various alternative forms of commercial development. The property is

Honorable Bruce S. Anderson
September 25, 2001
Page 2

located at 820 Isenberg Street in Honolulu, Hawaii, and is under the jurisdiction of the Department of Hawaiian Home Lands. Three commercial development alternatives are being considered and presented as representative commercial projects that could occur on the site: (1) Office Building Complex at 30% Maximum Density Development; (2) Office/Commercial Complex at 30% Maximum Density Development; and (3) Office/Commercial Complex at Maximum Density Development.

C. Determination and Reasons Supporting the Determination

After completing an assessment of the potential environmental effects of the proposed project, reviewing comments from the public, governmental agencies and interested parties, and evaluating the Significance Criteria, Section 12 of Hawaii Administrative Rules Title 11, Chapter 300, Environmental Impact Statement Rules, the proposing agency does not anticipate any significant impacts on the environment. A **Finding of No Significant Impact** (FONSI) has been determined for the project with the reasons supporting this determination discussed below:

1. The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resource. The project site is in urban Honolulu and is already fully developed. No natural or cultural resources are expected to be encountered since the project scope calls for modification of existing man-made infrastructure with no disturbance of lands which were previously undisturbed.
2. The proposed action does not curtail the range of beneficial uses of the environment. The project is solely intended to enhance and implement the State's legislative directive with respect to reconciling Hawaiian home lands issues. Implementation of commercial redevelopment will curtail any potential for expanded use of the Old Stadium Park; however, the property has never been used as a park.
3. The proposed action does not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive

orders. The proposed project is consistent with the State's Land Use Plan and all applicable State policies, goals, and guidelines. No long-term environmental conflicts are foreseen.

4. The proposed action will not substantially affect the economic or social welfare of the community or State. The proposed project consists of the redevelopment of one commercial use to another, albeit, more intensive; however, due to the relatively small size of the site (two acres), substantial impacts on economic or social welfare within the community or State are not anticipated.
5. The proposed action will not substantially affect public health.
6. The proposed action does not involve substantial secondary impacts such as population changes or effects on public facilities. It has been recognized that there are sewer system inadequacies, which will have to be taken into account in the overall development schedule.

Long-term impacts from increased traffic activity at the site may result if the third development alternative is selected. A mitigation measure would call for separate exit lanes for left turns and right turns leaving the site. The first two development alternatives would result in minor traffic impacts and driveway conditions would be similar to existing conditions.

7. The proposed action does not involve a substantial degradation of environmental quality. Environmental quality will be essentially the same as that which exists prior to project implementation.
8. The proposed action is individually limited and cumulatively does not have a considerable effect upon the environment or involve a commitment for larger actions. Commercial redevelopment of the property involves a single, two-acre site, which is currently functioning as a commercial property. While it is anticipated that commercial redevelopment will be more intense, the project

is individually limited and there are no commitments for larger actions as a result of the proposed project.

9. The proposed action does not substantially affect rare, threatened or endangered species or their habitats. There are no known rare, threatened, or endangered species or habitats associated with the project site.
10. The proposed action does not detrimentally affect the air or water quality or ambient noise levels. Short-term impacts may be experienced during construction that would temporarily inconvenience neighboring residents and commercial establishments with equipment noise, dust, and possibly some interference with vehicular and pedestrian traffic. However, the contractor will be required to comply with Department of Health regulations relating to noise and air quality and must adhere to and provide Best Management Practices during construction.
11. The proposed action does not affect or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters. The proposed project is not located in an environmentally sensitive area or on unique geologically hazardous lands. It is also not expected to have any significant adverse impacts on fresh or coastal waters.
12. The proposed action does not substantially affect scenic vistas and viewplanes identified in City or State plans for studies.
13. The proposed action will not require substantial energy consumption. Commercial redevelopment of the site will require additional energy to meet ultimate commercial needs; however, any increased demand cannot be considered substantial or significant.

Honorable Bruce S. Anderson
September 25, 2001
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D. Supplementary Information

The Final Environmental Assessment (FEA) for the proposed project and the results of the coordination and consultation undertaken with affected governmental agencies and interested parties are enclosed to support the notice of determination of a FONSI. The FEA is part of the environmental review process to meet the requirements of Chapter 343, HRS.

D. Name, Address and Phone Number of Contact Person for Further Information

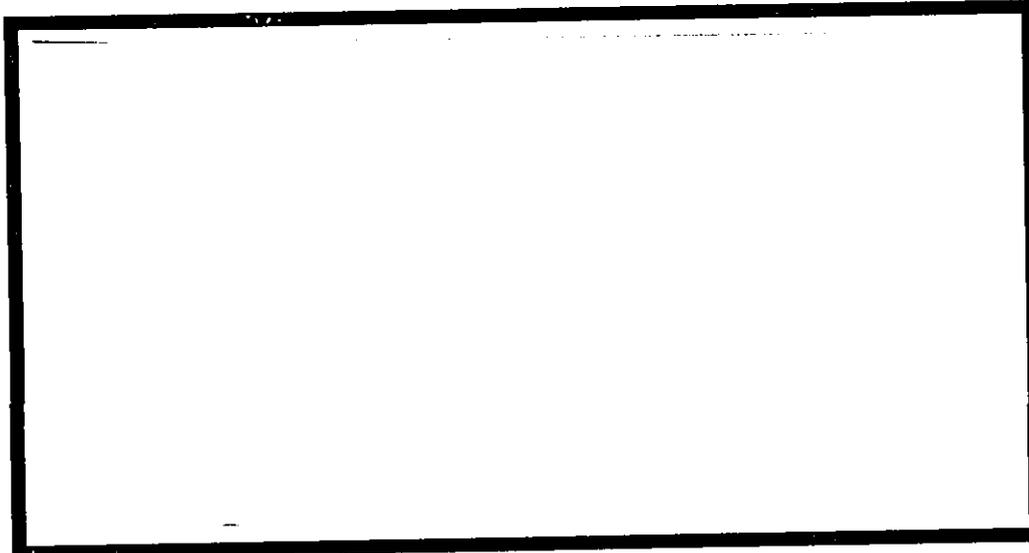
Mr. Paul Ching
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96805
Phone: 587-6416

Enc.

2001-10-08-0A-FEA-STADIUM BOWL

OCT 8 2001

FILE COPY



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

841 Bishop Street, Suite 1100, Honolulu, Hawaii 96813 • Tel: (808) 521-0306 • Fax: (808) 531-8018

FINAL ENVIRONMENTAL ASSESSMENT

FOR

**STADIUM BOWL-O-DROME
820 ISENBERG STREET
HONOLULU, HAWAII**

PREPARED FOR

**STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
1099 ALAKEA STREET, SUITE 2000
HONOLULU, HAWAII 96813**

PREPARED BY

**GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.
841 BISHOP STREET, SUITE 1100
HONOLULU, HI 96813**

SEPTEMBER 2001

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- Appendix B - Stadium Bowl-O-Drome Infrastructure Analysis
 - Figure A - Sewer System
 - Figure B - Water System
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I. IDENTIFICATION OF THE PROPOSING AGENCY/APPLICANT

Mr. Raynard Soon
Director, Department of Hawaiian Home Lands and
Chair, Hawaiian Homes Commission
1099 Alakea Street, Suite 2000
Honolulu, Hawaii 96813

II. IDENTIFICATION OF THE APPROVING AGENCY

Mr. Raynard Soon
Director, Department of Hawaiian Home Lands and
Chair, Hawaiian Homes Commission
1099 Alakea Street, Suite 2000
Honolulu, Hawaii 96813

III. IDENTIFICATION OF THE AGENCIES CONSULTED

The following list identifies all agencies and parties consulted during the preparation of this Chapter 343 Environmental Assessment (EA):

Department of Health
Department of Land and Natural Resources - State Historic Preservation Office
Office of Environmental Quality Control
Board of Water Supply
Department of Parks and Recreation
Department of Planning and Permitting
Department of Planning and Permitting - Building Division
Department of Planning and Permitting - Wastewater Branch
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department
McCully/Moiliili Neighborhood Board No. 8
Owners of TMK Parcels: 2-7-08: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
2-7-06: 7, 38, 39
2-7-09: 37, 38, 44, 54, 56
2-7-11: 53

In addition, Appendix A contains letters received during the Draft EA 30-day public comment period and copies of all responses to the comments.

IV. BACKGROUND INFORMATION GENERATING THIS ENVIRONMENTAL ASSESSMENT

The State of Hawaii Department of Hawaiian Home Lands (DHHL) owns the fee simple interest in the Stadium Bowl-O-Drome property. DHHL is interested in exploring commercial use of the property. To that end, the use of State lands requires review under Chapter 343. This Environmental Assessment is being prepared to satisfy the Chapter 343 review process for commercial development options and scenarios discussed on following pages.

V. DESCRIPTION OF THE PROJECT

A. Technical Characteristics

1. Project Description

This assessment evaluates the redevelopment of the Stadium Bowl-O-Drome property from its current bowling alley use to various alternative forms of commercial development. The property is located at 820 Isenberg Street in Honolulu, Oahu, Hawaii. A Vicinity Map is shown on Figure 1 and a Tax Map is shown on Figure 2. The site comprises two tax map parcels as identified below:

TMK: 2-7-08: 18	40,000 Square Feet (Building)
TMK: 2-7-08: 20	42,493 Square Feet (Parking Lot)

The existing building is approximately 22,350 square feet and contains a 24-lane bowling alley facility. The facility is currently leased on a month-to-month basis and operations also include a food service facility, bar and offices.

Three commercial development alternatives are being considered and presented as representative commercial projects that could occur on the site. The commercial development alternatives are described below.

ALTERNATIVE 1 - OFFICE BUILDING COMPLEX (30 PERCENT MAXIMUM DENSITY DEVELOPMENT)

This alternative suggests a three-story office building with all parking at ground level. A schematic site plan with project criteria is shown on Figure 3. This alternative assumes no commercial (retail) tenants such as restaurants, bank branches or convenience stores, etc. It is thought that this office building use may be attractive to a single-user entity such as a university office building or corporate building.

The salient features of this development alternative are that the total square footage is appreciably less than that allowed in the neighborhood and there are no commercial/retail tenants.

ALTERNATIVE 1A - OFFICE/COMMERCIAL COMPLEX (30 PERCENT MAXIMUM DENSITY DEVELOPMENT)

This alternative suggests a three-story building with a portion of the building devoted to commercial (retail) tenants. A schematic site plan with project criteria is shown on Figure 4. This alternative is identical to Alternative 1 with the exception that commercial/retail tenants are considered.

ALTERNATIVE 2 - OFFICE/COMMERCIAL COMPLEX (MAXIMUM DENSITY DEVELOPMENT)

This alternative suggests a maximum density development and proposes a nine-story building including commercial space, office space and parking structure space. A schematic site plan with supporting floor plans and project criteria is shown on Figure 5.

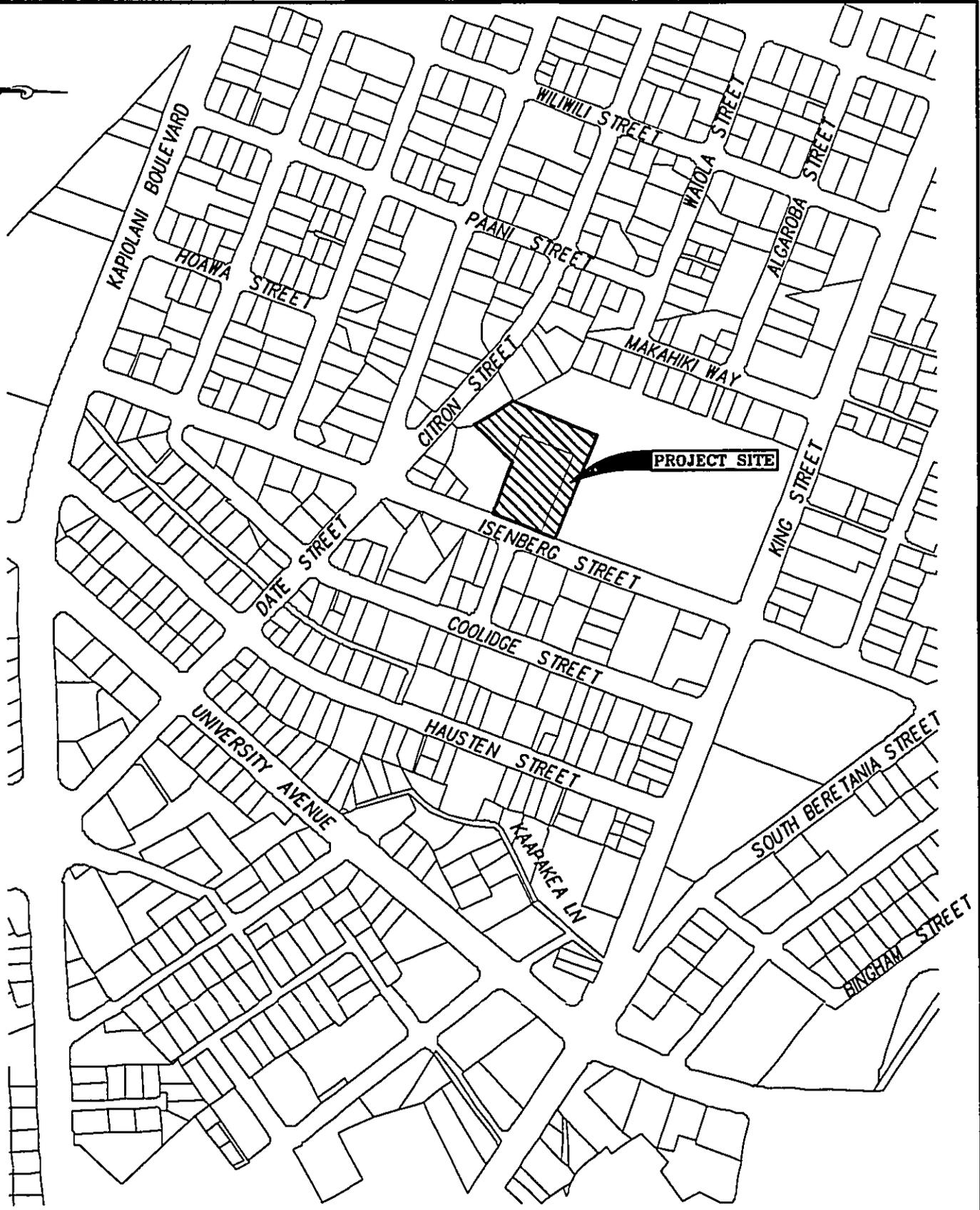
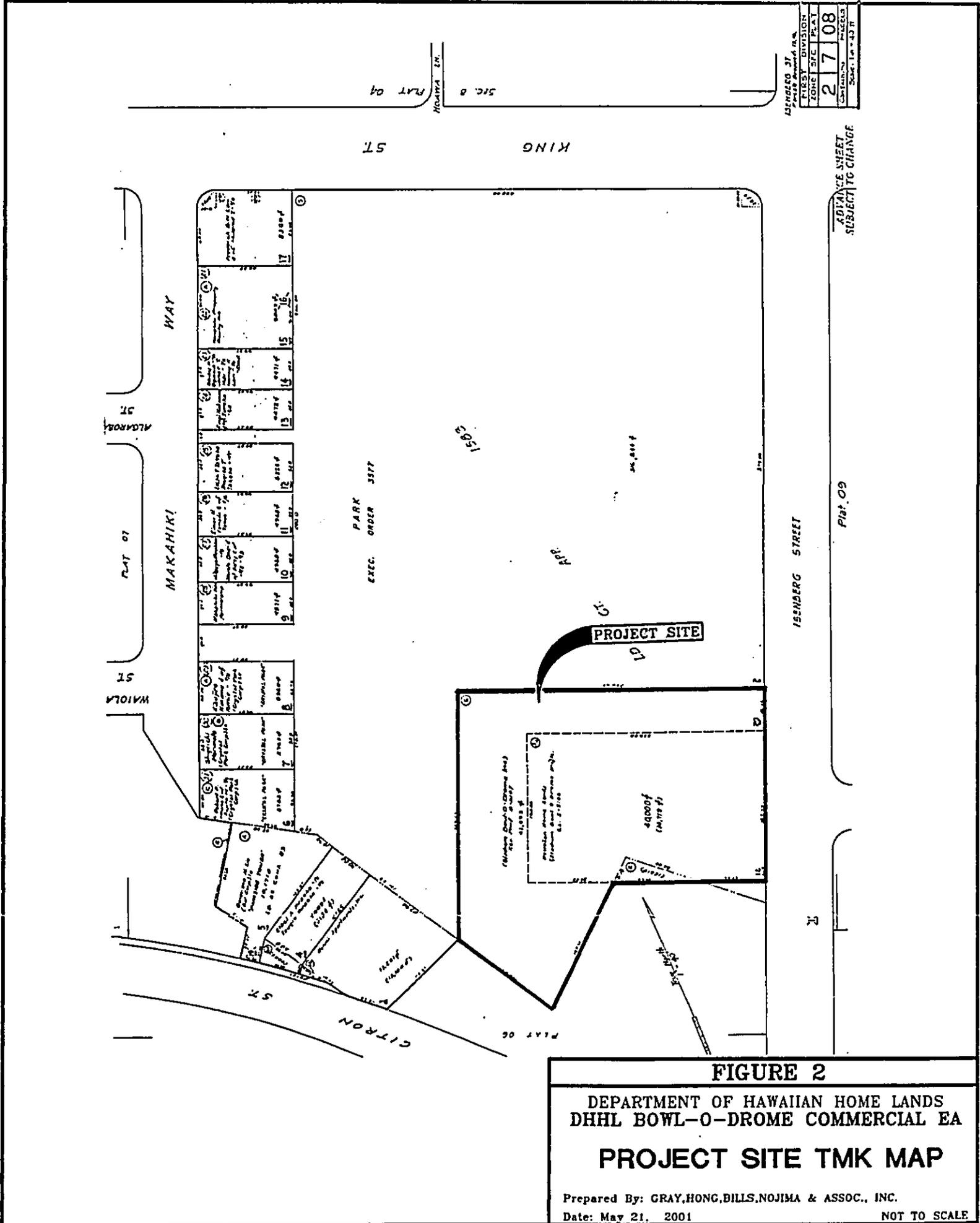


FIGURE 1
DEPARTMENT OF HAWAIIAN HOME LANDS
DHHL BOWL-O-DROME COMMERCIAL EA
VICINITY MAP
Prepared By: GRAY,HONG,BILLS,NOJIMA & ASSOC., INC.
Date: September 13, 2001 NOT TO SCALE



MEMBER 31	217108
FIRST DIVISION	
ZONE 3E PLAT	
DATE	
SCALE	

ADVANCE SHEET
 SUBJECT TO CHANGE

PLAT 09

PLAT 08

ISENBERG STREET

PROJECT SITE

KING ST

WAY

ALGAROJA ST

PLAT 07

WAIALA ST

PARK ORDER 3377

MAKAHIKI

CITRON ST

PLAT 06

PLAT 04

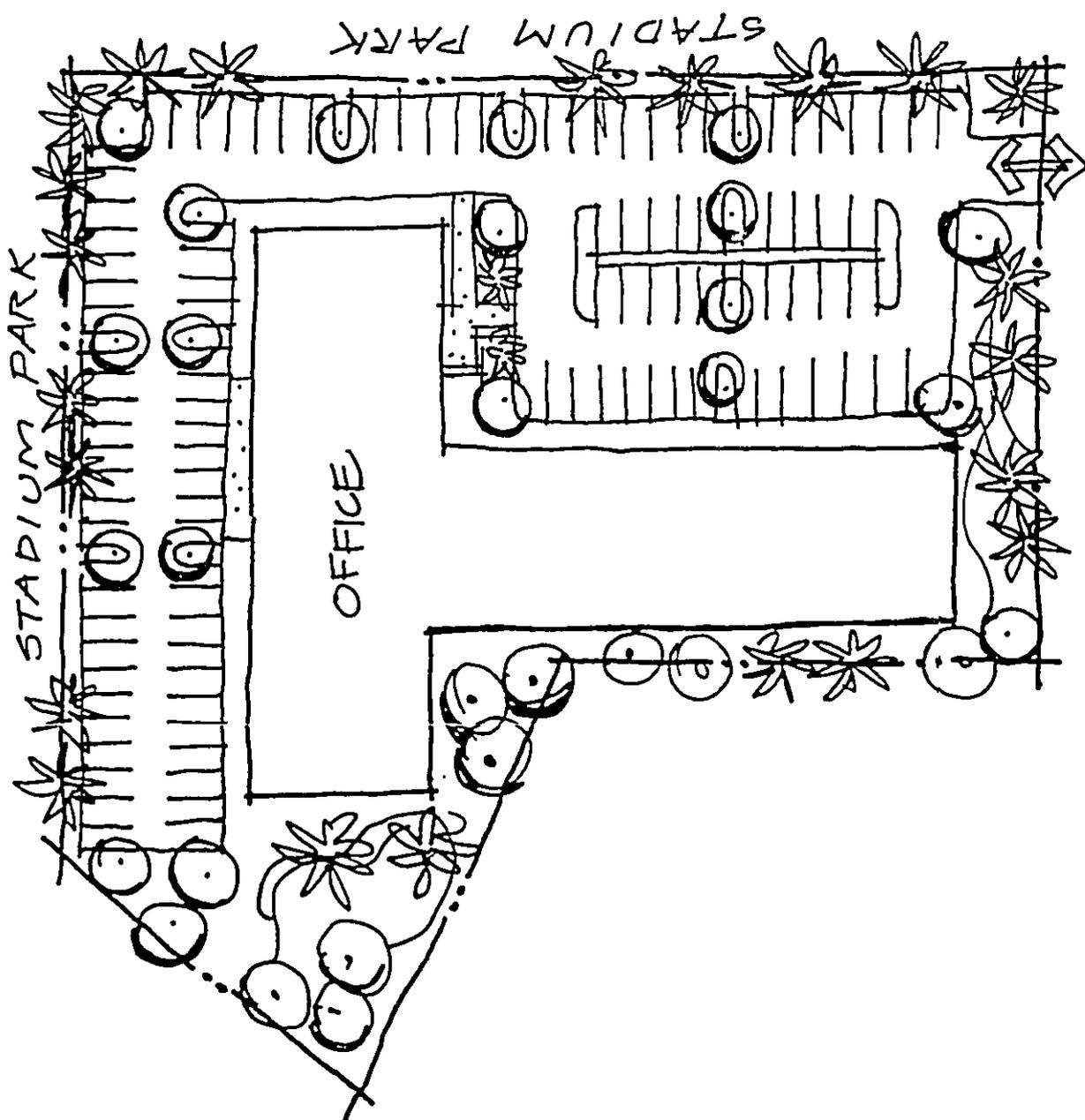
HONANUA LN.

15951

15951

40000
 (10,000 sq ft)

(10,000 sq ft
 for the Bowl-Drome)



SITE SUMMARY
 TMK: 2-7-08:20 (42,493 SF) .
 2-7-08:18 (40,000 SF)
 TOTAL LOT AREA: 82,493 SF
 ZONING: B-2
 BUILDING SUMMARY
 OFFICE FLOOR 1-3 22,400 SF
 TOTAL 67,200 SF
 PARKING SUMMARY
 OFFICE PARKING REQ. 87 STALLS
 1 stall per 600 SF

ALTERNATE 1

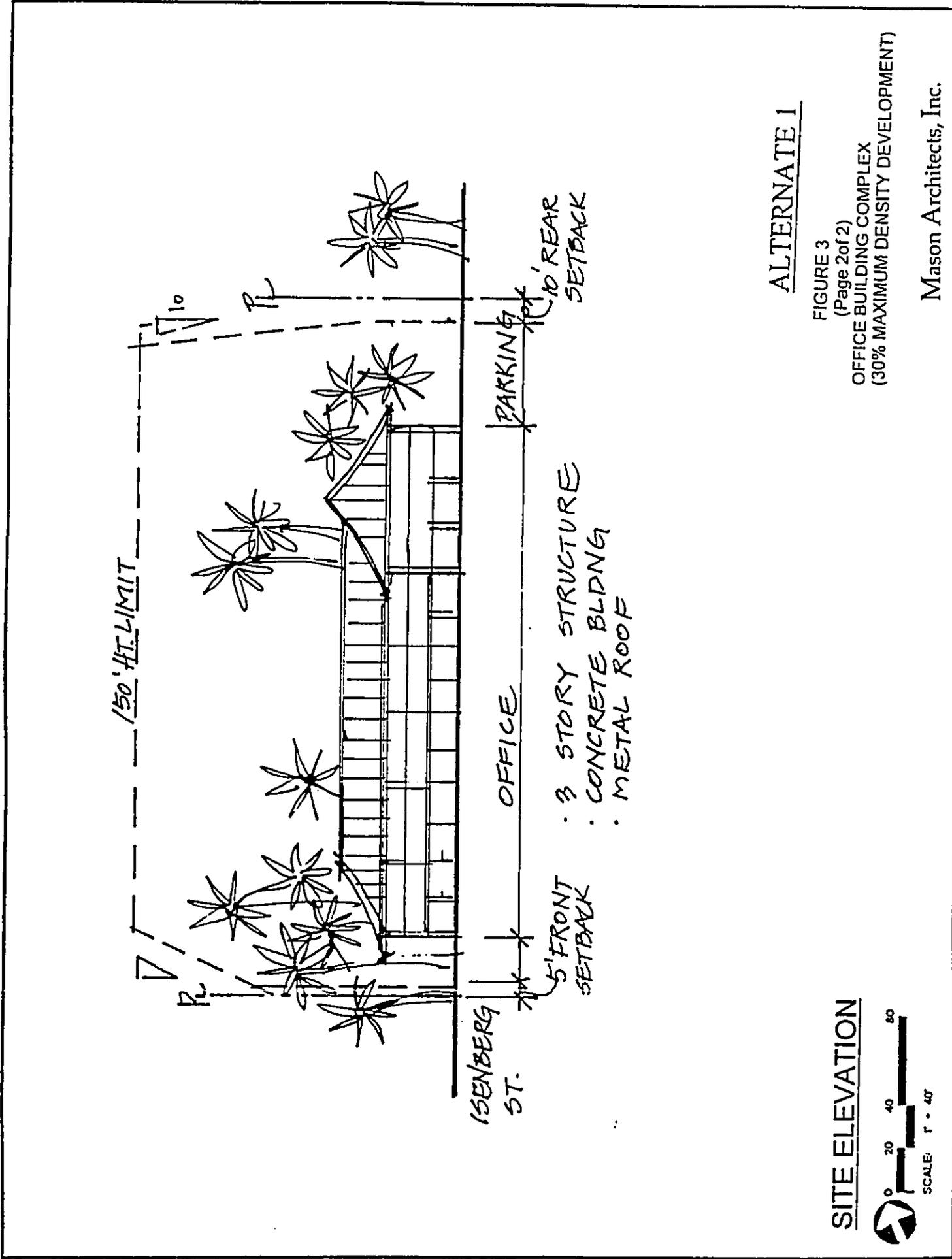
FIGURE 3
 (Page 1 of 2)
 OFFICE BUILDING COMPLEX
 (30% MAXIMUM DENSITY DEVELOPMENT)

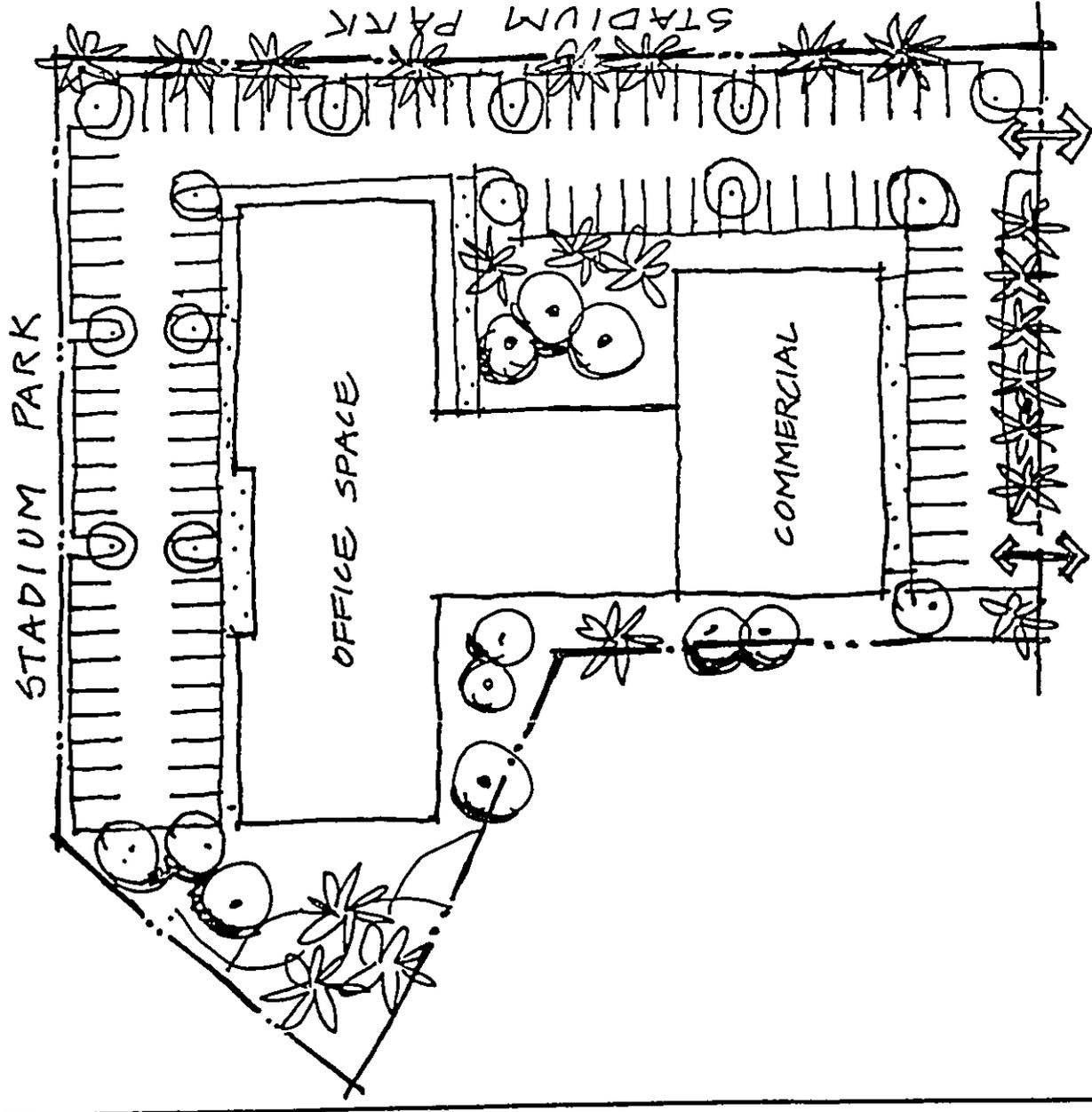
ISENBERG ST.

SITE PLAN



Mason Architects, Inc.





SITE PLAN

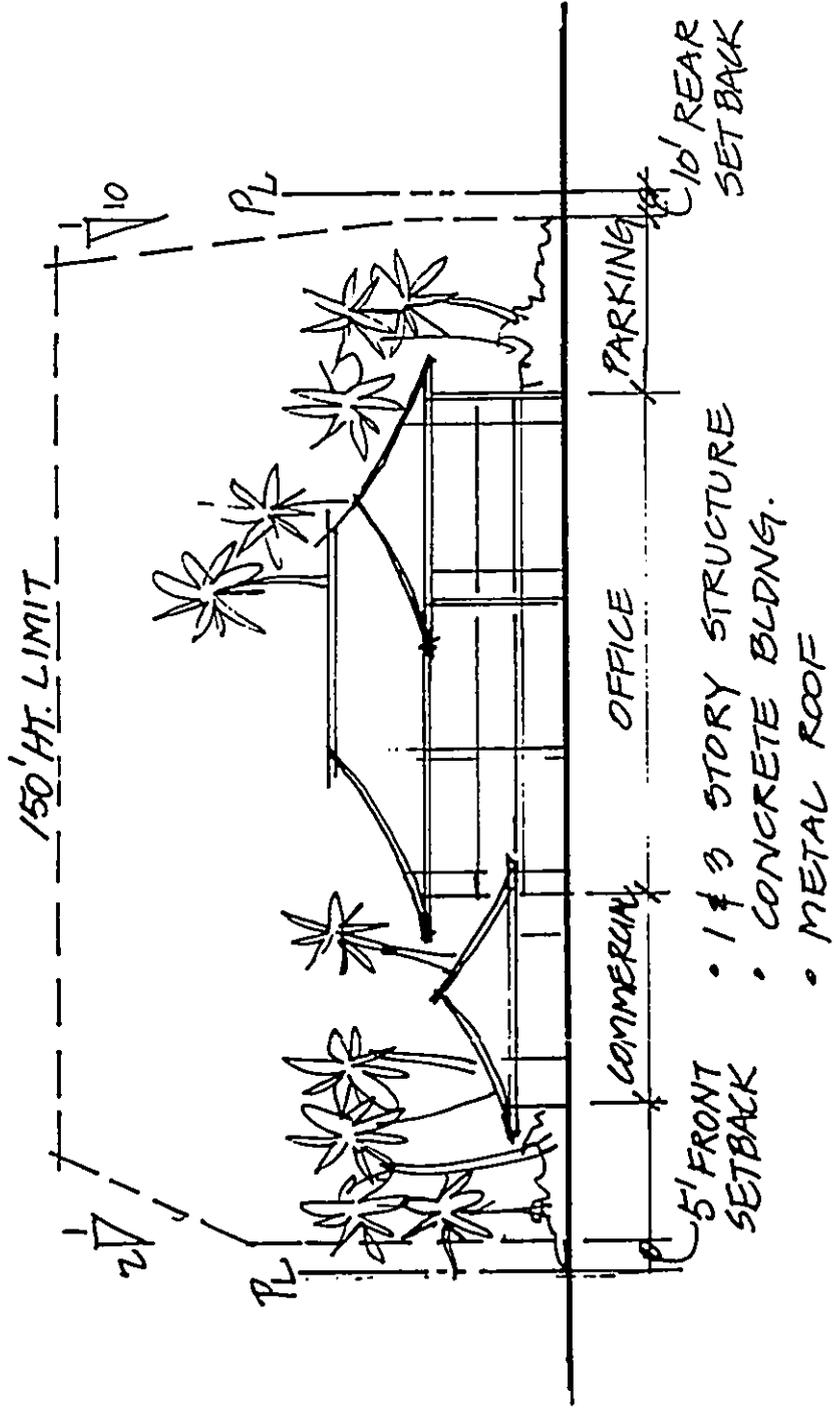


ISENBERG ST.

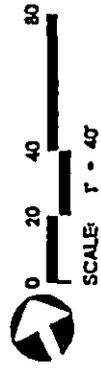
ALTERNATE 1A

Site Summary	2-7-08:20 (42,493 SF)
TMK:	2-7-08:18 (40,000 SF)
TOTAL LOT AREA:	82,493 SF
ZONING:	B-2
<u>BUILDING SUMMARY</u>	
COMMERCIAL FIRST FLOOR	4,800 SF
OFFICE FLOOR 1-3 TOTAL	17,400 SF
TOTAL AREA	52,200 SF
TOTAL AREA	57,000 SF
<u>PARKING SUMMARY</u>	
COMMERCIAL	16 STALLS
PARKING REQ. 1 stall per 400 SF	87 STALLS
OFFICE PARKING REQ. 1 stall per 600 SF	103 STALLS
TOTAL PARKING	

FIGURE 4
 (Page 1 of 2)
 OFFICE/COMMERCIAL COMPLEX
 (30% MAXIMUM DENSITY DEVELOPMENT)
 Mason Architects, Inc.



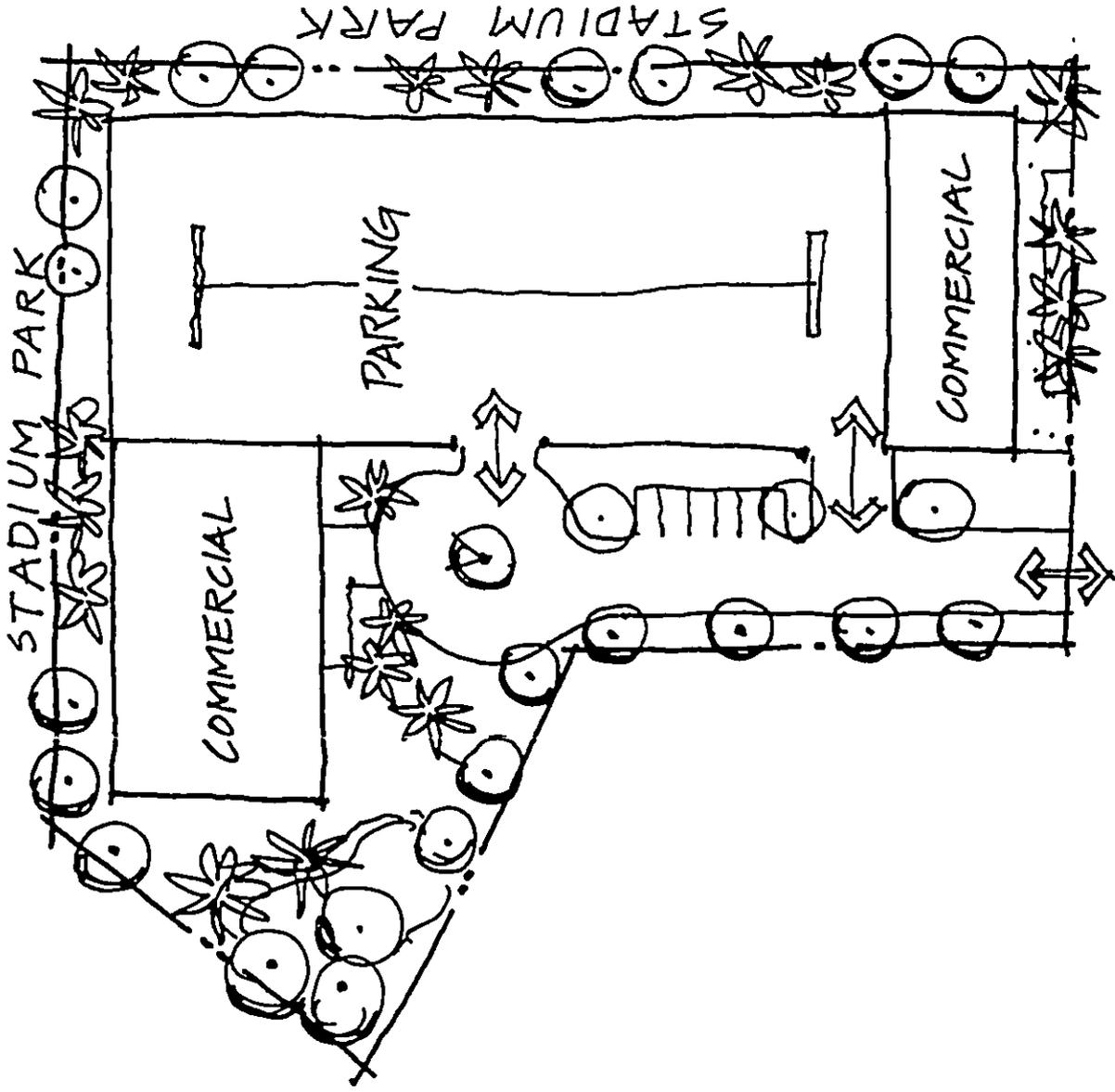
SITE ELEVATION



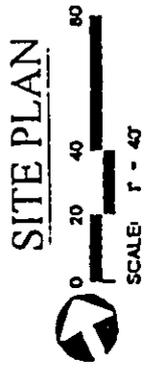
ALTERNATE 1A

FIGURE 4
 (Page 2 of 2)
 OFFICE/COMMERCIAL COMPLEX
 (30% MAXIMUM DENSITY DEVELOPMENT)

Mason Architects, Inc.



ISEBERG ST.



SITE SUMMARY
TMK: 2-7-08:20 (42,493 SF)
2-7-08:18 (40,000 SF)

TOTAL LOT AREA: 82,493 SF

ZONING: B-2

BUILDING SUMMARY

COMMERCIAL
FIRST FLOOR
FLOOR 2-5
TOTAL 13,200 SF
9,000 SF
49,200 SF

OFFICE
FLOOR 6-9
TOTAL 38,800 SF
152,000 SF

TOTAL AREA 201,200 SF

PARKING SUMMARY

COMMERCIAL
PARKING REQ.
1 stall per 400 SF 164 STALLS

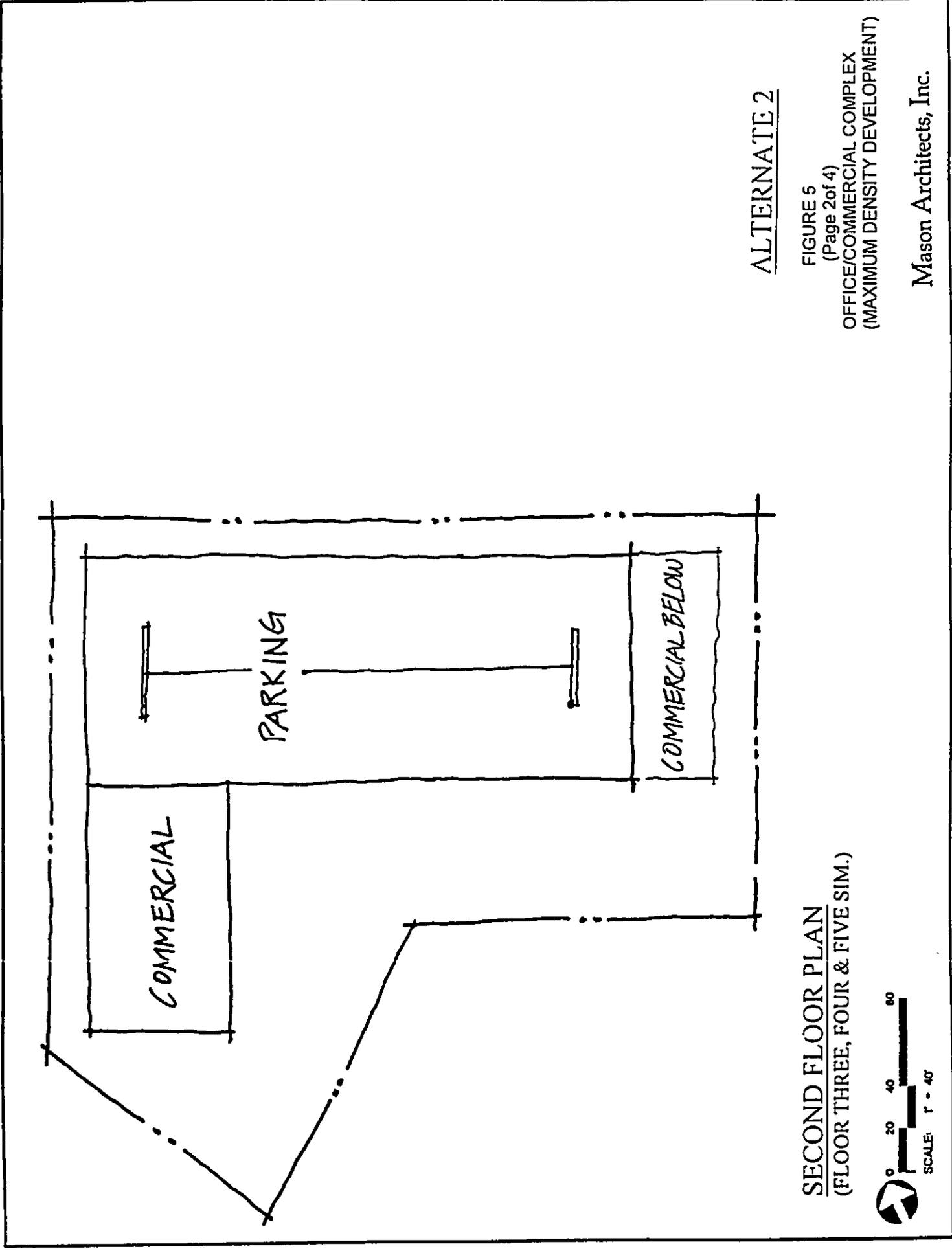
OFFICE
PARKING REQ.
1 stall per 600 SF 254 STALLS

TOTAL PARKING 418 STALLS

ALTERNATE 2

FIGURE 5
(Page 1 OF 4)
OFFICE/COMMERCIAL COMPLEX
(MAXIMUM DENSITY DEVELOPMENT)

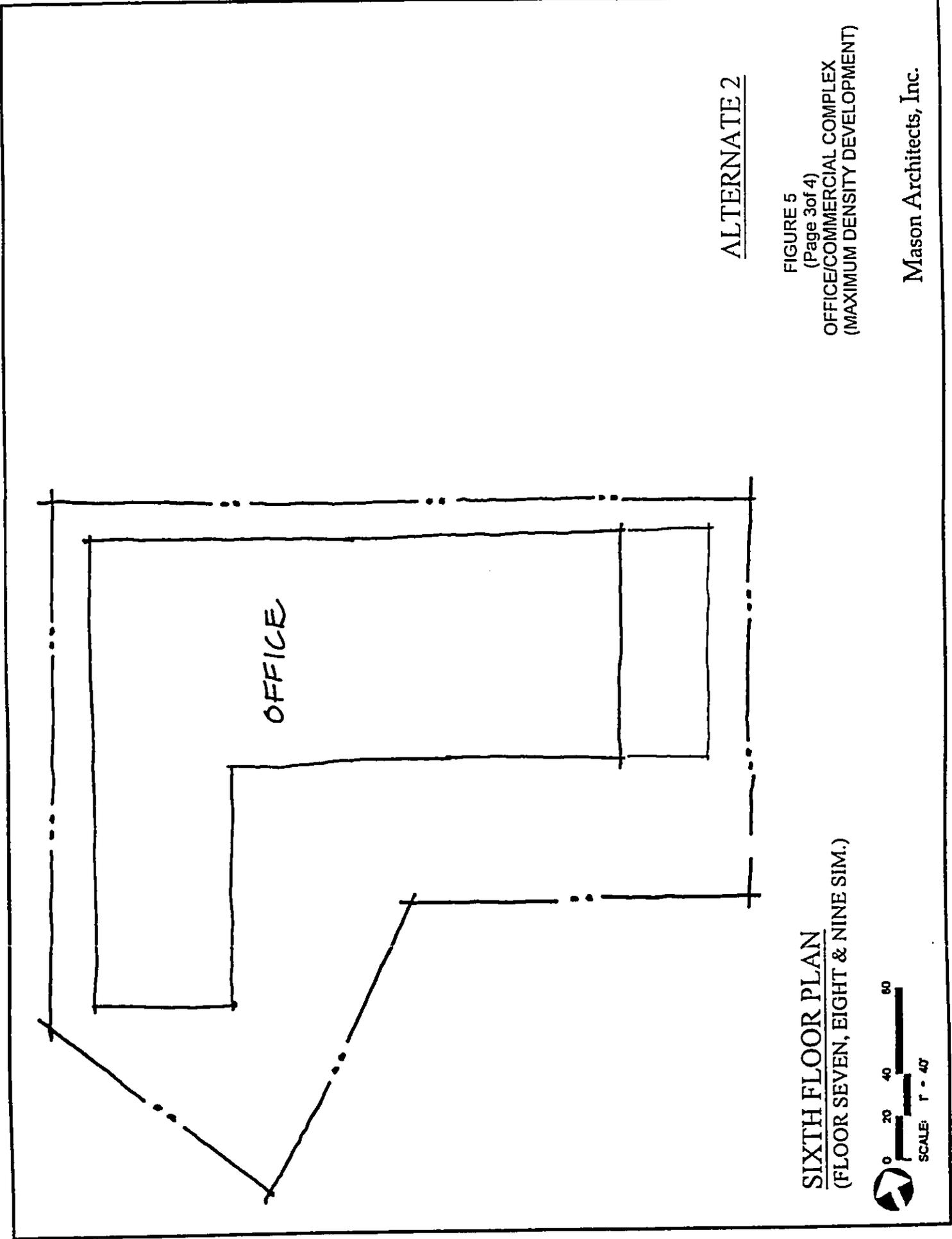
Mason Architects, Inc.



ALTERNATE 2

FIGURE 5
(Page 2 of 4)
OFFICE/COMMERCIAL COMPLEX
(MAXIMUM DENSITY DEVELOPMENT)

Mason Architects, Inc.



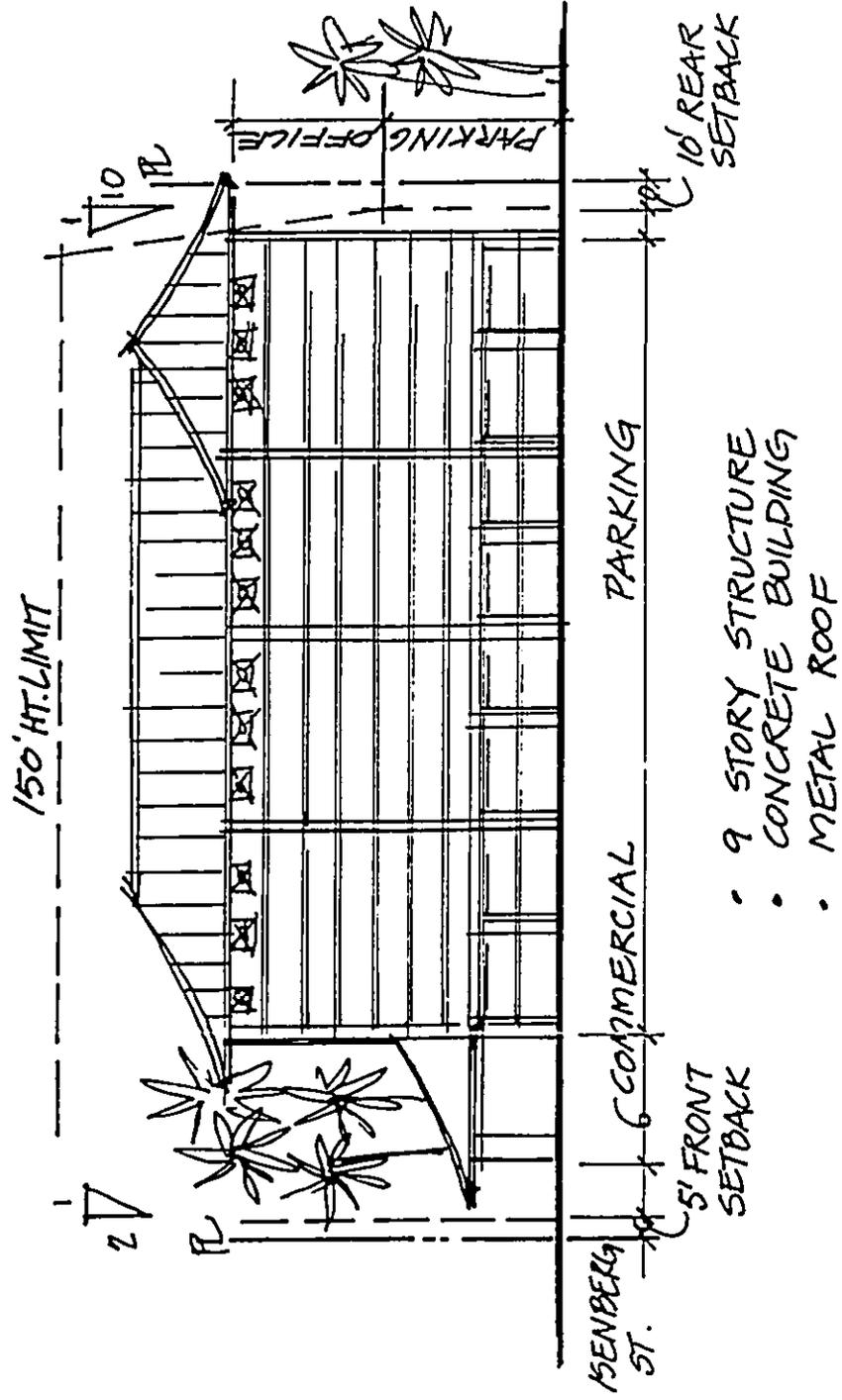
ALTERNATE 2

FIGURE 5
(Page 3 of 4)
OFFICE/COMMERCIAL COMPLEX
(MAXIMUM DENSITY DEVELOPMENT)

Mason Architects, Inc.

SIXTH FLOOR PLAN
(FLOOR SEVEN, EIGHT & NINE SIM.)



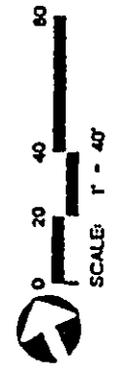


ALTERNATE 2

FIGURE 5
 (Page 4 of 4)
 OFFICE/COMMERCIAL COMPLEX
 (MAXIMUM DENSITY DEVELOPMENT)

Mason Architects, Inc.

SITE ELEVATION



The purpose of this alternative is to ensure that the complete range of commercial development options has been assessed. While it is not necessarily envisioned that a maximum density commercial facility will be completed, it is the intent of this environmental assessment to address the maximum commercial development impacts to preclude additional environmental assessment obligations.

A summary comparing the three commercial development alternatives is provided in Table 1 below.

**TABLE 1
COMMERCIAL DEVELOPMENT SUMMARY**

<u>Development Scenario</u>	<u>Square Footage</u>	<u>Height</u>	<u>Parking Stalls</u>	<u>Estimated Construction Cost* (\$1,000s)</u>	<u>Estimated Annual Revenue** (\$1,000s)</u>
Alternative 1 30% Density (Office Only)	67,200	3-4 Story (36-45 feet)	112	\$26,880	\$1,612.80
Alternative 1A 30% Density (Office with Ground Floor Retail)	57,000	3-4 Story (36-45 feet)	103	22,800	1,368.00
Alternative 2 Maximum Density (Office with Ground Floor Retail)	201,200	9-10 Story (125 feet max.)	377	80,480	4,828.80

* Based on \$400 per sq. ft.

** Based on 100% occupancy at monthly gross lease rent (space plus CAM) at \$2 per sq. ft.

DHHL intends to publish a Request for Proposal (RFP) to solicit developer generated proposals for the design, construction, and management of the project site in a commercial configuration. Evaluation of proposals will be based on fulfillment of DHHL's fiduciary responsibility to the Hawaiian Home Lands Trust and the Hawaiian community which it serves. In addition to economic return, all RFP's will be required to address community compatibility and benefits, as well as other critical issues identified through the environmental review process. The anticipated project development schedule is as follows:

November 2001 to January 2002 - Advertise RFP and General Lease Disposition

February to May 2002 - Evaluation of Proposals and Qualifications

June to July 2002 - Selection of Proposal and Award of General Lease

2. Architectural Design

The architectural design (presented in Figures 3 through 5) is generic in nature and will be left up to the Development Team to prepare architectural specifics and comply with applicable building and zoning codes. Significant differences from the generic designs of this Environmental Assessment (EA) processing may make the DHHL-selected RFP proposer subject to reprocessing of an additional EA to comply with Chapter 343 requirements. Any RFP issued by DHHL will identify this obligation to the successful proposer.

DHHL considers the site suitable for development under the B-2 (Community Business) and BMX-3 (Business Mixed Use) designations as described in the City and County of Honolulu Land Use Ordinance. However, the basic building construction will be concrete or steel-frame with concrete.

In addition, DHHL will encourage developers to apply the following design considerations:

- Use of minimum recycled glass content requirement per Section 103D-707 Hawaii Revised Statutes
- Landscape using native, indigenous and Polynesian introduced plants
- Sustainable Building Design (complete planning and design checklist may be found in *Guidelines for Sustainable Building Design in Hawaii*, Office of Environmental Quality Control, 1999)
 - ▶ Use less energy for operation
 - ▶ Contain less embodied energy
 - ▶ Protect the environment by preserving/conserving water and other natural resources and by minimizing impact on site and ecosystems
 - ▶ Minimize health risks to those who construct, maintain, and occupy the building
 - ▶ Minimize construction waste
 - ▶ Recycle and reuse generated construction waste

3. Parking and Circulation

All development alternatives require on-site parking as well as adequate driveways to allow turning movements, loading stall requirements and access suitable for Fire Department requirements. The Fire Department specifically requires 20-foot wide access lanes, 13'-6" vertical clearance to within 150 feet of the most remote portion of the structure and a turnaround meeting the Department of Transportation Services turning radii. It will be desirable to locate the main project driveway directly across from the "future" roadway as shown on the Tax Map. However, there are no plans to build this roadway.

Existing and/or proposed driveway aprons, sidewalks, and curb ramps in the City right-of-way will be reconstructed or constructed in accordance with City standards and comply with the current requirements of the Americans with Disabilities Act (ADA) Accessibility Guidelines.

The project construction plans will be submitted to all agencies having jurisdiction to verify compliance requirements.

4. Infrastructure

a. Water

The project will require a domestic water meter (1-inch to 3-inch size) to meet the water demand for the structure. In addition, the project will require a 6-inch detector check meter to meet building and exterior fire protection requirements. These meters will be installed in the sidewalk area of Isenberg Street in accordance with Board of Water Supply (BWS) standards.

b. Wastewater

It is anticipated that the project will require a 6-inch lateral connection to the City and County of Honolulu system in Isenberg Street.

c. Drainage

All site drainage will connect to the existing drainage system in Isenberg Street. Since the project site is essentially covered with impervious surfaces, no increased runoff is anticipated. On-site drainage will be collected in drain inlets and piped to Isenberg Street. The drainline connection size to the existing Isenberg Street system will be an 18-inch or smaller pipe system.

d. Electric, Telephone and Cable TV

The project will require an on-site transformer to provide electrical service. In addition, pullboxes will be installed in the sidewalk area of Isenberg Street to provide telephone and cable TV service.

e. Solid Waste

The City and County of Honolulu's Division of Refuse Collection and Disposal in the Department of Environmental Services is responsible for refuse pick-up, transferral, hauling, and disposal from residential areas on Oahu. The proposed project, which would include commercial establishments, is more likely to rely on private haulers for refuse collection and disposal at City facilities. The City's islandwide solid waste management system includes two major disposal facilities: the H-POWER waste-to-energy plant at the Campbell Industrial Park and the Waimanalo Gulch Landfill in Ewa.

As discussed in Section V.A.2, DHHL will encourage that developers and designers incorporate recycling and reuse of construction materials and the use of recycled products such as glass. Designers will also be referred to the planning and design checklists in the Environmental Council's *Guidelines for Sustainable Building Design in Hawaii (1999)*.

B. Economic Characteristics

1. Construction Cost

It is estimated that construction costs will vary between \$300 and \$400 per square foot of floor area. The construction cost for each alternative has been included in Table 1.

2. Revenue

Commercial properties generally have a lease rate that consists of two components. These are the "net" rental rate and "gross" rental rate. Net refers to the actual office/commercial space square footage and gross refers to the total rental rate including a portion referred to as "Common Area Maintenance" (CAM). Estimated annual revenue for each of the three alternatives has also been provided in Table 1.

C. Social Characteristics

1. Zoning and Development Plan

The existing bowling alley and property use are not consistent with present City and County of Honolulu Zoning and Development Plan Land Use Map (DPLUM) designations for the area. Current zoning of the project site is General Preservation, P-2, and the DPLUM indicates Park usage of the land area. However, the present use of the site preceded zoning and DPLUM requirements and is considered a "grandfathered" use. Although the DHHL owns the parcel and is not legally bound to City and County of Honolulu zoning regulations, it should be noted that it is DHHL's general intent to follow existing development codes. This will be stated in DHHL's Request for Proposals (RFP) for commercial development. In addition, the DPLUM for the Primary Urban Center is presently undergoing revision and will be referenced by DHHL in the RFP. It is not DHHL's intention to invoke exemption powers if other options are viable.

DHHL considers the site suitable for development under B-2 (Community Business) and/or BMX-3 (Community Business Mixed Use) zoning of the City and County of Honolulu Land Use Ordinance (LUO). The LUO describes the intent of B-2 and BMX-3 designations as follows:

- ***B-2 (Community Business)***

The intent of the B-2 district is to provide areas for community-wide business establishments serving several neighborhoods and offering a wider range of uses than is permitted in the B-1 district. The intent is to apply this district to

areas conveniently accessible by vehicular and pedestrian modes and served by adequate public facilities. Typically, this district would be applied to lots along major streets and in centrally located areas in urban and urban fringe areas.

- **BMX-3 (Community Business Mixed Use)**

The intent of the BMX-3 Community Business Mixed Use district is to provide areas for both commercial and residential uses outside of the central business mixed use district and at a lower intensity than the central business mixed use district. Typically, this district would be applied to areas along major thoroughfares adjacent to B-2, BMX-4, A-3, AMX-2, and AMX-3 zoning districts. It is also intended that it be applied to areas where the existing land use pattern is already a mixture of commercial and residential uses occurring horizontally, vertically or both.

Table 2 summarizes the Land Use Designations for the property together with critical development standards.

**TABLE 2
DEVELOPMENT STANDARDS**

Existing Land Use Designations/Development Regulations

State Land Use	Urban
City and County Development Plan	Parks and Recreation
City and County Zoning	P-2 General Preservation
P-2 Development Standards:	
Minimum Lot Area	5 Acres
Maximum Building Height	15 Feet with 25-Foot Height Setbacks
Maximum Building Area	5 Percent of Zoning Lot or 4,125 Square Feet

Proposed Land Use Designations/Development Regulations

State Land Use	Urban
City and County Development Plan	Commercial/Commercial Emphasis Mixed Use*
City and County Zoning	B-2 Community Business or BMX-3 Community Business Mixed Use**
B-2 and BMX-3 Development Standards:	
Minimum Lot Area	5,000 Square Feet
Maximum Building Height	150 Feet
Maximum Floor Area	206,000 Square Feet

* Requires approved Development Plan Land Use Map Amendment

** Requires Zone Change

The properties surrounding the Stadium Bowl-O-Drome property are A-2 (Medium Density Apartment), BMX-3 (Community Business Mixed Use) and P-2 (General Preservation). Figure 6 shows the City Zoning Map and the project site. It is DHHL's intent to pursue commercial development of the property since that use is believed to be compatible with the neighborhood. It is also DHHL's intent to inform the community of its plans through documents such as this Environmental Assessment and through meetings such as the McCully-Moiliili Neighborhood Board No. 8 meetings.

2. Oahu General Plan

The *General Plan* (1992) of the City and County of Honolulu is a statement of long-range social, economic, environmental and design objectives and broad policies to facilitate attainment of the stated objectives. The General Plan provisions which are relevant to the proposed development include the following:

- *Physical Development and Urban Design*
 - ▶ Infrastructural improvements, including the availability of adequate water supply, wastewater treatment, drainage, traffic, and electrical power, will be coordinated with the affected agencies. This will ensure that the proposed development is timely, well-designed and appropriate for project site.
 - ▶ The proposed Community Business (B-2) or Community Business Mixed Use (BMX-3) zoning will allow for alternative yet suitable uses adjacent to the existing park, business establishments, and apartments. The DHHL RFP process will also insure an attractive living and working environment for the McCully-Moiliili community that is compatible with surrounding land uses.
 - ▶ The proposed action will allow for new development in a stable, established community which will create and maintain an attractive, meaningful, and stimulating environment.
- *Economic Activity*
 - ▶ The proposed commercial redevelopment of the Bowl-O-Drome parcel will encourage the development of small businesses. This will potentially contribute to the economic and social well being of those who are afforded employment opportunities in the office/commercial complex.
 - ▶ The proposed commercial activities will encourage development of a non-polluting nature that will not interfere with protection and preservation of Oahu's natural environment and scenic views.

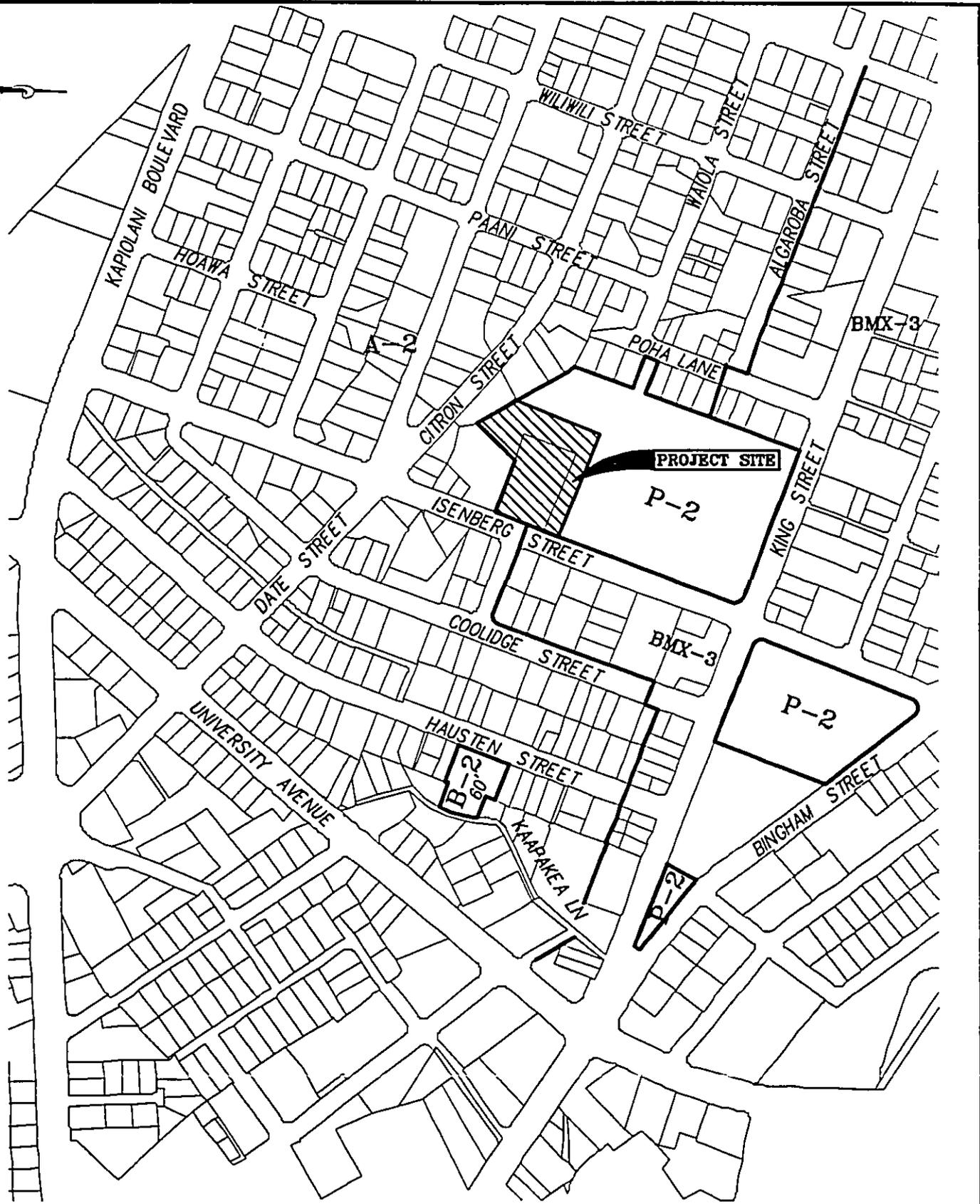


FIGURE 6
DEPARTMENT OF HAWAIIAN HOME LANDS
DHHL BOWL-0-DROME COMMERCIAL EA
ZONING MAP
Prepared By: GRAY,HONG,BILLS,NOJIMA & ASSOC., INC.
Date: May 21, 2001 NOT TO SCALE

D. Environmental Characteristics

Environmental characteristics refer to the project's relationship to environmentally sensitive zones including flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh water, coastal waters, archaeological/historical/cultural sites and natural resources. The project area is not sensitive with respect to any of the zones or conditions. This statement is reinforced by the fact that all development and improvements are proposed for existing urbanized street rights-of-way.

E. Archaeological/Historic Characteristics

While there are no known historic sites on the parcel, the existing building has been identified by the Historic Preservation Division of the Department of Land and Natural Resources (DLNR) as a local landmark. The Division has requested that a Historic Resources Inventory form be completed and submitted to their office prior to any demolition of existing buildings. In addition, the Historic Resources Inventory will include photographs of the building and the site.

F. Cultural Resources and Practices

The Environmental Council's *Guidelines for Assessing Cultural Impacts* (1997) provided the basis for identification of cultural or ethnic practices, resources, and beliefs. A member of the McCully-Moiliili Neighborhood Board No. 8 was consulted and served as a key interviewee. He had previously furnished written comments during the environmental public review period for this project. As a McCully resident for over forty years, he also offered considerable knowledge about the community and the proposed project site. Over a period of three days, he talked with twenty to twenty-five residents living in the area surrounding the proposed project site along Makahiki Way, Paani Street, Coolidge Street and Citron Street.

According to our interviewee, the residents are not aware of any cultural resources or practices within the boundaries of the proposed Bowl-O-Drome site; however, many are familiar with ongoing activities at the adjacent Old Stadium Park. For example, a "neighborhood fair" is sponsored from time to time by the Japanese Chamber of Commerce, and the Bowl-O-Drome has permitted parking in their lot during some of these events. Different ethnic groups practice dancing at the park's "comfort station" and will sometimes eat at the Bowl-O-Drome after they are done with practice. In addition, the residents identified "Polynesian trees" at the park such as the "plumeria" and "koa."

Our interviewee indicated that he and the residents do not believe that a commercial development at the Bowl-O-Drome site would restrict or curtail ongoing activities at the park, nor would it necessarily devalue or destroy any of the park's cultural resources. They understand that the park is a separate property which will remain under the jurisdiction of the Department of Parks and Recreation. Over the years, the community has grown to view the Bowl-O-Drome and the Old Stadium Park as one in the same. The major concern expressed by these residents is the issue of access. They would like to be assured that there will be access from the park if the development were to include stores and offices that are open to the public.

VI. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT AND PROPOSED MITIGATION

A. Flora and Fauna

The area is fully urbanized and no impact is anticipated.

B. Surface Water Quality

The developed area before and after construction will be identical with respect to surface water runoff, therefore, no impact on surface water quality is anticipated.

C. Traffic and Circulation¹

The project site fronts on Isenberg Street, a minor collector oriented in generally the north-south direction. The street consists of two travel lanes in each direction, and curbside parking parallel to the traffic flow is permitted on both sides of the street. The project site is located on the west side of the street, a city park is located to the north, and a residential condominium is located to the south. Walk-up apartments, a restaurant, a clubhouse, and a bank are located on the east side of the street. All existing and/or proposed driveway aprons, sidewalks, and curb ramps in the City right-of-way will be reconstructed or constructed in accordance with City standards and comply with the current requirements of the Americans with Disabilities Act (ADA) Accessibility Guidelines.

Isenberg Street is one of several north-south streets in a grid system serving the Moiliili-McCully area. The nearest intersections on Isenberg Street are controlled by traffic signals. To the north, the six-lane King Street carries one-way eastbound traffic. The leftmost lane is used for curbside parking and as a left turn only lane, the middle four lanes accommodate through-traffic that remain on King Street, and the right lane is designated for right turns only (except City buses). Farther north, Beretania Street serves westbound traffic.

To the south, the intersection of Isenberg Street, Date Street, and Citron Street is also signalized. Date Street to the east has two lanes in each direction with parallel parking on both sides of the street. Date Street and Citron Street to the west both have a single lane in each direction with parallel parking on both sides. Farther to the south is the six-lane divided arterial roadway, Kapiolani Boulevard.

The City and County of Honolulu Department of Transportation Services has traffic count data taken at various locations. On Isenberg Street near the project site, counts taken in 1996 showed weekday volumes of 6,700 vehicles per day (vpd) in the southbound direction and 3,400 vpd in the northbound direction. Peak hourly volumes were less than 10% of the daily volumes. Table 3 summarizes the traffic data.

**TABLE 3
TRAFFIC COUNTS*
Vicinity of Project**

<u>Street (direction) and Location</u>	<u>Date</u>	<u>Daily Volume (vpd)</u>	<u>Peak Hour Volume (vpd)</u>	
			<u>AM</u>	<u>PM</u>
King St. (eastbound) at Isenberg St.	1996	26,178	975	2,551
Isenberg St. (northbound) at King St.	1996	3,403	208	248
Isenberg St. (southbound) at Date St.	1996	6,689	252	583
Date St. (westbound) at Isenberg St.	1996	5,060	354	399
University Ave. (northbound) at Coyne St.	1993	15,381	1,146	1,025
University Ave. (southbound) at Beretania St.	1994	12,342	828	1,030

* Source: City and County of Honolulu, Department of Transportation Services.

As indicated in Table 3, southbound traffic on Isenberg Street is approximately 3,000 vpd higher than northbound traffic, while northbound traffic is approximately 3,000 vpd higher than southbound traffic on nearby University Avenue, which is parallel to Isenberg Street. The arrangement of the off and on-ramps with the east-west H-1 Freeway, located several blocks north of King Street, contributes to this imbalance of traffic volumes.

The existing use on the site is a 24-lane bowling alley. Existing site traffic is estimated to be approximately 800 vpd, with peak hour volumes (total of in and out) of approximately 85 vehicles per hour (vph) in the PM Peak Hour.

Three alternatives have been proposed for the site. Table 4 summarizes the traffic estimates at the site driveway for the continuation of the existing use and for Alternatives 1, 1A, and 2. The estimates were made using trip factors based on the widely used *Trip Generation* manual published by the Institute of Transportation Engineers. The procedures outlined in the manual provide for estimates at the site driveway. The procedures also recognize that the traffic generated by commercial retail activity includes "pass-by" traffic that would already be in the area, i.e., project traffic that would not cause a net increase in traffic on the street system. In the traffic estimates, 40% of the ground floor retail traffic and 20% of the upper floor retail traffic were estimated to be pass-by traffic. Of the driveway traffic, 65% was estimated to arrive from or depart to the north (in the direction of King Street).

Daily site driveway volumes are estimated to be less than under existing use with Alternative 1, to increase slightly with Alternative 1A, and to increase significantly with Alternative 2. Total (in plus out) driveway volumes would increase with each alternative. Project impacts to volumes on Isenberg Street would be minor (less than 30 vehicles per hour in one direction) with either Alternative 1 or 1A.

With Alternative 2, the net increase in traffic on Isenberg Street could be as high as 160 vph in the PM Peak Hour at the northbound approach to King Street, where separate lanes are provided for through movements and right turns, which would each increase by approximately 80 vph. Increased traffic on all other segments of roadways would be 85 vph or less.

**TABLE 4
SITE TRAFFIC ESTIMATES
At Driveway With Isenberg Street**

	<u>Trip Generation Rates</u>		<u>Driveway Volumes (Number of Vehicles)</u>	
	<u>Rate</u>	<u>% Entering</u>	<u>Entering</u>	<u>Exiting</u>
Existing Bowling Alley (24 Lanes)				
Average Weekday	33.33	50%	400	400
AM Peak Hour	3.13	60%	45	30
PM Peak Hour	3.54	35%	30	55
Alternative 1 (67.2 KSF* Office)				
Average Weekday	11.01	50%	370	370
AM Peak Hour	1.56	88%	92	13
PM Peak Hour	1.49	17%	17	83
Alternative 1A				
52.2 KSF Office	11.01	50%	285	285
4.8 KSF Ground Floor Retail	120.00	50%	<u>290</u>	<u>290</u>
Total Average Weekday	-	-	575	575
52.2 KSF Office	1.56	88%	72	9
4.8 KSF Ground Floor Retail	3.00	50%	<u>7</u>	<u>7</u>
Total AM Peak	-	-	79	16
52.2 KSF Office	1.49	17%	13	65
4.8 KSF Ground Floor Retail	10.00	50%	<u>24</u>	<u>24</u>
Total PM Peak	-	-	37	89
Alternative 2				
152 KSF Office	11.01	50%	835	835
13.2 KSF Ground Floor Retail	120.00	50%	790	790
36 KSF Upper Floor Retail	60.00	50%	<u>1,080</u>	<u>1,080</u>
Total Average Weekday	-	-	2,705	2,705
152 KSF Office	1.56	88%	209	28
13.2 KSF Ground Floor Retail	3.00	50%	20	20
36 KSF Upper Floor Retail	2.00	50%	<u>36</u>	<u>36</u>
Total AM Peak Hour	-	-	265	84
152 KSF Office	1.49	17%	39	187
13.2 KSF Ground Floor Retail	10.00	50%	66	66
36 KSF Upper Floor Retail	5.00	50%	<u>90</u>	<u>90</u>
Total PM Peak Hour	-	-	195	343

*KSF = 1,000 sq. ft. of building area

Capacity analyses were done for the site, assuming a single driveway serving all movements. The driveway is analyzed as an unsignalized intersection. At an unsignalized intersection, delays to traffic approaching the intersection from a side street controlled by a stop sign (the driveway) and to left turns made across oncoming traffic are determined and related to levels of service. Table 5 summarizes the results of the analyses assuming a single shared lane at the driveway exit.

As indicated in Table 5, Alternatives 1 or 1A would have minor traffic impact and the driveway conditions would be similar to existing conditions. All conditions are acceptable (Level of Service D or better for urban intersections) for Alternatives 1 and 1A. However, with Alternative 2, there will be a large increase in delay for exiting traffic in the PM Peak Hour. As a mitigation measure, separate exit lanes for left turns and right turns leaving the site should be provided. With separate lanes, very long delays could still be expected for left turns out of the site. If the initial assignment of 65% of the exiting traffic to the north is changed to 35% to the north (diverted drivers would use alternative routes on other streets to proceed north), delays for exiting traffic would be 48 seconds (left turns at Level of Service E) and 20 seconds (right turns at Level of Service C).

**TABLE 5
TRAFFIC ANALYSIS RESULTS
Site Driveway With Isenberg Street**

	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
	<u>AD*(secs.)</u>	<u>LOS**</u>	<u>AD*(secs.)</u>	<u>LOS**</u>
Existing Conditions				
Entering left turns from Isenberg St.	8.4	A	8.8	A
Single shared lane leaving site	12.5	B	18.3	C
Alternative 1				
Entering left turns from Isenberg St.	8.5	A	8.8	A
Single shared lane leaving site	12.6	B	19.5	C
Alternative 1A				
Entering left turns from Isenberg St.	8.8	A	8.5	A
Single shared lane leaving site	12.5	B	20.5	C
Alternative 2				
Entering left turns from Isenberg St.	9.1	A	9.5	A
Single shared lane leaving site	17.8	C	249.8	F

* AD = Average Delay per vehicle

** LOS = Level of Service

Sidewalks are provided for pedestrian movement along Isenberg Street and marked crosswalks are provided at the intersections. While existing demand for midblock pedestrian crossing in front of the site is minor, the traffic signals located approximately 550 feet away provide gaps in traffic through which jaywalkers can cross the street.

Due to the proposed project, an increase in pedestrian activity is expected from employees using buses to commute to the area and those walking to the site. Persons walking between the site and the nearest bus stops on South King Street, South Beretania Street, University Avenue, and Kapiolani Boulevard can use existing crosswalks at intersections to safely cross streets. Ground floor commercial activity is also expected to generate some pedestrian activity. A rough estimate of the pedestrian activity generated would be 15% of the vehicular generation, or up to 50 pedestrians per hour in one direction. The proposed project is not expected to have a significant effect on the demand for midblock pedestrian crossing.

D. Air Quality

The redevelopment of the project site from one commercial use to another commercial use is not anticipated to create any long-term impacts. However, there is potential for fugitive dust emissions during construction. Implementation of adequate dust control measures during all phases of construction is warranted. Construction activities will comply with provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, "Fugitive Dust." The contractor will be required to provide adequate measures to control dust from the road areas during the various phases of construction.

E. Noise

Long-term noise levels in this already highly urbanized area are anticipated to be identical prior to and after project implementation. Activities associated with the construction phase of the project will comply with the Department of Health's Administrative Rules, Chapter 11-46, "Community Noise Control."

F. Water System

The public water service in the area is provided by the Board of Water Supply (BWS). Since the property is already in an area considered business/commercial, the existing BWS system is adequate for any replacement commercial project. No impacts are anticipated. However, any commercial development will have to comply with current BWS requirements (as identified at the time building permits are submitted) with respect to domestic meter and fire protection meter installation standards. In addition, any future commercial development will be obligated to pay BWS Water System Facility Charges due to increased number of fixture units (refer to Appendix B for more detailed information).

G. Sewer System

The property is serviced by the City and County municipal sewer collection system. Before any commercial development of the property is approved (through the City and County of Honolulu Building Permit process), the system must be deemed to be adequate. The Department of Planning and Permitting has the primary responsibility for determining the adequacy of the existing sewer collection system.

Inadequate hydraulic capacity of the City's existing trunk line along Ala Wai Boulevard (refer to Appendix B for more detailed information) will initially limit any proposed commercial redevelopment to a maximum wastewater flow equal to that which is presently generated by existing uses (bowling lanes, restaurant and offices). Therefore, full commercial redevelopment can take place only after the Ala Wai Trunk Sewer Project and other related pump station upgrades are completed. The funding of these off-site sewer system infrastructure requirements has been programmed by the Department of Environmental Services for 2006 which allows for final completion at the earliest in 2008.

H. Drainage System

The existing fully developed site consists of a building structure and parking area.

For all practical purposes, all land area is covered by impervious surfaces in the form of the building and paved parking lot areas.

Any commercial redevelopment proposal for the property will require less impervious surfaces due requirements of the current City and County of Honolulu Land Use Ordinance. Therefore, the decrease in total lot coverage by impervious surfaces, should not result in any modifications of the existing City and County drainage system. Appendix B contains additional detailed information regarding the drainage system.

I. Electric/Telephone/Cable TV Utilities²

The project site is currently a commercial development functioning within the urban core of the City and County of Honolulu. All services with respect to electric/telephone/cable TV are present to serve any commercial redevelopment proposal without any impacts. Appendix B provides a technical description of the infrastructure in the area.

J. Solid Waste

As discussed in Section V.A.4.e, DHHL will encourage developers and designers to incorporate recycling and reuse of construction materials and the use of recycled products such as glass. Designers will also be referred to planning and design checklists in the Environmental Council's *Guidelines for Sustainable Buildings in Hawaii* (1999).

K. Hazardous Materials

A Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E15270-00 was conducted in February 2001. The investigation identified the following at the proposed site:

- Hazardous substance containers and unidentified substance containers
- Dumping of solid waste material including hardened cement, cans, metal pipe, bucket and oil-stained soil
- Asbestos-containing materials throughout the existing structure

- Lead-based paint exceeding the HUD level of 0.50% in some doors and panels
- PCB-containing fluorescent lights throughout the building
- PCB-contaminated pole-mounted transformers owned by HECO located mauka of the property along Isenberg Street

During construction of the proposed project, all hazardous materials identified above will be properly disposed of in accordance with applicable laws and regulations. Any activities associated with demolition and/or removal of such materials will be performed only by trained and licensed abatement contractors.

VII. SUMMARY OF MAJOR IMPACTS

A. Short-term

Redevelopment of any property from one commercial operation to another due to different economic times and different market place forces is routine. However, the reality of redevelopment is that physical demolition/construction will occur. Even with full compliance with applicable building/construction codes, there will be impacts. These impacts (not considered significant) will be primarily related to noise and related construction activities.

B. Long-term

The only long-term impact of any development proposal is that any potential for expanding the existing park area will be foreclosed.

VIII. ALTERNATIVES CONSIDERED

A. No Action

This alternative would leave the property as currently exists. DHHL would lease the property "as is" for the benefit of its trust, if this alternative was determined the most beneficial. However, it is anticipated that commercial redevelopment will be more beneficial and the "No Action" alternative is being identified solely as a technical requirement of the EA process.

B. Residential Redevelopment

This alternative would consider using the property as multi-family housing to meet the needs of DHHL's beneficiaries on the Oahu homestead list. However, preliminary evaluations/studies have not concluded that residential development would be in the best interest of the DHHL Trust. Recent DHHL authorized residential studies primarily identified that ownership costs/lease rent costs for residential development of the property were not compatible with the financial qualifications of the Trust's housing

applicants. The residential feasibility was documented in the report entitled "RESIDENTIAL DEVELOPMENT FEASIBILITY STUDY FOR STADIUM BOWL-ODROME, dated May 2000, prepared for DHHL by Townscape, Inc. This document is available for review through DHHL.

IX. MITIGATION MEASURES

A. Construction Activities

During construction, normal requirements for mitigation of construction impacts will be utilized. These requirements include traffic control, compliance with BMP requirements, compliance with hours prescribed for construction to minimize noise impacts, and compliance with businesses and their normal hours of operation through direct contact.

In addition, utility services should not be disrupted during construction activities. The contractor will be required to verify utility locations, protect utilities during construction and ensure no interruption of services of all utilities in the vicinity of the project site during construction. Access to fire apparatus will be maintained throughout the construction site and any interruption to the existing fire hydrant system during construction will be reported to the Fire Department by the contractor.

B. Long-term Operation

Currently there are no mitigation plans.

X. PERMITS AND APPROVALS REQUIRED FOR PROJECT

1. Primary Urban Center Development Plan Land Use Map Amendment
2. Zone Change
3. Construction Plan Approval for Work Within City Right-of-Way
4. Sewer Adequacy Determination
5. Sewer Connection Permit
6. Connection to the City's Storm Sewer System
7. Driveway Connection Permit
8. Building Permit
9. Street Usage Permit
10. Community Noise Permit

XI. FINDINGS AND REASONS TO SUPPORT THE DETERMINATION

It is anticipated that the proposed project will not significantly impact the environment and therefore a Finding of No Significant Impact (FONSI) is anticipated. It is not anticipated that the preparation and processing of an Environmental Impact Statement will be required for this project. This statement of findings is based on an evaluation of the significance criteria listed in HAR, Chapter 11-200-12b, as described on the following page:

- a. ***The project will not involve an irrevocable commitment to loss or destruction of any natural or cultural resources.***

The site is already fully developed and no significant natural or cultural resources are expected to be encountered since the project scope calls for modification of existing man-made infrastructure with no disturbance of lands which were previously undisturbed.

- b. ***The project will not curtail the range of beneficial uses of the environment.***

The Project is solely intended to enhance and implement the State's legislative directive with respect to reconciling Hawaiian Homelands issues. Implementation of commercial redevelopment will curtail any potential for expanded use of the Old Stadium Park, however, the property has never been used as a park.

- c. ***The project will not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders.***

The project will not conflict with the environmental policies as set forth in the State Plan and Chapter 344, Hawaii Revised Statutes (HRS) in that the project will not damage sensitive natural resources or emit contaminants. However, the Department of Land and Natural Resources (Historic Preservation Division) has requested that a Historic References Inventory form be completed prior to any demolition. This will serve to document the existing structure which is recognized as a "local landmark". In addition, in the unlikely event that historic/archaeological sites, including human burials, are uncovered during routine construction activities associated with the proposed project, all work in the vicinity will stop and the State Historic Preservation Division will be contacted.

- d. ***The project will not substantially affect the economic or social welfare of the community or State.***

The project consists of the redevelopment of one commercial use to another, albeit, more intensive. Any such development cannot have significant impacts when the site only involves two (2) acres.

- e. ***The project will not substantially affect public health.***

No impact on Public Health is anticipated.

- f. ***The project will not involve substantial secondary impacts, such as population change or effects on public facilities.***

The project will not influence population change nor impact on existing infrastructure. While it has been recognized that there are sewer system inadequacies, it has also been recognized that commercial development will have to comply with the City's time schedule to rectify the inadequacies.

- g. ***The project will not involve a substantial degradation of environmental quality.***

Environmental quality will be essentially the same as that which exists prior to project implementation.

- h. ***The project is individually limited and will not cumulatively have a considerable effect upon the environment nor involves a commitment for larger actions.***

Commercial redevelopment of the property involves a two-acre site which is currently functioning as a commercial property. While it is anticipated that commercial redevelopment will be more intense than present commercial activities, the project is individually limited and there are no commitments for larger actions as a result of this project.

- i. ***The project will not substantially affect a rare, threatened or endangered species, or its habitat.***

The project is totally within the urban district and the area does not contain known threatened or endangered flora, fauna or habitats.

- j. ***The project will not detrimentally affect air quality, water quality or ambient noise levels.***

Short-term impacts may occur during the construction of the project. However, the contractor must comply with current Department of Health regulations with respect to construction noise and dust control and must adhere to and provide Best Management Practices (BMP) practices.

- k. ***The project will not affect an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.***

The project site is not located in any sensitive area.

- l. ***The project will not substantially affect scenic vistas or view lanes as identified in County or State plans or studies.***

The proposed project will occur within an existing City street and will not have any affect on scenic vistas or view planes.

- m. *The proposed project will not require substantial energy consumption.*

Commercial redevelopment of the site will require additional energy to meet the ultimate commercial needs. However, any increased needs cannot be considered substantial or significant.

XII. SUMMARY OF UNRESOLVED ISSUES

There are no known unresolved issues.

XIII. LIST OF AGENCIES, ORGANIZATIONS OR PRIVATE INDIVIDUALS THAT WERE NOTIFIED OF THE PUBLIC COMMENT PERIOD

The following is a list of government agencies, organizations or individuals that were notified regarding the 30-day public comment period for the Draft EA. Comments were not received from all government agencies, organizations or individuals.

State Government:

Department of Health
Department of Land and Natural Resources, Historic Preservation Division
Office of Environmental Quality Control

City and County Government:

Board of Water Supply
Department of Parks and Recreation
Department of Planning and Permitting
Department of Transportation Services
Fire Department
Police Department

Other Individuals and Organizations:

Mr. John Kato
Residents along Citron Street:
Henmi Apartments, Inc.
Chu Wu/Liu Pi Ming
Residents along Isenberg Street:
John Y. Mikami Trust/et al
Shirley Chew
Bernice Pauahi Bishop Estate
Francis S. Takemoto Trust
Gladys C. Takemoto Trust/et al
Kenneth K. Miyasaki Trust
James K. Miyasaki Trust/et al
St. Louis Col Alumni Association

Residents along Makahiki Way:
Howard Bilkiss Ltd Psp/Tr
Shigeichi Morimoto Trust
Kikujiro & Kimie Nakama Trust
Elmer H. Yamada Trust/et al
Douglas T. Takaba Trust

XIV. LIST OF PERSONS, FIRMS OR AGENCIES THAT PREPARED THE STATEMENT

The following list identifies the persons, firms, and government agency involved with the preparation of the environmental assessment for the proposed action.

- | | | |
|----|---|--|
| 1. | David B. Bills, Senior Vice President
Gray, Hong, Bills, Nojima & Associates, Inc. | EA Project Manager |
| 2. | Julian Ng
Traffic Consultant | Traffic Analysis
(see footnote 1 in text) |
| 3. | Darryl Nagano
MK Engineers, Ltd. | Electric, Telephone, Cable TV Analysis
(see footnote 2 in text) |
| 4. | Paul Ching, Project Manager
Department of Hawaiian Home Lands | Project Coordinator |

APPENDIX A

**COMMENTS RECEIVED DURING
THE DRAFT EA
30-DAY PUBLIC COMMENT PERIOD**



200 Akamahu Street • Milani, Hawaii 96785-3939 • Telephone: (808) 625-2100

July 23, 2001

Mr. Paul Ching
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Ching:

Subject: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
820 Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

This is to inform you that Oceanic has no comments regarding the proposed development at this time. Should cable services be required, aerial cable facilities exist on the poles along Isenberg Street across the project site. Oceanic Cable thanks you for the opportunity to review the proposed project and to provide comments.

Please call Randy Makizuru, Area Engineer, at 625-8346 if you have any questions.

Sincerely,

Randy Makizuru
Alvin Park
Supervising Engineer

Cc: Randy Makizuru
w/attachment
Office File
w/o attachment

DEPT. OF HAWAIIAN
HOME LANDS

01 JUL 24 AIO 38



Gray • Hong • Bills • Nollima & Associates, Inc.
CONSULTING ENGINEERS

August 28, 2001

Mr. Alvin Park
Supervising Engineer
Oceanic Cable
200 Akamahu Street
Mililani, Hawaii 96789-3999

Attention: Mr. Randy Makizuru,
Area Engineer

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Park:

Thank you for your correspondence of July 23, 2001 regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your response that Oceanic Cable has no comments at this time, and that should cable services be required, aerial cable facilities exist on poles along Isenberg Street across the proposed project site.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOLLIMA & ASSOCIATES, INC.

Day B. Bills
Day B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands ✓

Charles C. Nollima, P.E.
David B. Bills, P.E.
Alan Nollima, P.E.
Randy G. Hong, P.E.
811 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8018
honolulu@gbhohawaii.com

DEPT. OF HAWAIIAN
HOME LANDS

01 JUL 26 AM 34

July 24, 2001

Mr. Paul Ching
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Ching,

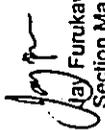
Subject: Draft Environmental Assessment for Stadium Bowl-O-Drome
820 Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Thank you for the opportunity to review the Department of Hawaiian Home Lands proposed development scenarios.

Verizon Hawaii has no comments to make at this time; however, we wish to remain a consulted party during the balance of this process.

If there are any questions, please call Sonny Perreira at 840-5884.

Sincerely,


Jay Furukawa
Section Manager
Access Design and Construction

C: File (Punahou)
S. Perreira
Office of Environmental Quality Control
Gray, Hong, Bills, Nojima, & Associates, Inc. (Mr. David Bills)



Verizon Hawaii Inc.
P.O. Box 2200
Honolulu, HI 96841



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

Mr. Jay Furukawa
Section Manager
Access Design and Construction
Verizon Hawaii Inc.
P.O. Box 2200
Honolulu, Hawaii 96841

Attention: Mr. Sonny Perreira

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Furukawa:

Thank you for your correspondence of July 24, 2001 regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your response that Verizon Hawaii has no comments at this time and that you request to remain a consulted party during the remainder of the environmental review process.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.


David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

David S. C. ...
8-11 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8019
hondolug@hawaii.rr.com

August 28, 2001

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
630 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4182 • FAX: 527-3725 • INTERNET: www.co.honolulu.hi.us



JORDY HARRIS
MAYOR

WILLIAM D. BALFOUR, JR.
DIRECTOR

EDWARD T. "SARPA" DULZ
DEPUTY DIRECTOR

July 31, 2001

Mr. Paul Ching
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Ching:

Subject: Draft Environmental Assessment for Stadium Bowl-O-Drome
Commercial Development, 820 Isenberg Street, Honolulu,
Oahu, Hawaii, Tax Map Key: 2-7-08: 18 and 20

Thank you for the opportunity to review and comment on the Draft
Environmental Assessment relating to the Department of Hawaiian
Home Lands proposed Stadium Bowl-O-Drome.

The Department of Parks and Recreation has no objection to the
proposed commercial development. As the project is located
adjacent to the City's 9.17 acre Old Stadium Park, we request
that particular attention be given to mitigating measures to
ensure that park users are inconvenienced as little as possible
both during construction and operation of the completed project.

Should you have any questions, please contact Mr. John Reid,
Planner, at 547-7396.

Sincerely,

W.D. Balfour, Jr.

WILLIAM D. BALFOUR, JR.
Director

WDB:CU
(263178)

cc: Office of Environmental Quality Control
✓ Gray, Hong, Bills, Nojima & Assoc., Inc.
Mr. Don Griffin, Department of Design and Construction



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

August 28, 2001

Mr. William D. Balfour, Jr., Director
Department of Parks and Recreation
City and County of Honolulu
630 South King Street, 10th Floor
Honolulu, Hawaii 96813

Attention: Mr. John Reid, Planner

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Balfour:

Thank you for your correspondence of July 31, 2001 regarding the Draft Environmental
Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge
your response that your Department has no objection to the proposed commercial development and
particular attention will be given to mitigating measures that will minimize both short and long-
term inconvenience to users of the adjacent Old Stadium Park.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you
for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.

David B. Bills
David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands ✓

Office of Environmental Quality Control
811 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-6306
Fax: (808) 531-8019
honolulu@hawaii.gov

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
850 SOUTH KING STREET, HONOLULU, HI 96813
TELEPHONE: (808) 527-4653 FAX: (808) 527-4575 WEBSITE: <http://www.doe.honolulu.hi.us>



JENNY HARRIS
Mayor

TIMOTHY E. STEINBERGER, P.E.
Acting Director

FRANK J. DOYLE, P.E.
Deputy Director

WAS 01-129

August 1, 2001

Mr. Paul Ching
Department of Hawaiian Home Lands
P O Box 1879
Honolulu, Hawaii 96805

Dear Mr. Ching:

Subject: Draft Environmental Assessment for Stadium Bowl-O-Drome Commercial Development

Thank you for the opportunity to review and comment on the subject document. Our comments are as follows:

1. The Department of Planning and Permitting (DPP) has the primary responsibility for reviewing applications for sewer connections, and determining the adequacy of the existing sewer collection system. Please consult with DPP regarding the capacity of all parts of the system downstream of the proposed connection.
2. Programming of capital improvements to the wastewater system is done by the Department of Environmental Services. The Ala Wai Trunk Sewer Project, mentioned in Appendix B of your report, is needed to correct sags, severe pipe corrosion, and inadequate hydraulic capacity in the trunk lines in Ala Wai Boulevard and Lewers Street. Construction funding for this project is currently programmed for 2006, which would allow completion in 2008. We also have projects to upgrade the capacities of the Ala Moana Wastewater Pump Station and the Beachwalk Wastewater Pump Station, which are needed prior to the completion of the Ala Wai Trunk Sewer Project. These projects and schedules are subject to change, and require approval by City Council.
3. The Draft EA should include a discussion of solid waste disposal options for the various development alternatives. If the commercial areas will include a bar or restaurant, a discussion of possible recycling issues, such as regarding glass or food waste, would be appropriate.

Should you have any questions, please call Mr. Jack Pobuk, Program Coordinator, at 527-6696.

Sincerely,

TIMOTHY E. STEINBERGER, P.E.
Acting Director

cc: Office of Environmental Quality
Gray, Hong, Bills, Nojima & Assoc., Inc.



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

Mr. Timothy E. Steinberger, P.E.
Acting Director
Department of Environmental Services
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Jack Pobuk, Program Coordinator

August 28, 2001

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Steinberger:

Thank you for your correspondence of August 1, 2001 (WAS 01-129) regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development.

We will make the following revisions as suggested in your comments:

1. Section VI.G. will indicate that sewer adequacy determination and sewer connection application for the proposed project will be reviewed by the Department of Planning and Permitting.
2. Section VI.G. and Appendix B will discuss the programming and capital improvements and potential completion date in 2008.
3. Discussions of solid waste disposal will be included under Sections V.A.4.e. and VI.J.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.

David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

Daniel S. C. A. C.
David B. Bills
Kareem A. Nojima
Beverly G. PG

8-11 Bishop Street, Suite 1120
Honolulu, Hawaii 96813
Telephone: (808) 521-0323
Fax: (808) 521-0323
honolulu@hpbill.com 521-2274

PHONE (808) 594-1688

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

David S. Craig, Jr.
David B. Bills
Beverly G. Hughes

Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8018
honolulu@gbhawaii.com

August 8, 2001

August 28, 2001

Mr. Ray Soon
Director
Department of Hawaiian Homelands
1099 Alakea Street, Suite 2000
Honolulu, Hawaii 96813

Mr. Colin C. Kippen, Jr.
Deputy Administrator
Office of Hawaiian Affairs
State of Hawaii
711 Kapiolani Blvd., Suite 500
Honolulu, Hawaii 96813

Attention: Mr. Mark A. Mararagan, Policy Analyst

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 1B and 20

Dear Mr. Kippen:

Dear Mr. Soon:

Thank you for your correspondence of August 8, 2001 regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge that OHA has no comments regarding issues concerning historical and cultural sites, and Native Hawaiian access rights.

Thank you for the opportunity to comment on the above referenced project. At this time, the Office of Hawaiian Affairs has no comments regarding issues concerning historical and cultural sites, and Native Hawaiian access rights. If you have any questions, please contact Mark A. Mararagan, policy analyst at 594-1756, or e-mail him at markmararagan@hohmail.com

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Sincerely,

Very truly yours,
GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.

Colin C. Kippen, Jr.
Deputy Administrator

SN:DB:co
2826

cc: Board of Trustees
OHA Administrator
OEQC
Mr. David Bills - Gray, Hong, Bills, Nojima, and Assoc., Inc.

cc: Mr. Paul Ching, Department of Hawaiian Home Lands /

Benjamin J. Cayetano
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhewa Building, Room 555
601 Kamohila Boulevard
Kapolei, Hawaii 96707

HELENE E. CHOLEA, ADAMAH CHAMPAGNE
COMMISSIONER OF THE HISTORIC PRESERVATION DIVISION

DEPUTIES
JANET E. LAWRENCE
LINDSEY W. BROWN

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCES
MANAGEMENT
CONSERVATION AND RESOURCES
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
KAKUHEWA BUILDING, ROOM 555
601 KAMOHILA BOULEVARD
KAPOLEI, HAWAII 96707

August 10, 2001

Mr. Paul Ching
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Ching:

SUBJECT: Chapter 6E-8 Historic Preservation Review - Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development, 820 Isenberg Street Mo'ili'ili, Kona, O'ahu
TNK: 2-7-008: 018, 020

LOG NO: 27993 ✓
DOC NO: 0108EJ13

Thank you for the opportunity to provide comment on the DEA for the proposed commercial development of the Stadium Bowl-O-Drome site. The DEA, in Sections D Environmental Characteristics and Section XI Findings and Reasons to Support the Determination, correctly summarizes our earlier comments that there are no known historic sites at this parcel. SHPD also requested that an Historic Resources Inventory be completed prior to any demolition of the existing structure. Our complete comments are also incorporated in Appendix A of the DEA.

Should you have any questions, please feel free to call Sara Collins at 692-8026 or Elaine Jourdene at 692-8027.

Aloha,


Don Hibbard, Administrator
State Historic Preservation Division

El/jk

c: David B. Bills, Gray Hong Bills Nojima & Associates, Inc., 841 Bishop Street, Suite 1100, Honolulu, Hawaii 96813
OEQC, 235 South Beretania Street, Suite 702, Honolulu, HI 96813

DEPT. OF HAWAIIAN HOME LANDS

DI AUG 20 10 55



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

August 28, 2001

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

SUBJECT: Draft Environmental Assessment for Stadium Bowl-O-Drome Commercial Development Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Hibbard:

Thank you for your correspondence of August 10, 2001 (Log No. 27993, Doc. No. 0108EJ13) regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your response that the DEA has correctly summarized your Division's earlier comments and has included the requirement of a completed Historic Resources Inventory prior to demolition of the existing structure.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.


David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

David B. Bills
Gray Hong Bills Nojima & Associates, Inc.
841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8019
donbills@ghbhihawaii.com

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 929-3111
<http://www.honolulu.gov>
www.co.honolulu.hi.us

JEREMY HARRIS
MAYOR



OUR REFERENCE CS-KP

August 13, 2001

Mr. Paul Ching
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Ching:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Stadium Bowl-O-Drome Commercial Development project.

As we stated previously, we believe that the proposed development will have minimal impact on the services to be provided by this department. However, we will reserve final comment until there are more definite plans relative to the size of the building and the type(s) of tenants.

If there are any questions, please call Ms. Carol Sodeatani of the Support Services Bureau at 529-3658.

Sincerely,

LEE D. DONOHUE
Chief of Police

By 
EUGENE UEMURA
Assistant Chief of Police
Support Services Bureau

cc: OEQC

Mr. David Bills
Gray, Hong, Bills, Nojima and Associates, Inc.

Serving and Protecting arrib Aloha



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

August 28, 2001

Mr. Eugene Uemura
Assistant Chief of Police
Support Services Bureau
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

Attention: Ms. Carol Sodeatani

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Uemura:

Thank you for your correspondence of August 13, 2001 (Ref. CS-KP) regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your response that as stated previously by the Police Department, the proposed development will have minimal impact on services provided by the Department; however, final comments are reserved until more definite plans relative to building size and type(s) of tenants have been made.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.


David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

David B. Bills
841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8013
honolulu@gbnhawaii.com

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3775 KAPAPALA STREET, SUITE 4015 • HONOLULU, HAWAII 96817-1817
TELEPHONE: (808) 931-3715 • FAX: (808) 931-3730 • INTERNET: www.cc.honolulu.hi.us



JEFFREY HARRIS
SARIC

ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLARE
DEPUTY FIRE CHIEF

Mr. Paul Ching
Page 2
August 14, 2001

Should you have any questions, please call Battalion Chief Kenneth Silva of our Fire Prevention Bureau at 831-7778.

August 14, 2001

Mr. Paul Ching
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Ching:

Subject: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
820 Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-008: 018 and 020

We received a letter from Mr. David Bills of Gray, Hong, Bills, Nojima & Associates, Inc. dated July 17, 2001, regarding the above-mentioned project.

We have no objections to the proposed alternatives provided the following conditions are complied with:

1. Provide a private water system where all appurtenances, hydrant spacing, and fire flow requirements meet Board of Water Supply standards.
2. Provide a fire department access road within 150 feet of the first floor of the most remote structure. Such access shall have a minimum vertical clearance of 13 feet 6 inches, be constructed of an all-weather driving surface complying with Department of Transportation Services (DTS) standards, capable of supporting the minimum 60,000 pound weight of our fire apparatus, and with a gradient not to exceed 20%. The unobstructed width of the fire apparatus access road shall meet the requirements of the appropriate county jurisdiction. All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround having a radius complying with DTS standards.
3. Submit civil drawings to the Honolulu Fire Department for review and approval.

Sincerely,

ATTILIO K. LEONARDI
Fire Chief

AKL/DL:jo

cc: David Bills, Gray, Hong, Bills, Nojima & Associates, Inc.
Office of Environmental Quality Control



Gray • Hong • Nojima & Associates, Inc.
CONSULTING ENGINEERS

August 28, 2001

DONALD C. HONOLULU, P.E.
DAVID B. BILLS, P.E.
JAMES M. NOJIMA, P.E.
BENJAMIN G. HONG, P.E.
841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8018
honolulu@hnhawaii.com

Mr. Attilio K. Leonardi, Fire Chief
Fire Department
City and County of Honolulu
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Attention: Mr. Kenneth Silva

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Chief Leonardi:

Thank you for your correspondence of August 14, 2001 regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your response that the Fire Department has no objections to the proposed project and have addressed your specific conditions as follows:

1. As discussed in Sections V.A.4.a. and VI.F., the proposed project's water system will meet Board of Water Supply Standards.
2. Access road requirements and various clearances are discussed in Section V.A.3.
3. Review of construction plans for various compliance requirements is mentioned in Section V.A.3.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.


David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-6316
Fax: (808) 531-5115
honolulu@bhatbwa.com



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

August 28, 2001

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

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Gill:

Thank you for your correspondence of August 20, 2001 (01-030b/cpo) regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your response that the Environmental Health Administration of the Department of Health has no comments at this time.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.

David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands



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

August 20, 2001

Mr. David B. Bills
Gray, Hong, Bills, Nojima & Associates, Inc.
841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813

Dear Mr. Bills:

Subject: Stadium Bowl-O-Drome Commercial Development
TMK: 2-7-08:18 and 20

Thank you for allowing us to review and comment on the subject permit. We have no comments to offer at this time.

Sincerely,

GARY GILL
Deputy Director
Environmental Health Administration

BRUCE E. ANDERSON, PH.D., M.P.H.
DIRECTOR OF HEALTH

IN REPLY PLEASE REFER TO
FILE

01-030b/cpo

AUG 20 2001



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

DONALD C. HONG
DAVID B. BILLS
ALAN H. BILLS
BENNY C. NG
8-11 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8018
honolulu@ghbahawaii.com

August 28, 2001

August 20, 2001

To Whom It May Concern,

As I have stated before, I believe developing a park on the Stadium Bowl-O-Drome site would be of greater benefit to the neighborhood and the city as a whole. However, if development is unstoppable I would prefer the least obtrusive of the plans. The nine-story building would severely impact our neighborhood in a negative way. We already live in an over developed area and larger buildings are not desired.

Sincerely,

Harvey Takemoto
Harvey Takemoto
809 Isenberg St. #D
Honolulu, HI 96826

Mr. Harvey Takemoto
809 Isenberg Street, #D
Honolulu, Hawaii 96826

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Takemoto:

Thank you for your correspondence of August 20, 2001 regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your concern regarding overdevelopment in the vicinity of the project area and your preference of a park to benefit the neighborhood and community. Please be assured that your comments will be included in the Final Environmental Assessment for this project. In addition, the Department of Hawaiian Home Lands will require that all development proposals address community compatibility and benefits, as well as other critical issues identified through the environmental review process.

You may contact us at 521-0306 should you have any questions. Again, thank you for your participation in the environmental review process

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.

David B. Bills
David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 527-4587 Fax: (808) 527-4587
Web site: www.hawaii.gov/ddc



JEREMY HARRIS
MAYOR

RAE M. LOUI, P.E.
DIRECTOR
GEORGE T. TAMASHIRO, P.E.
DEPUTY DIRECTOR
ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR
WWDE.P 01-326

DEPT. OF HAWAIIAN
HOME LANDS
01 AUG 22 A9 33

August 21, 2001

Mr. Paul Ching
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Ching:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT FOR
STADIUM BOWL-O-DROME COMMERCIAL DEVELOPMENT

Thank you for the opportunity to review the subject document for the proposed commercial building development. We have reviewed this document and have the following comments:

- 1. (Appendix B, Page 1)
Renumber figures to match text.
- 2. Use correct name for the City and County of Honolulu Department of Wastewater Management Design Standards.

Should you have any questions, please contact Raj Rath of the Wastewater Design and Engineering Division at 527-6732.

Very truly yours,

RAE M. LOUI, P.E.
Director

cc: Office of Environmental Quality Control
Gray, Hong, Bills, Nojima & Assoc., Inc. (Mr. David Bills)



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

Ms. Rae M. Loui, P.E., Director
Department of Design and Construction
City and County of Honolulu
650 South King Street, 11th Floor
Honolulu, Hawaii 96813

Attention: Mr. Raj Rath

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08-18 and 20

Dear Ms. Loui:

Thank you for your correspondence of August 21, 2001 (WWDE.P 01-326) regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. Per your suggestions, we will make the necessary revisions with respect to reference of the Department of Wastewater Management Design Standards and figure numbering in Appendix B.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,
GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.

David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

DENNIS C. HARRIS
Mayor
ALAN HARRIS
Deputy Mayor
Beverly G. King, P.E.
841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-6019
honolulu@hbbhawaii.com

August 28, 2001

David Salmonson
Director
841 Bishop Street, Suite 1120
Honolulu, Hawaii 96813
Telephone: (808) 521-0326
Fax: (808) 531-6313
hondokub@globe.com

Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS
August 28, 2001

GENEVIEVE SALMONSON
DIRECTOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
325 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813
TELEPHONE (808) 588-4188
FACSIMILE (808) 588-4188

BENJAMIN J. CAYETANO
DEPUTY DIRECTOR

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Attention: Mr. Les Segundo

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08, 18 and 20

Dear Ms. Salmonson:

Thank you for your correspondence of August 22, 2001 regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We will address the items as follows:

1. Cultural practices and resources will be described in Section V.D. (Item 1).
2. The following items will be addressed at the end of Section V.A.2:
 - a. Sustainable Building Design (Item 2).
 - b. Use of recycled materials and products (Item 3).
 - c. Use of Indigenous and Polynesian plants in landscaping (Item 4).
3. Photographs of the building and the site will be included as part of the Historic Resources Inventory prior to demolition (Item 5). This is mentioned in Section V.D.
4. A development timetable will be included at the end of Section V.A.1. (Item 6).

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.

David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

August 22, 2001

Mr. Ray Soon, Chairman
Department of Hawaiian Home Lands
State of Hawaii
1099 Alakea Street, Suite 2000
Honolulu, Hawaii 96813

Mr. David Bills
Gray, Hong, Bills, Nojima & Associates, Inc.
841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813

Dear Messrs. Soon and Bills:

We have reviewed your draft environmental assessment for the Stadium Bowl-O-Drome project, Tax Map Key 2-7-08, parcels 18 and 20 and offer the following comments for your consideration and response.

- (1) **CULTURAL IMPACTS.** Section XI on page 25, states that the site is already developed and no significant natural or cultural resources are expected to be encountered on site. What impacts (if any) will the proposed action have on cultural practices and activities in the neighborhood (i.e., activity at the community garden or nearby parks)? Chapter 343, Hawaii's Revised Statutes now requires that cultural impacts be assessed (see enclosed copy of Act 50, SLH 2000). A copy of the Environmental Council's guidelines for assessing cultural impacts is enclosed for your use.
- (2) **GUIDELINES FOR SUSTAINABLE BUILDING DESIGN IN HAWAII.** We ask that you consider implementing some of the techniques discussed in the enclosed guidelines for sustainable building design.
- (3) **USE OF RECYCLED GLASS IN CONSTRUCTION PROJECTS.** To promote the use of recycled materials in-state, section 103D-107, Hawaii's Revised Statutes recommends that State/county agencies purchase materials with minimum recycled glass content. We ask that you consider this in the design of your station.
- (4) **INDIGENOUS AND POLYNESIAN INTRODUCED PLANTS FOR USE IN PUBLIC LANDSCAPING.** We ask that you consider the use of native, indigenous and polynesian introduced plants in your landscaping.
- (5) **PHOTOGRAPHS OF SITE.** Please include photographs of the building and the site.
- (6) **DEVELOPMENT TIMETABLE.** Please include a timetable for development of the project.

If there are any questions, please call Leslie Segundo of my staff at (808) 586-4185. Thank you for the opportunity to comment.

Sincerely,

GENEVIEVE SALMONSON
Director

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

630 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4114 • FAX: (808) 527-6743 • INTERNET: WWW.DOP.HONOLULU.HI



JEREMY HARRIS
SECTION

RANDALL K. FUJIKI, AIA
DIRECTOR

LORETTA A.C. CHEE
SENIOR DIRECTOR

2001/CLOG-3119(RY)

August 23, 2001

Honorable Raynard Soon, Director & Chairperson
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Attn: Mr. Paul Ching

Dear Mr. Soon:

Subject: Draft Environmental Assessment for Stadium Bowl-O-Dome
Commercial Development, Honolulu, Oahu
Tax Map Key 2-7-8: 18 and 20

We have reviewed the Draft Environmental Assessment and have the following comments:

- A. Land Use Approvals
1. Sec. C. Social Characteristics, Table 2, Development Standards: This table enumerates "existing" and "proposed" land use designations and development regulations. The Final Environmental Assessment (FEA) should clarify these differences. For example, the proposed land use designations require an approved Development Plan Land Use Map amendment from Parks and Recreation to Commercial designation and a zone change, from the P-2 General Preservation District to the B-2 Community Business District with a 150-foot height limit. The FEA should also contain a section on consistency with the General Plan and with the policies and guidelines of the existing Development Plan.
 2. Sec. X. Permits and Approvals Required for Project: This section of the FEA should include a Primary Urban Center Development Plan Land Use Map amendment and zone change for the proposed business zoning.

Honorable Raynard Soon, Director & Chairperson
Department of Hawaiian Home Lands
Page 2
August 23, 2001

B. Wastewater

The municipal sewer system is not adequate to support the proposed project. The sewer system can only support a structure equivalent to the current wastewater capacity allotment because of downstream sewer capacity limitations.

To correct this condition, a relief sewer line to accommodate further demand would have to be installed. The Ala Wai Trunk Sewer Relief project has been programmed to address this, but its completion is dependent on a pending decision on whether to relocate the Beachwalk Wastewater Pump Station (WVPS). Therefore, a tentative date for the completion of the Ala Wai Trunk Sewer Relief project and the resolution of this inadequacy is as yet unavailable.

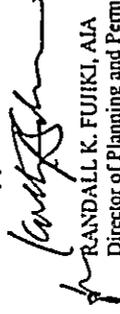
Finally, sewage capacity reservation is contingent on the actual submittal and approval of a "Sewer Connection Application" form and the project may be subject to payment of a Wastewater System Facility Charge.

C. Engineering

Existing and/or proposed driveway aprons, sidewalk, and curb ramps in the City right-of-way shall be reconstructed or constructed in accordance with the City standards and comply with the current ADA requirements.

Thank you for the opportunity to comment. If you have any questions, please contact Raymond Young at 527-5839.

Sincerely yours,


RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:js

cc: Gray Hong Bills Nojima & Associates, Inc.
Office of Environmental Quality Control

Doc 111946



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

August 28, 2001

Mr. Randall K. Fujiki, AIA, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Raymond Young

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Fujiki:

Thank you for your correspondence of August 23, 2001 (2001/CLOG-3119(RY)) regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your response and will address your concerns as follows:

- A. Land Use Approvals
 1. Table 2 will be modified to clarify the approvals that will be needed. The FEA will also include a new section discussing consistency of this project with the General Plan and existing Development Plan.
 2. Added to the list of Permits and Approvals in Section X will be: (1) Primary Urban Center Development Plan Land Use Map amendment, and (2) Zone change.
- B. Wastewater
Section VI.G. and Appendix B will be revised to address the inadequate hydraulic capacity of the existing municipal system and the programming construction fund needed to accommodate additional wastewater capacity.
- C. Engineering
Sections V.A.3. and VI.C. will refer to ADA compliance of curb ramps, sidewalks, and driveway aprons within City rights-of-way.

DONALD C. HONG, P.E.
DAVID B. BILLS, P.E.
ALEXANDER S. NOJIMA, P.E.
BENJAMIN G. FUJIKI, P.E.
841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
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Fax: (808) 531-8018
hondad@hohobills.com

Mr. Randall K. Fujiki, AIA, Director
Department of Planning and Permitting
August 28, 2001
Page 2

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.


David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands ✓

DUPUIS, C. H. & SONS
ARCHITECTS
841 BISHOP STREET, SUITE 1100
HONOLULU, HAWAII 96813
TELEPHONE: (808) 531-8018
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honolulu@dupuis.com



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

Jim Clarke, President
Association of Apartment Owners
Parkside Tower
2222 Citron Street, #2201
Honolulu, HI 96826

August 28, 2001

Mr. Jim Clarke, President
Association of Apartment Owners
Parkside Tower
2222 Citron Street, #2201
Honolulu, Hawaii 96826

August 23, 2001

David B. Bills, Senior Vice President
Gray, Hong, Bills, Nojima & Associates, Inc.
841 Bishop Street, Suite 1100
Honolulu, HI 96813

RE: Draft Environmental Assessment for Stadium Bowl-O-Drome

Dear Mr. Bills:

Thank you for giving us the opportunity to read and respond to the proposals concerning future uses of the property located at 820 Isenberg Street. We regard the owner of the land, the Department of Hawaiian Home Lands, as a good neighbor who has consistently considered the needs of the residents in the area surrounding its property.

The Board of Directors of the apartment owners association discussed some of the options for the future use of the parcel in question, and we are unanimous in feeling that the best use would be an extension of Stadium Park. It is not often that the opportunity arises to extend an existing park, especially one which is located in a predominantly residential neighborhood like ours. The park is heavily used as it is, and an extension would therefore be a benefit for those living nearby. We realize that this would entail a swap of some other parcel for the DDDLL land on Isenberg.

Our second choice for a use of this parcel would be a small scale residential facility for the elderly -- perhaps those of Hawaiian ancestry. A third, acceptable alternative would be the proposal 1 in the draft environmental assessment. This is for a three-story business building with no retail stores on the ground level. Proposal 1A, for the same structure with retail business on the ground level, concerns us as this would open up the possibility of there being a restaurant on the site, and therefore a likelihood of increased noise in the evening.

Again, we thank you for consulting us and hope that you will continue to keep us informed of developments concerning the property.

Very truly yours,


Jim Clarke, President

cc: Representative Scott K. Sai'i
McCully-Moili'i Neighborhood Board
Department of Hawaiian Home Lands
Mayor Jeremy Harris

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08. 18 and 20

Dear Mr. Clarke and Members of the Association of Apartment Owners:

Thank you for your correspondence of August 23, 2001 regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your suggestions ranked in the following order: (1) an extension of the Old Stadium Park, (2) a small scale residential facility for the elderly, or (3) three-story business building with no retail stores on the ground level.

Please be assured that your comments will be included in the Final Environmental Assessment for this project. In addition, the Department of Hawaiian Home Lands will require that all development proposals address community compatibility and benefits, as well as other critical issues identified through the environmental review process.

You may contact us at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.


David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



August 28, 2001

Mr. Raymond Soon, Chairman
Hawaiian Homes Commission
State of Hawaii
P. O. Box 1879
Honolulu, Hawaii 96805

Attention: Paul Ching

Dear Mr. Soon:

Subject: Your Transmittal of July 17, 2001 of the Draft Environmental Assessment for the Stadium Bowl-O-Drome Commercial Development, Mōlīīlii, Oahu, T.N.K.: 2-7-08: 18, 20

Thank you for the opportunity to review the subject document for the proposed commercial building development.

Our previous comments of May 15, 2001 during the pre-assessment consultation phase have been adequately addressed. Please note that the Water System Facilities Charges for the transmission and storage components are approximately \$363 per fixture unit (F.U.) for less than 50 F.U., not \$255 as indicated in the document. In addition, 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.

If you have any questions, please contact Scot Muraoka at 527-5221.

Very truly yours,


CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Office of Environmental Quality Control
Gray, Hong, Bills, Nojima & Associates, Inc.

RESPECT HAWAII

EDDIE FLORES, JR., Chairman
CHARLES A. STEG, Vice-Chairman
JANIS L. JAM
ROBERT S. K. KAGAWA, SR.
BARRINGTON STANTON
BRUCE L. SHAW, Esq.
ROSS S. SASAKAWA, Esq.
CLIFFORD S. JAMILE
Manager and Chief Engineer



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

August 28, 2001

Mr. Clifford S. Jamile
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Attention: Mr. Scot Muraoka

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Jamile:

Thank you for your correspondence of August 28, 2001 regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your response that the Board of Water Supply's pre-assessment comments have been adequately addressed. In addition, as you have indicated, we will revise Appendix B to reflect current facilities charges for transmission and storage components. We will also state the requirement for approval of construction drawings if a 3-inch or larger meter is needed.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.


David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

Mr. Clifton H. Takamura
McCully-Ho1111111 Neighborhood Board District: 08
2249 Date Street Apt-3
Honolulu, Hawaii 96826

Gray, Hong, Bills, and Kojima & Associates
841 Bishop Street Suite:1100
Honolulu, Hawaii 96813

Topic of Concerns: Draft Environmental Assessment for Stadium Bowl-O-Drome site.

Dear Gentlemen and Ladies;

I have read your Draft Environmental Assessment on the Stadium Bowl-O-Drome site to which makes me feel that another approach to this site. Is more logical as a commercial/recreational complex that could be inter-related with the OLD STADIUM NEIGHBORHOOD PARK.

Yet, I am very concern about if the old building is torn down it might released the decades of asbestos lining its air condition systems as well as roof covering on the Bowl-O-Drome. It would become an Environmental hazards much larger than the Ala Wai Canal Clean-up would be.

Could you please look into this Environmental hazard as to how much asbestos lining there is within the Stadium Bowl-O-Drome Complex. And present a related figures on the problems of removalal. I would like to suggest that maybe the frame of this Bowl-O-Drome could be preserved or protected. Then its internal component can redesigned into a commercial/recreational multi-use building.

Finally, I found your draft Environmental Assessment very interesting yet without the key issues on asbestos and anyother related hazards not being address makes the future about this site a real headache. Thank you for your time.

At your service!

Clifton Takamura
Mr. Clifton H. Takamura.



Gray • Hong • Bills • Kojima & Associates, Inc.
CONSULTING ENGINEERS

August 28, 2001

Mr. Clifton H. Takamura
2249 Date Street, Apt. 3
Honolulu, Hawaii 96826

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Takamura:

Thank you for your correspondence delivered to our office on August 22, 2001 regarding the Draft Environmental Assessment (DEA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your suggestion that a commercial/recreational complex would be compatible with the Old Stadium Park. Please be assured that your comments will be included in the Final Environmental Assessment for this project. In addition, the Department of Hawaiian Home Lands will require that all development proposals address community compatibility and benefits, as well as other critical issues identified through the environmental review process.

You also expressed concern about asbestos and other hazardous materials in the existing Stadium Bowl-O-Drome building. This issue is disclosed in Section VI.K. Hazardous Materials. The abatement contractor(s) will be required to properly dispose of such materials in accordance with applicable laws and regulations. Any activities associated with demolition and/or removal of such materials will be performed only by trained and licensed abatement contractors. Proper removal will not release asbestos that would cause a health hazard.

You may contact us at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.

David B. Bills
David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

DR. J. C. H. •
CLUB •
ENGINEERS •
841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 521-8013
hcnclub@hbnhawaii.com

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
PACIFIC MARINE PLAZA • 711 KAPOLANUI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813
TELEPHONE: (808) 531-4539 • FAX: (808) 531-4750 • INTERNET: www.ci.honolulu.hi.us



CHERYL D. SOON
DIRECTOR
GEORGE "BERT" MIYAMOTO
SENIOR DIRECTOR

TP7701-0316SR

August 28, 2001

Mr. Paul Ching
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Ching:

Subject: Stadium Bowl-O-Drome Commercial Development

In response to the July 17, 2001 letter from Gray, Hong, Bills, Nojima & Associates, Inc., the draft environmental assessment (EA) for the subject project was reviewed.

The draft EA addresses the majority of the consultation comments provided in our May 23, 2001 letter. However, it does not discuss the impact of the project on pedestrians, such as the possible demand for pedestrian crossings across Isenberg Street.

Should you have any questions regarding this matter, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

Cheryl D. Soon

CHERYL D. SOON
Director

cc: Office of Environmental Quality Control

Mr. David Bills
Gray, Hong, Bills, Nojima & Associates, Inc.



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

September 12, 2001

Ms. Cheryl D. Soon, Director
Department of Transportation Services
City and County of Honolulu
711 Kapiolani Boulevard, Suite 1200
Honolulu, Hawaii 96813

Attention: Faith Miyamoto

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Ms. Soon:

Thank you for your correspondence of August 28, 2001 (Ref. TP7701-0316SR) regarding the Draft Environmental Assessment (EA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your comment regarding the impact of the proposed project on pedestrians. Section VI.C. Traffic and Circulation will include a discussion on pedestrian crossings on Isenberg Street.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.

David B. Bills
David B. Bills

SN:DB:co
2826

cc: Mr. Paul Ching, Department of Hawaiian Home Lands

Daniel C. Hill
David B. Bills
Jesse A. Gray
Beverly G. Nojima
841 Bishop Street, Suite 1100
Honolulu, Hawaii 96813
Telephone: (808) 531-0306
Fax: (808) 531-8015
honolulu@gbna.com



Hawaiian Electric Company, Inc. • PO Box 2750 • Honolulu, HI 96840-0000
GEN-6 (EISEA)



Gray • Hong • Bills • Nojima & Associates, Inc.
CONSULTING ENGINEERS

Daniel S. Hong PE
Dund B. Bills PE
Mia Nojima PE
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Fax: (808) 531-8018
hono@ghbahawaii.com

September 18, 2001

Mr. Kirk Tomita
Senior Environmental Scientist
Hawaiian Electric Company, Inc.
P.O. Box 2750
Honolulu, Hawaii 96840-0001

Department of Hawaiian Home Lands
P.O. Box 1897
Honolulu, Hawaii 96805

Attention: Mr. Paul Ching

Subject: Stadium Bowl-O-Drome Development

SUBJECT: Draft Environmental Assessment for
Stadium Bowl-O-Drome Commercial Development
Isenberg Street, Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-08: 18 and 20

Dear Mr. Tomita:

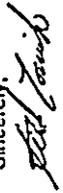
Thank you for the opportunity to comment on the July 2001 Draft EA for the Stadium Bowl-O-Drome Development, as proposed by the Department of Hawaiian Home Lands. We have reviewed the subject document and have no comments at this time.

Thank you for your correspondence of September 17, 2001 regarding the Draft Environmental Assessment (EA) for the Stadium Bowl-O-Drome Commercial Development. We acknowledge your response that Hawaiian Electric Company has no comments at this time.

HECO shall reserve further comments pertaining to the protection of existing powerlines bordering the project area until construction plans are finalized. Again, thank you for the opportunity to comment on this draft EA.

Please feel free to contact me at 521-0306 should there be any questions. Again, thank you for your participation in the environmental review process.

Very truly yours,

Sincerely,


Kirk Tomita
Senior Environmental Scientist

GRAY, HONG, BILLS, NOJIMA & ASSOCIATES, INC.



David B. Bills

SN:DB:co
2826

cc: Mr. David Bills (Gray, Hong, Bills, Nojima & Assoc.)
OEQC

cc: Mr. Paul Ching, Department of Hawaiian Home Lands



WINNER OF THE EDISON AWARD
FOR DISTINGUISHED INDUSTRY LEADERSHIP

APPENDIX B

**STADIUM BOWL- O -DROME
INFRASTRUCTURE ANALYSIS**

**APPENDIX B
STADIUM BOWL-O-DROME
INFRASTRUCTURE ANALYSIS**

SEWER

The property is served by the City and County of Honolulu Sewer System. The area-wide system and sewer lines immediately fronting the property (in Isenberg Street) are shown on Figure A - Sewer System. The existing property serves as a 22,000-square foot bowling alley, restaurant facilities supporting the bowling alley, and offices. The existing average daily sewage flow is approximately 4,500 gallons per day (gpd). This is based on 24 bowling lanes using 125 gallons per lane per day and an allowance of 300 patrons per day using an additional 5 gallons per person per day relating to the food service operation.

Wastewater flow projections for new facilities are computed based on the City and County of Honolulu Wastewater Management Design Standards. Assuming that the commercial business is representative of "Community Business", the Standards project a density of 140 capita per acre (cpa). Based on a two-acre site, the new commercial project could generate approximately 7,000 gpd of wastewater flow to the City's wastewater collection system. However, when actual uses and tenant types are better defined, the flow can be more accurately calculated based on the proposed actual tenant uses.

The existing City wastewater system can accommodate present flows, however, there is no available capacity in the existing system for additional flow. All wastewater from the service area flows toward Waikiki and passes under the Ala Wai Canal via a siphon. There is a trunk sewer within Ala Wai Boulevard which ultimately connects to the Beachwalk Pump Station in the City parking lot on Kuhio Avenue. The section of Ala Wai Trunk Sewer in Ala Wai Boulevard is hydraulically inadequate due to corrosion and numerous sags in the existing alignment.

The City has deliberated on relocating the Beachwalk Pump Station above the Ala Wai Canal, but has recently determined that it is most feasible for it to remain at the current site. The work necessary to remove the moratorium in the area is to replace the sagging Ala Wai Trunk Sewer. The projected completion date of the trunk sewer and related pump station upgrades is 2008.

It appears evident that there will be some time restrictions or coordination to allow commercial development in a time frame compatible with the City's Ala Wai Trunk Sewer project. Individual proposals submitted through the DHHL's request for proposal period should develop accurate wastewater flow calculations to determine how much of a timing impact will occur.

The City collects facility charges to allow replacement and upgrading of the total sewer system. Facility charges for a 2-inch water meter size will be \$15,000. However, there is a credit for the existing flow and only the added flow is assessed.

WATER

The Stadium Bowl-O-Drome property is located in urban Honolulu and is served by the City and County of Honolulu Board of Water Supply (BWS) water system. The BWS system in the vicinity of the property is shown on Figure B. There are no inadequacies in the system and no offsite improvements are required to support new commercial development of the site.

The property currently has a 1-1/2 inch meter for domestic water supply. Future domestic supply will be by a new domestic meter sized for the building's domestic supply requirements. This supply is based on the building's fixture unit count. If a 3-inch or larger meter is required, construction drawings must be submitted to the BWS for review and approval. Water System Facilities Charges for transmission and storage components are approximately \$363 per fixture unit (F.U.) for less than 50 F.U. (August 28, 2001). There is a credit for existing fixture units and only the additional fixture units are charged.

Future fire supply to the property will be through a detector check meter installed in the sidewalk area. The fire supply can serve the building sprinkler system or on-site fire hydrants.

DRAINAGE

The City and County of Honolulu drainage system fronting the project site on Isenberg Street consists of 12-foot x 7.5-foot box culvert, catch basins and drain manholes. Site drainage generally flows toward Isenberg Street and is collected in the City system. The drainage system is shown on Figure C.

Future development will be required to convey all site runoff to the system within Isenberg Street via inlets and pipe system. A Connection to the City's Storm Sewer System Permit with supporting calculations will be required for submission in conjunction with the construction plan approval process.

ELECTRIC, TELEPHONE AND CABLE TV

The Stadium Bowl-O-Drome facility is currently provided with electric power, telephone and cable television services that originate from the existing overhead utility distribution lines that are routed along the diamond head side of Isenberg Street. The overhead utility lines are routed on joint-use utility poles that also serve to support street lighting fixtures.

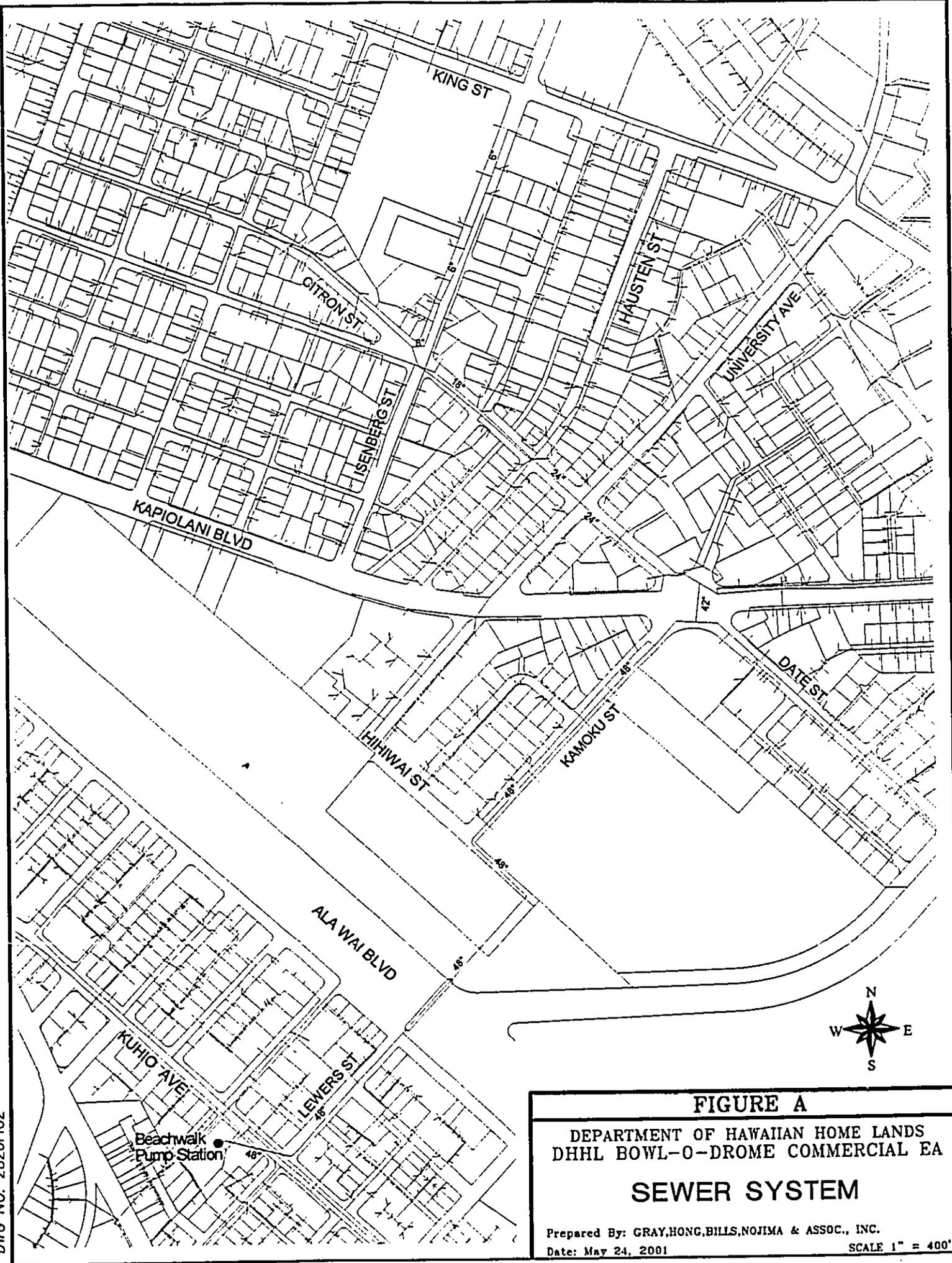
Hawaiian Electric Company (HECO) has one 46 KV subtransmission and one 12 KV distribution power circuit along this route. A small amount of secondary distribution line also shares this routing. HECO will be able to support the electric power needs of the future development from this distribution route. If the magnitude of the new electric load exceeds current capacities, off-site upgrades or load re-distribution may be required. This

work will be the responsibility of HECO, but must be factored into the development's timeline as any off-site work may become a long lead item. It should be noted that the existing lines are on the diamond head side of the street, while the property is on the ewa side. If an underground service to the new development is required, an underground ductline street-crossing will be required necessitating the appropriate drawings, approvals, and permits. The developer will likely bear the cost of this street-crossing.

Verizon Hawaii's telephone distribution cables parallel HECO's lines along Isenberg Street. Verizon will be able to support modest development schemes (Alternatives 1 and 1A) with the current infrastructure available along Isenberg Street. If higher density development is pursued, additional cable pairs will have to be extended from areas further up Verizon's distribution system, most likely in the King Street direction. Although this work will be Verizon's responsibility, it must be factored into the development's timeline as it will likely be a long lead item. As with HECO, if an underground service to the new development is required, an underground ductline street-crossing will be required necessitating the appropriate drawings, approvals, and permits. The developer will likely bear the cost of this street-crossing.

Oceanic Cablevision also has their cable television distribution lines routed overhead along Isenberg Street. Oceanic will be able to support any new development requirements (standard cable television, Digital service, RoadRunner service) at the Bowl-O-Drome site from their existing facilities. As with the other utilities, if an underground service to the new development is required, an underground ductline street-crossing will be required necessitating the appropriate drawings, approvals, and permits. The developer will likely bear the cost of this street-crossing.

Metal street light poles are currently installed along the ewa side of Isenberg Street with two poles fronting the Bowl-O-Drome site. Any new development that interferes with the existing light poles or the associated underground lighting power distribution system will need to relocate the displaced equipment. Any modifications to the street lighting system will need to be coordinated with the appropriate City agency.



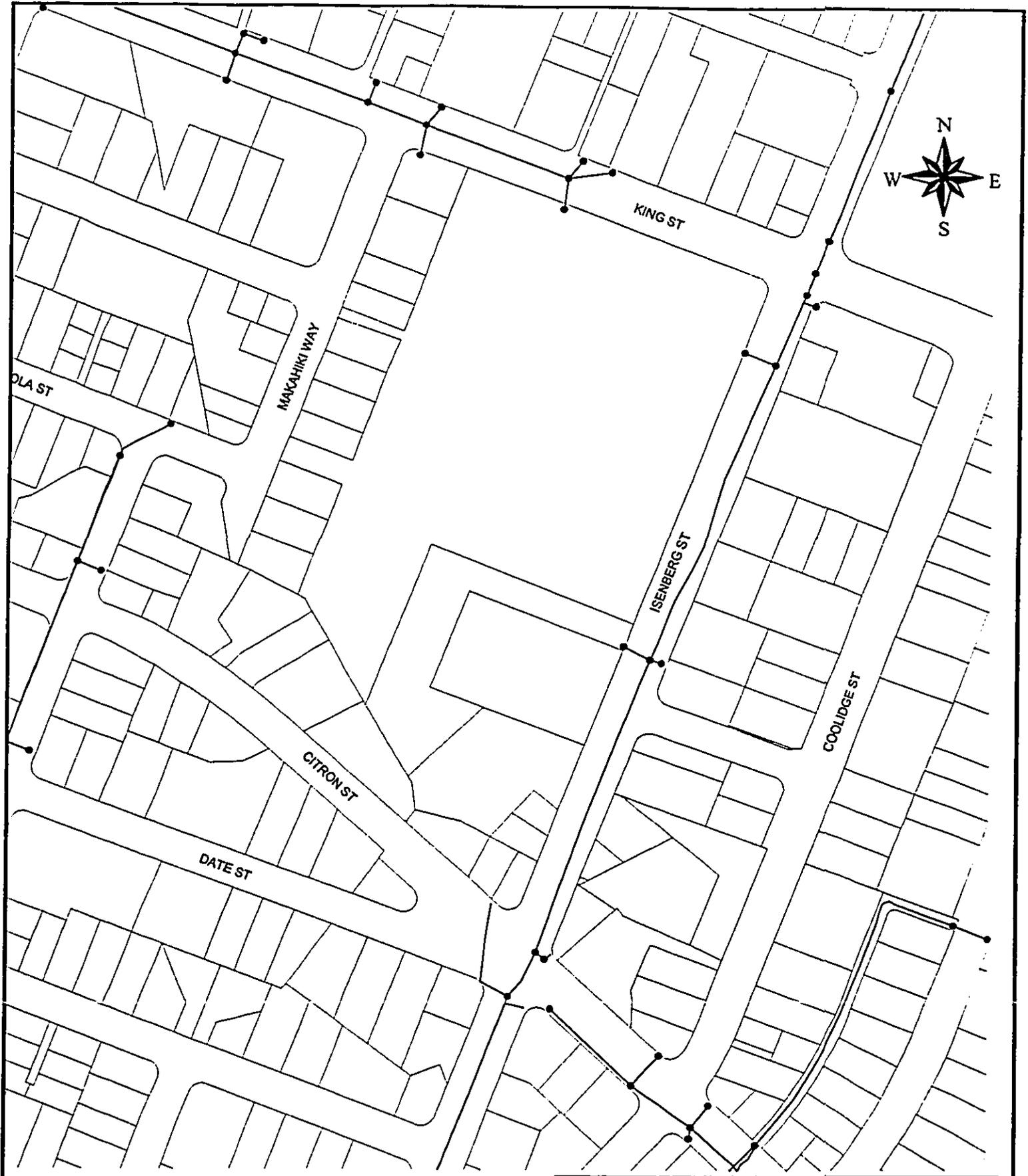
DWG NO. 2826FIG2

FIGURE A
 DEPARTMENT OF HAWAIIAN HOME LANDS
 DHHL BOWL-O-DROME COMMERCIAL EA
SEWER SYSTEM
 Prepared By: GRAY,HONG,BILLS,NOJIMA & ASSOC., INC.
 Date: May 24, 2001 SCALE 1" = 400'



DWG NO. 2826FIG2

FIGURE B
 DEPARTMENT OF HAWAIIAN HOME LANDS
 DHHL BOWL-O-DROME COMMERCIAL EA
WATER SYSTEM
 Prepared By: GRAY,HONG,BILLS,NOJIMA & ASSOC., INC.
 Date: May 24, 2001 SCALE 1" = 200'



DWG NO. 2826FIG2

FIGURE C
DEPARTMENT OF HAWAIIAN HOME LANDS
DHHL BOWL-O-DROME COMMERCIAL EA
DRAINAGE SYSTEM
Prepared By: GRAY,HONG,BILLS,NOJIMA & ASSOC., INC.
Date: May 24, 2001 SCALE 1" = 200'