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LETTER NO. (P)1762.1

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MEMORANDUM

OFF. OF ENVIRONMENT/  
QUALITY CONTROL

TO: Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control

FROM: *for* Gordon Matsuoka *Valarick J. Ilegan*  
Public Works Administrator

SUBJECT: Washington Place Renovations and Improvements  
Final Environmental Assessment/Finding of No Significant Impact  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

A Final Environmental Assessment (EA) for the Washington Place Renovations and Improvements has been prepared for the State of Hawaii Department of Accounting and General Services in compliance with Chapter 343, Hawaii Revised Statutes, and Chapter 11-200, Hawaii Administrative Rules, State Department of Health. The Department of Accounting and General Services has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact.

Enclosed are four (4) copies of the Final EA, a completed OEQC publication form, and a disk file of the Publication Form and summary project description. We respectfully request that notice of this filing be published in the December 23, 2001, issue of *The Environmental Notice*.

Should you have any questions, please contact Mr. Bruce Bennett of the Planning Branch at 586-0491. Thank you for your attention to this matter.

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

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Final Environmental Assessment and  
Finding of No Significant Impact for the

# Washington Place Renovations and Improvements



Honolulu, Oahu, Hawaii

Prepared For:

State of Hawaii  
Department of Accounting  
and General Services  
and  
Washington Place Foundation

December 2001

**Final Environmental Assessment  
and  
Finding of No Significant Impact  
for the  
  
WASHINGTON PLACE  
RENOVATIONS AND IMPROVEMENTS**

Honolulu, Oahu, Hawaii

Prepared for

State of Hawaii  
Department of Accounting and General Services  
and  
Washington Place Foundation

Prepared by

Wilson Okamoto & Associates, Inc.  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

December 2001

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    Archaeological Monitoring Plan & December 10, 2001 Letter from SHPD

Appendix B Draft Environmental Assessment Consultation Correspondence

SUMMARY

Proposing Agency: State of Hawaii  
Department of Accounting and General Services

EA Preparer: Wilson Okamoto & Associates, Inc.  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826  
Contact: Rodney Funakoshi, AICP  
Project Manager  
Phone: (808) 946-2277

Accepting Authority: State of Hawaii  
Department of Accounting and General Services

Project Location: Honolulu, Oahu, Hawaii

Tax Map Key: (1) 2-1-18: 1

Area: Approximately 3 acres (131,866 square feet)

Recorded Fee Owner: State of Hawaii

Existing Land Use: Governor's residence and grounds

State Land Use  
Classification: Urban

Development Plan  
Land Use Map: Civic Center

LUO Zoning: A-2 Apartment

LUO Special District: Hawaii Capital Special District

Proposed Action:

The Washington Place Foundation proposes to renovate Washington Place to be operated as a museum and exhibit space. The first floor will continue to be used for official state functions, and docent-guided tours will introduce visitors to the basic history of the house, its occupants, and surrounding island history. The second floor will be converted to the Queen Liliuokalani gallery offering changing exhibits featuring hundreds of available historical objects and images related to the house history, Queen Liliuokalani, and to other personages that have never been placed on public view.

In conjunction with plans for the restoration and renovation of Washington Place, a new two-story governor's residence in the mauka-Waikiki portion of the lot at the rear of Washington Place is proposed to be developed. Two small structures on that portion of the parcel used for ground maintenance storage and general storage will be demolished.

Impacts:

No significant impacts are anticipated from the construction or operation of the proposed governor's residence. Construction work, mainly excavation and grading activities for the building's foundation, is anticipated to have short-term traffic, air quality and noise impacts in the surrounding area. The project will comply with all government rules and regulations during construction to mitigate potential impacts. In the long term, the new living quarters will allow for Washington Place to be fully renovated as a museum and exhibit space to serve as an active public resource.

Determination:

This Final Environmental Assessment has been processed as a Finding of No Significant Impact (FONSI) by the State of Hawaii Department of Accounting and General Services. No significant impacts are anticipated from the construction or operation of the proposed renovations and improvements at Washington Place.

Parties Consulted  
During Draft EA:

**Federal Agencies**

U.S. Army Corps of Engineers

**State Agencies**

Department of Accounting and General Services  
Department of Business, Economic Development  
and Tourism (DBEDT)

DBEDT, Office of Planning

Department of Health (DOH)

DOH Office of Environmental Quality Control

Department of Land and Natural Resources  
(DLNR)

DLNR State Historic Preservation Division

Department of Transportation

Office of Hawaiian Affairs

**County Agencies**

Board of Water Supply

Department of Parks and Recreation

Department of Planning and Permitting

Department of Design and Construction

Department of Transportation Services

Honolulu Fire Department

Honolulu Police Department

**Elected Officials**

Rod Tam, State Senate

Kenneth T. Hiraki, State House of Representatives  
Jon Yoshimura, Honolulu City Council

**Local Utilities**

Hawaiian Electric Company, Inc.  
Verizon Hawaii, Inc.

**Other Organizations**

Downtown Neighborhood Board No. 13  
Historic Hawaii Foundation  
Washington Place Foundation  
The Outdoor Circle

**Libraries and Depositories**

Hawaii State Library  
DBEDT Business Resource Center Library  
Legislative Reference Bureau Library  
University of Hawaii Hamilton Library

## **1. INTRODUCTION AND PROJECT DESCRIPTION**

### **1.1 Introduction**

Washington Place currently serves three purposes: it is the residence of the Governor of the State of Hawaii, it is used for meetings and social functions related to the Office of the Governor, and it is a repository for artifacts and historic furnishings. Although these three functions have coexisted without major interference, conversion of Washington Place to public use would eliminate the conflict between the public and private uses of the building and allow for a fuller interpretation of the history of the site.

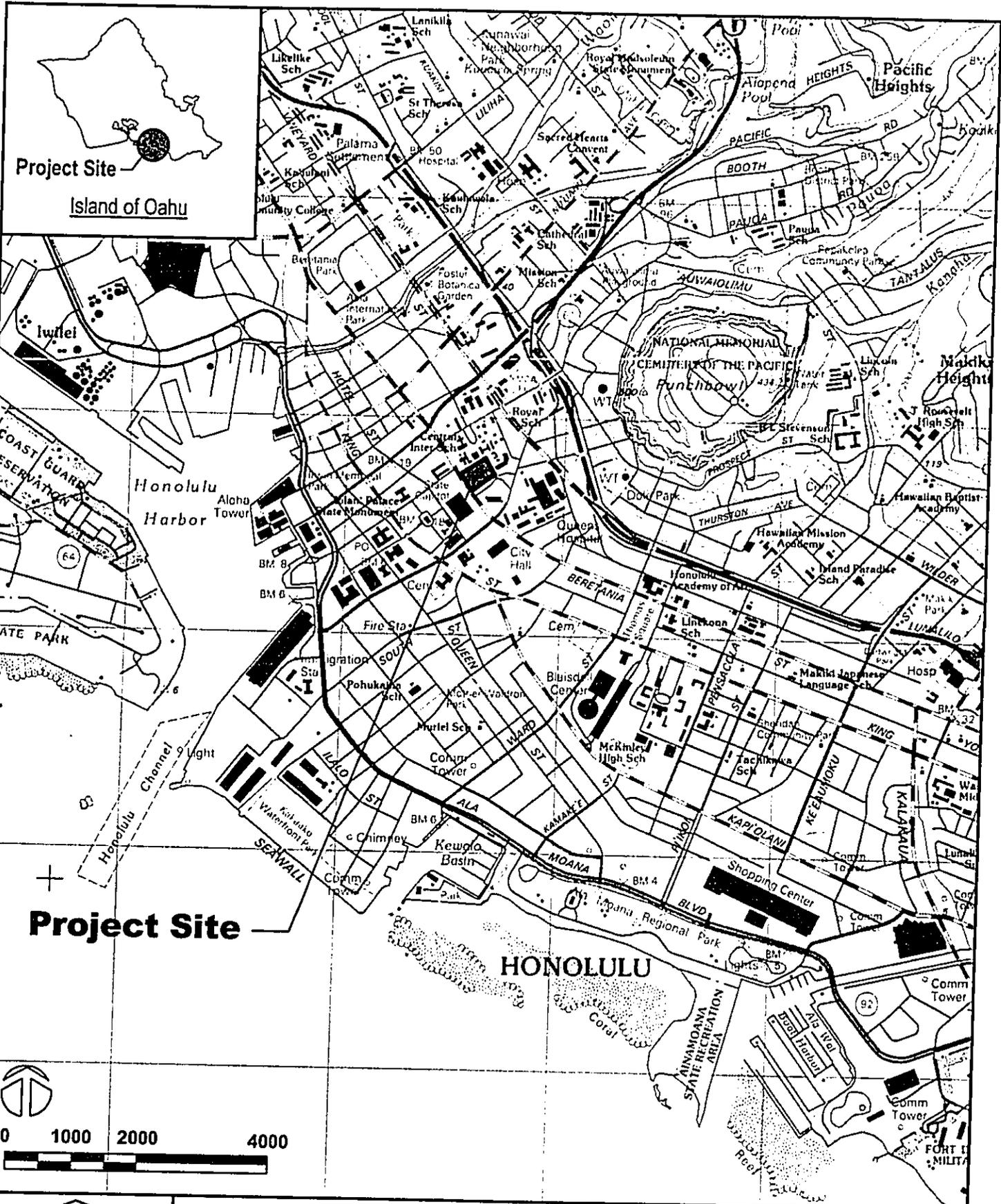
Maintaining Washington Place as an active public resource, with the Governor's continued use for State functions is very important to maintaining the historic use of the site. Since the mauka-Waikiki portion of the site was added relatively recently, and has no buildings of historic importance, a new Governor's residence can be constructed there, which would result in an optimal living arrangement for the Governor's family and optimal use of Washington Place as a public resource.

### **1.2 Project Location**

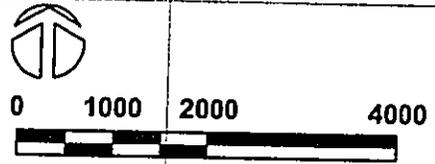
Located in the heart of Honolulu's Capital District, Washington Place and the surrounding grounds are situated at the mauka-Ewa corner of the intersection of Beretania Street and Miller Street in downtown Honolulu, Oahu (see Figure 1). Identified as Tax Map Key (TMK) parcel 2-1-18:1, the project site encompasses approximately 3 acres (131,300 square feet) (see Figure 2). The main vehicular access to the project site is from Miller Street which is also the entry to underground parking for the State Capitol Building.

### **1.3 Existing and Surrounding Uses**

The existing buildings on the property include the main house (Washington Place), a small lath house or arbor, a garage, tennis court, laundry building, storage building, former servants' quarters now used as storage, and a yard equipment building. The ground floor of Washington Place is almost entirely devoted to public functions and the second floor is reserved for the Governor's residence. The only area on the first floor that has a predominantly private function is the large informal dining area located next to the State dining room.



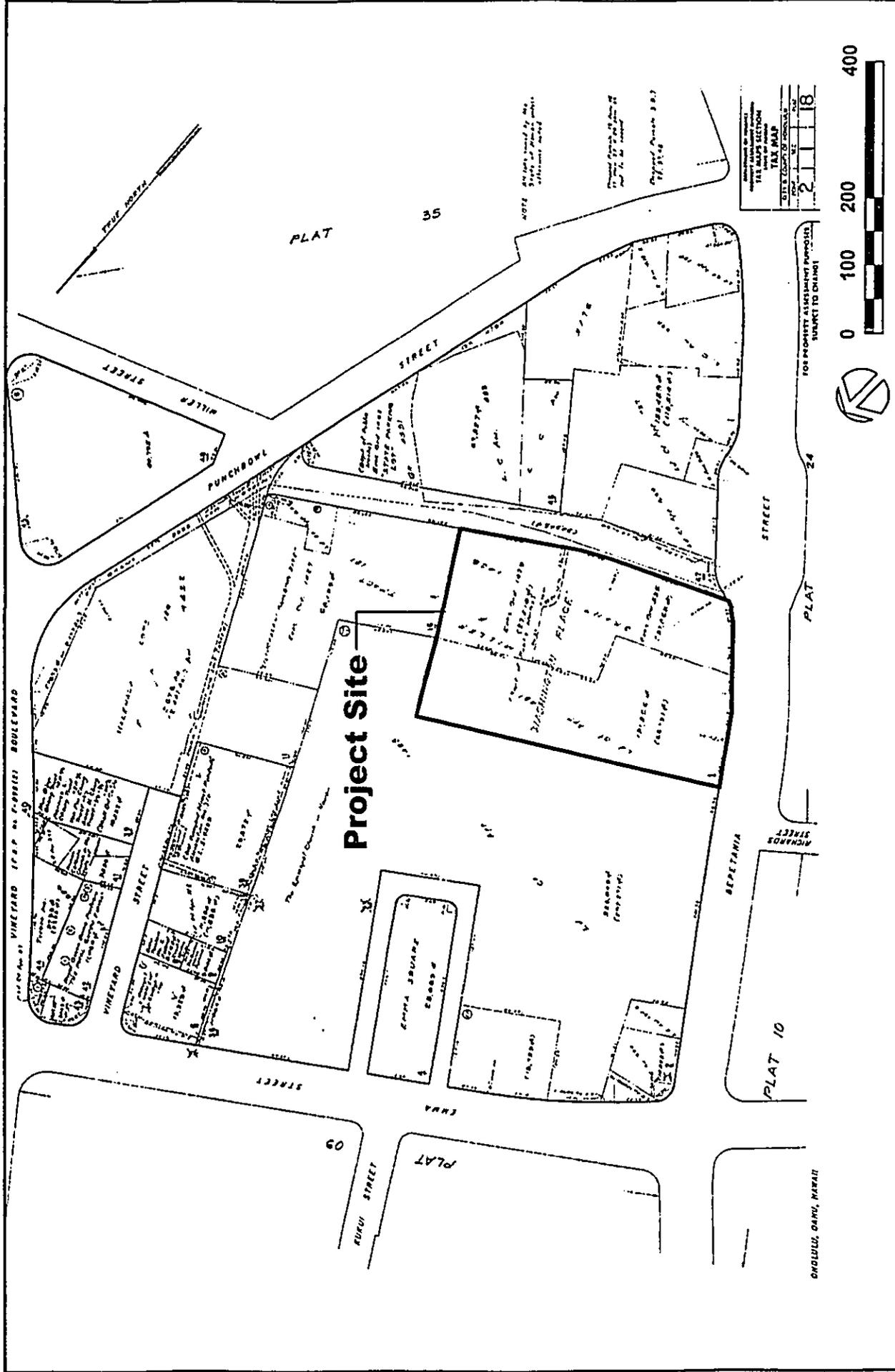
**Project Site**



  
**WILSON OKAMOTO & ASSOCIATES, INC.**  
 ENGINEERS - PLANNERS

**Washington Place Renovations and Improvements**  
 Location / Topographic Map

**FIGURE**  
**1**





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& ASSOCIATES, INC.**  
ENGINEERS - PLANNERS

**Washington Place Renovations and Improvements**

**Tax Map Key: 2-1-18:1**

**FIGURE  
2**

Surrounding uses include the State Department of Health to the southeast, State Department of Education Liliuokalani Building to the northeast, and Saint Andrew's Cathedral and Priory School to the west. The State Capitol Building is located immediately southwest of the project site across Beretania Street.

#### **1.4 Project Purpose and Need**

The plan for the future of Washington Place arose out of recognition of the Governor's mansion as a historic home and site worthy of restoration and development as a museum for public appreciation. Restoration and renovation plans at Washington Place are intended to convert Washington Place, a former home of Queen Liliuokalani, into a museum and gallery, while building new living quarters for future governors on an adjacent piece of land. The private upstairs living area of the governor's mansion would be converted into gallery and exhibit space to reflect the rich story of Queen Liliuokalani and other occupants of the mansion. The family living quarters of the second floor of the mansion would be vacated in favor of historic development, while continuing an 82-year tradition of official occupancy and state entertainments in the first floor state rooms.

Conversion of the Washington Place mansion to public use would eliminate the conflict between the public and private uses of the building and allow for a fuller interpretation of the history of the site. The new governor's residence will be constructed on the mauka portion of TMK 2-1-18; 1 which was purchased by the territorial government in 1945 and 1946. This area mauka of Washington Place has historically been used for support functions, including servants' quarters, storage, garages and ferneries.

#### **1.5 Project Description**

##### **1.5.1 Washington Place**

The Washington Place Foundation was created in 1999 to preserve Washington Place into the far future, to restore its historically valuable fabric and furnishings, and to interpret its history through public exhibits and guided public tours. After a careful analysis of existing conditions and historic development potentials a two-part exhibit program is proposed.

The first floor retains a large percentage of the historical building fabric intact, and with many historically significant furnishings, and rich historical and folkloric associations, the first floor lends itself to docent-guided touring and cautious, very long-term Period Room development. The rooms are ready for public visitation and a Docent Corps is in training to receive visitors on a routine basis later this year. As these tours continue, individual rooms and objects within those rooms will be conserved and original objects added so that the historical authenticity of each room will continuously improve.

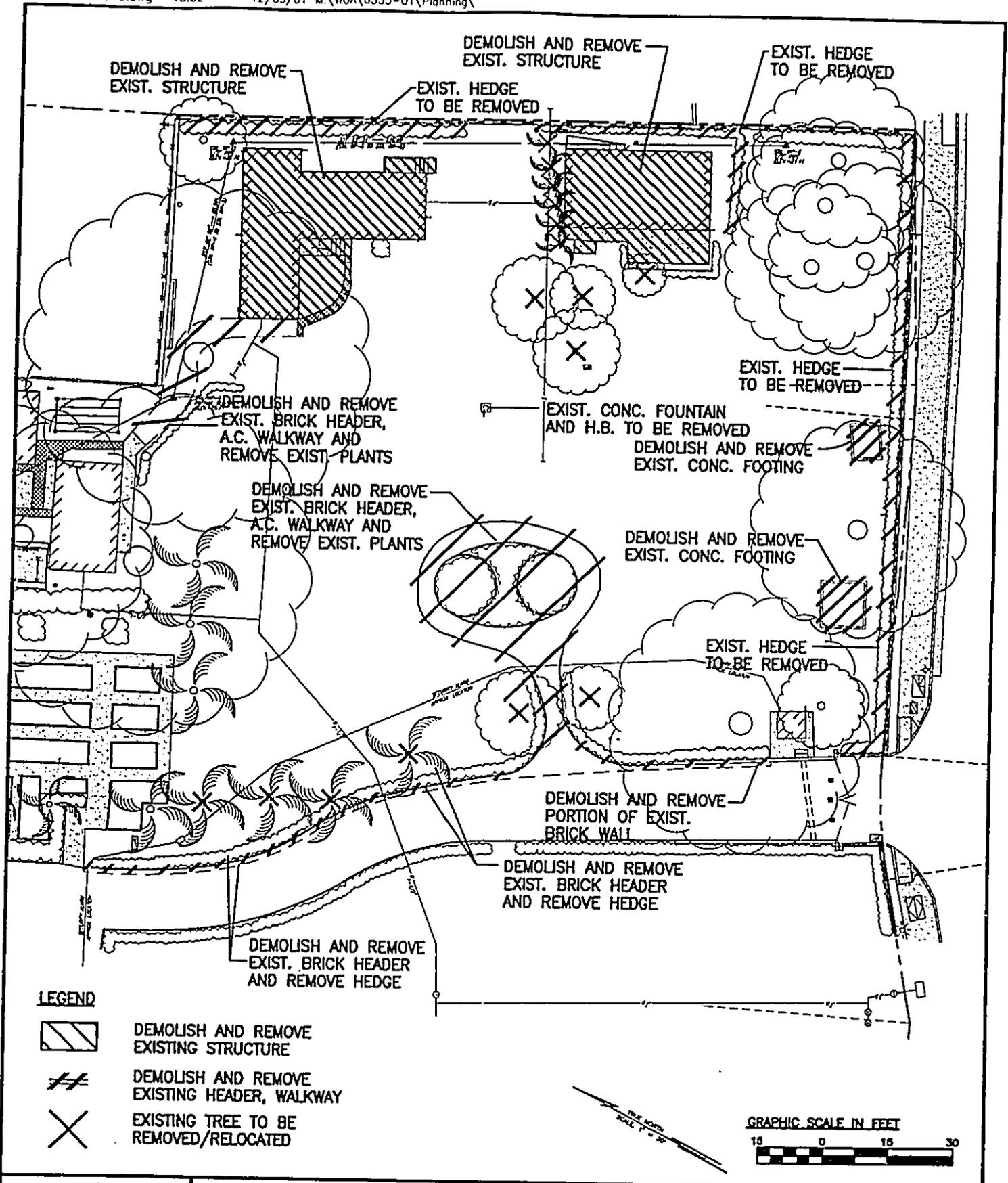
The second floor retains very little historical fabric, furnishings, or associated history. It does, however, offer an ideal environment for gallery exhibits. The Queen Liliuokalani Gallery is to be located on the second floor and will serve as the primary historic interpretive attraction within Washington Place. The changing exhibits will feature the hundreds of available historical objects and images related to the house history, to Queen Liliuokalani, and to other historical personages that have never been placed on public view.

This development plan for Washington Place will satisfy a need to engage the visitor on two levels, from an introductory, docent-guided experience of basic history in the first-floor state rooms, to an advanced exploration of complex issues in the former private quarters on the floor above.

#### **1.5.2 New Governor's Residence**

The Washington Place Foundation proposes to develop a new two-story governor's residence in the mauka-Waikiki portion of the lot at the rear of Washington Place. Two small structures on that portion of the parcel used for ground maintenance storage and general storage will be demolished and 4 coconut trees, 6 areca palms, 2 plumeria trees, 2 kukui trees, 1 dwarf lychee tree and 1 citrus tree will be removed to accommodate construction of the new residence (see Figure 3).

The new two-story residence is situated northeast of the existing main service entry drive past the security station and gate from Miller Street (see Figure 4). The existing service drive will be enlarged to accommodate a single lane drop-off/pick-up area partially covered by the entry porte-cochere roof. A 4-foot wide pedestrian walkway is provided along the entry drop-off area. The residence is situated on a relatively flat portion of the site. This siting helps to preserve most of the existing significant trees. Two of the rear service structures will be demolished in order to fit the residence within this portion of the site.

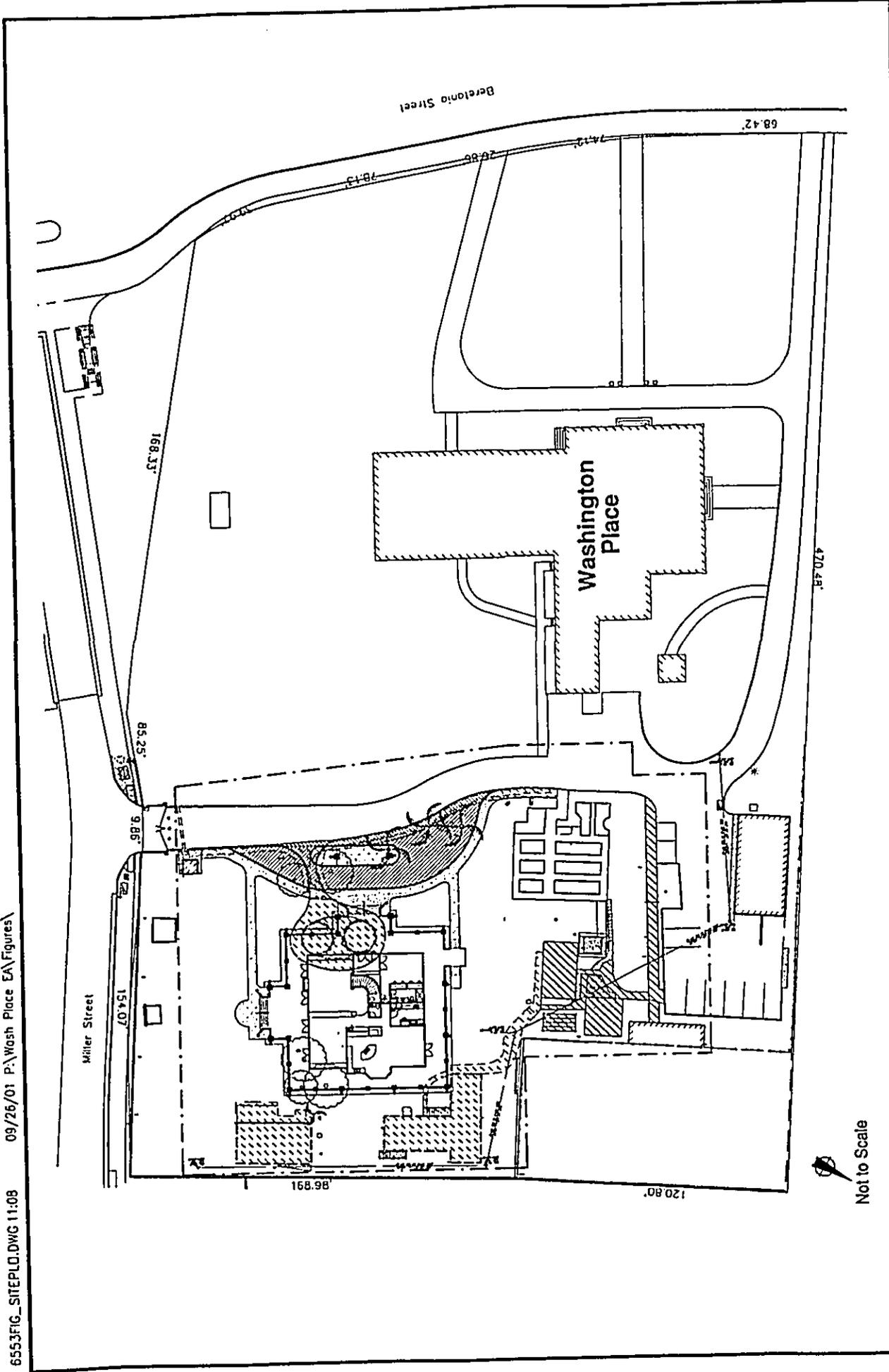


WASHINGTON PLACE RENOVATIONS AND IMPROVEMENTS

Existing Conditions and Demolition Plan

FIGURE 3

6553FIG\_SITEPLD.DWG 11:08 09/26/01 P:\Wash Place EA\Figures\



WASHINGTON PLACE RENOVATIONS AND IMPROVEMENTS  
PROPOSED SITE PLAN



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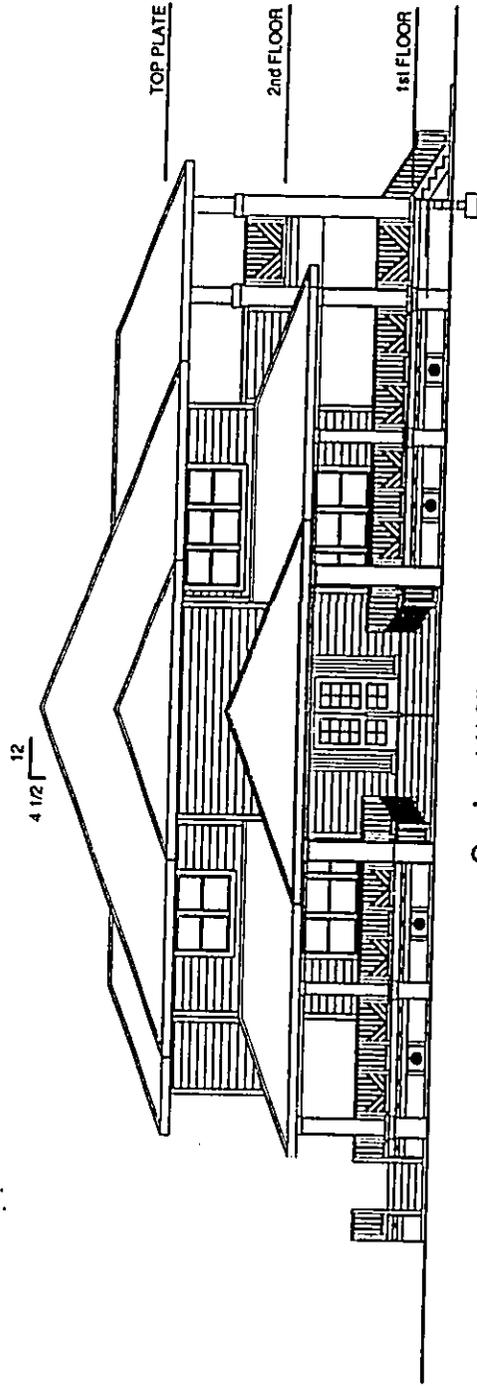
The design for this two-story wood framed residence is reflective of the traditional residential architecture in Hawaii (see Figure 5). The overall building height is 35 feet. The main floor of the house is elevated 3 feet above the finish grade. A decorative "skirt" with access panels is provided for structural inspection. The front door of the residence is accessed via steps from the porte-cochere or via handicapped accessible ramp provided on the northwest side of the residence. An eight-foot wide covered wood deck surrounds the lower floor which consists of the living room, dining room, kitchen, family room, laundry, and bedroom/office with bath. The upper floor contains the master bedroom, master bath and two other bedrooms with bathrooms. The upper floor is accessed via staircase from the two-story living room.

Exterior materials include wood siding for walls and ceiling, termite resistant wood deck and grey asphalt shingle roof. A decorative wood railing is provided along the exterior of the wood deck. Interior materials include painted gyp board walls, wood flooring in the living room and dining room, ceramic tile in the kitchen, laundry and bathrooms, and carpet in all the bedrooms.

The building siting allows most of the significant trees to be saved. The existing grass lawn will be preserved in the immediate vicinity of the residence and simple decorative planting shall be provided at the porte-cochere.

#### **1.6 Project Schedule and Cost**

Construction is anticipated to commence in the first quarter of 2002 with completion estimated by the end of the year 2002. Construction cost is estimated at \$1 million, with funding to be provided by the private, non-profit Washington Place Foundation.



Scale: 1/16" = 1'-0"

  
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WASHINGTON PLACE RENOVATIONS AND IMPROVEMENTS

PROPOSED FRONT (WEST) ELEVATION

FIGURE  
5

## **2. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES**

### **2.1 Climate**

The climate of the Honolulu area is typical of the leeward coastal lowlands of Oahu. The area is characterized by abundant sunshine, persistent tradewinds, relatively constant temperatures, moderate humidity, and the infrequency of severe storms. Northeasterly tradewinds prevail throughout the year although its frequency varies from more than 90 percent during the summer months to 50 percent in the winter season. The mean monthly velocity of the wind varies between 10 and 15 miles per hour.

Daily maximum temperatures range from the high 70s in the winter to the upper 80s in the summer. Daily minimum temperatures vary from the low 60s in the winter to the low 70s in the summer.

The average annual precipitation in the vicinity of the site is approximately 20 to 25 inches per year. Generally, about 50 percent of the total annual rainfall occurs during the three wettest months, December through February.

### **2.2 Geology and Hydrology**

Oahu's south-central coast, geologically referred to as the Honolulu Plain, is underlain by a broad elevated coral reef which has been partly covered by alluvium carried down from the Koolau Range. Lava flows of the Honolulu Volcanic Series are interbedded with these reef deposits which were formed during the higher sea levels that occurred in prehistoric times.

The same interbedding of coral and alluvial deposits which play an important role in Oahu's geology also influence the hydrological character of Oahu's leeward coastline. The interface between upper sedimentary layers and the underlying basalt constitutes a zone of low permeability known as caprock. This caprock extends along the coastline about 800 to 900 feet below sea level, forming an impervious zone which prevents the seaward movement of potable water from the basaltic aquifers.

According to the Flood Insurance Rate Map (FIRM, Community Panel Number 15003C0354 E revised November 20, 2000) prepared by the Federal Emergency Management Agency (FEMA), the entire project site is designated as Zone X, an area determined to be outside the 500-year flood plain. The site is not in a designated tsunami zone.

**Impacts and Mitigation Measures**

No significant impact to the geology and hydrology of the project site are anticipated. Construction at the project site will require minimal grading and excavation activities given the elevated post and pier foundation design. Some grading will be required for the driveway and utilities installation. The excavated areas will either be built over, paved over, or backfilled and landscaped to existing contours.

**2.3 Soils**

According to the U.S. Department of Agriculture Soil Conservation Service, the project site consists of soil classified as Makiki clay loam with 0 to 2 percent slopes (MkA). This soil occurs on smooth fans and terraces. The surface layer is a dark brown clay loam that has a subangular blocky structure. It contains cinders and rock fragments. The subsoil is underlain by similar material approximately 24 inches thick. Volcanic cinders are located below the subsoil. The soil is strongly acid to medium acid. Permeability is moderately rapid, runoff is slow, and the erosion hazard is slight.

The *Detailed Land Classification – Island of Oahu* published by the University of Hawaii Land Study Bureau (LSB) evaluates the quality or productive capacity of certain lands on Oahu for selected crops and overall suitability in agricultural use. A five-class productivity rating system was established with "A" representing the highest productivity and "E" the lowest. Since the project site is classified as "U" or Urban, it is not rated for agricultural productivity.

**Impacts and Mitigation Measures**

No significant impact to soils at the project site is anticipated as a result of the construction and operation of the proposed building. Excavation and grading

activities associated with construction of the proposed project will comply with City and County of Honolulu grading ordinances.

#### **2.4 Surface Water**

There are no streams or surface water features on the project site. The nearest surface water body is Nuuanu Stream which is located approximately 0.5 mile Ewa of the project site. Honolulu Harbor is located about 0.5 mile makai of the project site. Nuuanu Stream is a perennial stream which is channelized along its lower reaches and outlets into Honolulu Harbor. According to the *Hawaii Stream Assessment*, Nuuanu Stream has limited aquatic resource value, but substantial riparian and recreational resource value.

##### **Impacts and Mitigation Measures**

No significant impacts to surface water bodies are anticipated during the construction and operation of the proposed project. Construction activities are not likely to introduce or release into streams or drainage ditches any substance that could adversely affect streams or bodies of water in the vicinity of the project site.

#### **2.5 Ground Water**

According to the State Department of Land and Natural Resources (DLNR) aquifer classification system, the aquifer underlying the project site is the Nuuanu Aquifer System of the Honolulu Aquifer Sector. High level dike and perched ground waters drain into the basal lens from small aquifers in the mountainous regions. The wide coastal plain is the surface of a thick, effective sedimentary caprock which protects the basal lens.

##### **Impacts and Mitigation Measures**

The proposed project is anticipated to have no impact on ground-water resources. Construction activity and the operation of the proposed project is not anticipated to introduce or release into the soil any substance that could adversely affect ground water.

## 2.6 Flora and Fauna

The project site at the rear of Washington Place is landscaped with grassy lawns, and a variety of tree species including: breadfruit, coconut, kukui, hibiscus, crown flower, plumeria, mango, lychee, false wiliwili, areca palms, bougainvillea, umbrella-grass, impatiens, plumbago, and mockorange hedges.

Species of cats, rats and mice common to inner city environments are present at the site. Although the project site does not provide a habitat for endangered avifauna, species common to urban areas such as sparrows, mynahs, doves, finches, cardinals and bulbuls are seen in the area. The native, migratory Pacific golden-plover may forage on the grassy lawns while wintering in Hawaii, returning in the summer to north temperate regions to breed. Common fairy-terns are also seen flying above the property and nesting in the large trees on the front portion of the property.

### Impacts and Mitigation Measures

Four coconut trees, 6 areca palms, 2 plumeria trees, 2 kukui trees, 1 dwarf lychee tree and 1 citrus tree will be removed to accommodate construction of the new residence. To the extent feasible, these trees will be relocated to other areas of the site or will be salvaged by the contractor. The contractor shall exercise care during grading operations in the vicinity of existing trees to be retained on site. A certified arborist will be placed on-call as necessary to monitor grading operations within a 10-foot radius from the base of an existing tree six inches or greater in trunk diameter.

New landscaping plantings for the new Governor's residence will include royal palms, kukui trees, native red hibiscus, native white hibiscus, dwarf lauae, ilima papa, and pothos.

During construction activity, removal of existing vegetation will result in the loss of habitat for common exotic species on the project site. Following construction, landscaping will be restored, recreating a comparable habitat for these species. To the extent that the Pacific golden-plover may forage on the

lawns of the project site, their habitat may be reduced, and temporarily lost during construction but will be restored when the site is re-landscaped.

## 2.7 Air Quality

Air quality in the vicinity of the project site is primarily affected by vehicular emissions generated along Beretania Street and surrounding streets. Generally, air quality in the vicinity of the project area is considered to be good and meets National Ambient Air Quality Standards (NAAQS) and State Ambient Air Quality Standards (SAAQS). The State Department of Health (DOH) monitors air quality at selected locations throughout the State. The DOH Downtown Honolulu monitoring station, which is located approximately 400 feet from the project site, samples and provides pollutant data for particulate matter that is 10 microns or less in diameter (PM-10), carbon dioxide (CO), sulfur dioxide (SO<sub>2</sub>). The following table summarizes the annual mean for pollutant concentrations measured in 1998. State and Federal air quality standards were not exceeded, and in fact concentrations were significantly less than these standards.

Air Pollutant	Annual Means, All Hours ( $\mu\text{g}/\text{m}^3$ )	Hawaii State Standard ( $\mu\text{g}/\text{m}^3$ )	Fed. Primary Standard ( $\mu\text{g}/\text{m}^3$ )	Fed. Secondary Standard ( $\mu\text{g}/\text{m}^3$ )
PM-10	9	50	50	50
CO (1-hour)	934	10,000	40,000	40,000
CO (8-hour)	934	5,000	10,000	10,000
SO <sub>2</sub> (3-hour)	2	1,300	--	1,300
SO <sub>2</sub> (24-hour)	2	365	365	--

### Impacts and Mitigation Measures

The proposed project will have short-term, construction-related impacts on air-quality, including the generation of dust and emissions from construction vehicles, equipment, and commuting construction workers. The contractor will be responsible for complying with State Department of Health (DOH) Administrative Rules, Title 11, Chapter 60, "Air Pollution Control."

During the construction phase, two potential types of air pollution emissions will likely occur: 1) Fugitive dust from soil excavation and the movement of

construction vehicles; and 2) Carbon monoxide and nitrogen oxide emissions from on-site construction equipment. Compliance with State regulations will require adequate measures to control fugitive dust by methods such as frequent watering of loose or exposed soil during construction. As may be deemed appropriate, paving and/or reestablishment of vegetated areas early in the construction schedule will also help control dust. Exhaust emissions from construction vehicles are anticipated to have negligible impacts on air quality in the project vicinity as emissions would be relatively small and readily dissipated.

Upon completion of construction, there will be no long-term air quality impacts in the immediate vicinity of the project site.

## 2.8 Noise

In the vicinity of the project site, ambient sound levels are influenced primarily by vehicular traffic.

### Impacts and Mitigation Measures

Noise from construction activities will likely be unavoidable during the entire construction period. Unavoidable construction noise impacts will be mitigated to some degree by the contractor's compliance with the provisions of the State DOH Administrative Rules, Title 11, Chapter 46, "Community Noise Control" noise regulations. These rules require a noise permit if the noise level from construction activity is expected to exceed the allowable levels stated in the Chapter 46 rules. It shall be the contractor's responsibility to minimize noise by properly maintaining noise mufflers and other noise-attenuating equipment, and to maintain noise levels within regulatory limits. Also, the guidelines for the hours of heavy equipment operation and noise curfew times, as set forth by the DOH noise control regulations will be adhered to.

In the long-term, vehicular traffic is anticipated to be the primary generator of noise at the project site. No significant impacts are anticipated, however, as the volume of vehicular traffic is anticipated to be similar to existing conditions

and there are no noise-sensitive land uses in the immediate vicinity of the project site.

## 2.9 Archaeological and Cultural Resources

Identified as Historic Site Number 80-14-9907, Washington Place is over 150 years old and the site is significant in the history of Honolulu and Hawaii due to the relationship to historical figures, including the Dominis family, Queen Liliuokalani, and the Governors of Hawaii. The following historical information was prepared by Mason Architects Inc. for the *Washington Place Historical Structures Report and Master Plan* with additions from the Washington Place Foundation.

The original house structure was built and owned by Captain John Dominis, an Italian-American ship captain and merchant, who traded in the Pacific beginning in the 1820s. Previous to the Beretania Street house, he owned a house on Fort Street. He purchased the Beretania Street property from British Consul Richard Charlton in 1840 for \$600. The true ownership of this property was under contention for many years, as the land was originally a grant from the Hawaii Government to Charlton for 299 years, rent and tax free, at the end of which time the property was to revert to the Hawaiian Government. The dispute was finally resolved in 1889, when Captain Dominis' son John Owen Dominis petitioned the Hawaiian Government and was allowed to purchase the Government's reversionary interest in the property.

During the construction of the house, Captain Dominis made several trading voyages on his ship the *Joseph Peabody* to earn more money for the house. In 1846, shortly before the house was completed, Captain Dominis sailed for China as a passenger on a general trading voyage, reportedly with the objective of buying furniture for his new home. The ship was never heard from after leaving port. In the latter part of 1847, Mrs. Dominis rented a suite of rooms at the house to the American Commissioner, Anthony TenEyck. The United States Legation was established in the house, a flagpole erected in the yard, and the American flag flown as early as the end of 1847. Commissioner TenEyck wrote to the U.S. Foreign Minister that he had christened the house "Washington Place", and requested that it be

permitted to retain the name "in commemoration of the Great and Good Founder of American Independence." King Kamehameha III concurred and the matter was formally announced in 1848.

John Owen Dominis and Lydia Kamakaeha Pahi Kapaakea (Liliuokalani) were married September 16, 1862, and took up residence with Mrs. Dominis at the Beretania Street residence. Mrs. Mary Dominis died on April 25, 1889, and the premises was left to her son, John Owen Dominis, then Governor of Oahu. Governor Dominis died in 1891, only a few months after Liliuokalani had succeeded her brother Kalakaua as Hawaii's monarch. Liliuokalani continued to occupy Washington Place until her death November 11, 1917. One of her heirs, Prince Kalaniana'ole, suggested that Washington Place be purchased by the Territory for a Governor's Mansion. While the matter was being debated, Territorial Governor McCarthy leased the premises from her estate and moved into the house in October 1918. In 1921 the Territory acquired the property at condemnation for \$55,000. Since that time the house has served as the home for the Governor of Hawaii.

In the original legislation passed on April 30, 1919, the following reference recognizes Washington Place as a memorial to Queen Liliuokalani:

"An Act To Provide For The Acquisition Of An Executive Mansion For The Territory of Hawaii

Whereas Prince Jonah Kuhio Kalaniana'ole has indicated his earnest desire that Washington Place shall be acquired by the Territory of Hawaii as an Executive Mansion for its Governor, thus preserving to prosperity the said Washington Place as a memorial to the Late Queen Liliuokalani..."

An archaeological inventory survey was conducted by the Bishop Museum in November 2001. A total of 11 test units were excavated and a series of 11 soil auger probes were produced in areas between excavation units and along areas of

proposed construction activities. The summary letter report is included in Appendix A.

The findings of the archaeological survey indicate that much of the area appears to have been impacted by construction, planting, fill, and leveling activities prior to its current state as a lawn area. Similar findings were offered by State Parks staff archaeologists during previous monitoring activities. No further testing activity is recommended by the consulting archaeologist.

### **Impacts and Mitigation Measures**

No impacts on archaeological or historical resources are anticipated as a result of the proposed project. The summary letter report was submitted to the State Historic Preservation Division along with a monitoring plan for their review and concurrence. The monitoring plan includes the demolition of the former servants' quarters and yard equipment building, and any surface disturbance activities associated with grading and excavation prior to construction. State Historic Preservation Division staff has indicated their preliminary concurrence with the findings of the summary letter report and its adequacy for this Final EA/FONSI. An inventory survey report is being completed and will be submitted to the State Historic Preservation Division. Based on preliminary consultation with the State Historic Preservation Division, the two structures to be demolished (former servants' quarters and maintenance shed) are not of historic architectural significance.

## **2.10 Socio-Economic Considerations**

### **2.10.1 Population and Housing**

The 2000 Census reported the population of Honolulu at 876,156. The project site is located within the Honolulu Census Designated Place in Census Tract (CT) 41, which was reported to have a population of 4,610. CT 41 is bounded by Queen Emma Street, Iolani Avenue, Ward Avenue, South King Street, Alapai Street, then South Beretania. It includes various uses on its eastern side, most notably the St. Andrew's Cathedral complex and outlying State office buildings.

Most of the population (3,796 individuals) reported being of one race and approximately 20% (814 individuals) reported being of two races. Of the total population of CT 41, 272 people reported being of Hispanic background, or having some Hispanic background. People of Asian ethnicity comprise just over 50% of the population in this area. The median age is 39.1 years with 36.9% of the population falling between the ages of 25 and 44 years.

Of the 2,212 households within the CT, non-family households comprise 60.9% of this total with single occupant households comprising the great majority. The overall average population per household is 1.88 people, and the average population per family is 2.82.

#### **Impacts and Mitigation Measures**

No adverse impacts to population or housing in the vicinity of the project site are anticipated as a result of the construction and operation of the proposed project. The proposed renovations and improvements to the existing structure will facilitate the preservation of the project site and highlight its historic and aesthetic value.

#### **2.10.2 Economy**

As updated information from the 2000 Census regarding economic trends by CT in Hawaii are not yet available, data from the 1990 Census was examined. Residents of CT 41 reported having, on average, incomes well below the island norm. In striking contrast, the Downtown (CT 40) population to the south is relatively affluent. The trend has been for income levels in CT 40 to grow less quickly than for the island as a whole. When Median incomes are viewed as percentages of the island median, they have fallen below the island level.

#### **Impacts and Mitigation Measures**

No adverse impacts to the economy within the vicinity of the project site are anticipated as a result of the construction and operation of the proposed project. The proposed renovations and improvements will likely result in short term economic benefits to the construction industry within Honolulu County,

but these benefits may easily go unnoticed due to the small scale of the proposed project.

## **2.11 Public Facilities and Services**

### **2.11.1 Police, Fire, Ambulance and Medical Services**

Police: The project site is located within the Honolulu Police Department's Division 1. It is patrolled by officers stationed in the Downtown-Chinatown substation (at Nuuanu and Hotel Streets). Typically, one police officer is assigned to the beat including the project site per eight-hour watch. Officers patrol in three-wheel vehicles and automobiles.

#### **Impacts and Mitigation Measures**

No adverse impacts to police activities within the vicinity of the project site are anticipated as a result of the construction and operation of the proposed project. Any additional police responses due to the proposed renovations and improvements will be negligible.

Fire: Central Fire Station, located next to the project site, serves as the primary station for the area. The Station serves a district extending from the waterfront, to Richards Street, up the slopes of Punchbowl and as far west as Akepa Lane, beyond Liliha Street. Because it is located on a one-way street, the engine sometimes must travel against traffic, along Beretania Street to Queen Emma Street to respond to emergencies. The station includes the office of the Battalion Chief for one of five Oahu battalions, as well as an engine company. Seven firefighters are assigned to the engine company per eight-hour shift. The Kakaako Fire Station is the secondary station serving the area, with an engine company and a snorkel company.

#### **Impacts and Mitigation Measures**

As the improvements must meet City and County of Honolulu building codes, the project should create conditions equal to or better than the existing conditions, in terms of fire safety. No adverse impacts to Fire Department operations within the vicinity of the project site are anticipated as a result of the construction and operation of the proposed project.

Medical: The Downtown Honolulu area is served by Queen's Hospital, within a half-mile of the project site. Straub Hospital and Kaiser Permanente Honolulu Medical Center are located a few blocks to the east of the project site, while St. Francis and Kuakini Hospitals are situated in the Liliha area to the west. These hospitals offer a full range of emergency and acute-care services. Physicians' offices are concentrated near the Queen's Medical Center. Emergency medical transport is provided within the project vicinity by a City and County ambulance based at the Queen's Medical Center.

The Queen's Medical Center recently completed extensive renovations within its campus and other projects are still on going. Improvements to traffic circulation along Punchbowl Street between Vineyard Boulevard and Beretania Street will widen the roadway and improve access to the Medical Center facilities. The hospital will eventually be able to increase outpatient services appreciably, and bring the number of acute-care beds to its currently approved level of 560 beds.

#### Impacts and Mitigation Measures

The proposed project will not create any demands for medical services. No impacts on medical services are anticipated as a result of the construction and operation of the proposed project.

#### **2.12 Education**

The project site is located in the Honolulu District in the McKinley High School service area. Central Middle School and Royal School are also situated nearby. Enrollment at McKinley High School and Royal School is currently over capacity. St. Andrew's Priory, a private school for girls, is located off Queen Emma Street in the St. Andrew's Cathedral complex west of and adjacent to the project site. It has approximately 500 students in its kindergarten through grade 12 program.

Hawaii Pacific University is located in Downtown Honolulu. Its administrative offices are located on Fort Street Mall, across Beretania Street from Central Fire Station, just west of the project site. Some commercial space in Kukui Plaza is used by the University, although most of Hawaii Pacific University's Downtown space is located on Fort Street and Bishop Street, south of Beretania.

**Impacts and Mitigation Measures**

The proposed project will not increase enrollments to area schools. No impacts on educational institutions and facilities are anticipated as a result of the construction and operation of the proposed project.

**2.13 Recreation**

Small parks are located near the project site. Kamalii Park on Pali Highway, and the half-acre open space within the roadway loop that runs from Queen Emma Street to and from St. Andrew's Priory. Other open space is found on the grounds of the State Capitol, Iolani Palace, Honolulu Hale, the municipal building, and the Kalanimoku building. Foster Botanical Garden is also situated nearby to the northwest. While these areas are special use facilities, some urban residents use them as recreational space.

Kamamalu Playground, on Vineyard Boulevard and Queen Emma Street, is equipped with a basketball court, restrooms, a baseball diamond and grassy open space. The playground is the only nearby space set aside for active recreation. Other City parks in the vicinity of the project site include Aala Park and regional parks such as Ala Moana and Kapiolani Parks.

A tennis court is located on the Washington Place grounds in the mauka-Ewa corner of the site.

**Impacts and Mitigation Measures**

The proposed project will not adversely affect area parks. Although some green space will be lost on the grounds of Washington Place, this area cannot currently be utilized for public recreation, either active or passive. No impacts on the availability or accessibility of recreational resources are anticipated as a result of the construction and operation of the proposed project.

**2.14 Access and Traffic**

Presently, access to the project site is available via Miller Street from Punchbowl Street. Public visitation activities at Washington Place primarily occur in the evenings or on the weekends for which visitor drop-off is easily accommodated in the designated drop-off lane along Beretania Street and existing public parking facilities along Miller Street are more than adequate. Visitor-related traffic would not generally occur during peak morning and afternoon traffic periods when roads are most prone to congestion. Additionally, Washington Place will continue to be used for the Governor's official activities limiting weekday public visitation.

**Impacts and Mitigation Measures**

No significant impacts to traffic or parking are anticipated as a result of the proposed renovations and improvements. Existing public parking facilities and the passenger drop-off lane along Beretania Street will be more than adequate to accommodate visitors to Washington Place. Public events are primarily held in the evenings and on weekends when traffic on Punchbowl and Beretania Streets operates fairly well, and when surrounding public parking facilities are available without charge. While the renovations to Washington Place will support publicly-accessible museum and gallery functions, the Governor's meetings, and the entertainment of official guests of the state and nation will always take precedence over visitor tours. It is anticipated that not more than 2 to 4 groups of visitors may be accommodated per day. In addition, Washington Place is not a large structure and the size and configuration of the rooms will not permit high quality tours of visitor groups comprised of more than 15 to 20 people.

**3. RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS**

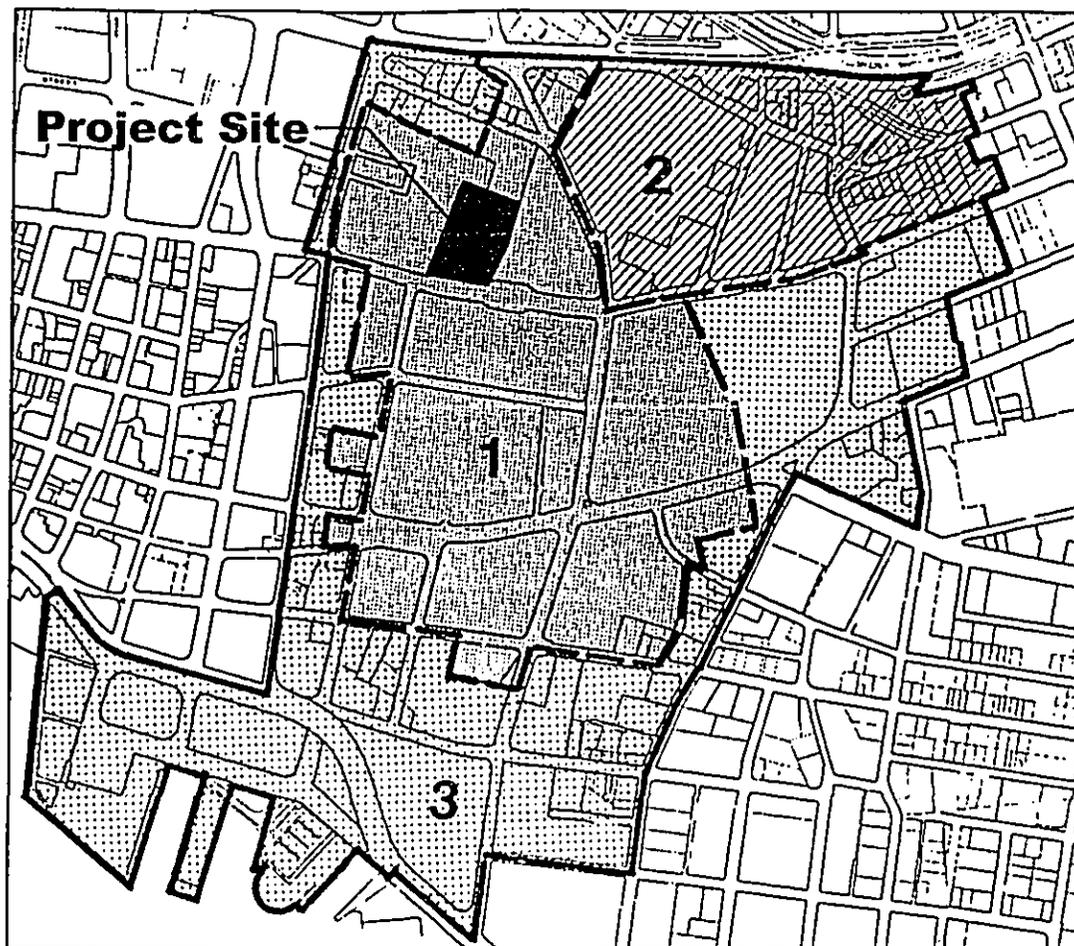
Washington Place and grounds is included in the historic precinct of the Hawaii Capital Special District (see Figure 6). Sec. 21-9.30-1 of the City and County of Honolulu Land Use Ordinance states that the objectives of the Hawaii Capital Special District are:

- (a) To provide safeguards for the preservation and enhancement of buildings and landmarks within the Hawaii Capital Special District which represent or reflect elements of the state's civic, aesthetic, cultural, social, economic, political and architectural heritage, and encourage new development which is compatible with and complements those buildings and sites.
- (b) To preserve and enhance the park-like setting of the Hawaii capital special district, including its view from the Punchbowl lookout.

The design for the new two-story Governor's residence is reflective of the traditional residential architecture in Hawaii. In addition to the style of the wood framed house, other features consistent with the Hawaii Capital Special District Historic Precinct and incorporated to match the existing Washington Place structure include, light-colored exterior walls, grey asphalt shingle roof, a wide covered veranda and decorative exterior wood railings.

Consistent with landscaping design controls, over 75 percent of the Washington Place yard area is devoted exclusively to plant material rooted directly in the ground or permanently fixed plant containers. Vertical form trees such as royal palms and kukui trees will be planted for every 20 feet of linear building length. As encouraged in the landscaping design controls, native Hawaiian species and species long present and common to the Hawaiian Islands such as kukui, lauae, ilima papa, the native red hibiscus, the native white hibiscus, and the native gardenia will be incorporated into the landscaping for the new Governor's residence.

A Hawaii Capital Special District Permit will be obtained at which time the building design will be reviewed by the City and County of Honolulu Department of Planning and Permitting for conformance with the guidelines of the Special District.



**1. Historic Precinct**

To preserve the integrity of existing historic structures and to assure compatibility between old and new structures; to preserve mauka-makai views and to maintain the park-like setting of the Precinct.

**2. Queen's Medical Center and Tower Precincts**

To minimize any adverse impact of new medical facilities on the Historic Precinct.

**3. Perimeter Precincts**

*(Old Vineyard, Judiciary, Alakea / Hotel Street, Alakea Commercial, Queen's Street Commercial, Mililani Commercial, Waterfront, South Street, Municipal Service Building, Kapiolani and Alapai Precincts)*

To provide a transition in height, open space, density and design compatibility to the Historic Precinct.

Source: Special District Design Guidelines Hawaii Capital, Department of Land Utilization, City and County of Honolulu, April 1991

**4. ALTERNATIVES**

**4.1 No Action Alternative**

Under the No Action alternative, the project site would remain part of the open lawn area that comprises the northern half of the Washington Place property and the second floor of Washington Place would continue to serve as the Governor's residence. Within the no-action alternative, the site could be enhanced minimally with a pavilion or gazebo to support additional functions on the open lawn, however, security and safety considerations for the Governor would limit any increased public use.

**5. PERMITS AND APPROVALS**

The following permits and approvals are required:

- Environmental Assessment, Chapter 343, Hawaii Revised Statutes (HRS)
- Historic Sites Review, Chapter 6E, HRS
- Hawaii Capital Special District Permit
- Building Permit

**6. DETERMINATION OF FONSI**

The proposed project involves the renovation and improvements to the Washington Place property located on Beretania Street, near Queen Emma Street, across from the grounds of the State Capitol in Honolulu, Oahu, Hawaii. Potential impacts of the proposed project have been evaluated in accordance with the significance criteria of Section 11-200-12 of the Department of Health's Administrative Rules. Discussion of the project's conformance to the criteria is presented as follows:

- (1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*

The proposed project is not anticipated to involve any construction activity that may lead to a loss or destruction of any natural or cultural resource. There is little potential for encountering such resources, as the site has previously been graded and landscaped. Post and pier construction for the residence will minimize ground disturbance.

- (2) Curtails the range of beneficial uses of the environment;*

The proposed project will not curtail the beneficial uses of the environment. The proposed renovations and improvements would be consistent with the current use of the project site.

- (3) Conflicts 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 not in conflict with the long-term environmental policies, goals, and guidelines of the State of Hawaii. As presented earlier in Section 2, the project's potential adverse impacts are associated only with short-term construction-related activities, and such impacts can be mitigated through adherence to standard construction mitigation practices.

*(4) Substantially affects the economic or social welfare of the community or state;*

The proposed project will have no adverse effects on the economy of Honolulu. As for the social welfare of the community, long-term social benefits will manifest in expanded public access to the existing Washington Place residence as a museum and the preservation of the historic home.

*(5) Substantially affects public health;*

The proposed project will not adversely affect public health. The proposed project will properly serve the people of Hawaii by enhancing the historic resources available to current and future community members.

*(6) Involves substantial secondary impacts, such as population changes or effects on public facilities;*

No secondary impacts are anticipated as a result of the construction activities or long-term operation of the proposed project. The proposed renovations and improvements are in concert with State historic preservation efforts and will enhance and complement the existing public facilities within the Capital District.

*(7) Involves a substantial degradation of environmental quality;*

Construction activities associated with the proposed project are anticipated to result in negligible short-term impacts to noise, air quality, and traffic in the immediate vicinity. With the incorporation of the recommended mitigation measures during the construction period, the project will not result in degradation of environmental quality.

*(8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

No cumulative impacts are anticipated, inasmuch as the proposed project involves a redevelopment of a site that is consistent with its current use.

- (9) *Substantially affects a rare, threatened, or endangered species, or its habitat;*

There are no known, threatened, or endangered species of flora or fauna or associated habitats on the project site that could be adversely affected by the construction and operation of the proposed project.

- (10) *Detrimentially affects air or water quality or ambient noise levels;*

Operation of construction equipment would temporarily elevate ambient noise levels and concentrations of dust and exhaust emissions in the vicinity of the project site. Construction noise mitigation should be strictly implemented, as a school facility is adjacent to the project site. Operation of the proposed project will have no significant impact on air or water quality or ambient noise levels in the vicinity.

- (11) *Affects 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 project site is located within Flood Zone X, areas determined to be outside the 500-year flood plain. The project site is not sensitive to geologic hazards or tsunami inundation, or subject to extraordinary erosional processes.

- (12) *Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or,*

The proposed project will alter the visual setting by adding a new structure within the northern part of the property. The new structure, however, will comply with all applicable development standards of the existing zoning and Capital District codes and will not affect scenic views.

- (13) *Requires substantial energy consumption.*

Construction and operation of the proposed project will not require substantial increases in energy consumption. The new residence has been designed in accordance with the *Guidelines for Sustainable Building Design in Hawaii*.

## 7. CONSULTATION

### 7.1 Pre-Assessment Consultation

The following agencies and organizations were contacted during the preparation of the Draft EA. No written comments were received requiring a response.

#### State Agencies

Department of Accounting and General Services  
Department of Health Office of Environmental Quality Control  
Department of Land and Natural Resources (DLNR)  
DLNR State Historic Preservation Division

#### County Agencies

Department of Planning and Permitting

#### Other Organizations

Washington Place Foundation

### 7.2 Draft EA Consultation

The following agencies and organizations were consulted and comments solicited during the Draft EA 30-day public review period. Those agencies and organizations which transmitted comment letters are indicated with a ✓. All written comments and responses are reproduced in Appendix B.

#### Federal Agencies

✓ U.S. Army Corps of Engineers

#### State Agencies

Department of Accounting and General Services  
Department of Business, Economic Development and Tourism (DBEDT)  
DBEDT, Office of Planning  
Department of Health (DOH)  
✓ DOH Office of Environmental Quality Control  
✓ Department of Land and Natural Resources (DLNR)  
✓ DLNR State Historic Preservation Division

# CORRECTION

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

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Department of Health (DOH)  
✓ DOH Office of Environmental Quality Control  
✓ Department of Land and Natural Resources (DLNR)  
✓ DLNR State Historic Preservation Division

- ✓ Department of Transportation
- ✓ Office of Hawaiian Affairs

**County Agencies**

- ✓ Board of Water Supply
- ✓ Department of Parks and Recreation  
Department of Planning and Permitting
- ✓ Department of Design and Construction
- ✓ Department of Transportation Services
- ✓ Honolulu Fire Department
- ✓ Honolulu Police Department

**Elected Officials**

Rod Tam, State Senate  
Kenneth T. Hiraki, State House of Representatives  
Jon Yoshimura, Honolulu City Council

**Local Utilities**

- ✓ Hawaiian Electric Company, Inc.  
Verizon Hawaii, Inc.

**Other Organizations**

- Downtown Neighborhood Board No. 13
- Historic Hawaii Foundation
- Washington Place Foundation
- ✓ The Outdoor Circle

**Libraries and Depositories**

Hawaii State Library  
DBEDT Business Resource Center Library  
Legislative Reference Bureau Library  
University of Hawaii Hamilton Library

8. REFERENCES

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Wilson Okamoto & Associates, Inc. *Final Environmental Impact Statement for the Block J Redevelopment Project*. September 1998.

APPENDIX A

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Archaeological Inventory Survey  
Summary Letter Report & December 3, 2001 Letter from SHPD  
Archaeological Monitoring Plan & December 10, 2001 Letter from SHPD



November 15, 2001

Don Hibbard, Administrator  
State Historic Preservation Division  
Kakuhihewa Building  
601 Kamokila Blvd., Room 555  
Kapolei, HI 96707

Subject: Archaeological Inventory Survey at Washington Place (TMK 2-1-18:01)

Dear Mr. Hibbard:

Recently, archaeologists from the Bishop Museum's Program for Hawaiian and Pacific Studies conducted an inventory survey prior to activities related to Washington Place renovations and new residence construction. Archaeological testing was conducted between November 5 and November 9, 2001.

Our testing efforts focused on the future locations of post-pier footings for the new residence and the location of a new pathway which will front the new residence. On November 5, we met with staff from Wilson-Okamoto, Inc. and SHPD to examine the site of the new residence and obtain a better idea of the location of future sub-surface ground disturbances related to the construction project. At this time we realized that the two structures which were slated for demolition were still standing so we could not test in areas beneath these structures and there was also some question as to the exact location of utility line corridors for the new residence. Consequently, we recommend that these activities become the focus of the attached monitoring plan.

A total of eleven (11) 1m x 0.50m test units were excavated (Figure 1). In addition, a series of eleven (11) soil auger probes were produced in areas between excavation units and along areas which would be impacted by future construction activities. All test units were excavated following natural stratigraphic layers. Excavation proceeded in ten centimeter arbitrary levels within natural strata. Where natural strata exceeded ten centimeters then multiple arbitrary levels were used within those strata. Excavated sediments from all test units and soil probes were screened through 1/4 inch mesh with the exception of one unit from which all sediment was screened through 1/8 inch mesh. Data collection followed standard accepted practices of producing level notes, unit excavation summaries, planviews, profiles, and photographs (color slide and black-white prints). Excavation was conducted using trowels and shovels. Units were

not oriented on an arbitrary grid but were placed in relation to blueprint map features such as post-pier supports or construction impacts would be located. All units were oriented toward magnetic north. The location of test units and soil probes could be accurately located on the map with reference to a sprinkler grid system and comparison to the map.

Initially, it was felt that it would be necessary to test all 25 post-pier locations prior to construction. Soil probes soon suggested that much of the area had a relatively simple stratigraphy composed of principally three stratigraphic layers. Layer I was composed of the turf or grass cover and did contain occasional artifacts of various time periods. Layer II was the primary artifact-bearing layer but was similar in overall structure and appearance to Layer I with the exception of fewer roots and more artifacts. Layer III in most areas was a volcanic cinder. Layer III cinder proved to be fairly close to the surface in most areas tested by excavation units and soil probes. On average, cinder was within 50-60 cm below the present grass lawn surface in both test units and soil auger probes. Layer II presented a mix of artifacts from different time periods. The artifact analysis is not yet complete but field examination and current laboratory analysis indicates that there were several pieces of volcanic glass recovered from disturbed deposits in Test Unit 2, which also had two probable post-molds. Within every test unit, Layer II also yielded a mix of 19<sup>th</sup> and 20<sup>th</sup> century artifacts related to domestic uses and construction-related debris. Artifact types included window glass fragments, ceramics (Japanese and English/American), square and round nails, glass bottle fragments (19<sup>th</sup> and 20<sup>th</sup> century manufacture techniques), plastic, rubber fragments, and the like. A further indication of the likelihood of disturbance is the relative size distribution of various artifact categories; glass and ceramics in particular. The majority of these artifacts are represented by very small fragments, many less than 1 or 2 cm in maximum dimension and very few fragments which refit or represent the same vessel. This suggests a relatively thorough mixing of the Layer II deposit. Artifacts were also frequently noted at various angles of repose within the strata.

Virtually all of the recovered artifacts appear to have been recovered from disturbed contexts. The entire site area had been criss-crossed by pipes associated with the sprinkler system, electrical conduit pipes, and pipe trenches. Some of the units also contained a variety of artifacts which were recovered from pipe trenches or drainage lines. Profiles of some unit walls exhibit traces of filling, grading, and leveling of the surface such as lenses of cinder or beach sand interspersed within Layer II sediments. Items such as crushed basalt road gravel, asphalt lumps, concrete, small brick fragments, and mortar were also commonly recovered from test units and soil probes. It is not certain if all of the artifacts recovered from these units are from the site. Artifacts recovered from units which had pipe trenches or pipes in them could include fill which may have been brought from elsewhere. Some units had large chunks of coral, concrete, or pieces of composite road material at nearly vertical angles of repose indicating that they had either been used as fill or leveling material. The chunks of coral were examined for metal tool marks which would suggest quarrying or shaping for construction but none were observed. Interestingly, there were no fragments of roofing slate identified or recovered during excavations. In the areas where coral was recovered from two units (Test Units 10 and 11) near the Miller Street side of the site, excavations were continued until cinder was encountered to make sure that they were not

remnants of demolished coral architecture. No evidence of intact architectural remains were found in these units. Further evidence for previous disturbance of the area was obtained by conversations with Jim Bartels, Director of Washington Place, on November 8. At this time he stated that records indicated that at some time between 1918 and 1932 that the project area had been prepared for a subdivision which never materialized. Conversations with grounds maintenance staff and inspection of the site area indicated that much of the lawn area to be impacted by the future residence had been previously planted in a number of plumeria trees. The stumps of these trees are still present, some visible at ground level while others are now subsurface. Various areas have also been disturbed to a degree by these tree roots and roots from decorative palm trees lining the periphery the present driveway.

The findings of this project are comparable to a recent period of construction monitoring conducted by staff archaeologists from the Division of State Parks. At that time, archaeologists monitored construction activities at Washington Place for the placement of footings and foundation work for ADA compliance sidewalks. Abundant cultural materials were recovered but the majority appear to have been recovered from disturbed contexts. Three sidewalk trenches which had been excavated encountered similar buried water lines and yielded evidence of grade and fill episodes. Building materials recovered from a Trench 1 had been used as leveling material for old sprinkler lines from the 1930s.

Current buildings which are within the area of the proposed new residence include the laundry building, a yard equipment storage building, and a former servant's quarters. The laundry building was constructed in 1924. The servant's quarters was constructed in 1949 on the site of a previous structure having the same outline or footprint (Mason Architects 2000:6-1). During this project, test units (TU 6, 8) placed in the vicinity of the servant's quarters yielded construction-related debris, pipe trenches and pipes which appear related to this structure.

There was only one area in which possible archaeological features were encountered. This was in TU 2 where two possible postmolds were recorded. Features 1 and 3 were identified as postmolds based on shape, fill, and profile characteristics. Figure 2 provides a profile view of Feature 3 to illustrate size and shape characteristics. Both of these postmold features originated at the base of Layer I. Within TU 2, a compacted, virtually artifact-free brown silty clay loam with some cinder was identified above the Layer III cinder. Initially, it was thought that this stratum may have been a prepared surface above the cinder and was designated as Feature 3 but this stratigraphic unit was later sporadically observed in other test units and seems to represent a sterile discontinuous layer present above the cinder in some portions of the site. Layer II in TU 2 produced the same mix of cultural material and construction debris and an adjacent unit (TU 3) also had a pipe trench with an electrical conduit suggesting that the area was disturbed. We recommend further monitoring of this *ewa-makai* portion of the future residence to evaluate the subsurface deposits. These units were in the general vicinity to a concrete herb garden planter in which State Parks archaeologists had identified a trash dump or in-filled well.

Currently, materials collected during excavations at Washington Place are being kept at the Bishop Museum while a more detailed report of our findings is being produced. The purpose of this letter report is to provide you with a brief summary of our activities and findings so that the construction process for the new residence can proceed on schedule. A more detailed report is also required by SHPD and is in process. Our findings indicate that much of the area appears to have been impacted by construction, planting, fill, and leveling activities prior to its current state as a lawn area. Similar findings were offered by State Parks staff archaeologists during previous monitoring activities. We recommend that no further testing activity is needed at this time but do recommend a monitoring plan be developed. This monitoring plan would include demolition of the servant's quarters and the yard equipment storage building. Both of these buildings have concrete foundations which will be removed. Monitoring activities should also include any surface disturbance activities associated with grading prior to construction. This would include the removal of grass. Other activities which should be monitored include the excavation of utility trenches/corridors and such features for the new residence. The excavation of features for the post-pier locations should also be monitored.

If you have any questions regarding this letter, please feel free to contact Dr. John E. Dockall, Bishop Museum, at 847-8283.

Sincerely,



John E. Dockall, Ph.D.  
Associate Anthropologist  
Hawaiian and Pacific Studies  
Bernice P. Bishop Museum

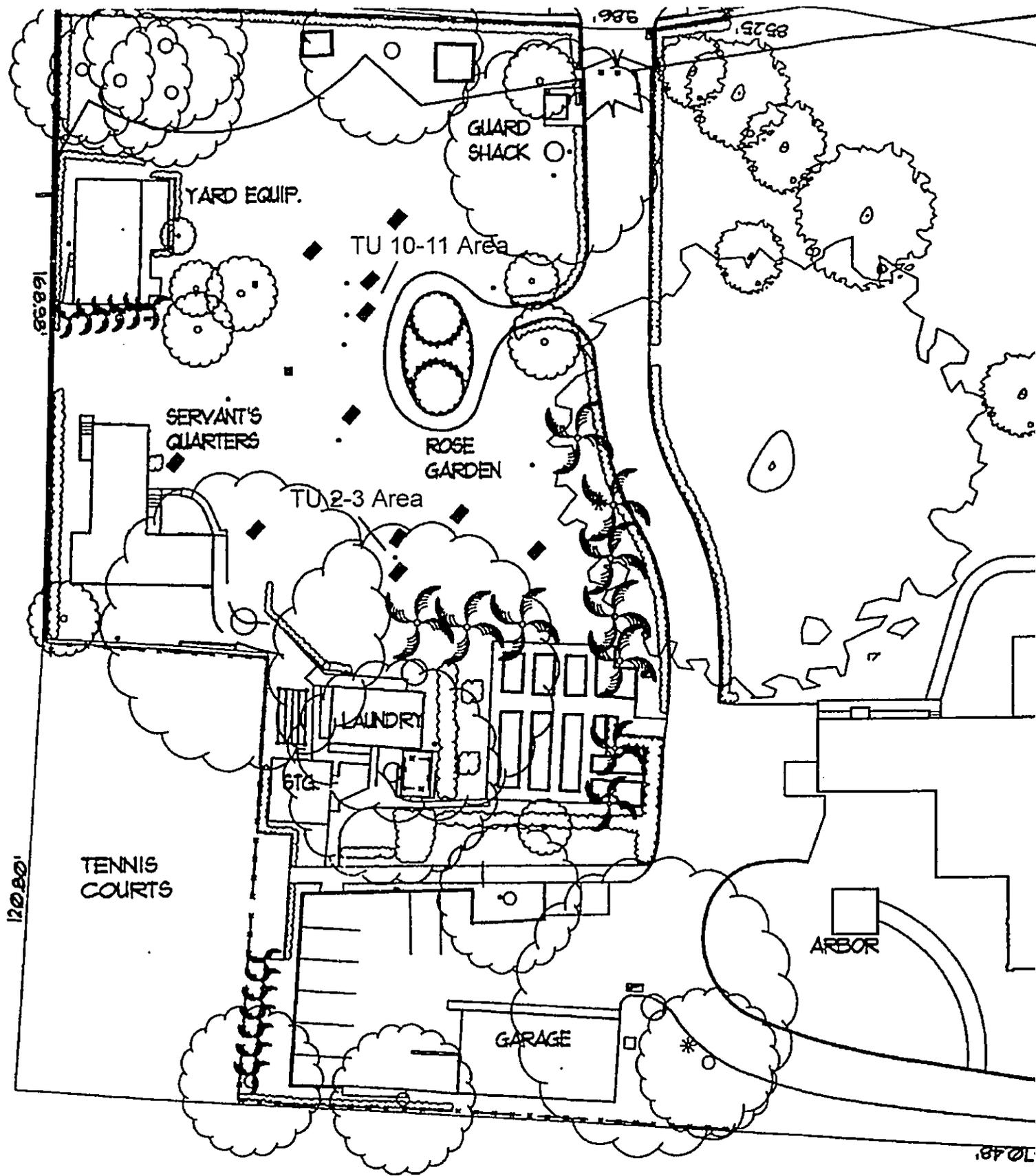
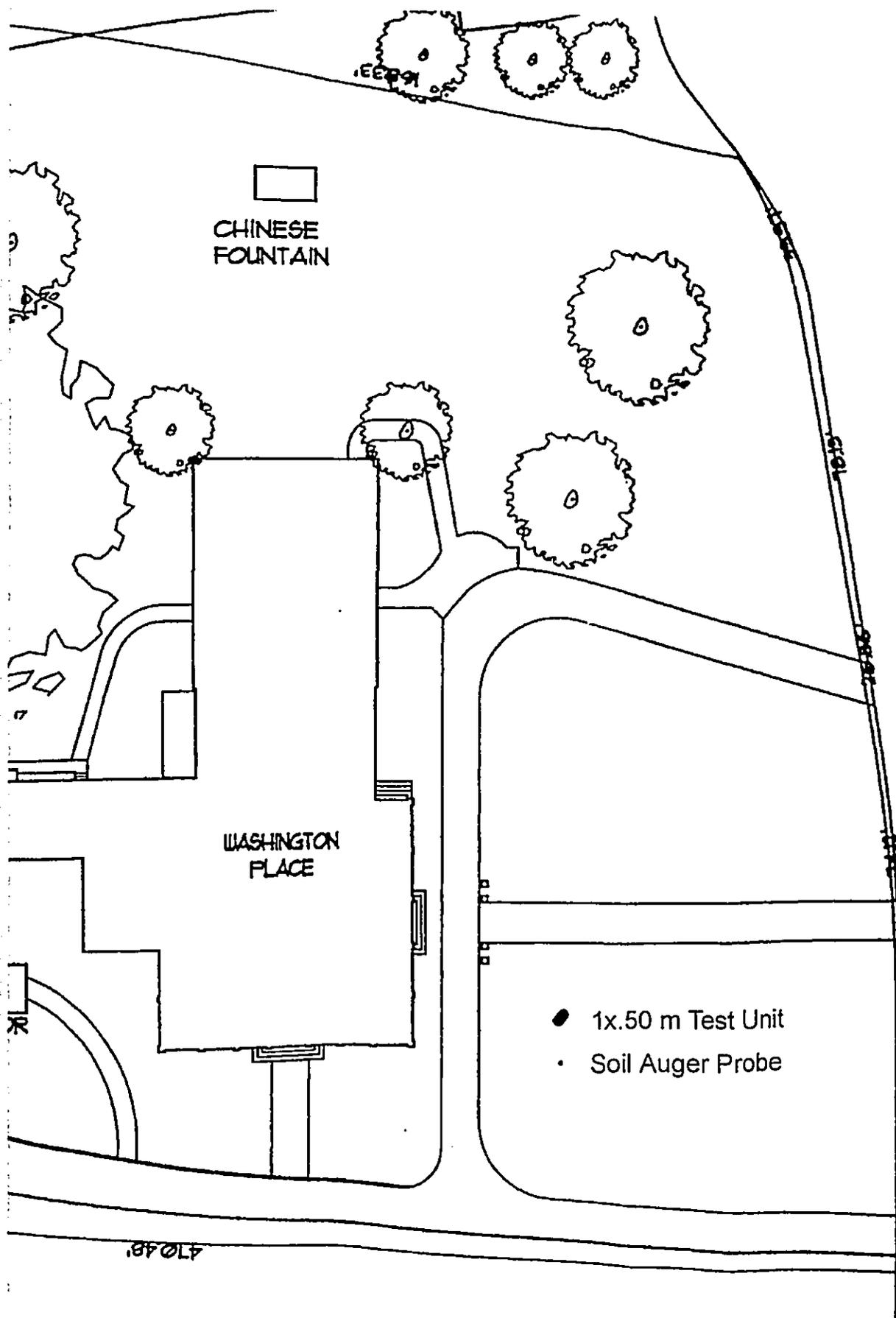


Figure 1. Project area showing general location of te



location of test units and soil auger probes. Not to scale.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



GILBERT S. COLDMA-AQUARIL CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES  
JANET E. KAWILO  
LINNEL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakuhinewa Building, Room 555  
801 Kamehaha Boulevard  
Kapolei, Hawaii 96707

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS

December 3, 2001

Dr. John Dockall, Associate Anthropologist  
Anthropology Department  
Bishop Museum  
1525 Bernice Street  
Honolulu, Hawaii 96817-2704

LOG NO: 28721 ✓  
DOC NO: 0111SC32

Dear Dr. Dockall:

**SUBJECT: Chapter 6E-8 Historic Preservation Comment on Completion of  
Fieldwork for an Archaeological Inventory Survey at Washington Place  
Honolulu, Kona, O`ahu  
TMK: (1)-2-1-018: 001**

Thank you for providing our office with a letter report outlining the preliminary findings made from an archaeological inventory survey at Washington Place. We appreciate receiving a copy of the findings, and look forward to receiving a full inventory survey report for review and approval, when it becomes available.

We can, however, concur with your preliminary recommendations that no archaeological data recovery work is necessary, given the lack of evidence for intact cultural deposits or historic structures in the project area. In view of the possibility that isolated finds, including human remains, may occur during ground-disturbing work associated with construction of the new residence, we further concur with your recommendation that a program of archaeological monitoring be implemented. A scope of work for archaeological monitoring would include the demolition of the existing servants' quarters and storage building, and excavation of utility trenches/corridors, grading, and grass removal. An archaeological monitoring plan must contain the following eight specifications:

- (1) The kinds of remains that are anticipated and where in the construction area the remains are likely to be found;
- (2) How the remains and deposits will be documented;
- (3) How the expected types of remains will be treated;
- (4) The archaeologist conducting the monitoring has the authority to halt construction in the immediate area of a find in order to carry out the plan;
- (5) A coordination meeting between the archaeologist and construction crew is scheduled, so that the construction team is aware of the plan;
- (6) What laboratory work will be done on remains that are collected;
- (7) A schedule for report preparation; and
- (8) Details concerning the archiving of any collections that are made.

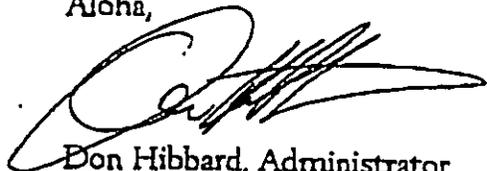
DEC 10 2001

Dr. John Dockall, Associate Anthropologist  
Page Two

Consequently, if ground-disturbing activities are monitored on-site by a qualified archaeologist in accordance with an approved monitoring plan, then we believe that the construction of the residence at Washington Place will have "no adverse effect" on significant historic sites.

Should you have any questions, please feel free to contact Sara Collins at 692-8026.

Aloha,



Don Hibbard, Administrator  
State Historic Preservation Division

SC:jk

c: Mr. A. Van Horn Diamond, Chair, O'ahu Island Burial Council  
Mr. Kai Markell, Burial Sites Program  
Ms. Ulalia Woodside, Wilson Okamoto & Associates

## Washington Place Renovations Archaeological Monitoring Plan

The purpose of archaeological monitoring is to identify, preserve and mitigate the impacts of construction activities upon archaeological resources. Monitoring activities also will include the archaeological observation and documentation of any adversely affected historic properties. This may require intervention with on-going construction activities for the period of time necessary to mitigate the effects of construction on the historic properties in question. The current monitoring plan has been developed at the recommendation and request of State Historic Preservation Division personnel.

A further purpose is to specify what types of archaeological fieldwork may be necessary to document or protect the known or anticipated historic properties. Needed fieldwork may entail but is not limited to documentation of stratigraphic profiles, photographs, drawings, and further excavation of exposed features or other archaeological deposits. Key elements of the monitoring plan are detailed below.

### Types and Locations of Potential Archaeological Remains

During construction activities at Washington Place, there is the potential to encounter a variety of archaeological remains or historical properties. These may include precontact traditional Hawaiian architectural items such as walls, pavements, postmolds, firepits or *imu*. Post-contact non-traditional architectural features which may be encountered include walls, floors, footing trenches, wells, privies, trashpits and foundations. It is also possible that non-architectural remains may also be present which would have to be documented. There is a likelihood that historic properties or intact archaeological deposits could be encountered during construction activities. At present, two areas have a somewhat greater potential for yielding such remains (Figure 1). The first area is near Test Unit (TU) 2 and 3. Test Unit 2 had yielded features which may represent postmolds. The age of these postmolds is currently not known. Test Unit 2 also yielded several small pieces of volcanic glass which include cores and flakes. None were identifiable as tools. The general association of probable postmolds and volcanic glass artifacts, even from a disturbed context, suggests that this area may contain some intact deposits related to traditional Hawaiian occupation. Another area includes TUs 10 and 11. Both of these units produced angular fragments of coral in excess of 10-20 centimeters in maximum size which may have been pieces of quarried architectural blocks. Although all fragments were examined for such evidence, none of them revealed metal tool or quarrying marks to suggest their origin. The second area has been selected based on the abundance of coral chunks within both units. The presence of coral chunks may indicate the presence of a disturbed coral block walls or other coral architecture in the vicinity.

Other areas to be monitored are noted on Figure 2. These include the demolition of the Servant's Quarters and the Yard Equipment Storage Building and the removal of the concrete foundation or slab beneath each building. Areas of utility line tie-ins and utility corridors or trenches will also be monitored. The exact locations of the utility corridors or trenches have yet to be determined. Modification of the building footprint area by grading/leveling, removal of existing sprinkler and other utility lines, and other construction-related excavation shall also be

monitored. The majority of these incorporate the footprint for the new structure, removal of the old garden walkway, and the construction of a new driveway for the residence.

#### **Needed Fieldwork to Document Archaeological Remains**

Fieldwork which may be necessary to adequately document encountered historic properties may include any or all of the following depending on the nature of those properties:

1. Collection of artifacts from previously disturbed areas.
2. Profile examination and/or documentation of excavated areas, utility line trenches or other subsurface disturbances related to construction.
3. Excavation of historic properties and associated documentation with profile drawings, photographs, field notes.
4. Documentation by photographs, drawings, and notes.
5. Other fieldwork as determined necessary by the monitoring archaeologist(s).

#### **Timing of Construction Activities and Documentation of Archaeological Remains**

The archaeologist(s) conducting these monitoring activities must also have the authority to temporarily halt such construction activities in the immediate area of the find so that proper mitigation measures can be implemented and carried out. During such time as construction activities in these areas have been suspended, construction efforts can shift to another area. Prior to implementing the archaeological monitoring plan, it is advisable for the archaeologist(s) involved to have a coordination meeting with the construction team or leaders to discuss the plan and advise them of the potential for historical properties. **At this time, the archaeologist(s) shall emphasize that all historic finds, including objects such as bottles, are the property of the landowner and may not be taken or otherwise disposed of without the consent of the landowner and the State Historic Preservation Division. At this time it will be made clear that the archaeologist must be on site for the specified ground disturbance activities.** Archaeological monitoring will be associated with several different construction activities. These are presented below and are indicated on Figure 2.

1. All subsurface disturbance related to the demolition and removal of the Servant's Quarters and the Yard Equipment Storage Building. This will include demolition and removal of the concrete pad or foundation associated with each building and the removal of associated buried utility lines, and any other related subsurface disturbance.
2. Removal of grass lawn associated with grading and preparation of the footprint area for the new residence. This would also include the removal of all buried utility lines in the area.
3. Excavation of the post-pier locations for the new residence.
4. Excavation of all utility line corridors and utility tie-in areas associated with the new residence. This will include gas, water, and electrical utilities.

### **Treatment of Recovered Archaeological Materials**

Based on previous and recent archaeological excavations at Washington Place, the majority of recovered materials should require no special treatment other than cleaning. All recovered archaeological material (with the exception of human remains) will be transported to the archaeology laboratory at the Bishop Museum's Hawaiian and Pacific Studies Division. Once the material is in the laboratory it will be washed and dried prior to analysis. During recovery, all material will be fully documented following the above procedures. This information will be kept with the archaeological material.

### **Coordination Between Archaeologist and Construction Crew**

In order to most efficiently schedule the monitoring activities with construction activities it is recommended that an on-call arrangement be coordinated between the consulting archaeologists and parties responsible for construction efforts. This can be arranged once there is a general schedule of construction activities. It is also recommended that, where possible, a 48 hour notice (a minimum of 24 hours) be provided so that an archaeologist can be scheduled to be present for monitoring activities. More immediate needs will have to be handled as they occur and at the availability of an archaeologist. Scheduling of these activities will limit the amount of time that an archaeologist will have to be present at the site. In the event of unforeseen encounters of historic properties when there is no archaeologist present, then the archaeologist should be notified as soon as feasible and all work in that area should cease immediately. Construction efforts can continue in other areas in which historic properties have not been encountered.

### **Analysis of Recovered Archaeological Remains**

With the exception of human remains, all archaeological materials which are collected will be cleaned in the archaeology laboratory at Bishop Museum. After laboratory preparation, artifacts will be the focus of a basic analysis which will include recording of a variety of basic information which will be used to create the final monitoring report. Laboratory analysis will include recording of metric and technological information for each artifact, where feasible. Information which can be recorded would include manufacturing techniques, raw material type, artifact type, whether traditional or non-traditional artifact type, and the like. Non-traditional artifacts such as bottle glass, window glass, ceramic tobacco pipes, or other ceramics shall be specifically analyzed for any information regarding diagnostic manufacturing or decorative techniques, makers marks, or other attributes informative of origin of manufacture, time period. Observations recorded for recovered artifacts will also include specific information on the archaeological provenience of each specimen. Architectural and other archaeological features will be interpreted based upon field data, comparison with similar features from other sites, historic and archival information, and the historic context of the feature(s) at Washington Place and Honolulu. **A qualified historical archaeologist shall conduct analyses of all historic materials.**

### **Schedule for Report Preparation**

Preparation of the monitoring report will begin following the satisfactory completion of all monitoring fieldwork and analysis of recovered archaeological remains. The schedule for report preparation is contingent upon the beginning and ending schedule for construction and demolition activities which will require archaeological monitoring activities.

### **Final Disposition of Collections**

All collections recovered during the inventory survey conducted in November of 2001 and those subsequently recovered during monitoring activities will be curated for the interim during report preparation at the Bishop Museum, Hawaiian and Pacific Studies. Following the completion of the report and SHPD review process, all collections, except human remains, will be placed in an acceptable archive facility to be designated by SHPD.

If human remains or human burials should be encountered at any time during construction efforts, then all activities in that area should cease immediately. **The remains should be left in place, and the provisions of Chapter 6E-43.6, HRS and HAR 13-300 shall be followed.** The Burial Council of the SHPD, Historic Preservation Division, and the local County Police Department should be notified immediately. Hawaii Revised Statutes, Chapter 6E requires that burial site disturbance be reported.



Servant's Quarte

New Residence Footprint, Utility  
Hookups, Corridors, Trenches, and  
Post-Pier Footings

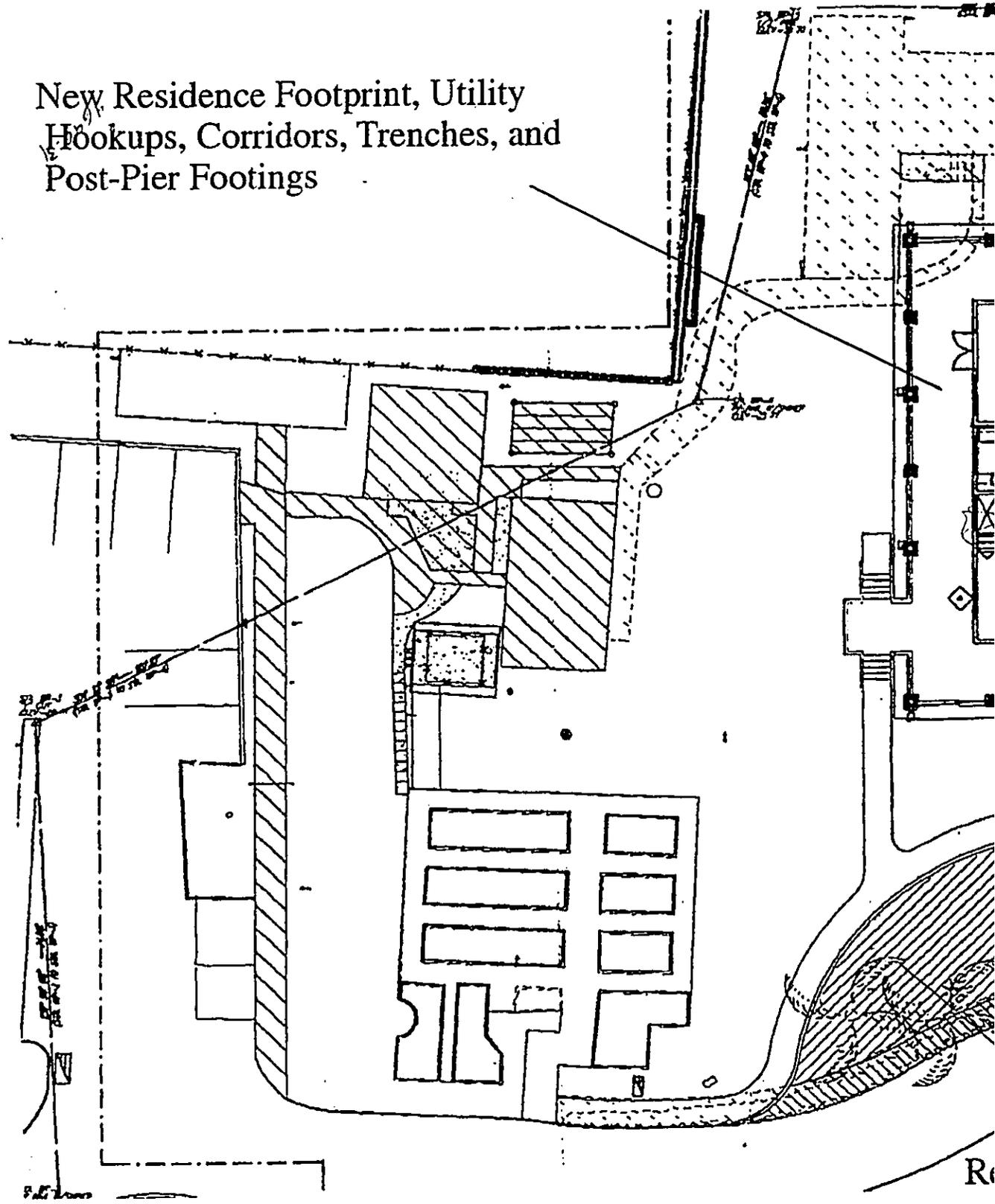
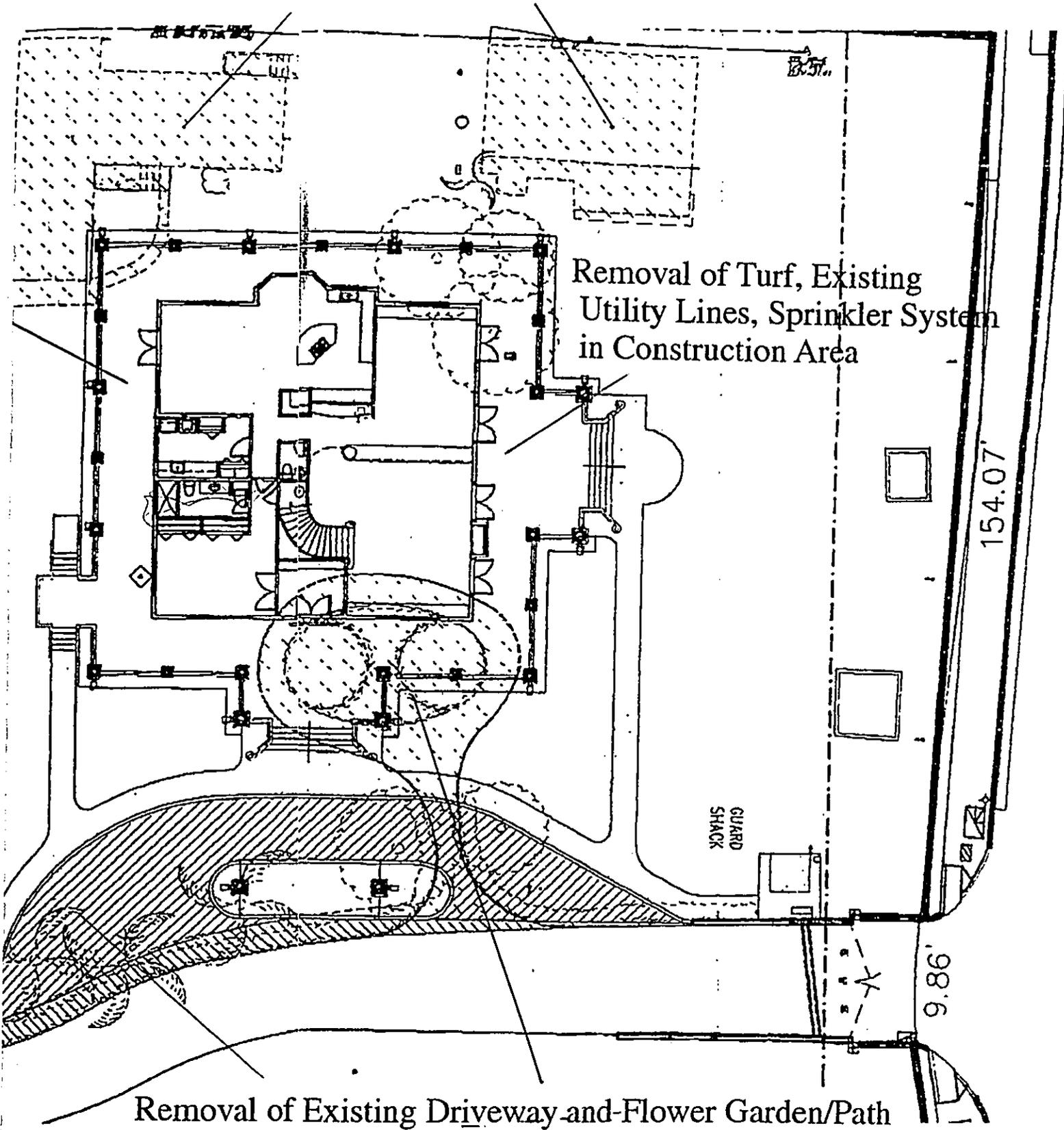


Figure 2. Areas to be monitored

nant's Quarters and Yard Equipment Storage Buildings



be monitored during residence construction at Washington Place.

To <i>John Dockall</i>	From <i>S. Collins</i>
Co./Dept. <i>BFBM</i>	Co. <i>SHPD</i>
Phone #	Phone #
Fax # <i>848-4132</i>	Fax # <i>692-8020</i>



BERNIE S. GOLDMAN-AGARAN, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES  
JANET E. KAWILO  
LIMNEL NISHIOKA

OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakuhikawa Building, Room 655  
601 Kamehame Boulevard  
Honolulu, Hawaii 96707

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS

December 10, 2001

Dr. John Dockall, Associate Anthropologist  
Hawaiian and Pacific Studies  
Bishop Museum  
1525 Bernice Street  
Honolulu, Hawaii 96817-0916

LOG NO: 28790 ✓  
DOC NO: 0112SC04

Dear Dr. Dockall:

**SUBJECT: Chapter 6E-8 Historic Preservation Review of a Draft Archaeological Monitoring Plan for Construction of a New Residence at Washington Place  
Honolulu, Kona, O`ahu  
TMK: (1) 2-1-018: 001**

Thank you for the opportunity to review and comment on a draft archaeological monitoring plan for construction of the proposed new residence at Washington Place in downtown Honolulu (Dockall, 2001. *Washington Place Renovations Archaeological Monitoring Plans*). We provide the following comments.

In general, the monitoring plan is acceptable. We suggest a couple of minor revisions, as indicated in the following items (new language is underlined). If we do not hear immediately from you or your client, we shall assume that these revisions have been incorporated into the subject plan.

**Timing of Construction Activities and Documentation of Archaeological Remains**

...Prior to implementing the archaeological monitoring plan, it is advisable for the archaeologist(s) involved to have a coordination meeting with the construction team or leaders to discuss the plan and advise them of the potential for historical purposes. At this time, the archaeologist(s) shall emphasize that all historic finds, including objects such as bottles, are the property of the landowner and may not be taken or otherwise disposed of without the written consent of the landowner and the State Historic Preservation Division. At this time it will be made clear that the archaeologist must be on site for the specified ground disturbance activities.

DEC 11 2001

Dr. John Dockall, Associate Anthropologist  
Page Two

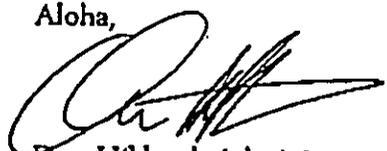
**Analysis of Recovered Archaeological Remains**  
[Please add the following statement:] A qualified historical archaeologist shall conduct analyses of all historic materials.

**Final Disposition of Collections**  
...The remains should be left in place, and the provisions of Chapter 6E-43.6, HRS and HAR 13-300 shall be followed.

If the subject plan is implemented as amended, then we believe that the impacts of construction of the new residence at Washington Place on significant historic sites will be acceptably mitigated.

Should you have any questions, please feel free to contact Sara Collins at 692-8026.

Aloha,



Don Hibbard, Administrator  
State Historic Preservation Division

SC:jk

c: Mr. A. Van Horn Diamond, Chair, O`ahu Island Burial Council  
Mr. Kai Markell, Burial Sites Program

**APPENDIX B**

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Draft Environmental Assessment  
Consultation Correspondence



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

REPLY TO  
ATTENTION OF:

October 26, 2001

Civil Works Technical Branch

Mr. Bruce Bennett  
Department of Accounting and General Services  
State of Hawaii  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Bennett:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the Washington Place Renovations and Improvements Project, Honolulu, Oahu (TMK 2-1-18: 1). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. Based on the information provided, a DA permit will not be required for the project.

b. The flood hazard information provided on page 2-2 of the DEA is correct.

A copy of this letter has also been provided to Mr. Rodney Funakoshi, Project Manager with Wilson Okamoto & Associates, Inc., 1907 South Beretania Street, Suite 400, Honolulu, Hawaii 96826. Should you require additional information, please contact Ms. Jessie Dobinchick of my staff at (808) 438-8876.

Sincerely,

*James Pennaz*  
James Pennaz, P.E.  
Chief, Civil Works  
Technical Branch



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810  
DEC 13 2001

LETTER NO. (P)1766:1

Mr. James Pennaz, P.E., Chief  
Civil Works Technical Branch  
U.S. Army Engineer District, Honolulu  
Building 230  
Fort Shafter, Hawaii 96858-5440

Dear Mr. Pennaz:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated October 26, 2001, regarding the subject Draft EA. We offer the following responses to your comments:

1. We acknowledge that a Department of the Army permit will not be required for the project.
2. We appreciate your concurrence that the flood information provided in the Draft EA is correct.

We appreciate your participation in the environmental review process.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

BENJAMIN J. CAYETANO  
GOVERNOR



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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

RECEIVED  
OCT 26 2001

October 23, 2001

WILSON OKAMOTO & ASSOC., INC.

Mr. Wayne Kimura, Comptroller  
Department of Accounting and General Services  
P.O. Box 119  
Honolulu, Hawaii 96810

Dear Mr. Kimura:

Subject: Draft EA for the Washington Place Renovations and  
Improvements, Oahu

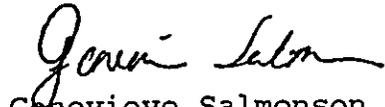
Thank you for the opportunity to review the subject document. We  
have the following comments.

1. Please notify the Downtown Neighborhood Board and the Historic Hawaii Foundation about this project.
2. Please analyze the traffic impacts of this project. We are concerned about adequate parking for tourists and tour busses near the project site.
3. Please consider the first family's safety when designing and operating the Washington Place visitor center and the new governor's mansion.
4. Please apply sustainable building techniques as presented in the enclosed *Guidelines for Sustainable Building Design in Hawaii* when designing and building the new Governor's mansion.
5. This project should comply with sections 103D-407 and 408 of Hawaii Revised Statutes concerning the use of indigenous plants and recycled glass.
6. Please include a figure of the existing site plan. The site plan should highlight trees planned for removal.

Mr. Kimura  
Page 2

Should you have any questions, please call Jeyan Thirugnanam at  
586-4185. Mahalo.

Sincerely,



Genevieve Salmonson  
Director

c: Wilson Okamoto and Associates.



BENJAMIN J. CAYETANO  
GOVERNOR

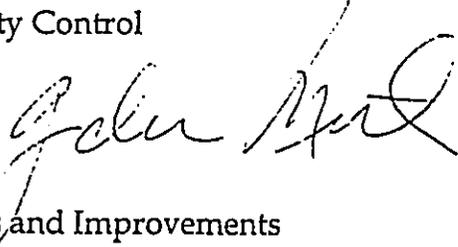
STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810  
DEC 13 2001

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. (P)1771.1

MEMORANDUM

TO: Ms. Genevieve Salmonson, Director  
Office of Environmental Quality Control

FROM: Gordon Matsuoka  
Public Works Administrator 

SUBJECT: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated October 23, 2001, regarding the subject Draft EA. We offer the following responses to your comments:

1. The Downtown Neighborhood Board and the Historic Hawaii Foundation have been notified of the project and included as consulted parties to the Draft EA.
2. A brief assessment of traffic impacts will be included in the Final EA.
3. Security and safety considerations were incorporated into the design of the new Governor's mansion including a security system and the location of bedrooms and windows.
4. All applicable techniques as presented in the *Guidelines for Sustainable Building Design in Hawaii* were used in the design of the new Governor's mansion such as R-19 roof insulation, R-11 exterior walls, double insulated glass windows and integrated pest management.

Ms. Genevieve Salmonson  
(P)1771.1  
Page 2

5. The project complies with the applicable sections of the Hawaii Revised Statutes incorporating native and Polynesian introduced plants such as kukui, ilima papa, the native red and white hibiscus and the native gardenia into the landscaping.
6. A figure showing existing conditions and trees affected by construction activities will be included in the Final EA.

We appreciate your participation in the environmental review process.

BB:mo  
c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

RECEIVED - DAGS  
NOV 20 2001 11:00



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
P.O. BOX 821  
HONOLULU, HAWAII 96800

November 1, 2001

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

PW  
WLS  
K

LD-NAV  
Ref.: WASHINGTONPLACE.RCM

Wayne H. Kimura, State Comptroller  
Department of Accounting and  
General Services, State of Hawaii  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Kimura:

SUBJECT: Review: Draft Environmental Assessment (DEA)  
Project: Washington Place Renovations and Improvements  
Applicant: State of Hawaii DAGS  
Consultant: Wilson Okamoto & Associates, Inc.  
Island: Oahu  
Tax Map Key: 1st/ 2-1-18: 001

Thank you for the opportunity to review and comment on the proposed project.

The subject DEA was submitted to the following Department of Land and Natural Resources Divisions for review and comment:

Land Division Engineering Branch - Land Division Planning & Technical Services - Oahu Land Office, Historic Preservation

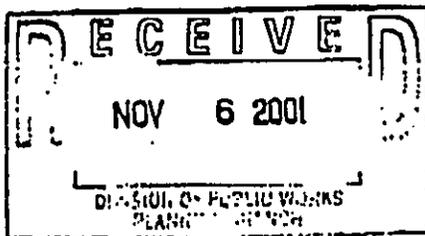
Attached herewith is a copy of the Land Division Engineering Branch comment and Oahu District Land Office response (no comment).

The Department of Land and Natural Resources has no other comment to offer at this time. Should you have any questions, please feel free to contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 587-0438.

Very truly yours,

*[Signature]*  
HARRY M. YADA  
Acting Administrator

c: QEQC (w/Attach)



TO:	FOR:	INITIAL:
<input checked="" type="checkbox"/> PW Adm		Approval
<input type="checkbox"/> PW Sec		Signature
<input type="checkbox"/> Staff Svcs Br		Information
<input checked="" type="checkbox"/> Planning Br		Your File
<input type="checkbox"/> Proj Mgmt Br		See Me
<input type="checkbox"/> Design Br		Comments
<input type="checkbox"/> Inspec Br		Investigate &
<input type="checkbox"/> Qual Cont Br		Rpt.
<input type="checkbox"/> Legal Br		

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii  
October 11, 2001

LD-NAV/WASHINGTONPLACE

Suspense Date: 11/1/01

MEMORANDUM:

TO: Division of Aquatic Resources  
Division of Forestry & Wildlife  
Division of State Parks  
Division of Boating and Ocean Recreation  
OOO Historic Preservation Division (RD)  
Commission on Water Resource Management  
Land Division Branches:  
Planning and Technical Services  
XXX Engineering Branch  
XXX Oahu District Land Office

PROJECT AND  
RECORDS DIVISION  
STATE OF HAWAII

2001 OCT 30 P 4: 08

RECEIVED  
LAND DIVISION

FROM: Harry M. Yada, Acting Administrator  
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for The Washington  
Place Renovations and Improvements  
Consultant: Wilson Okamoto (Rodney Funakoshi)  
Applicant: SOH DAGS/Washington Place Foundation  
Project: Washington Place Renovations and  
Improvements  
Location: Honolulu, Oahu, Hawaii  
TMK: 1<sup>st</sup>/ 2-1-18: 001

Please review the attached document and submit your comments  
(if any) to us on division letterhead signed and dated on or before  
the suspense date. If we do not receive a response by the suspense  
date, we will assume there are no comments.

NOTE: We have one DEA Document for review in room 220

Should you need more time to review this matter, please  
contact Nicholas A. Vaccaro at 587-0438

No Comment: Barry Cheung  
Signed: 10/30/01

Comments Attached \_\_\_\_\_  
Title: \_\_\_\_\_

RECEIVED  
LAND DIVISION

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii  
October 11, 2001

2001 OCT 19 A 10: 56  
DEPT. OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

LD-NAV/WASHINGTONPLACE

Suspense Date: 11/1/01

MEMORANDUM:

TO: Division of Aquatic Resources  
Division of Forestry & Wildlife  
Division of State Parks  
Division of Boating and Ocean Recreation  
OOO Historic Preservation Division (RD)  
Commission on Water Resource Management  
Land Division Branches:  
Planning and Technical Services  
XXX Engineering Branch  
XXX Oahu District Land Office

FROM: Harry M. Yada, Acting Administrator  
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for The Washington  
Place Renovations and Improvements  
Consultant: Wilson Okamoto (Rodney Funakoshi)  
Applicant: SOH DAGS/Washington Place Foundation  
Project: Washington Place Renovations and  
Improvements  
Location: Honolulu, Oahu, Hawaii  
TMK: 1<sup>st</sup>/ 2-1-18: 001

Please review the attached document and submit your comments (if any) to us on division letterhead signed and dated on or before the suspense date. If we do not receive a response by the suspense date, we will assume there are no comments.

NOTE: We have one DEA Document for review in room 220

Should you need more time to review this matter, please contact Nicholas A. Vaccaro at 587-0438

No Comment:  
Signed: Andrew M. Monds

Comments Attached X  
Title: Chief Engineer

11-20-01 10:56 AM

DLNR-LAND DIVISION  
ENGINEERING BRANCH

COMMENTS

LD/NAV/WASHINGTON PLACE

COMMENTS

The proposed Washington renovations and improvements do not affect our current projects.

Please provide the water demands and calculations to the Engineering Branch, Land Division so that it can be included in the Water Master Plan for Oahu.

We confirm that the proposed project site, according to FEMA Community Panel No. 15001 0354 E, is located in Zone X. This is an area determined to be outside 500-year flood plain (Not shaded).

However, if further studies determined that the project site is within the flood zone, the project must comply with rules and regulations of the National Flood Insurance Program (NFIP) and all applicable County Flood Ordinances. If there are questions regarding the NFIP, please contact the State Coordinator, Sterling Yong, of the Department of Land and Natural Resources at 587-0248. If there are questions regarding flood ordinances, please contact applicable County representative.



BENJAMIN J. CAYETANO  
GOVERNOR

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

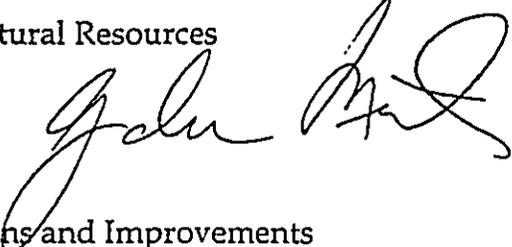
GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. (P)1774.1

DEC 13 2001

MEMORANDUM

TO: Mr. Harry M. Yada, Administrator  
Land Division  
Department of Land and Natural Resources

FROM: Gordon Matsuoka  
Public Works Administrator 

SUBJECT: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated November 1, 2001, regarding the subject Draft EA. We offer the following responses to your comments:

1. We acknowledge that the Oahu District Land Office had no comments to offer at this time.
2. We appreciate your confirmation that the flood information provided in the Draft EA is correct.
3. The proposed domestic flow requirement for the new Governor's Residence is 600 gallons per day. Requirements for the operation of Washington Place as a museum and gallery are based on 15 gallons per visitor per day, and are estimated at 780 gallons per day during restoration and 2,655 gallons per day after the opening of the gallery.

We appreciate your participation in the environmental review process.

BB:mo  
c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

0-22-01 7:22AM

BENJAMIN J. DAYETANG  
GOVERNOR OF HAWAII

RECEIVED - DAGS  
DIV. OF PUBLIC WORKS

2001 OCT 22 A 8:46



DEBRY E. GOLDMAN-AGARAL, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES  
JANET F. KAWILO  
UNNEL NIKIHOA

RECEIVED  
OCT 22 2001  
DIVISION OF PUBLIC WORKS  
PLANNING BRANCH

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION  
Kakuhewa Building, Room 855  
901 Kamehameha Boulevard  
Kapolei, Hawaii 96707

October 17, 2001

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCE  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS

LOG NO: 28358 ✓  
DOC NO: 0110SC15

TO:	Division of Public Works	INITIAL:
	PW Sec	Approval
	Staff Svcs Or	Signature
	Planning Pr	Our File
	Proj Mgmt Or	Sec Ma.
	Design Ur	Comments
	Inspe Or	Investigate &
	Qual Cont Or	Rpt. It
	Le...	

TO: Wayne H. Kimura, Comptroller  
Department of Accounting and General Services  
ATTN: Bruce Bennett  
Facsimile: 586-0521

FROM: DON HIBBARD, Administrator  
Department of Land and Natural Resources  
Historic Preservation Division

SUBJECT: Chapter 6E-8 Historic Preservation Comments on a Draft  
Environmental Assessment (DEA) Prepared for Proposed Renovations  
and Improvements to Washington Place  
Honolulu, Kona, O'ahu.  
TMK: (1)-2-1-018; 001

The DEA correctly summarizes the historical and architectural information available for Washington Place, a highly significant historic site. Washington Place and its grounds are a contributing property in the Hawaii Capitol Historic District, and were placed on the National Register of Historic Places in 1973. Recent, limited archaeological work conducted by staff at the Division of State Parks has demonstrated the presence of significant, subsurface archaeological deposits as well. It is highly likely that the area proposed for the new residence will also contain significant historic sites in the form of subsurface archaeological deposits.

Consequently, we concur with the DEA's recommendation that an archaeological inventory survey with subsurface testing be conducted in the area of the proposed new residence prior to any ground disturbance. At this time, it does not seem that the final utility corridors and excavations have been identified. When these areas of ground disturbance are selected, they should be included in the inventory survey investigations.

Wayne H. Kimura, Comptroller

Page Two

Once the archaeological inventory survey is completed, we shall review the report of findings made. If significant historic sites are found, and if the proposed renovations and improvements will adversely affect them, then a mitigation plan will need to be prepared, approved and be executed prior to beginning ground disturbance. As noted in the DEA, we believe that the two existing structures to be demolished are not significant historic sites. Nonetheless, we would like to request that a qualified archaeologist conduct on-site monitoring during the demolition of these structures in order to ensure that any inadvertently discovered historic sites, including human burials, are treated appropriately. An acceptable monitoring plan will need to be developed, reviewed, and approved by our office prior to beginning demolition.

Should you have any questions about archaeology, please feel free to contact Sara Collins at 692-8026. Should you have any questions about architectural matters, please feel free to contact Carol Ogata at 692-8032.

c: Ms. Genevieve Salmonsens, Director, Office of Environmental Quality Control,  
235 S. Beretania St., Room 702, Honolulu, HI 96813 (FAX: 586-4186)  
Mr. A. Van Horn Diamond, Chair, O'ahu Island Burial Council  
Mr. Kai Markell, Burial Sites Program  
Mr. David Scott, Executive Director, Historic Hawaii Foundation



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

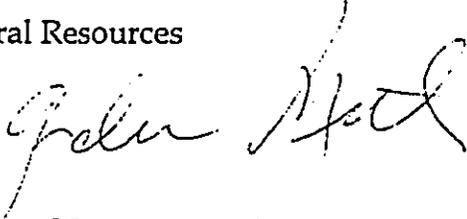
STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810

LETTER NO. (P)1770.1

DEC 13 2001

MEMORANDUM

TO: Mr. Don Hibbard, Administrator  
Historic Preservation Division  
Department of Land and Natural Resources

FROM: Gordon Matsuoka  
Public Works Administrator 

SUBJECT: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated October 17, 2001, (LOG NO: 28358) regarding the subject Draft EA. We offer the following responses to your comments:

1. In view of your comments that recent limited archaeological work has demonstrated the presence of significant, subsurface archaeological deposits, and that the site of the proposed new residence could potentially contain subsurface archaeological deposits, an archaeological inventory survey with subsurface testing was conducted for the project site.
2. The archaeological inventory survey included all known areas of ground disturbance.
3. A letter report summarizing the findings of the archaeological inventory survey has been transmitted to you for review. An inventory survey report is being completed and will be submitted.
4. In the event that significant historic sites are discovered that will be adversely affected by the proposed project, a mitigation plan will be prepared for your review and approval prior to any ground disturbance.

Mr. Don Hibbard  
(P)1770.1  
Page 2

5. We acknowledge your concurrence that the two existing structures to be demolished are not significant sites. A monitoring plan that includes provisions for on-site monitoring by a qualified archaeologist has been developed and submitted for your review and approval.

We appreciate your participation in the environmental review process.

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

RKF

RECEIVED  
DEC 05 2001

WILSON OKAMOTO & ASSOC., INC.

DIR 1724  
HWY-PS  
2.4958

DEC 4 2001

TO: WAYNE H. KIMURA  
STATE COMPTROLLER  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

FROM: BRIAN K. MINAAI *Brian Minnai*  
DIRECTOR OF TRANSPORTATION

SUBJECT: WASHINGTON PLACE RENOVATIONS AND IMPROVEMENTS  
DRAFT ENVIRONMENTAL ASSESSMENT, TMK: (1) 2-1-18: 001

Thank you for your transmittal requesting our review and comments regarding the subject project.

The proposed renovations and improvements to Washington Place will not adversely impact our State highway facilities.

FC:mm

bc: HWY-PS, Genevieve Salmonson, Rodney Funakoshi



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

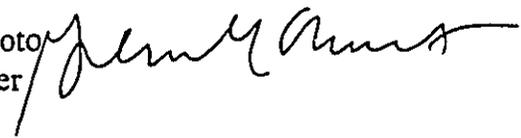
STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
P.O. BOX 119, HONOLULU, HAWAII 96810

LETTER NO. ~~(P)~~1773.1

DEC 13 2001

MEMORANDUM

TO: The Honorable Brian Minaai, Director  
Department of Transportation

FROM: Glenn M. Okimoto  
State Comptroller 

SUBJECT: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated December 4, 2001, stating that the project will not adversely impact State highway facilities.

We appreciate your participation in the environmental review process.

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

October 9, 2001

Mr. Wayne H. Kimura, State Comptroller  
Department of Accounting and General Services  
State of Hawaii  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

RECEIVED  
OCT 17 2001

WILSON OKAMOTO & ASSOC., INC.

Dear Mr. Kimura:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment  
TMK: (1) 2-1-18:001  
Honolulu, Oahu, Hawaii

Thank you for the opportunity to comment on the above-referenced Draft Environmental Assessment (EA) for Washington Place.

As you know, Washington Place was the last home of Queen Lili'uokalani, and therefore is very special to the Native Hawaiian. The Office of Hawaiian Affairs will monitor with interest the renovations and improvements to the property as stated in the EA, however, we have no comment at this time.

If you have any questions, please contact Jalna Keala, Policy Analyst, at 594-1946.

Sincerely,

Colin C. Kippen, Jr.  
Deputy Administrator

CK:jk

cc: Ms. Genevieve Salmonson, Director, OEQC  
Rodney Funakoshi, Wilson Okamoto and Associates, Inc.



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. (P)1764.1

DEC 13 2001

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

Dear Mr. Kippen:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated October 9, 2001, stating that you have no comments to offer at this time. We acknowledge your interest in monitoring the proposed project.

We appreciate your participation in the environmental review process.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

BOARD OF WATER SUPPLY

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



November 1, 2001

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman  
CHARLES A. STED, Vice-Chairman  
JAN M.L.Y. AMII  
HERBERT S.K. KAOPUA, SR.  
BARBARA KIM STANTON

BRIAN K. MINAAI, Ex-Officio  
ROSS S. SASAMURA, Ex-Officio

CLIFFORD S. JAMILE  
Manager and Chief Engineer

Mr. Wayne H. Kimura, State Comptroller  
Department of Accounting and General Services  
State of Hawaii  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

RECEIVED  
OCT 31 2001

WILSON OKAMOTO & ASSOC., INC.

Attention: Bruce Bennett

Dear Mr. Kimura:

Subject: Your Transmittal of October 6, 2001 of the Draft Environmental Assessment for the Washington Place Renovations and Improvements, Honolulu, Oahu, TMK: 2-1-18: 01

Thank you for the opportunity to review the subject document for the proposed project.

We have the following comments to offer:

1. The existing off-site water system is presently adequate to accommodate the proposed project.
2. The applicant will be required to obtain a water allocation from the Department of Land and Natural Resources.
3. The availability of water will be determined when the Building Permit Applications are submitted for our review and approval. If water is made available, the applicant will be required to pay our Water System Facilities Charges for transmission and daily storage.
4. There is one active water service consisting of a three-inch compound water meter serving the project site.
5. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

Mr. Wayne H. Kimura  
November 1, 2001  
Page 2

6. The proposed project is subject to the Board of Water Supply's cross-connection control requirements prior to the issuance of the Building Permit Application.

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  
Rodney Funakoshi, Wilson Okamoto & Associates, Inc.



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. GAYETANO  
GOVERNOR

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

LETTER NO. (P)1767.1

DEC 13 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

Dear Mr. Jamile:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated November 1, 2001, regarding the subject Draft EA. We offer the following responses to your comments:

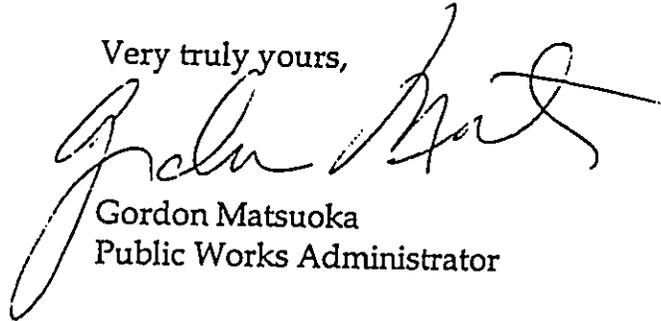
1. We appreciate your determination that the existing off-site water system is presently adequate to accommodate the proposed project.
2. As required, a water allocation will be obtained from the Department of Land and Natural Resources.
3. We acknowledge that the availability of water will be confirmed when the building permit application for the project is submitted for your review and approval. We also acknowledge that Water System Facilities Charges will be applicable to the project for transmission and daily storage.
4. We appreciate your determination that there is one active water service consisting of a three-inch compound water meter serving the project site.
5. On-site fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

Mr. Clifford Jamile  
(P)1767.1  
Page 2

6. We acknowledge that the proposed project is subject to the Board of Water Supply's cross-connection control requirements.

We appreciate your participation in the environmental review process.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka", written in a cursive style.

Gordon Matsuoka  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

Mr. Rodney Funakoshi

DEPARTMENT OF PARKS AND RECREATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 523-4182 • FAX: 527-5725 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS  
MAYOR



WILLIAM D. BALFOUR, JR.  
DIRECTOR

EDWARD T. "SKIPPA" DIAZ  
DEPUTY DIRECTOR

October 9, 2001

Mr. Wayne H. Kimura, State Comptroller  
Department of Accounting and General Services  
State of Hawaii  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Dear Mr. Kimura:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment  
TMK: (1) 2-1-18:001  
Honolulu, Oahu, Hawaii

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the renovations and improvements to Washington Place.

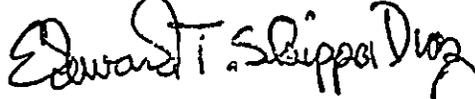
The Department of Parks and Recreation supports the proposed renovations and improvements to this significant historic property.

This project will not impact the Department of Parks and Recreation's programs or its facilities. We respectfully request that we be deleted as a consulted party in the environmental impact statement process.

Mr. Wayne H. Kimura  
Page 2  
October 9, 2001

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

Sincerely,

Handwritten signature of Edward J. Skippa in cursive.

For WILLIAM D. BALFOUR, JR.  
Director

WDB:cu (4530)

cc: Ms. Genevieve Salmonson, Director, OEQC  
Mr. Rodney Funakoshi, Wilson Okamoto & Associates  
Mr. Don Griffin, Department of Design and Construction



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. (P)1763.1

DEC 13 2001

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

Dear Mr. Balfour:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated October 9, 2001, supporting the proposed project. We acknowledge that the project will not impact the Department of Parks and Recreation's programs or facilities. Per your request, you will not be included in any further consultation.

We appreciate your participation in the environmental review process.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

24F

**R E C E I V E D**  
OCT 30 2001

WILSON OKAMOTO & ASSOC., INC.

DC-961

October 31, 2001

Mr. Wayne H. Kimura, State Comptroller  
Department of Accounting and General Services  
State of Hawaii  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Attn: Mr. Bruce Bennett

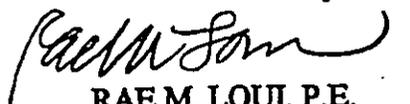
Dear Mr. Kimura:

**Subject:** Washington Place Renovations and Improvements  
Draft Environmental Assessment  
TMK: (1) 2-1-18:001  
Honolulu, Oahu, Hawaii

This is in response to your request of October 6, 2001 to review and comment on the subject document. We have no comments, but appreciate the opportunity to review the document.

Should there be any questions, please contact Douglas Collinson of my staff at telephone 527-6375.

Very truly yours,

  
RAE M. LOUI, P.E.  
Director *af*

RML:kw

cc: Ms. Genevieve Salmonson, Director (OEQC)  
Mr. Rodney Funakoshi (Wilson Okamoto & Associates, Inc.) ✓



BENJAMIN J. CAYETANO  
GOVERNOR

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

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. (P)1769:1

DEC 13 2001

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

Dear Ms. Loui:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated October 31, 2001, (DC-961) stating that you have no comments to offer at this time.

We appreciate your participation in the environmental review process.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

DEPARTMENT OF TRANSPORTATION SERVICES  
CITY AND COUNTY OF HONOLULU

PACIFIC PARK PLAZA • 711 KAPIOLANI BOULEVARD, SUITE 1200 • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4529 • FAX: (808) 523-4730 • INTERNET: www.cc.honolulu.hi.us

RECEIVED  
NOV 14 2001

RJF

JEREMY HARRIS  
MAYOR



WILSON OKAMOTO & ASSOC., INC.

CHERYL D. SOON  
DIRECTOR

GEORGE 'KEOKI' MIYAMOTO  
DEPUTY DIRECTOR

November 7, 2001

TPD10/01-04466R

Mr. Wayne H. Kimura, State Comptroller  
Department of Accounting and General Services  
State of Hawaii  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Attention: Mr. Bruce Bennett

Dear Mr. Kimura:

Subject: Washington Place Renovations and Improvements

In response to the October 6, 2001 letter from Wilson Okamoto & Associates, Inc., the draft environmental assessment (EA) prepared for the subject project was reviewed. The EA should address traffic and vehicular access issues related to the proposed project. In addition, it should clarify whether converting Washington Place to a museum and gallery would impact vehicular needs (i.e., the need to accommodate more loading/unloading activities and parking demands).

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Cheryl D. Soon".

CHERYL D. SOON  
Director

cc: Ms. Genevieve Salmonson  
Office of Environmental Quality Control

Mr. Rodney Funakoshi  
Wilson Okamoto & Associates, Inc.



BENJAMIN J. CAYETANO  
GOVERNOR

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

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. (P)1772.1

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

Dear Ms. Soon:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated November 7, 2001, regarding the subject Draft EA. The Final EA will include a brief assessment of traffic impacts to address access issues, loading/unloading activities and parking demands.

We appreciate your participation in the environmental review process.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

KUF

FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425 • HONOLULU, HAWAII 96819-1869  
TELEPHONE: (808) 831-7761 • FAX: (808) 831-7750 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS  
MAYOR



ATTILIO K. LEONARDI  
FIRE CHIEF

JOHN CLARK  
DEPUTY FIRE CHIEF

November 1, 2001

Mr. Wayne H. Kimura, State Comptroller  
State of Hawaii  
Department of Accounting and General Services  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

RECEIVED  
NOV 1 2001  
FIRE DEPARTMENT

Attention: Bruce Bennett

Dear Mr. Kimura:

Subject: Draft Environmental Assessment  
Washington Place Renovations and Improvements  
Honolulu, Oahu, Hawaii  
Tax Map Key: 2-1-018: 001

We received a letter dated October 6, 2001, from Mr. Rodney Funakoshi, Project Manager with Wilson Okamoto & Associates, Inc., requesting that the Honolulu Fire Department review and comment on the Draft Environmental Assessment for the proposed Washington Place renovations and improvements. We have reviewed the documents, and the proposed project will not have an adverse impact on the services we provide.

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

Sincerely,

Handwritten signature of Attilio K. Leonardi in cursive.

ATTILIO K. LEONARDI  
Fire Chief

AKL/SK:ms

cc: Ms. Genevieve Salmonson, Office of Environmental Quality Control  
Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.



BENJAMIN J. CAYETANO  
GOVERNOR

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

GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

LETTER NO. (P)1776.1

DEC 13 2001

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

Dear Mr. Leonardi:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated November 1, 2001, stating that the project will not impact the services you provide.

We appreciate your participation in the environmental review process.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

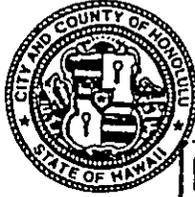
RYF

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
 801 SOUTH BERETANIA STREET  
 HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111  
<http://www.honoluluupd.org>  
[www.co.honolulu.hi.us](http://www.co.honolulu.hi.us)

JEREMY HARRIS  
 MAYOR

LEE D. DONOHUE  
 CHIEF

MICHAEL CARVALHO  
 ROBERT AU  
 DEPUTY CHIEFS



OUR REFERENCE CS-KP

October 23, 2001

**R E I E W E D**  
 OCT 29 2001

WILSON OKAMOTO & ASSOC, INC.

Mr. Wayne H. Kimura, State Comptroller  
 Department of Accounting and General Services  
 State of Hawaii  
 Attention: Mr. Bruce Bennett  
 1151 Punchbowl Street  
 Honolulu, Hawaii 96813

Dear Mr. Kimura:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Washington Place Renovations and Improvements.

We have no comment to offer at this time, but may have when more details relative to construction activity are developed.

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

Sincerely,

LEE D. DONOHUE  
 Chief of Police

By *Eugene Uemura*  
 EUGENE UEMURA  
 Assistant Chief of Police  
 Support Services Bureau

cc: Ms. Genevieve Salmonson  
 OEQC

✓ Mr. Rodney Funakoshi  
 Wilson Okamoto & Associates, Inc.

*Serving and Protecting with Aloha*



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. (P)1768.1

DEC 13 2001

Mr. Lee D. Donohue, Chief of Police  
Police Department  
City and County of Honolulu  
801 South Beretania Street  
Honolulu, Hawaii 96813

Dear Mr. Donohue:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated October 23, 2001, stating that you have no comments to offer at this time. We acknowledge that you may provide comments when more details relative to construction activity become available.

We appreciate your participation in the environmental review process.

Very truly yours,

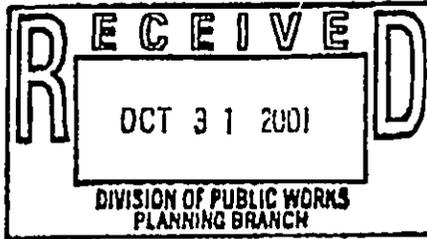
A handwritten signature in cursive script, appearing to read "Gordon Matsuoka".

GORDON MATSUOKA  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

GEN-8 (EIS/EA)



October 29, 2001

RECEIVED PUBLIC WORKS  
DIV. OF PUBLIC WORKS  
2001 OCT 31 A 9 04

Mr. Wayne H. Kimura, State Comptroller  
Department of Accounting and General Services  
State of Hawaii  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Attention: Bruce Bennett

Subject: **Washington Place Renovations and Improvements**

Thank you for the opportunity to comment on the September 2001 Draft EA for the Washington Place Renovations and Improvements, as proposed by the Department of Accounting and General Services, State of Hawaii. We have reviewed the subject document and have 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 EIS.

Sincerely,

Kirk Tomita  
Senior Environmental Scientist

cc: OEQC

WINNER OF THE EDISON AWARD  
FOR DISTINGUISHED INDUSTRY LEADERSHIP





GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. (P)1775.1

DEC 13 2001

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

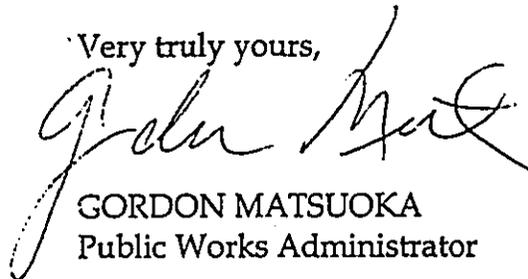
Dear Mr. Tomita:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated October 29, 2001, stating that you have no comments to offer at this time.

We appreciate your participation in the environmental review process.

Very truly yours,



GORDON MATSUOKA  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.

855 3-01 2/11



THE OUTDOOR CIRCLE  
1314 South King St., Suite 306 • Honolulu, HI 96814  
Phone: 808-593-0300 Fax: 808-593-0525

Established 1912  
A Non-profit Organization

BRANCHES

O'AHU

Kane'ohe  
Lani-Kailua  
North Shore  
Wai'alae Kahala

HAWAII

Hilo  
Ka'u  
Kona  
Waikoloa Village  
Waimea

KAUAI

MAUI

GARDEN CIRCLE

Lani-Kai

October 29, 2001

RECEIVED  
NOV 01 2001

Mr. Gordon Matusoka  
Department of Accounting and General Services  
1151 Punchbowl Street  
Honolulu, HI 96813

WILSON OKAMOTO & ASSOC., INC

RE: Washington Place Renovations and Improvements, Draft  
Environmental Assessment

Dear Mr. Matusoka:

On behalf of The Outdoor Circle, I have reviewed the above referenced Draft Environmental Assessment (DEA) and offer the following comments:

Overall:

The DEA does not contain an inventory of the trees on the grounds of Washington Place, many of which are historic and/or significant in our urban environment. It is especially important that an inventory of the trees that will be affected by the construction of the residence be included in the Final EA. We cannot judge the impact on the environment without knowing the full impact.

The Final EA should also include a description as to how the existing trees in the general vicinity of the construction will be protected. Past experience has shown that construction impacts can be devastating to a tree's roots, and proactive measures must be taken to protect the trees from construction activity. Toward that end, we would like the Final Environmental Assessment to include a commitment to tree protections during construction, as well as a commitment to hire a consulting certified arborist to review the plans and the site prior to construction. An arborist should be on site any time construction work will be done within a 20-foot diameter from the base of a tree.

In addition, The Outdoor Circle would like to be considered a consulted party throughout the process. We will make ourselves available to meet and consult with construction management as needed.

Sec. 1.5.2 New Governor's Residence

"This siting helps to preserve most of the existing significant trees." Please provide specific information on which trees will remain and which will be removed. Will these trees be removed or relocated on the grounds?

Sec. 2.6 Flora and Fauna

We find the lack of specificity in the description of existing trees alarming. Please provide an inventory of the existing trees.

Chapter 3: Relationship to Plans, Policies and Controls

Please provide details as to how this project meets the City and County of Honolulu's Land Use Ordinance (b) as stated. No detail is provided in the Draft EA which explains how this project will preserve and enhance the park-like setting of the Hawai'i Capital Special District.

Chapter 4 Alternatives

Listing only one alternative, the "no action" alternative, does not seem adequate. There are several other alternatives, including that of not building the residence, but rather turning the area into a public facility. In addition, the no action alternative clearly states the bias of the consultant and should be omitted.

Chapter 5 Permits and approvals

Construction of the building will be done inside the City and County's Capitol Special District. Why isn't a special district permit required?

Thank you for the opportunity to comment. We look forward to receiving your reply.

Sincerely,

  
Mary Steiner  
CEO

Cc: Wilson Okamoto & Associates  
OEQC



GLENN M. OKIMOTO  
COMPTROLLER  
MARY ALICE EVANS  
DEPUTY COMPTROLLER

BENJAMIN J. CAYETANO  
GOVERNOR

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

LETTER NO. (P)1765.1

DEC 13 2001

Ms. Mary Steiner, CEO  
The Outdoor Circle  
1314 South King Street, Suite 306  
Honolulu, Hawaii 96814

Dear Ms. Steiner:

Subject: Washington Place Renovations and Improvements  
Draft Environmental Assessment (EA)  
TMK: (1) 2-1-18: 001  
Honolulu, Oahu, Hawaii

Thank you for your letter dated October 29, 2001, regarding the subject Draft EA. We offer the following responses to your comments:

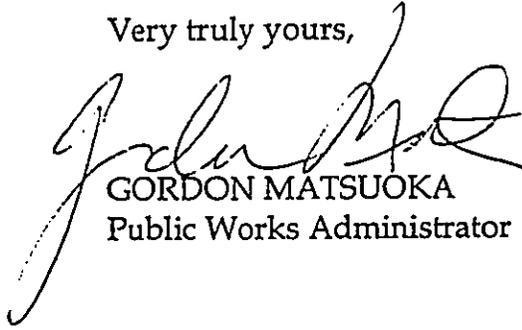
1. The Final EA will indicate that 4 coconut trees, 6 areca palms, 2 plumeria trees, 2 kukui trees, 1 dwarf lychee tree, and 1 citrus tree will be removed to accommodate construction of the new residence.
2. The Final EA will state that the contractor shall exercise care during grading operations in the vicinity of existing trees to be retained on site. A certified arborist will be placed on-call as necessary to monitor grading operations within a 10-foot radius from the base of an existing tree six inches or greater in trunk diameter.
3. We acknowledge your offer to be considered a consulted party throughout the process.
4. The trees that will be affected by construction activities will be relocated to another area of the project site if possible.
5. The proposed renovations and improvements are consistent with the design guidelines for the Hawaii capital special district historic precinct. In addition to architectural design features, more than the minimum 75 percent of the project site will be maintained and landscaped as open space/yard.

Ms. Mary Steiner  
(P)1765.1  
Page 2

6. The site of the proposed Governor's residence already serves as an open lawn and supports official state entertainments as well as limited public use during public visitation activities such as an open house. Under the no-action alternative the new residence would not be built and the site would continue to serve as an open lawn and official state function area. Within the no-action alternative, the site could be enhanced minimally with a pavilion or gazebo to support additional functions on the open lawn.
7. A Hawaii Capital Special District Permit will be obtained.

We appreciate your participation in the environmental review process.

Very truly yours,



GORDON MATSUOKA  
Public Works Administrator

BB:mo

c: Mr. Rodney Funakoshi, Wilson Okamoto & Associates, Inc.