

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

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RECEIVED

WILLIAM D. BALFOUR, JR.
DIRECTOR

April 2
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EDWARD T. "SKIPPA" DIAZ
DEPUTY DIRECTOR

March 22, 2002

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact
for the McCully Moiliili Beautification Master Plan
Final Environmental Assessment (EA) Various TMK's

The Department of Parks and recreation, Urban Forestry Division, has reviewed the comments received during the 30-day public comment period which began on October 8, 2001. The agency has determined that this project will not have significant environmental effects and has issued a FONSI.

Please publish this notice in the next OEQC Environmental Notice. We have enclosed a completed OEQC Publication Form and four copies of the final EA.

Should you have any questions, please contact Mr. Stan Oka, Urban Forestry Administrator, at 971-7159.

Sincerely,

W.D. Balfour, Jr.
WILLIAM D. BALFOUR, JR.
Director

WDB:je

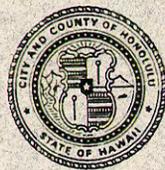
cc: Mr. Don Griffin, Department of Design and Construction



M c C U L L Y / M Ō ' I L I ' I L I
B E A U T I F I C A T I O N M A S T E R P L A N

Final Environmental Assessment

Prepared for:



City & County of Honolulu
Department of Design and Construction

Prepared by:
PBR HAWAII

April 2002

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McCULLY-MŌ'ILĪ'ILĪ BEAUTIFICATION MASTER PLAN
Final Environmental Assessment

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1.0 INTRODUCTION

This environmental assessment is prepared in accordance with Chapter 343, *Hawai'i Revised Statutes* for proposed street beautification plans for the McCully-Mō'ili'ili neighborhood (Figure 1).

1.1 PROJECT SUMMARY

Project Name:	McCully-Mō'ili'ili Beautification Master Plan
Applicant:	Department of Design and Construction, City and County of Honolulu
Landowner:	City and County of Honolulu, State of Hawai'i, and some privately owned parcels
Location:	McCully-Mō'ili'ili Neighborhood Primary Urban Center, Honolulu, Hawai'i
Tax Map Key:	2-3-23: various; 2-3-24: various; 2-3-25: various; 2-3-26: various; 2-3-27: various; 2-3-28: various; 2-3-29: various; 2-3-30: various; 2-3-31: various; 2-3-32: various; 2-3-33: various; 2-3-34: various 2-7-1: various; 2-7-2: various; 2-7-3: various; 2-7-4: various; 2-7-5: various; 2-7-6: various; 2-7-8: various; 2-7-9: various; 2-7-10: various; 2-7-11: various; 2-7-12: various; 2-7-13: various; 2-7-14: various; 2-7-15: various; 2-7-16: various; 2-7-17: various; 2-7-18: various; 2-7-19: various; 2-7-20: various; 2-7-21: various; 2-7-22: various; 2-7-23: various; 2-7-25: various; 2-7-27: various; 2-7-36: various; 2-8-1: various; 2-8-2: various; 2-8-3: various; 2-8-4: various; 2-8-5: various; 2-8-6: various; 2-8-8: various; 2-8-9: various; 2-8-10: various; 2-8-11: various; 2-8-24: various
Existing Use:	Residential, commercial, recreational (parks); educational (schools)
Proposed Project:	Street beautification improvements primarily consisting of additional landscaping (with the addition of curbs, gutters, storm drainage, and driveway aprons in some areas) in the McCully-Mō'ili'ili neighborhood.
Land Use Designations:	State Land Use: Urban Zoning: A-1, A-2, A-3, AMX-2, B-1, B-2, BMX-3, P-2, and R-5

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SMA:	The subject property is not in the Special Management Area (SMA)
Need for Assessment:	Compliance with Chapter 343, <i>Hawai'i Revised Statutes</i> Use of City and County Lands and Funds
Actions Requested:	Compliance with Chapter 343, <i>Hawai'i Revised Statutes</i>
Approving Agency:	Department of Parks and Recreation, City and County of Honolulu
Anticipated Determination:	Finding of No Significant Impact (FONSI)

1.2 LOCATION

The proposed improvements are in the McCully-Mō'ili'ili neighborhood, within the City and County of Honolulu Primary Urban Center. The general area of the proposed improvements are the boundaries of the McCully/Mō'ili'ili Neighborhood Board No. 8, which is bordered by the H-1 Freeway and Wai'alaie Avenue to the north, Punahou Street and Kalākaua Avenue to the west, the Ala Wai Canal to the south and the Mānoa-Pālolo Stream to the east (See Figure 1).

1.3 LAND OWNERSHIP

The primary landowner is the City and County of Honolulu, although some parcels are State-owned, and others are privately owned.

1.4 IDENTIFICATION OF THE APPLICANT

The Department of Design and Construction, City and County of Honolulu is the project applicant.

1.5 IDENTIFICATION OF APPROVING AGENCY

The Department of Parks and Recreation, City and County of Honolulu is the approving agency.

1.6 IDENTIFICATION OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS CONSULTED

In the course of planning for this project the following, agencies (or agency documents), community organizations, and individuals were consulted and/or provided information.



FIGURE 1
Study Area

McCully - Mō'ili'ili Beautification Master Plan Environmental Assessment

City & County of Honolulu Island of Oahu

AREA SCALE 1 inch 1/2 in 1/2 ft	NORTH 	GRAPHIC SCALE (FEET) 0 100 200 300 400 500	
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City and County of Honolulu Agencies

Board of Water Supply
Department of Design and Construction
Department of Emergency Services
Department of Environmental Services
Department of Facility Maintenance
Department of Parks and Recreation
Department of Planning and Permitting
Department of Transportation Services
Fire Department
Police Department

State of Hawai'i Agencies

Department of Health
Department of Land and Natural Resources - Historic Preservation Division
Department of Transportation
Land Use Commission
Office of Environmental Quality Control
State Legislature, Representative Scott Saiki
State Legislature, Senator Brian Taniguchi

Federal Agencies

Federal Emergency Management Agency
National Weather Service
U.S. Department of the Army

Community Organizations and Individuals

McCully-Mō'ili'ili Neighborhood Board No. 8
Mānoa/McCully-Mō'ili'ili/Makiki Vision Team No. 10
The Outdoor Circle

Akana, Brian
Anderson, Marvin
Chun, Dave
Furuto, Albert
Gersaba, Robert
Goldenberg, Burt
Hamada, Clarice
Heinrich, Tom
Inamine, Janet

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Kaopuiki, Piilani
Kato, John
Kihikihi, D. Kauna
King, Joan
Larson, Betty Lou
Lockwood, Ron
Low, Janice
Low, James
Nakaima, Norma
Nip, Marisa
Novak, Carl
Novak, Lilian
Rodrigues, Victor
Strazar, Dolly
Takamura, Clifton
Tao, Clarrise
Tao, Wendy
Tolleson, Ron
Torigoe, Chuck
Tubbs, Marie
Umemoto, Jason
Wissow, Robin

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2.0 PROJECT DESCRIPTION

This section provides background information, identifies the project's goals and objectives, describes the proposed improvements, and provides approximate costs of the proposed improvements.

2.1 BACKGROUND INFORMATION

2.1.1 Project History

The proposed improvements that are the subject of this environmental assessment are the result of a community planning process initiated in October of 1999, as part of the City and County of Honolulu's Vision Team program. The Vision Team program is an innovative community involvement program under which 19 community-based vision teams were established throughout O'ahu. Vision team members then identify their community's needs and develop a list of desired improvements.

Through this Vision Team process the Mānoa/McCully-Mō'ili'ili/Makiki Vision Team, with the help of the City and County of Honolulu and consultant professional planners, developed the *McCully-Mō'ili'ili Beautification Master Plan*. This plan reflects the Team's desire for beautifying streets in the McCully-Mō'ili'ili community. Although the emphasis of the Plan is on street beautification, recommendations for improvements for traffic calming were also included for limited areas.

The *McCully-Mō'ili'ili Beautification Master Plan* was completed in June, 2001. It identifies proposed beautification improvements recommended by the community and identifies those improvements that the community felt were of the highest priority and in need of immediate attention for funding. The plan serves as a guide to allocate funds for the implementation of improvements that will improve the overall aesthetic quality of the McCully-Mō'ili'ili community.

2.1.2 Community Planning Process

The project commenced with a presentation to the McCully-Mō'ili'ili Neighborhood Board on October 7, 1999. At this meeting, the planning team (which included representatives from the City and County of Honolulu and private planners hired as consultants) reviewed the proposed project scope and schedule and obtained initial input into the planning process from the Neighborhood Board members. The planning team also provided a presentation to the Mānoa/McCully-Mō'ili'ili/Makiki Vision Team at the October 9, 1999, Vision Team Meeting.

Aside from the initial community presentations, the project included three community meetings. The first community meeting served to provide information on the initial field work and research conducted by the planning team and to obtain information/feedback on

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proposed beautification improvements. At the second meeting, the planning team received additional comments to the proposed beautification improvements and developed a list of the top priority improvements for the area. A final meeting was conducted to review cost estimates and time schedules for the implementation of the top priority improvements and to select projects for design and construction for Fiscal Year 2001/2002.

In addition to the three community meetings, the planning team participated in a number of Vision Team meetings held by the Mānoa/McCully-Mō'ili'ili/Makiki Vision Team. The City and County of Honolulu also provided input.

The City and County of Honolulu has allocated funds for Fiscal Years 2001/2002 for design and construction of beautification improvements in McCully-Mō'ili'ili. To best allocate the funds, at community meetings each Vision Team member present identified the improvement(s) he or she felt should be implemented. Out of 68 proposed projects, the Vision Team narrowed down the list to 10 top priority projects (Figure 2). After a review of the 10 top priority improvement projects, the group then agreed on three projects to be implemented in FYs 2001/2002 (see section 2.3.1 below). These top three projects have been funded for FYs 2001/2002.

The remaining seven projects may change in scope. In addition, two projects have been separated from the McCully-Mō'ili'ili Beautification Master Plan and have become separate projects to be funded and implemented individually.

2.1.3 Project Goals And Objectives

The goals of the *McCully-Mō'ili'ili Beautification Master Plan* are to:

- Improve the aesthetic quality of the McCully-Mō'ili'ili community
- Implement the Vision Team's recommendations
- Increase the sense of community in the McCully-Mō'ili'ili neighborhood

The objectives of the proposed improvements are to:

- Provide an accessible, safe, secure, and pleasant environment for all citizens
- Provide additional landscaping, groundcover, and irrigation

2.2 SCOPE OF THIS ENVIRONMENTAL ASSESSMENT

This environmental assessment covers the top priority projects identified by the Mānoa/McCully-Mō'ili'ili/Makiki Vision Team. Although over 68 projects were initially identified, the Vision Team identified 10 projects as their top priority, three of which are scheduled to be implemented in FYs 2001/2002. The EA is limited to the top projects because these are the projects most likely to be implemented and are the furthest along in the planning and design process. In addition, two projects have been separated from the

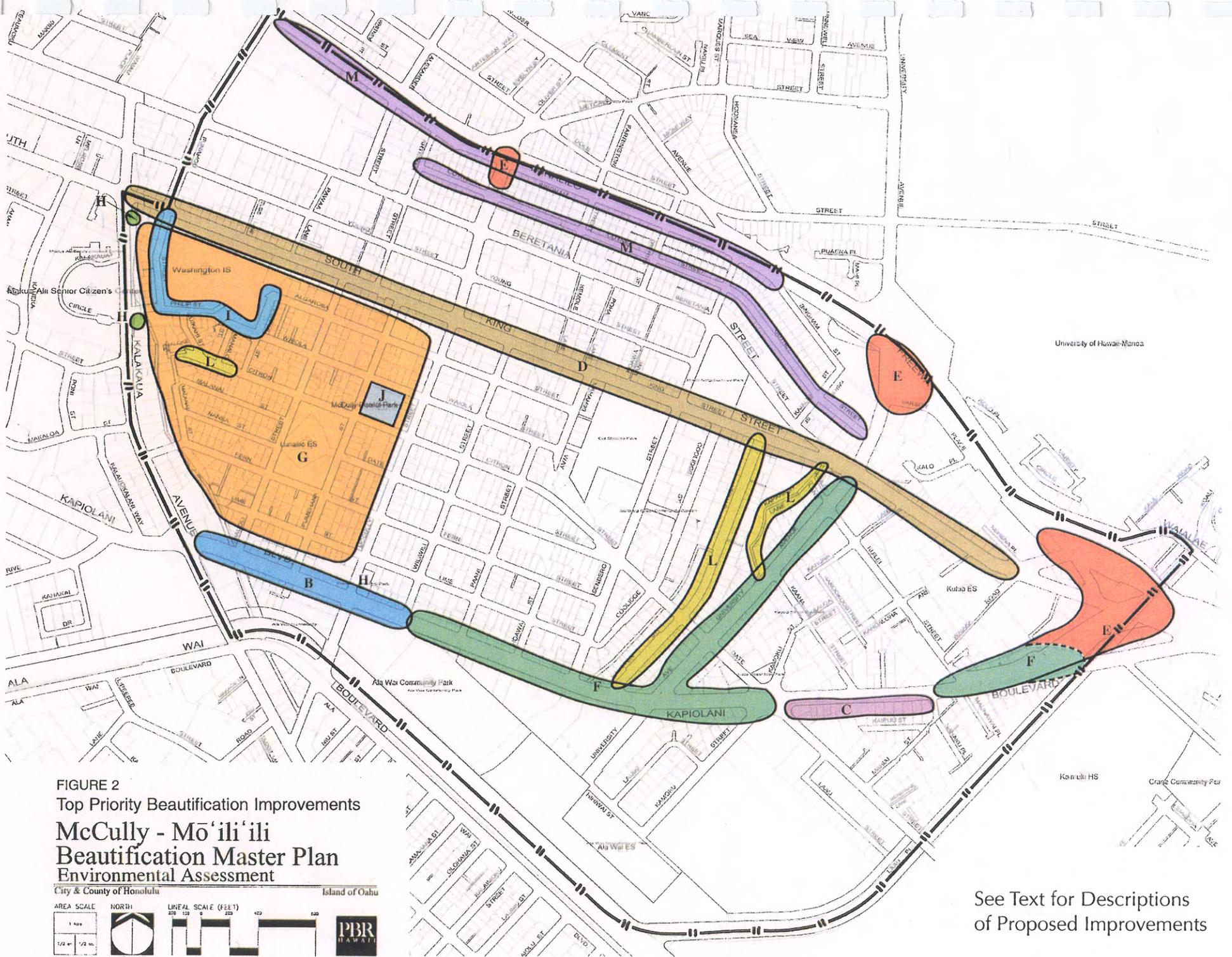
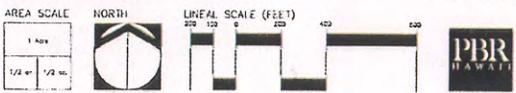


FIGURE 2
Top Priority Beautification Improvements
McCully - Mō'ili'ili
Beautification Master Plan
Environmental Assessment
 City & County of Honolulu Island of Oahu



See Text for Descriptions
 of Proposed Improvements

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McCully-Mō'ili'ili Beautification Master Plan and have become separate projects to be funded and implemented individually. The other 58 projects remain on the community's wish list of improvements but have no scheduled implementation date or funding.

Although traffic calming projects and their associated costs are included in this environmental assessment, traffic calming was not originally a part of the scope of the McCully-Mō'ili'ili Beautification Master Plan as the City and County of Honolulu is preparing a separate study on traffic calming. The information on traffic calming covered in the McCully-Mō'ili'ili Beautification Master Plan has been forwarded to the City and County of Honolulu Department of Transportation services.

2.3 DESCRIPTION & APPROXIMATE COSTS OF THE PROPOSED IMPROVEMENTS

2.3.1 Fiscal Year 2001/2002 Projects

Three projects were selected as top priority by the community for design and construction for the Fiscal year 2001/2002. They are: 1) the Kapi'olani Boulevard Street Beautification and Improvement Project; 2) the Washington Middle School Street Beautification and Improvement Project; 3) and the Lunalilo Tract Street Planting Project (See items C, I, and G on Figure 2).

Kapi'olani Boulevard Beautification Project (C)

Description

The Kapi'olani Boulevard project includes the Diamond Head side of Kapi'olani Boulevard from Date Street to Mahi'ai Street (see item C on Figure 2). The project will provide street beautification and improvements including street trees, planting strips, irrigation, curbs, gutters, sidewalks, driveway aprons, and storm drainage, on the Diamond Head side of Kapi'olani Boulevard from Date Street to Mahi'ai Street.

Approximate Cost and Implementation

The approximate cost of the Kapi'olani Boulevard Beautification Project is \$434,200. The implementation time schedule (including planning, design, and construction) is approximately two and a half years.

Washington Middle School Beautification Project (I)

Description

The Washington Middle School project includes areas adjacent to Washington Middle School, including: 1) a portion of Punahou Street (the area makai of the existing curb cutter and sidewalk near the South King Street intersection with Punahou Street), Phillips Street, and

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Lōkāhi Street (see item I on Figure 2). This project will provide street beautification and improvements including sidewalks, curbs, gutters, landscaping, and irrigation on the Washington Middle School side of the roads.

Approximate Cost and Implementation

The approximate cost of the Washington Middle School Beautification Project is \$462,150. The implementation time schedule (including planning, design, and construction) is approximately two and a half years.

Lunalilo Tract Street Tree Planting (G)

Description

The Lunalilo Tract project includes the area bounded by Kalākaua Avenue, South King Street, McCully Street and Kapi'olani Boulevard (see item G on Figure 2). The project will establish a street tree program and a plan for the planting of street trees for the following streets within the project area: 1) Pumehana and Hau'oli Streets from South King Street to Kapi'olani Boulevard; 2) Mānalo, Lōkāhi, and Ku'ikahi Streets; 3) Malanai and Nanea Streets; 4) Algaroba, Waiola, Date, Citron, and Lime Streets from the 'Ewa end of these streets to McCully Street; and 5) Fern Street from Kalākaua Avenue to McCully Street.

The Lunalilo street tree planting project will be designed to obtain feedback from landowners to decide if, and where trees should be planted. Street trees will be provided and planted by the City and County of Honolulu, with landowners: 1) assisting in the selection of specific tree types from the City and County of Honolulu's Street Tree Planting List; 2) determining the locations of the trees; and 3) being responsible for the maintenance and watering of the planting strip.

Approximate Cost and Implementation

The approximate cost for the Lunalilo Tract Street Tree Planting project is \$204,100. The implementation time schedule (including planning, design, and construction) is approximately one and a half years.

2.3.2 Future Beautification Projects

The following projects were identified by the community as top priority projects to be implemented after Fiscal Years 2001/2002. No funding has been allocated for these projects and they are not presented in order of priority. Approximate costs provided are very preliminary and do not represent detailed estimates.

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Safety Measures and Beautification on Kapi'olani Boulevard (B)

Description

Construct a medial strip or other safety measures on Kapi'olani Boulevard from Kalākaua Avenue to Wiliwili Street to aid pedestrians in crossing the road (see item B on Figure 2). Include beautification, as necessary, to these improvements.

Comment

This portion of Kapi'olani Boulevard is within the route of the proposed City and County of Honolulu's Bus Rapid Transit (BRT) system. As such, coordination with the City and County of Honolulu's Department of Transportation Services is recommended.

Approximate Cost and Implementation

The approximate cost for safety measures and beautification on Kapi'olani Boulevard is \$322,600. The implementation time schedule (including planning, design, and construction) is approximately one and a half years.

Street Tree Planting on King Street (D)

Description

Plant more Rainbow Shower trees along King Street to supplement the existing tree planting theme (see item D on Figure 2). Only two (2) new trees are required, as a number of tree wells have been cemented over. To assure continued growth of the trees, it is recommended that an "Adopt a Tree" program be developed by the community or community groups to provide watering for the plants along King Street.

Approximate Cost and Implementation

The approximate cost for Street Tree Planting on King Street is \$5,800. The implementation time schedule (including planning, design, and construction) is approximately three months.

Beautification of Overpass/Roadway Structures (E)

Description

For the McCully Street overpass, along with areas on the 'ewa side of the end of Kapi'olani Boulevard near the H-1 on-ramp (near Market City) and end of University Avenue, and other areas where the Freeway is visible, hide these concrete areas with Creeping Fig (see item E on Figure 2).

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Comment

The H-1 Freeway, McCully Street Overpass, portions of Bingham Street, Wai'aka Road and the Freeway overpass from Kapi'olani Boulevard are under the jurisdiction of the State of Hawai'i Department of Transportation. This project would require consultation and coordination with the State Department of Transportation. In comments on the draft environmental assessment the State of Hawai'i Department of Transportation stated: "No vines will be permitted on our highway viaduct columns and piers due to possible long-term effects on structural integrity. Any City proposal to use vines to screen our highway retaining walls must be accompanied with an adequate plan for City maintenance of both retaining walls and vegetation."

In addition, this portion of University Avenue is in the proposed City and County of Honolulu's BRT route. As such, coordination with the City and County of Honolulu's Department of Transportation Services is recommended.

Approximate Cost and Implementation

The approximate cost of the Beautification of Overpass/Roadway Structures project is \$29,700. The implementation time schedule (including planning, design, and construction) is approximately five months.

Irrigation and Beautification Improvements to the Medians on Kapi'olani Boulevard and University Avenue (F)

Description

Provide beautification improvements including irrigation in the median with planting and ground cover for Kapi'olani Boulevard from Wiliwili Street to Date Street (see item F on Figure 2). Provide improvements including planting of traffic triangles and other open areas with the roadway (created by turning lanes) with landscaping, irrigation and groundcover. For University Avenue, remove existing Rainbow Shower trees from the median and replace with Monkey Pod trees. Provide improvements including irrigation for trees within the median on University Avenue.

Comment

This portion of Kapi'olani Boulevard is within the proposed City and County of Honolulu's BRT route. As such, coordination with the City and County of Honolulu's Department of Transportation Services is recommended.

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Approximate Cost and Implementation

The approximate cost for irrigation and beautification improvements to the medians on Kapi'olani Boulevard and University Avenue is \$450,900. The implementation time schedule (including planning, design, and construction) is approximately two and a half years.

Beautification for Bus Shelters (H)

Description

Provide beautification in areas next to bus stops/shelters, specifically the bus stops/shelters on McCully Street and Kapi'olani Boulevard, Kalākaua Avenue and Phillips Street, and Kalākaua Avenue and King Street (see item H on Figure 2).

Approximate Cost and Implementation

The approximate cost of the Beautification for Bus Shelters project is \$83,700. The implementation time schedule (including planning, design, and construction) is approximately one and a half years.

Improvements/Beautification to McCully Recreation Center (J)

Description

Provide improvements to, and beautify the McCully Recreation Center (see item J on Figure 2).

Approximate Cost and Implementation

The approximate cost for improvements/beautification to McCully Recreation Center is \$75,000. The implementation time schedule (including planning, design, and construction) is approximately one and a half years.

Traffic Calming on Citron Street, Kapa'akea Street, and Husten Street (L)

Description

Provide traffic calming for traffic heading down Citron Street from Ku'ikahi Street, specifically around Mānalo Street on Citron prior to the fork (exit) into Ku'ikahi (Citron is a dead end), and additional traffic calming throughout the area (see item L on Figure 2). Install traffic calming devices on Kapa'akea Street, in the vicinity of Husten Street and other street improvements in the Mō'ili'ili area.

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Comment

This project would require consultation and coordination with the State Department of Transportation. In comments on the draft environmental assessment the State of Hawai'i Department of Transportation stated: "We have no comment about 'traffic calming improvements' on Citron, Kapa'akea, Hausten, and Coyne Streets because State highways will not be affected."

The cost for traffic calming improvements may vary depending on the scope of the project. During the planning phase of the project, a traffic calming consultant or the City, working with the community, needs to identify a specific solution that satisfies both traffic safety requirements as well as community concerns. For this reason, the cost for traffic calming improvements can vary greatly and therefore, the costs provided are very general in nature and should be used for planning purposes only. Information on roadways identified for traffic calming improvements has been forwarded to the City Department of Transportation Services.

Approximate Cost and Implementation

The approximate cost for traffic calming on Citron Street, Kapa'akea Street, and Hausten Street project is \$910,000. The implementation time schedule (including planning, design, and construction) is approximately two and a half years.

Street Tree Planting, Narrowing of Bingham Street, and Traffic Calming on Coyne Street (M)

Description

Plant trees along the freeway-side of Bingham Street to create a buffer between the freeway and homes (see item M on Figure 2). Because there is limited space available for trees on the freeway-side of the road, residents would like to narrow the roadway, if necessary, to create space for the trees. Additional street trees on the makai side of Bingham Street are also proposed. It is also proposed to provide traffic calming on Coyne Street, using a traffic calming device that does not use additional street trees as a solution.

Comment

Bingham Street (from Punahou Street to the intersection near Coyne Street) is under the State of Hawai'i Department of Transportation jurisdiction. This project would require consultation and coordination with the State Department of Transportation. The cost for traffic calming improvements may vary depending on the scope of the project. During the planning phase of the project, a traffic calming consultant or the City, working with the community, needs to identify a specific solution that satisfies both traffic safety requirements as well as community concerns. For this reason, the cost for traffic calming improvements can vary greatly and therefore, the costs provided are very general in nature and should be

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used for planning purposes only. Information on roadways identified for traffic calming improvements has been forwarded to the City Department of Transportation Services.

Approximate Cost and Implementation

The approximate cost for street tree planting, narrowing of Bingham Street, and traffic calming on Coyne Street is \$907,500. The implementation time schedule (including planning, design, and construction) is approximately two and a half years.

2.3.3 Sustainable Building Design

In their comment letter on the draft environmental assessment the Office of Environmental Quality Control (OEQC) requested implementation of some of the techniques described in their "Guidelines for Sustainable Building Design in Hawai'i." This document is attached with OEQC's comment letter at the end of this document. In particular, techniques from the "Landscape and Irrigation" section may be appropriate.

In addition, as further requested by OEQC, the use of recycled glass is suggested for areas where additional paving or re-paving is necessary.

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3.0 LAND USE CONFORMANCE

The State of Hawai'i and City and County of Honolulu land use plans, policies and ordinances relevant to the proposed McCully-Mō'ili'ili improvements are described below.

3.1 STATE OF HAWAI'I

3.1.1 State Land Use Law

The State Land Use Law (Chapter 205, Hawai'i Revised Statutes (HRS)), establishes the State Land Use Commission (LUC) and gives this body the authority to designate all lands in the State into one of four districts: Urban, Rural, Agriculture, or Conservation.

The McCully-Mō'ili'ili community is located within the State Urban District (Figure 3). The proposed improvements are street beautification projects and are consistent with uses allowed within the Urban District.

3.2 CITY AND COUNTY OF HONOLULU

Relevant land use plans of the City and County of Honolulu that pertain to the proposed improvements include the General Plan, the Primary Urban Center Development Plan, the Primary Urban Center Development Plan Land Use Map, the Primary Urban Center Development Plan Public Facilities Map, and Zoning Maps No. 3 and 4.

3.2.1 General Plan

As required by the City Charter, the General Plan for the City and County of Honolulu serves two purposes. The first is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O'ahu. Second, the General Plan is a statement of broad policies that facilitate the attainment of the objectives of the plan.

The proposed improvements are in accord with the following General Plan policies:

Policy II. Economic Activity

Objective B, Policy 8: *Preserve the well-known and widely publicized beauty of O'ahu for visitors as well as residents.*

Policy V. Transportation and Utilities

Objective A, Policy 1: *Develop and maintain an integrated ground-transportation system consisting of the following elements and their primary purposes: d. Pedestrian walkways- for getting around Downtown and Waikikī, and for trips to schools, parks, and shopping centers.*

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Objective A, Policy 11: *Make public, and encourage private, improvements to major walkway systems.*

Objective D, Policy 1: *Give primary emphasis in the capital-improvement program to the maintenance and improvement of existing roads and utilities.*

Policy VII. Physical Development and Urban Design

Objective B, Policy 1: *Stimulate development in the primary urban center by means of the City and County's capital-improvement program and State and Federal grant and loan programs.*

Objective B, Policy 5: *Encourage the development of attractive residential communities in downtown and other business centers.*

Objective E, Policy 3: *Encourage distinctive community identities for both new and existing districts and neighborhoods.*

Objective E, Policy 7: *Promote public and private programs to beautify the urban and rural environments.*

Policy X. Culture and Recreation

Objective D, Policy 3: *Develop and maintain urban parks, squares, and beautification areas in high density urban places.*

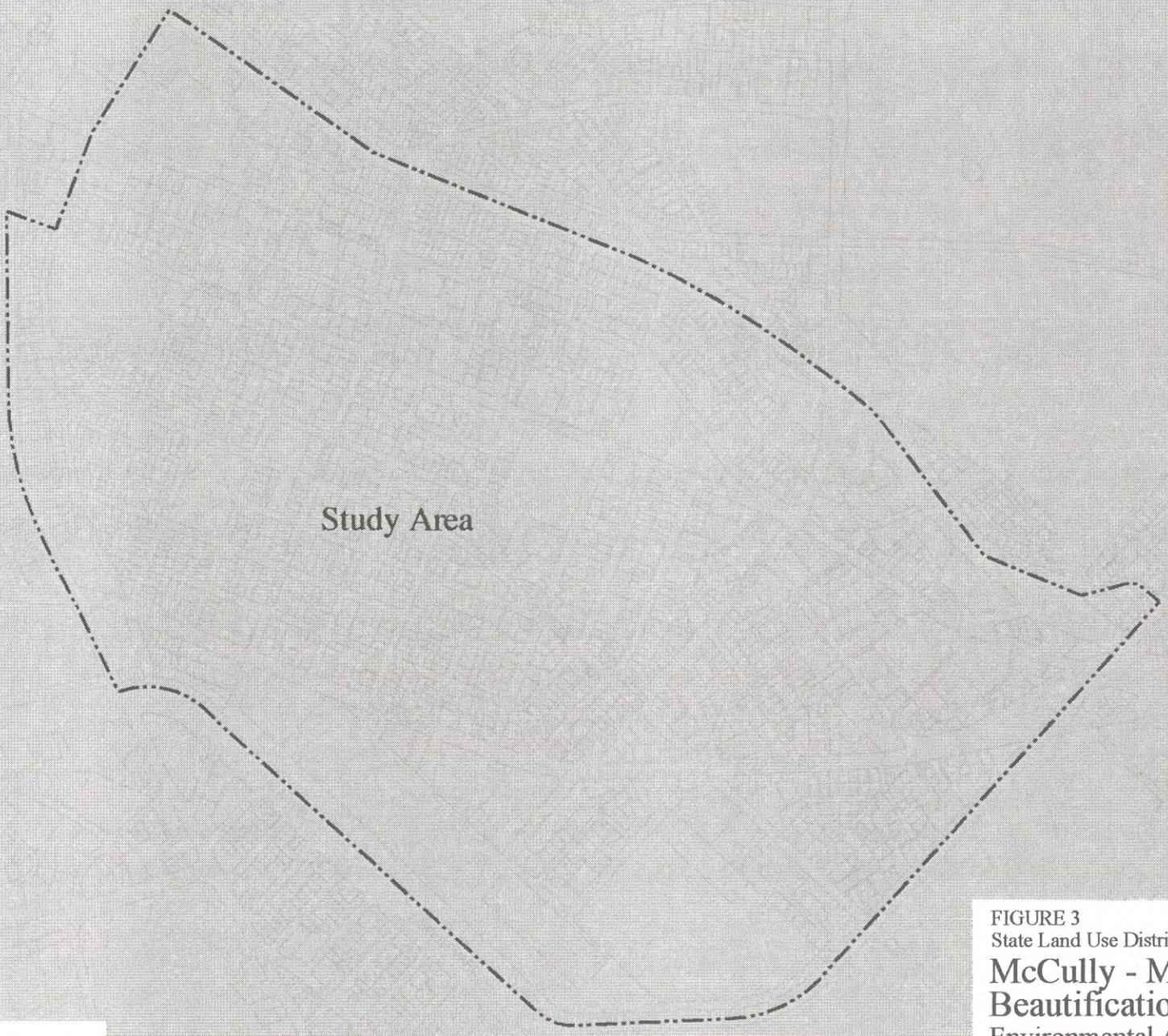
Discussion: The proposed street beautification projects conform to many of the objectives of the General Plan. Landscaping improvements in the proposed projects will beautify the community, creating a more attractive neighborhood and possibly increasing the area's sense of community. Included among the proposed improvements are the addition of new sidewalks, curbs, gutters, and driveway aprons. These additions will help improve pedestrian transportation networks in the neighborhood and create safer streets for pedestrians.

3.2.2 Development Plan—Current and Proposed

The City and County Development Plans (DPs) represent eight geographic regions that include all areas of O'ahu. McCully-Mō'ili'ili is located in the area designated as the Primary Urban Center (PUC). The corresponding development plan for this area is the *Primary Urban Center Development Plan*.

Before 1992, the City Charter required DPs to be "relatively detailed plans" for implementing and accomplishing the development objectives and policies of the General Plan. In 1992, a Charter amendment changed this to require the DPs to consist of "conceptual schemes."

In response to the 1992 Charter amendments, the City and County Department of Planning (now the Department of Planning and Permitting) launched a thorough review of all eight



Study Area

LEGEND

-  Study Area Boundary
-  Urban District

FIGURE 3
State Land Use Districts
McCully - Mō'ili'ili
Beautification Master Plan
Environmental Assessment
City & County of Honolulu Island of Oahu

AREA SCALE 1 Inch 1/2 in. = 1/2 mi.	NORTH 	LINEAL SCALE (FEET) 0 200 400 800 1600	 DATE: 08/04/02
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DPs to bring them into conformance with the Charter-mandated conceptual orientation. Currently, the *Primary Urban Center Development Plan* is under revision to bring it into conformance. However, until the proposed plan is adopted by the City Council, the current, more detailed, plan is still in effect. Both the current and proposed plans are discussed below.

3.2.2.1 Current Development Plan

The current *Primary Urban Center Development Plan* includes two parts—text and maps. The text portion also contains two portions: 1) common provisions that are common to all unrevised pre-1992 O'ahu development plan areas, and 2) special provisions that are specific to the Primary Urban Center and include descriptions, urban design principles, controls and development priorities.

Those sections of the DP Common Provisions and Special Provisions that are applicable to the proposed improvements are listed and discussed below.

Common Provisions

Sec. 24-1.4(c) *General urban design principles and controls.*

Discussion: The improvements to the McCully-Mō'ili'ili neighborhood will be in conformance with the DP common provisions specifying general urban design principles and controls. In particular, the improvements will be compatible with the Vehicular and Pedestrian Route design principle, that states that "landscaping shall be provided along major vehicular arterial and collector streets as a means to increase the general attractiveness of the community and the enjoyment of vehicular travel for visitors and residents."

Special Provisions

SECTION 24-2.2. URBAN DESIGN PRINCIPLES AND CONTROLS FOR THE PRIMARY URBAN CENTER

24-2.2(b) *Principles and Controls for Special Areas*

- (3) *McCully-Mō'ili'ili, (B): Circulation and community interaction within this area shall be enhanced by a substantially improved pedestrian walkway and a bikeway system to provide pleasant and safe links between activity centers and apartments.*

Discussion: The proposed improvements to the McCully-Mō'ili'ili neighborhood are in accord with the Primary Urban Center Special Provisions for special area design principles and controls.

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Development Plan Maps

The current *Primary Urban Center Development Plan* also includes two map elements: 1) the Land Use Map, which defines the area and distributes the various land uses in a manner that implements the General Plan objectives and policies; and 2) the Public Facilities Map, which identifies planned public and private facilities and infrastructure.

Discussion: The Primary Urban Center Development Plan Land Use Map lists the proposed project areas as primarily medium density residential areas. Washington Intermediate school is listed as "PF," which may be understood to mean "public facility." As the proposed improvements are street beautification projects, they are not inconsistent with the Primary Urban Center Development Plan Land Use Map.

The Primary Urban Center Development Plan Public Facilities Map does not identify any planned public and private facilities or infrastructure that would be in conflict with the proposed improvements in McCully-Mō'ili'ili.

3.2.2.2 Proposed Development Plan

In July of 1999, in compliance with the City Charter mandate for more conceptual development plans, the Department of Planning and permitting released a draft revision of the *Primary Urban Center Development Plan*. Community members had several concerns with the draft revision, and as such, as of December of 2001 the Department of Planning and Permitting is preparing a new draft. Because of the amount of concern within the community, as well as the nature of the community's concerns, the new draft is expected to be substantially different from the previously released draft.

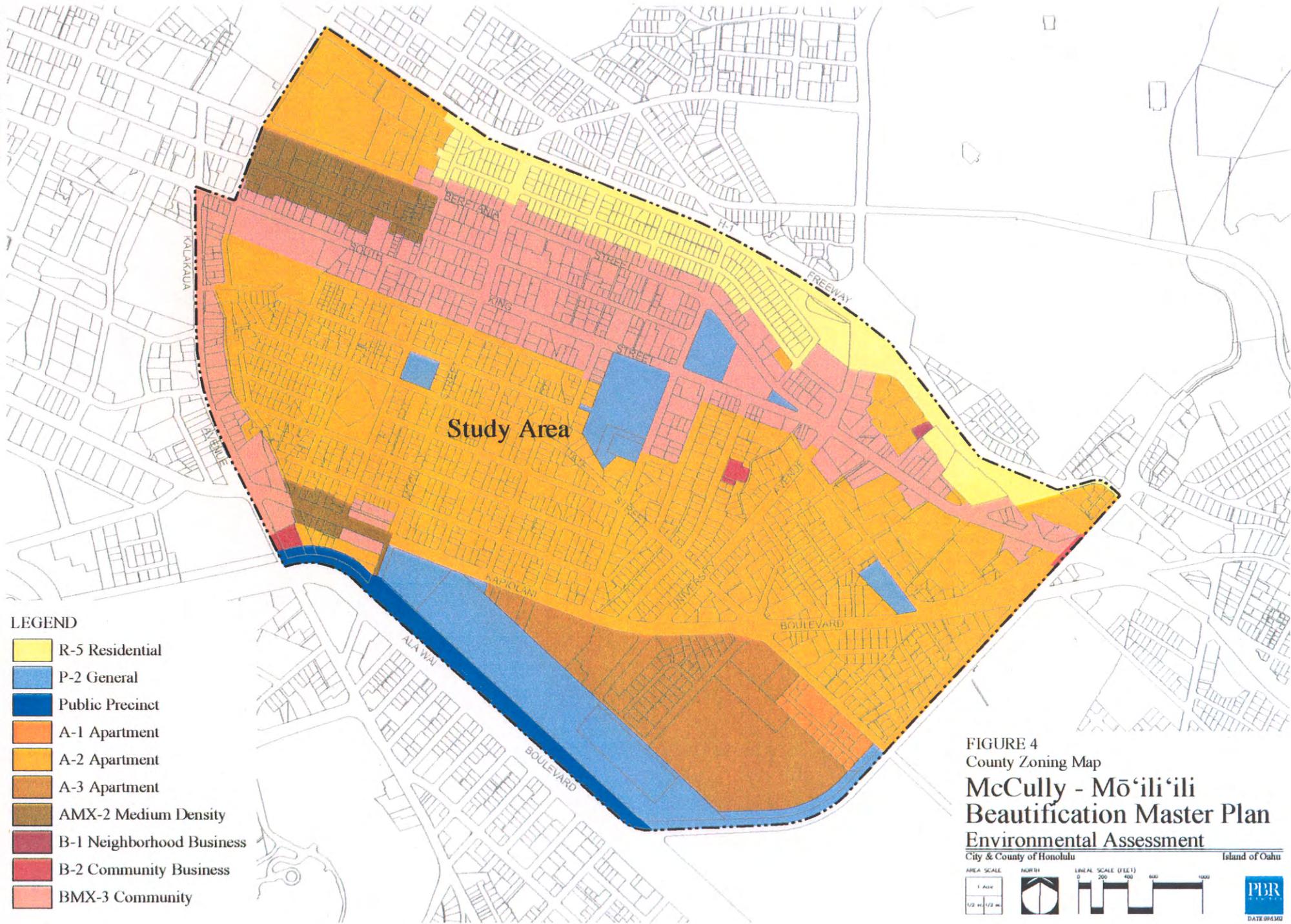
Discussion: Since the revised draft of the *Primary Urban Center Development Plan* is not available for review at the time of this writing, it is not possible to discuss the proposed McCully-Mō'ili'ili improvements in relation to the new draft plan.

3.2.3 Land Use Ordinance

The Land Use Ordinance (LUO) is the City and County of Honolulu's zoning ordinance. Besides zoning regulations, the LUO contains laws regulating other land uses and regulations intended to ensure that adequate controls and review mechanisms are in place for proposed land uses.

The study area of the McCully-Mō'ili'ili neighborhood is zoned A-1, A-2, A-3, AMX-2, B-1, B-2, BMX-3, P-2, and R-5 (Figure 4).

Discussion: The proposed improvements are consistent with the zoning of the neighborhood. The proposed improvements do not change the existing land uses in the McCully-Mō'ili'ili neighborhood, but rather are beautification projects.



LEGEND

- R-5 Residential
- P-2 General
- Public Precinct
- A-1 Apartment
- A-2 Apartment
- A-3 Apartment
- AMX-2 Medium Density
- B-1 Neighborhood Business
- B-2 Community Business
- BMX-3 Community

FIGURE 4
 County Zoning Map
McCully - Mō'ili'ili
Beautification Master Plan
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 City & County of Honolulu Island of Oahu

AREA SCALE: 1" = 1/2" (1/2" = 100')

NORTH

LINEAL SCALE (FEET): 0 200 400 600 1000

PBR
DATE 09/02/02

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3.2.3.1 Convention Center Special District

The Honolulu City Council is currently considering a bill to establish a Convention Center Special District. According the Section 21-9.20 of the Land Use Ordinance:

The purpose of a special district is to provide a means by which certain areas in the community in need of restoration, preservation, redevelopment or rejuvenation may be designated as special districts to guide development to protect and/or enhance the physical and visual aspects of an area for the benefit of the community as a whole.

A small portion of the McCully-Mō'ili'ili neighborhood would be within the proposed Convention Center Special District, primarily: 1) along Kalākaua Avenue from Beretania Street to the Ala Wai Canal; and 2) within the area bounded by McCully Street, Lime Street Kalākaua Avenue and the Ala Wai Canal.

Within the Convention Center Special District, specific street trees and landscaping will be required. In addition, a Minor Special District Permit will be required for the proposed improvements within the Convention Center Special District

Discussion: All of the proposed improvements within the Convention Center Special District will comply with the requirements of the Special District.

3.2.4 **Standards and Procedures for the Planting of Street Trees**

The City and County of Honolulu, Department of Planning and Permitting has developed "Standards and Procedures for the Planting of Street Trees." The object of the standards is to promote the consistent and frequent planting of street trees along streets. The standards apply to the removal or relocation of existing street trees and the planting of new trees within or along streets. Among the standards are requirements for maintaining safety requirements, such as prohibiting streets within 30 feet of an intersection to maintain vehicle sightlines for safe stopping distances. The standards also specify minimum tree size and spacing, irrigation requirements, required permits, and construction procedures, among other requirements.

Discussion: The proposed improvements will be in compliance with all requirements of the City and County of Honolulu, Department of Planning and Permitting's "Standards and Procedures for the Planting of Street Trees."

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3.3 APPROVALS AND PERMITS

Table 1 provides an approximate list of approvals and permits that may be required for the implementation of the proposed improvements. Actual required permits will vary with each project.

**Table 1
Required Permits and Approvals**

Permit/Approval	Responsible Agency
ADA Accessibility	Disability and Communication Access Board
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway, and Demolition Work	Department of Planning and Permitting
Connection to the City's Storm Sewer System	Department of Planning and Permitting
Grubbing, Grading, and Stockpiling Permit	Department of Planning and Permitting
Excavation (trenching) Permit	Department of Planning and Permitting
Minor Special District Permit (for projects within the Convention Center Special District)	Department of Planning and Permitting
New, Relocation, and Modification of Access Rights Into or Rights to Use State Highway Property	State Department of Transportation
NPDES	State Department of Health
Permit to Excavate Public Right-of-Way	Department of Planning and Permitting
Permit to Perform Work within a State Highway Right-of-Way	State Department of Transportation
Roadway Widening Setbacks	Department of Planning and Permitting
Street Tree Planting Plan Approval	Department of Planning and Permitting
Street Tree Planting Permit	Department of Planning and Permitting
Street Usage Permit	Department of Transportation Services

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**4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT,
POTENTIAL IMPACTS OF THE PROPOSED ACTION,
AND MITIGATIVE MEASURES**

The environment surrounding the McCully-Mō'ili'ili neighborhood includes the physical or natural environment and the human or social environment. This section describes existing conditions, potential impacts to the environment, and mitigative measures.

4.1 PHYSICAL CHARACTERISTICS

4.1.1 Climate

Generally the climate in the McCully-Mō'ili'ili area is characterized by mild and fairly uniform temperatures. Average daily minimum and maximum temperatures range from about 72 to 87 degrees Fahrenheit. Rainfall is moderate with summer months being the driest. Trades winds are generally from the northeast. Strong winds do occur at times in connection with storm systems moving through the Hawaiian Islands.

Potential Impacts and Mitigative Measures

The proposed projects include the addition of street trees. This landscaping, while not expected to have an effect on overall climatic conditions, will affect localized temperatures by creating more shaded areas. Trees can help cool streets by lowering temperatures in the shade by about 10 degrees.

Other improvements, such as curbs, gutters, and sidewalks are not expected to have a significant effect on climatic conditions and no mitigative measures are planned.

4.1.2 Topography

The McCully-Mō'ili'ili neighborhood is generally flat. Elevations within the area range from sea level at the Ala Wai Canal to a high of approximately 40 feet.

Potential Impacts and Mitigative Measures

The site already has been extensively modified by improvements related to urban development. The proposed improvements will not require any major alterations to the land and therefore no significant impacts to the site topography are anticipated.

4.1.3 Geology

Ten to twenty thousand years ago, the Sugarloaf volcanic vent, above Roundtop, sent a cascading lava flow down the western wall of Mānoa Valley which spread out on the lower

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valley floor. The flow spread out to form the broad, nearly level surface on which the University of Hawai'i is built. The general terminus of the flow extends in a narrow tongue south of the Lunalilo Freeway into the McCully-Mō'ili'ili neighborhood. Although the surface of the flow has now been greatly modified by construction, there has been little erosion. (Macdonald and Abbott, 1970) Parts of the community were not formed geologically, but were created by fill land. (See Soils 4.1.4)

Potential Impacts and Mitigative Measures

Significant impacts to the geology of the neighborhood resulting from the proposed improvements are not expected. Appropriate engineering, design, and construction measures will be undertaken to minimize potential erosion due to implementation of the improvements.

4.1.4 Soils

There have been three soil suitability studies prepared for Hawai'i whose principal focus have been to describe the physical attributes of land and the relative productivity of different land types for agricultural production. These are: 1) the U.S. Department of Agriculture Soil Conservation Service (SCS) Soil Survey; 2) Land Study Bureau Detailed Land Classification; and 3) the Agricultural Lands of Importance to the State of Hawai'i (ALISH).

Soil Conservation Survey. According to the *United States Department of Agriculture Soil Conservation Service, Soil Survey of Islands of Kaua'i, O'ahu, Maui, Moloka'i and Lāna'i, State of Hawai'i, 1972*, the soils within the McCully-Mō'ili'ili neighborhood are classified as 'Ewa Silty Clay Loam (EmA), Fill Land, Mixed (FL), Kawaihāpai (KIA), Makiki Stony Clay Loam (MIA), and Makiki Clay Loam (MkA) (Figure 5).

'Ewa Silty Clay Loam (EmA), consists of well-drained soils in basins and on alluvial fans on O'ahu and Maui. Runoff is very slow and the erosion hazard is no more than slight. Generally, the soil is used for sugarcane, truck crops, and pasture.

Fill land, Mixed (FL) consists of areas filled with material dredged from the ocean or hauled from nearby areas, garbage, and general material from other sources. This land type is commonly used for urban development including airports, housing areas, and industrial areas.

Kawaihāpai (KIA) series soil of types consist of well-drained soils on alluvial fans and terraces on the coastal plains of O'ahu and Moloka'i. These soils formed in alluvium derived from basic igneous rocks in humid uplands. Permeability is moderate. Runoff is slow, and the erosion hazard is no more than slight. In some places, this soil is subject to flooding.

Makiki series soils, like Makiki Stony Clay Loam (MIA), Makiki Clay Loam (MkA) consist of well-drained soils on alluvial fans and terraces in the city of Honolulu. These soils formed

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in alluvium mixed with volcanic ash and cinders. Permeability is moderately rapid. Runoff is slow, and the erosion hazard is no more than slight. Makiki series soils are used almost entirely for urban purposes.

Detailed Land Classification. This classification system applies a five-class productivity rating to soils using the letters A, B, C, D and E—with A representing the class of highest productivity and E the lowest. The University of Hawai'i's Land Study Bureau *Detailed Land Classification—Island of O'ahu*, has not classified the McCully-Mō'ili'ili neighborhood with an agricultural potential rating.

Agricultural Lands of Importance to the State of Hawai'i. The State Department of Agriculture's *Agricultural Lands of Importance to the State of Hawai'i (ALISH)* system of defining soil agricultural suitability has not classified the project sites according to its rating system. All of the project sites are delineated within the existing urban development boundary, therefore, there are no soils on site classified as "prime agricultural land" or "other important agricultural land."

Potential Impacts and Mitigative Measures

According to the above discussed soil studies, the McCully-Mō'ili'ili neighborhood does not contain soils of agricultural value. Therefore, no impact to agricultural productivity (existing or potential) is expected.

Implementation of the proposed improvements will be conducted in full compliance with dust and erosion control and other requirements of the City and County of Honolulu Grading Ordinance and the provisions of Chapter 11-60.1, Hawai'i Administrative Rules, Section 11-60.1-33 on fugitive dust. Best management practices (BMPs) to mitigate any dust and/or silt will be included in the construction plans.

4.1.5 Drainage and Flood Hazards

A large portion of the McCully-Mō'ili'ili neighborhood is located within either the "General Floodplain District" or the "Flood Fringe District," primarily South of South King Street and West of Isenburg Street (Figure 6). The Federal Flood Insurance Rate Map (FIRM) designates this area as "Zone AO" (Special Flood Hazard Areas Inundated by 100-year Flood with base flood elevations determined) and Zone A (Special Flood Hazard Areas Inundated by 100-year Flood with no base flood elevations determined). Other areas of the neighborhood are also known to be prone to flooding, particularly Kuilei street.

Potential Impacts and Mitigative Measures

The proposed improvements will either improve flood hazards in the neighborhood, or will not negatively impact conditions. Curbs, gutters, and drains are planned in various areas to reduce flooding. A new catch basin will be constructed in the Punahou Street/Philips Street

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area and two new catch basins will be added in the Kapi'olani Boulevard area near Date Street (see items C and I on Figure 2). In addition, trees and other landscaping will intercept and absorb storm water, reducing runoff and soil erosion throughout the neighborhood.

All improvements will be in compliance with Section 21-9.10.6 (Flood Fringe District) and Section 21-9.10.8 (General Floodplain District) of the Land Use Ordinance.

During implementation of the improvements bare soil may temporarily be exposed, slightly increasing the erosion potential until landscaping or other improvements are in place. Project specifications will incorporate erosion control requirements to mitigate any negative impacts during construction. Detailed site specific measures for erosion and sediment control will be specified in the site plans.

Upon completion, in some areas the presence of impermeable surfaces (sidewalks, curbs, and gutters) may increase the amount of rainwater runoff, however, this will be mitigated by proper engineering methods, the addition of drains in appropriate areas, and landscaping.

4.1.6 Natural Hazards

Natural hazards impacting the Hawaiian Islands include hurricanes, volcanic eruptions, earthquakes, and tsunamis.

Devastating hurricanes have impacted Hawai'i twice in the past two decades: Hurricane 'Iwa in 1982 and Hurricane 'Iniki in 1992. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could be likely given the recent record.

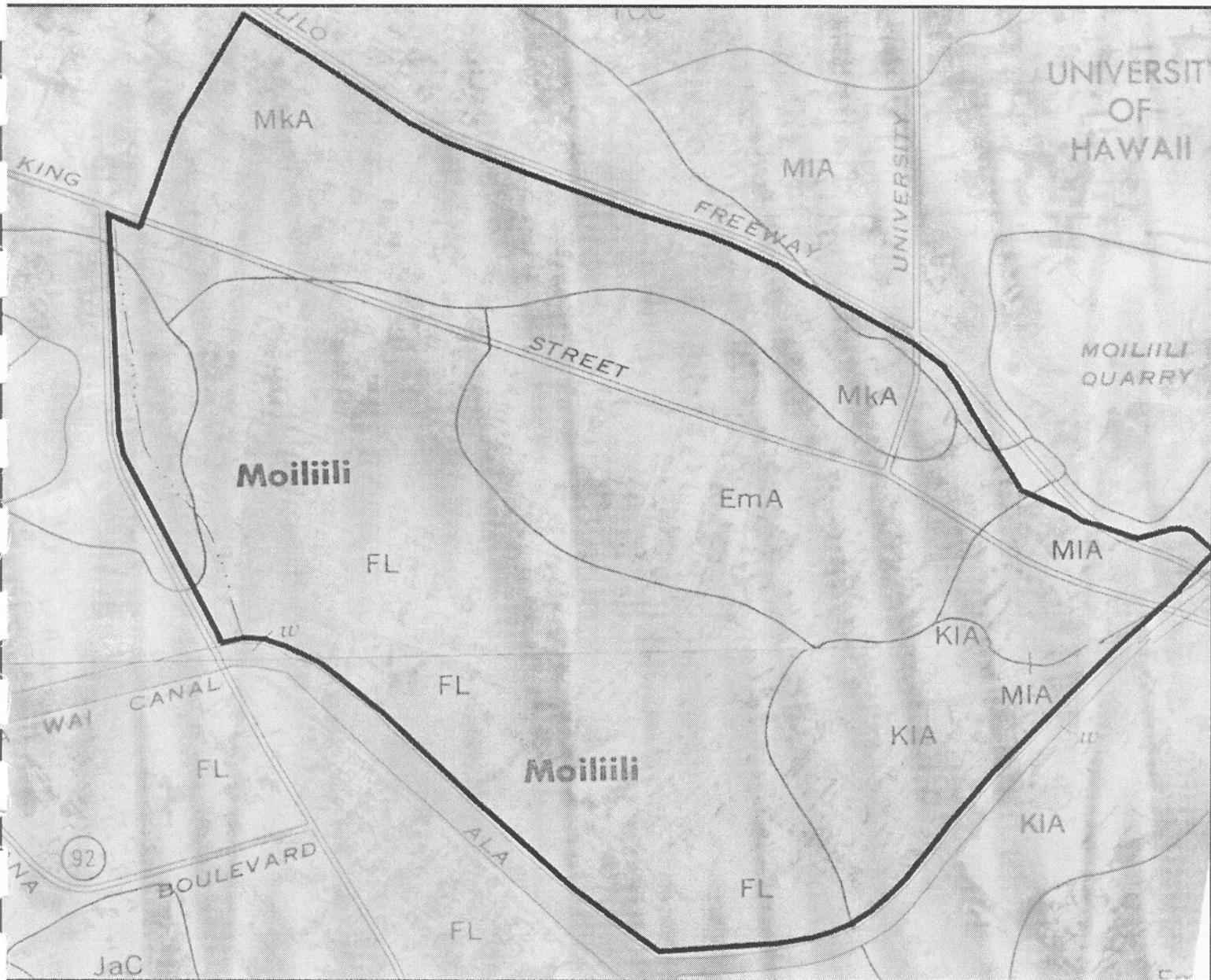
Volcanic hazards in the McCully-Mō'ili'ili neighborhood the are considered minimal due to the extinct status of the volcanos comprising O'ahu.

In Hawai'i, most earthquakes are linked to volcanic activity, unlike other areas where a shift in tectonic plates is the cause of an earthquake. Each year thousands of earthquakes occur in Hawai'i, the vast majority of them so small they are detectable only with highly sensitive instruments. However, moderate and disastrous earthquakes have rocked the islands.

The McCully-Mō'ili'ili neighborhood is outside of the area expected to be affected in the event of a tsunami.

Potential Impacts and Mitigation Measures

The proposed improvements will not exacerbate any hazard conditions. All improvements will be constructed in accordance with the Uniform Building Codes adopted by the City and County of Honolulu.



LEGEND

- Study Area
- EmA 'Ewa Silty Clay Loam
- FL Fill Land Mixed
- KIA Kawaihāpai Soils
- MIA Makiki Stony Clay
- MKA Makiki Clay Loam

FIGURE 5
SCS Soil Survey

McCully - Mō'ili'ili Improvements
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The McCully-Mō'ili'ili area, like the rest of the island or state, is no more or less vulnerable to the destructive winds and torrential rains associated with hurricanes. As the majority of the proposed improvements are street improvements (landscaping, curbs, sidewalks, gutters, etc), street trees would be the most vulnerable to the destructive winds from tropical storms. Few mitigation measures are available to protect trees from hurricanes.

4.1.7 Wetlands and Stream Resources

Extensive urbanization of the site and surrounding area precludes the presence of wetlands throughout the McCully-Mō'ili'ili neighborhood. In addition, as indicated by the SCS Soil Survey (Figure 6), much of the area has been filled.

The Mānoa Pālolo Drainage Canal forms the southeast boundary of the neighborhood. This drainage canal empties into the Ala Wai Canal, which forms the southwest boundary of the neighborhood. In addition, channelized streams are located near Kalākaua Avenue (Makiki Stream) and between Coolidge and Husten Streets. Both of these streams flow mauka-makai and drain into the Ala Wai Cannel.

Potential Impacts and Mitigative Measures

The proposed improvements are not expected to increase sedimentation into the streams, and may in fact reduce runoff and erosion by providing additional drainage catch basins in certain areas and introducing trees and landscaping to absorb storm water. Although no long-term sedimentation problems are anticipated for projects near streams, measures will be taken to prevent silt from entering the stream as described earlier in sections 4.1.4 and 4.1.5.

4.1.8 Flora and Fauna

The McCully-Mō'ili'ili neighborhood has been extensively altered by urbanization. As a result, the existing vegetation is representative of introduced species. Vegetation within the neighborhood includes: monkeypod, pink tecomas, formosa koa, kou, silver buttonwood, and rainbow shower trees, and various ornamental plants and grasses.

Birds and animals common to urban areas, such as domesticated and feral cats and dogs, rats, and mice, were sighted, or are presumed to exist in the neighborhood.

No threatened or endangered plant or animal species are known to exist on the proposed project sites.

Potential Impacts and Mitigation Measures

No impacts to rare, threatened, or endangered plant or animal species are expected as a result of the proposed improvements. While final plans have not been completed, the

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proposed improvements include extensive landscaping. Potential landscaping plants include monkeypod, rainbow shower, tulipwood, kou, sliver buttonwood, silver trumpet, and white tecoma trees, and various groundcover plants and grasses.

New landscaping will increase the amount of vegetation in the neighborhood and provide additional habitat for local wildlife, birds in particular. Thus the improvements are expected to have a positive impact on the flora and fauna of the area.

4.2 HUMAN ENVIRONMENT

4.2.1 Archaeological and Historic Resources

The McCully-Mō'ili'ili neighborhood has been extensively modified from its natural state for urban uses and there has been extensive fill in the area, making the discovery of any archaeological sites or artifacts unlikely.

Many of the older buildings in the neighborhood are characterized by wooden false-front architecture. The Kamada Building, on South King Street and one of the oldest buildings in the area, is an example of the eclectic "add-on" style from a time when store owners extended their property with whatever was handy: concrete, bricks, or tin nailed to a reliable wooden plank.

Beneath the streets, homes, and businesses of Mō'ili'ili lies an extensive network of caverns and lava tubes that catacomb the area from the University of Hawai'i to the Ala Wai canal. This network has sprung countless stories of fact and fantasy. For example, Watanabe (1996a) reports that one legend is that "fish beneath Mō'ili'ili would overheard fishermen planning their trips and swim out to sea to warn their friends."

Potential Impacts and Mitigative Measures

Based on a review of the National and State Register of Historic Places and visual site inspections, the proposed improvements will have no effect on any registered historic property. In addition, because of the highly urbanized state of the neighborhood and the fact that much of the area has been filled, the likelihood of impacting archaeological resources is limited. Thus, implementation of the proposed improvements is not expected to result in adverse impacts to historical or archaeological resources. However, all construction plans will include the following language as normally recommended by the State Historic Preservation Division:

Should historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during the construction activities, work shall cease immediately in the immediate vicinity of the find and the find shall be protected from further damage. The contractor shall immediately contact the State Historic Preservation Division at 692-8015 which will assess the

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significance of the find and recommend an appropriate mitigation measure, if necessary.

4.2.2 Cultural Resources

Mō'ili'ili was originally called Kamō'ili'ili, or place of the pebble lizard (Pukui, Elbert, and Mo'okini (1974). According to legend, Hi'iaka, the sister of the volcano goddess, Pele, was attempting to lure a man back to the Big Island when she was attacked by an evil mo'o, or lizard. Hi'iaka managed to destroy the mo'o by turning it into pebbles under a tree, which is supposedly still growing on the grounds of Kūhiō School today. Another version of the legend contends that the lizard's body was cut into pieces and the pieces turned into a low hill across from what is now Kūhiō School.

According to Watanabe (1996b), before 1900, Mō'ili'ili was home mostly to Hawaiians and Chinese. The area was covered with duck and lotus ponds, rice and taro paddies, and banana and vegetable patches. Flower fields were established in Mō'ili'ili to supply the lei sellers of downtown Honolulu and later Waikīkī with various flowers. Soon Mō'ili'ili became known for its flower shops and was dubbed the "floral capital of Honolulu" (Watanabe 1996c). Even now, Mō'ili'ili is still home to several florists.

Starting in 1896, the ethnicity of the neighborhood began to change when the first settlers of Japanese ancestry moved to Mō'ili'ili. As more Japanese moved to Mō'ili'ili from the plantations, the shops they opened reflected their culture and included a tofu factory, teahouse, and okazu-ya (Watanabe 1996b).

According to Kinji Kanazawa, who was born on the site of the old Honolulu Stadium more than 80 years ago, the Japanese also brought strong religious and educational beliefs (Watanabe 1996b). The Mō'ili'ili Hongwanji Mission on University Avenue, built in 1906, and the Mō'ili'ili Japanese School, founded in 1902, became the cultural and social centers of the community.

In time, the Mō'ili'ili Japanese School became the largest community Japanese school in Hawai'i with more than 1,000 students. In 1945, the school transferred its land and assets to the Mō'ili'ili Community Association. Gradually, the association became more ethnically diverse, reflecting the changing ethnic composition of the neighborhood, and began to develop recreational, social, and cultural programs. In 1965, the association formally became the Mō'ili'ili Community Center (Watanabe 1996d).

Reflecting on the significance of the Japanese School (now the Community Center), Kinji Kanazawa feels the school was a source of family cultural teachings and a moral code of conduct, focusing on obligation, respect, and social commitment (Watanabe 1996b).

Today, with the growth of the University of Hawai'i and a change in zoning laws to allow apartment use, Mō'ili'ili has evolved into a multi-ethnic neighborhood, however, there is still

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a strong link to Japanese culture. The Honolulu Japanese Chamber of Commerce has made Mō'ili'ili its home since 1960 and in 1991, the Japanese Cultural Center of Hawai'i opened, with a mission to preserve and promote the Japanese culture in the state.

According to historian Glen Grant: "When you look on its surface, (Mō'ili'ili) appears to be a pretty typical urban middle-class community. But when you begin to take look at its history and its stories and look beneath that surface, what you begin to uncover is a microcosm of the story of the people Hawai'i and the evolution of our multicultural environment" (quoted in Watanabe 1996b).

Potential Impacts and Mitigative Measures

The proposed street beautification projects are not expected to negatively impact the cultural resources of McCully-Mō'ili'ili. In fact, they are expected to create a more attractive neighborhood, contribute toward a more vital community, and foster a sense of community pride.

4.2.3 Traffic and Circulation

Major collector streets in the McCully-Mō'ili'ili neighborhood include South King Street, Beretania Street, Kapi'olani Boulevard, University Avenue, Isenberg Street, Date Street, McCully Street, and Kalākaua Avenue.

South King Street is a major collector street with one-way eastward bound traffic. At its intersection with University Avenue, it becomes a two-way street.

Beretania Street is major collector street with one-way westward bound traffic. It is parallel to South King Street from its beginning at University Avenue.

Kapi'olani Boulevard is a major collector street running east-west. A portion of Kapi'olani Boulevard is planned to be included in the City's future Bus Rapid Transit system.

University Avenue is a five-lane, divided roadway with bike lanes on either side. University Avenue is a major vehicular, pedestrian and bicycle route between Kapi'olani Avenue and the University of Hawai'i at Mānoa. A portion of University Avenue is planned to be included in the City's future Bus Rapid Transit system.

Isenberg Street is a four-lane collector street running mauka-makai between University Avenue and McCully Street.

Date Street is collector street running east-west from McCully Street to the neighborhood boundary at the Mānoa-Pālolo Drainage Canal and on to Kapahulu Avenue.

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McCully Street is a four-lane collector street running mauka-makai through the neighborhood. It is a major street connecting Waikīkī with the H-1 freeway.

Kalākaua Avenue is a major collector street running mauka-makai at the western border of the neighborhood. Kalākaua Avenue, via Punahou and Beretania or Phillips streets provides one of the primary entrances to Waikīkī.

Potential Impacts and Mitigative Measures

The proposed improvements are not expected to generate additional traffic.

Construction of curbs and gutters in some areas may require temporarily closing of some lanes of traffic on specific streets. Tree planing and other landscaping may disrupt traffic in some areas on a short-term basis. In addition, construction vehicles and equipment may have a temporary impact on local traffic during implementation of some of the proposed improvements. Mitigative measures include:

- 1) Mobilizing and demobilizing construction vehicles and equipment during non-peak traffic hours;
- 2) The use of temporary traffic control devices, such as signs, cones, and barricades installed in accordance with the City's traffic standards; and
- 3) If necessary, the use of an off-duty police officer to direct traffic during construction.

The proposed improvements also include traffic calming measures in some locations. Traffic calming has been requested by community members for portions of Citron Street, Kapa'akea Street, Husten Street, and Coyne Street. Specific traffic calming details have not been worked out, and will be specific for each area, but may include speed bumps, lane modifications, and landscaping where appropriate.

In general, traffic calming measures are meant to slow down traffic in residential areas and make the area safer for pedestrians. Since none of the streets proposed for traffic calming measures is a major collector street, traffic impacts are expected to be nominal. As one of the goals of traffic calming is to reduce through trips on side and secondary streets, one impact may be the diversion of some through traffic from these side streets on to the main collector streets, especially in the case of traffic calming on Coyne Street. This is seen as a positive impact for residents of the side streets. The diversion of traffic from side streets on to the main collector streets is not expected to cause the capacity of the collector streets to be exceeded.

The information on traffic calming covered in the McCully-Mō'ili'ili Beautification Master Plan has been forwarded to the City and County of Honolulu Department of Transportation

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services. In comments on the draft environmental assessment the State of Hawai'i Department of Transportation stated: "We have no comment about 'traffic calming improvements' on Citron, Kapa'akea, Hausten, and Coyne Streets because State highways will not be affected."

One of the proposed improvements calls for the planting of street trees along the freeway side of Bingham Street to create a buffer between the freeway and homes (see section 2.3.2 and item M on Figure 2). Bingham Street (from Punahou Street to the intersection near Coyne Street) is under the State of Hawai'i Department of Transportation jurisdiction. In comments on the draft environmental assessment, the State Department of Transportation stated:

At our off-ramp from H-1 to Bingham Street, vehicles are traveling at a high rate of speed and large trees become potential hazards to these exiting vehicles. We have no objections to planting trees behind curbs, a safe distance from the off-ramp.

As noted in section 2.3.2, this project will require consultation and coordination with the State Department of Transportation. During the planning phase of the project, a traffic calming consultant or the City, working with the community, needs to identify a specific solution that satisfies both traffic safety requirements as well as community concerns.

The City and County of Honolulu's BRT route is proposed to run on portions of specific streets within the McCully-Mō'ili'ili neighborhood. As such, coordination with the City and County of Honolulu's Department of Transportation Services is recommended for the proposed improvements that are within the BRT routes (see Section 2.3.2).

4.2.4 Air Quality

In general, the air quality in Hawai'i is some of the best in the nation. The air quality in the McCully-Mō'ili'ili neighborhood is probably most affected by emissions from motor vehicle traffic on roadways.

The State of Hawai'i Department of Health operates a network of air quality monitoring stations located at various sites around the state, however, there are no stations located in the McCully-Mō'ili'ili neighborhood. Available data from other locations on O'ahu suggest that both state and national ambient air quality standards are currently being met in the area, except possibly for the state standard for ozone. Ozone concentrations are generally found to be high throughout the state, partly because of the abundance of sunshine and partly because of Hawai'i's island setting. Although recent Department of Health data suggest that carbon monoxide concentrations are within both state and federal standards, it should be noted that carbon monoxide concentrations along sidewalks near traffic-congested intersections may be higher than concentrations measured at the Department of Health monitoring stations.

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Potential Impacts and Mitigative Measures

The proposed improvements are not likely to negatively impact air quality in the area. Because the scale of the proposed improvements is small, major impacts are not expected. On the contrary, the beautification projects propose the addition of new street trees, which produce oxygen to help replace the oxygen consumed by people and vehicles. Street trees also help clean the air by absorbing and storing carbon and by providing sound dampening and wind buffers.

Short term potential impacts on air quality due to construction activity may include: 1) fugitive dust; and 2) exhaust emissions from construction equipment. Adequate fugitive dust control can usually be accomplished by the establishment of a frequent watering program to keep construction areas and bare dirt surfaces from becoming significant sources of air-borne dust. Exhaust emissions from construction equipment are not likely to exceed established air quality standards.

4.2.5 Noise

The McCully-Mō'ili'ili neighborhood is exposed to moderate and sometimes high ambient noise levels. Dominant noise sources are vehicular and bus traffic, occasional aircraft flybys, and typical neighborhood noise (lawn mowing, music playing, people talking, etc.).

Potential Impacts and Mitigative Measures

During the construction period, the use of construction equipment may increase the noise levels in the specific areas of the improvements. However, because of the small scale of the proposed improvements, major impacts are not expected.

Proper mitigating measures (such as limiting construction to daylight hours) will be employed to minimize the noise impacts during construction. All work will be monitored to comply with State of Hawai'i Department of Health noise limits.

After completion, the additional street trees could actually help mitigate current neighborhood noise by providing a sound dampening buffer, screening out noise pollution.

4.2.6 Visual Resources

As the proposed improvements are beautification projects, negative impacts to visual resources are not expected. The proposed projects are meant to make the McCully-Mō'ili'ili more aesthetically pleasing. Street trees unify a streetscape and provide visual interest to pedestrians and motorists. Panoramic viewplanes identified in the Primary Urban Center Development Plan Special and Common Provisions will not be affected.

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4.2.7 Social and Economic Impacts

4.2.7.1 McCully-Mō'ili'ili Community Profile

The McCully-Mō'ili'ili Neighborhood Area (defined by the City and County of Honolulu as "Neighborhood Area 8") extends from the H-1 Freeway to the Ala Wai Canal, and from Kalākaua Avenue over to the Mānoa Pālolo Drainage Canal.

The neighborhood is a primarily residential community, with economic activities limited to retail, small offices, restaurants, and other facilities. Commercial retail activity is predominant along the major collector streets, South King Street and Beretania Street. There are a large number of educational facilities in the neighborhood including 'Iolani School, Kūhiō Elementary School, Ala Wai Elementary School, Lunalilo Elementary School, Washington Middle School, and the Hawai'i Tokai International College.

According to U.S. Census figures (as re-analyzed by City planners in 1994), the McCully-Mō'ili'ili Neighborhood Area population was 28,466 in 1990 (United States Department of Commerce, 1991, 1992; Planning Department, City and County of Honolulu, 1994). A total of 13,428 households were counted with an average household size of 2.08 people. The average size of households within the City and County of Honolulu is 3.02 people. The community consists mostly of multi-family apartments with some single-family residential homes interspersed. Parks are scattered throughout the neighborhood.

Potential Impacts and Mitigative Measures

The proposed street beautification projects are not expected to negatively impact the social characteristics of McCully-Mō'ili'ili. In fact, they are expected to contribute toward a more vital community by beautifying neighborhood streets and improving pedestrian access.

In addition, the proposed improvements are not expected have secondary impacts associated with population growth. McCully-Mō'ili'ili is a mature residential community with little room for increased residential dwelling units aside from redevelopment.

The proposed beautification improvements are the result of several community meetings and presentations, and were selected by community residents and the community Vision Team as improvements residents consider a top priority.

4.2.7.2 Economic Impacts

The primary economic impact of the proposed improvements consists of employment during implementation (particularly construction employment), since the proposed improvements will not generate tax revenues. Technically, there is little or no true employment "impact," since the funds for building and maintaining the improvements are already in the

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economy—and the improvements are not expected to attract additional money from outside Hawai'i.

After implementation, the proposed improvements are not expected to generate additional employment beyond maintenance requirements. For the improvements on public property, the City and County of Honolulu does not expect to hire additional maintenance personnel to specifically maintain the new landscaping.

4.2.8 Infrastructure

4.2.8.1 Water System

The City and County of Honolulu Board of Water Supply owns and maintains the water system that services the majority of the McCully-Mō'ili'ili neighborhood.

Potential Impacts and Mitigative Measures

The proposed improvements will not require water for normal daily activities beyond irrigation for the additional landscaping, which is typically handled by the Beautification Division of the Department of Parks and Recreation. However, in the case of the Lunalilo Tract Street Tree Planting project, it is proposed that landowners will be responsible for the maintenance and watering of the planting strip. In both cases, it is expected that the existing water system is adequate to accommodate the proposed improvements.

In comments on the draft environmental assessment the Board of Water Supply offered the following comments:

- 1) Construction plans should be submitted for Board of Water Supply review and approval to minimize any potential impacts to water system facilities in the area;
- 2) Drought tolerant/low water use plants and xeriscaping principles for all landscaping is recommended. An efficient irrigation system that incorporates moisture sensors to prevent unnecessary irrigation is also recommended.
- 3) If additional water is required, the availability will be determined when building permit applications are submitted for review and approval. If water is made available, the applicant will be required to pay Water System Facilities Charges for resource development, transmission, and daily storage.
- 4) The projects are subject to the Board of Water Supply's cross-connection control requirements before the issuance of the building permit application.

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4.2.8.2 Wastewater Facilities

As a highly urbanized area, the neighborhood contains an extensive network of wastewater (sewer) facilities.

Potential Impacts and Mitigative Measures

The proposed improvements will not require connection to the existing wastewater (sewer) facilities, as they include street beautification projects only.

4.2.8.3 Drainage Facilities

As a highly urbanized area the McCully-Mō'ili'ili neighborhood contains an extensive storm water drainage system, however, some areas are prone to flooding, particularly Kuilei street.

Potential Impacts and Mitigative Measures

The proposed improvements will either improve drainage conditions in the neighborhood, or will not negatively impact conditions. Curbs, gutters, and drains are planned in various areas to reduce flooding. A new catch basin will be constructed in the Punahou Street/Philips Street area and two new catch basins will be added in the Kapi'olani Boulevard area near Date street. In addition, trees and other landscaping will intercept and absorb storm water, reducing runoff and soil erosion throughout the neighborhood.

4.2.8.4 Electrical and Communication Utilities

Primary electrical, telephone, and cable television (CATV) service for the McCully-Mō'ili'ili neighborhood is provided by Hawaiian Electric Company (HECO), Verizon Hawaii, and Oceanic Cable.

Potential Impacts and Mitigative Measures

The proposed improvements will not require electrical, telephone, or cable television connections, as they include street beautification projects only. Current aerial and underground utility lines and poles will be confirmed with the appropriate agency and considered in the construction plans for each of the proposed projects.

4.2.9 Solid Waste Disposal

On O'ahu, residential and commercial wastes are hauled to landfills, the incinerator, or transfer stations. A waste-to-energy combuster, H-POWER (Honolulu Program of Waste Energy Recovery) located at the Campbell Industrial Park incinerates about 1,800 tons of combustible waste per day. The electricity generated is bought by Hawaiian Electric

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Company. Currently, the H-POWER facility receives all residential and commercial packer truck wastes on the island.

The Waimānalo Gulch Landfill, is the City's primary solid waste disposal facility and is located mauka of Farrington Highway near Kahe Point. The site accepts residential, commercial and nonhazardous industrial solid wastes, demolition debris and ash and residue from the H-POWER waste-to-energy facility. Wastewater treatment sludge, septic tank wastes and cesspool pumpings are accepted, provided such disposal is in accordance with the landfill's operating guidelines. The site also handles special wastes such as spent lime, contaminated foods and asbestos.

Potential Impacts and Mitigative Measures

During construction of the proposed improvements all solid waste will be disposed of in compliance with all state and county laws and ordinances. After construction, the roadway improvements and landscaping will be maintained in accordance with all State and City and County of Honolulu requirements.

4.2.10 Public Services

4.2.10.1 Police and Fire Protection

Police protection is provided by the Main Police Station located at 801 South Beretania Street. The McCully-Mō'ili'ili neighborhood is considered to be a part of Policing District 7, the East Honolulu District. This district has a community policing office in the neighborhood, located at 2535 South King Street.

Fire protection is provided by the McCully fire station on the corner of Date Street and University Avenue. The McCully Fire Station retains a ladder truck, an engine, and rescue apparatus. This station services the McCully-Mō'ili'ili neighborhood first, responding to all emergency calls regarding safety including fire, medical, and search and rescue, and is the first platoon on call for emergencies in Waikīkī and the University of Hawai'i at Mānoa.

Potential Impacts and Mitigative Measures

While there is always an unavoidable demand for police and fire protection services, the proposed improvements are not expected to increase demand for either of these services in the McCully-Mō'ili'ili neighborhood.

4.2.10.3 Health Care Services

Various health care services in Honolulu provide primary patient care to adults, women, and children. The nearest hospital with 24-hour emergency services is the Kapi'olani Medical Center for Women and Children at 1319 Punahou Street.

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Potential Impacts and Mitigative Measures

There will always be an unavoidable and occasional need for emergency health care services. However, the proposed beautification improvements are not expected to have an impact on emergency medical service demand, and should actually make portions of the neighborhood safer for pedestrians through the addition of sidewalks and shade trees.

4.2.10.4 Public Transit

Fixed route bus service is provided through the City Department of Transportation Services, which currently contracts with O'ahu Transit Services (OTS) for operation of TheBus. The OTS also operates the Handi-Van system, which is a demand responsive paratransit service for semi-ambulatory and non-ambulatory persons with disabilities. The McCully-Mō'ili'ili neighborhood is serviced by numerous bus routes, including: #1, #2, #3, #4, #5, #6, #9, #13, and the "A" City Express Route.

Potential Impacts and Mitigative Measures

The proposed improvements are not expected to impact bus ridership, and therefore no mitigation measures are planned. One of the proposed future improvements includes providing beautification in areas next to bus stops/shelters, specifically the bus stops/shelters on McCully Street and Kapi'olani Boulevard, Kalākaua Avenue and Phillips Street, and Kalākaua Avenue and King Street (see item H on Figure 2). Measures will be taken to minimize impacts to bus riders during the implementation of these improvements.

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5.0 ALTERNATIVES TO THE PROPOSED ACTION

In compliance with the provisions of Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Section 11-200-17(f), the "known feasible" alternatives to the proposed project are limited to those that would allow the objectives of the project to be met, while minimizing potential adverse environmental impacts. As such, several alternatives have been evaluated.

5.1 NO ACTION ALTERNATIVE

The no action alternative would leave the McCully-Mō'ili'ili neighborhood as is with no changes or alterations. This alternative would not accomplish the goals of the *McCully-Mō'ili'ili Beautification Master Plan* to improve the aesthetic quality of the McCully-Mō'ili'ili community or implement the Vision Team's recommendations. It would also not implement the objectives of the Master Plan to provide an accessible, safe, secure, and pleasant environment and provide additional landscaping, groundcover, and irrigation.

5.2 ALTERNATIVE SITES

This environmental assessment covers the top Mānoa/McCully neighborhood beautification projects as identified by the Mānoa/McCully-Mō'ili'ili/Makiki Vision Team. The process involved extensive community input and review. Although over 68 projects were initially proposed, the Vision Team identified 10 projects as their top priority, three of which are scheduled to be implemented in Fiscal year 2001/2002. As such, alternative sites, projects, and improvements have been thoroughly evaluated and considered. The proposed improvements listed in this EA are the projects deemed by the community as the highest priority.

5.3 THE PREFERRED ALTERNATIVE

The proposed improvements are the preferred alternative because they:

- Are the highest priority McCully-Mō'ili'ili neighborhood beautification projects identified by the Mānoa/McCully-Mō'ili'ili/Makiki Vision Team
- Implement the goals and objectives of the *McCully-Mō'ili'ili Beautification Master Plan*

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**6.0 DETERMINATION, FINDINGS, AND REASONS
FOR SUPPORTING DETERMINATION**

To determine whether the proposed action may have a significant impact on the environment, expected consequences, both primary and secondary, and the cumulative as well as short- and long-term effects have been evaluated. Based on the research performed and the studies evaluated, the Accepting Authority (City and County of Honolulu Department of Parks and Recreation, Urban Forestry Division) has issued a finding of no significant impact (FONSI) as detailed in this section.

6.1 SIGNIFICANCE CRITERIA

According to the Department of Health Rules (11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects and its short and long-term effects. In making the determination, the Rules establish "Significance Criteria" to be used as a basis for identifying whether significant environmental impact will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

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

The sites of the proposed beautification projects, along with the surrounding area, have been extensively modified from their natural state for urban uses. The proposed improvements primarily consist of additional landscaping (with the addition of curbs, gutters, storm drainage, and driveway aprons in some areas). These modifications will not change the primary uses of the streets or planting areas and therefore the projects do not involve an irrevocable commitment to loss or destruction of any natural resources.

Based on a review of the National and Hawai'i Registers of Historic Places and site inspections, the proposed improvements will have no effect on any known historic property. Should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during the construction phases of development, their treatment will be conducted in compliance with the requirements of the Department of Land and Natural Resources, State Historic Preservation Division.

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

Since the sites of the proposed improvements are already public right-of-ways along neighborhood streets (or in some cases private property) it is unlikely that other uses would be developed on the sites. The proposed uses are improvements of current facilities,

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primarily landscaping (with the addition of curbs, gutters, storm drainage, and driveway aprons in some areas). Thus, the provision of the proposed improvements will enhance the beneficial uses of the environment and could be determined to be the best use of the property.

- (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 improvements are consistent with the Environmental Policies established in Chapter 344, HRS and the National Environmental Policy Act.

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

The new improvements will positively affect the social welfare of the McCully-Mō'ili'ili community. The proposed improvements have been identified by community members as the top priority street beautification projects, and therefore are expected to be a positive contribution to the neighborhood.

- (5) Substantially affects public health;**

Impacts to public health may be temporarily affected by air, noise, and water quality impacts during construction, however, these will be of a short-term duration, and insignificant, especially when weighed against the positive social and quality of life benefits associated with the proposed improvements.

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

The proposed beautification improvements in the McCully-Mō'ili'ili neighborhood are not expected have secondary impacts associated with population growth. McCully-Mō'ili'ili is a mature residential community with little room for increased residential dwelling units aside from redevelopment.

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

The proposed beautification improvements in the McCully-Mō'ili'ili neighborhood do not involve substantial degradation of environmental quality on-site or in the surrounding neighborhood. The McCully-Mō'ili'ili neighborhood already has been extensively modified by urbanization, and the improvements primarily consist of additional landscaping (with the addition of curbs, gutters, storm drainage, and driveway aprons in some areas). As such, it is anticipated that the proposed improvements will enhance the neighborhood environment.

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Appropriate best management practices will provide safeguards for protection of air, noise, and water quality during the short-term construction period.

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

The proposed improvements will not have a cumulative negative effect on the environment. The proposed improvements are meant to satisfy public demand for neighborhood beautification and are not envisioned involve a commitment for larger actions. The commitment of fiscal resources to construct the proposed improvements, however, will foreclose other uses of those resources.

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

The McCully-Mō'ili'ili neighborhood has been extensively modified from its natural state by urbanization. No rare, threatened, or endangered species are known to exist in this extensively altered environment. Also, while it may not attract rare or endangered species, the additional landscaping and trees proposed in the beautification projects will serve to provide habitat for other local wildlife.

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

In the long term, the proposed improvements should positively impact air and noise quality in the project areas. The addition of street trees to the neighborhood will help clean the air by absorbing carbon and producing oxygen. Street trees can also trap air pollution particles. Also, the addition of trees should serve to reduce noise pollution, by acting as a buffer between roads and other uses.

Short term potential impacts on air and noise quality (fugitive dust and construction equipment exhaust emissions) may result due to construction activity, however, these impacts will be limited by appropriate construction practices.

Water quality should be minimally affected, as trees and additional landscaping can intercept and absorb storm water.

(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, freshwater, or coastal waters;

While a large portion of the McCully-Mō'ili'ili neighborhood is within a flood zone, the proposed improvements are not expected to impact the flood characteristics of the area. In addition, since the proposed improvements are primarily landscaping improvements, they should not be impacted any more that other improvement in the area as a result of being

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located in the flood zone. Shorelines, valleys, or ridges will not be impacted by the proposed improvements.

(12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;

Because the McCully-Mō'ili'ili neighborhood is generally on flat land, the predominant views are primarily of the neighborhood itself. Additional landscaping from the proposed projects will serve to beautify the neighborhood. Panoramic viewplanes identified in the Primary Urban Center Development Plan Special and Common Provisions will not be affected.

(13) Requires substantial energy consumption.

Construction of the proposed improvements will not require substantial energy consumption relative to other similar projects. Once completed, the improvements will not require any additional energy consumption. In fact, the addition of street trees has actually been shown to reduce energy usage by reducing the "heat island effect" that is common in urbanized areas and thereby reducing cooling costs. The improvements will also include new sidewalks, thereby encouraging non-motorized trips in the area.

6.2 DETERMINATION

On the basis of the above criteria, the discussion of impacts and mitigative measures contained in this document, and the public agency and community comments received in the review of the Draft Environmental Assessment, the Accepting Authority (City and County of Honolulu Department of Parks and Recreation, Urban Forestry Division) of this Environmental Assessment has determined that the proposed beautification improvements in the McCully-Mō'ili'ili neighborhood will not have significant environmental effects. Pursuant to Chapter 343, Hawai'i Revised Statutes, the Accepting Authority has issued a Finding of No Significant Impact (FONSI).

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8.0 COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT & RESPONSES

A draft environmental assessment was sent to the following agencies, organizations, and individuals. Where indicated the agency, organization, or individual submitted comments.

	AGENCY	DEA Mail Date	Date of Comments
	STATE		
1	Department of Business, Economic Development & Tourism — Office of Planning	10/8/01	
2	Department of Education — McCully-Mō'ili'ili Public Library; Hawai'i State Public Library, Main Branch	10/8/01	11/1/01
3	Department of Health — Office of Environmental Quality Control	10/8/01	11/7/01
4	Department of Transportation	10/8/01	11/21/01
5	Representative Scott Saiki	10/8/01	
6	Representative Terry Nui Yoshinaga	10/8/01	
7	Senator Brian Taniguchi	10/8/01	
	CITY & COUNTY OF HONOLULU		
8	Board of Water Supply	10/8/01	11/1/01
9	Councilmember Andy Mirikitani	10/8/01	
10	Department of Design and Construction	10/8/01	11/7/01
11	Department of Environmental Services	10/8/01	
12	Department of Facility Maintenance	10/8/01	
13	Department of Parks and Recreation	10/8/01	11/8/01
14	Department of Planning and Permitting	10/8/01	11/16/01
15	Department of Transportation Services	10/8/01	11/19/01
16	Honolulu Municipal Reference and Records	10/8/01	
17	Mānoa/McCully-Mō'ili'ili/Makiki Vision Team No. 10	10/8/01	
18	Neighborhood Board Commission — McCully-Mō'ili'ili Neighborhood Board	10/8/01	
	ORGANIZATIONS		
19	Outdoor Circle	10/12/01	

The following pages contain the comment letters received and responses.



STATE OF HAWAII
DEPARTMENT OF EDUCATION
HAWAII STATE PUBLIC LIBRARY SYSTEM
MCCULLY-MOILIILI PUBLIC LIBRARY
2211 S. KING STREET, HONOLULU, HAWAII 96826
TEL. 808-973-1099 / FAX 808-973-1095

November 1, 2001

PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813
Attn. Mr. Tom Schnell

Thank you for the opportunity to comment on the Draft Environmental Assessment for the McCully-Moiliili Beautification Master Plan.

I agree with the priorities identified by the Manoa/McCully-Moiliili/Makiki Vision Team. The ten projects chosen are excellent, and the top three choices are appropriate.

Sincerely,

Christel J. Olson
Branch Manager
McCully-Moiliili Public Library

Cc: Office of Environmental Quality Control
Department of Parks and Recreation, Urban Forestry Division
Administrative Services Branch, Hawaii State Public Library System

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

NOV - 5 2001

VIRGINIA LOWELL
STATE LIBRARIAN



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JAMES LEONARD, AICP
MANAGING DIRECTOR
HILO OFFICE

VINCENT SHIOEKUNI
SENIOR ASSOCIATE

GRANT MURAKAMI, AICP
ASSOCIATE

April 11, 2002

Christel J. Olson
Branch Manager,
McCully-Moiliili Public Library
2211 South King Street
Honolulu, Hawaii 96826

**SUBJECT: McCULLY-MŌ'ILĪ'ILĪ BEAUTIFICATION MASTER PLAN
DRAFT ENVIRONMENTAL ASSESSMENT**

Dear Ms. Olson:

Thank you for your letter dated November 1, 2001, concerning the McCully-Mō'ili'ili Beautification Master Plan Draft Environmental Assessment.

We acknowledge that you are in support of the ten projects identified in the Environmental Assessment.

Thank you for participating in the environmental review process.

Sincerely,

PBR HAWAII

Tom Schnell, AICP

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BENJAMIN J. CAYETANO
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

GENEVIEVE SALMONSON
DIRECTOR

State of Hawaii
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
Guidelines for Assessing Cultural Impacts

Adopted by the Environmental Council, State of Hawaii
November 19, 1997

November 7, 2001

Messrs. David Kumasaka and Stan Oka
Department of Design and Construction
Department of Parks and Recreation
650 South King Street
Honolulu, Hawaii 96813

Mr. Tom Schnell
PBR Hawai'i
1001 Bishop St., Pacific Tower
Suite 650
Honolulu, Hawaii 96813

Dear Messrs. Kumasaka, Oka and Schnell:

We have reviewed your draft environmental assessment (DEA) for the McCully-Mo'ili'ili Beautification Project for various Tax Map Keys in the Primary Urban Center of the Honolulu District on the island of O'ahu. We offer the following comments for your consideration and response.

- (1) **CULTURAL IMPACTS.** What impacts (if any) will the proposed action have on cultural practices and resources in the area? Chapter 343, Hawai'i Revised Statutes now requires that cultural impacts be assessed (see enclosed copy of Act 50, SLH 2000). A copy of the Environmental Council's guidelines for assessing cultural impacts is enclosed for your use.
- (2) **GUIDELINES FOR SUSTAINABLE BUILDING DESIGN IN HAWAII.** We ask that you consider implementing some of the techniques discussed in the enclosed guidelines for sustainable building design.
- (3) **USE OF RECYCLED GLASS:** To promote the use of recycled materials in-state as found in section 103D-407, Hawai'i Revised Statutes, we ask that you consider using materials with minimum recycled glass content in the design.
- (4) **INDIGENOUS AND POLYNESIAN INTRODUCED PLANTS FOR USE IN PUBLIC LANDSCAPING:** We ask that you consider the use of native, indigenous and polynesian introduced plants in your landscaping.

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

Sincerely,

GENEVIEVE SALMONSON
Director

Enclosures

I. INTRODUCTION

It is the policy of the State of Hawaii under Chapter 343, HRS, to alert decision makers, through the environmental assessment process, about significant environmental effects which may result from the implementation of certain actions. An environmental assessment of cultural impacts gathers information about cultural practices and cultural features that may be affected by actions subject to Chapter 343, and promotes responsible decision making.

Articles IX and XII of the State Constitution, other state laws, and the courts of the state require government agencies to promote and preserve cultural beliefs, practices, and resources of native Hawaiians and other ethnic groups. Chapter 343 also requires environmental assessment of cultural resources, in determining the significance of a proposed project.

The Environmental Council encourages preparers of environmental assessments and environmental impact statements to analyze the impact of a proposed action on cultural practices and features associated with the project area. The Council provides the following methodology and content protocol as guidance for any assessment of a project that may significantly affect cultural resources.

II. CULTURAL IMPACT ASSESSMENT METHODOLOGY

Cultural impacts differ from other types of impacts assessed in environmental assessments or environmental impact statements. A cultural impact assessment includes information relating to the practices and beliefs of a particular cultural or ethnic group or groups.

Such information may be obtained through scoping, community meetings, ethnographic interviews and oral histories. Information provided by knowledgeable informants, including traditional cultural practitioners, can be applied to the analysis of cultural impacts in conjunction with information concerning cultural practices and features obtained through consultation and from documentary research.

In scoping the cultural portion of an environmental assessment, the geographical extent of the inquiry should, in most instances, be greater than the area over which the proposed action will take place. This is to ensure that cultural practices which may not occur within the boundaries of the project area, but which may nonetheless be affected, are included in the assessment. Thus, for example, a proposed action that may not physically alter gathering practices, but may affect access

to gathering areas would be included in the assessment. An ahupua'a is usually the appropriate geographical unit to begin an assessment of cultural impacts of a proposed action, particularly if it includes all of the types of cultural practices associated with the project area. In some cases, cultural practices are likely to extend beyond the ahupua'a and the geographical extent of the study area should take into account those cultural practices.

The historical period studied in a cultural impact assessment should commence with the initial presence in the area of the particular group whose cultural practices and features are being assessed. The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religious and spiritual customs.

The types of cultural resources subject to assessment may include traditional cultural properties or other types of historic sites, both man made and natural, including submerged cultural resources, which support such cultural practices and beliefs.

If the subject area is in a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kauna'oa, 'ilima, 'uhaloa, noni or ki on the grassy slopes and ramps of the H-1 freeway and some state highways on the neighbor islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fisherman to locate certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact.

The Environmental Council recommends that preparers of assessments analyzing cultural impacts adopt the following protocol:

- (1) identify and consult with individuals and organizations with expertise concerning the types of cultural resources, practices and beliefs found within the broad geographical area, e.g., district or ahupua'a;
- (2) identify and consult with individuals and organizations with knowledge of the area potentially affected by the proposed action;
- (3) receive information from or conduct ethnographic interviews and oral histories with persons having knowledge of the potentially affected area;
- (4) conduct ethnographic, historical, anthropological, sociological, and other culturally related documentary research;
- (5) identify and describe the cultural resources, practices and beliefs located within the potentially affected area; and
- (6) assess the impact of the proposed action, alternatives to the proposed action, and mitigation measures, on the cultural resources, practices and beliefs identified.

Interviews and oral histories with knowledgeable individuals may be recorded, if consent is given, and field visits by preparers accompanied by informants are encouraged. Persons interviewed

should be afforded an opportunity to review the record of the interview, and consent to publish the record should be obtained whenever possible. For example, the precise location of human burials are likely to be withheld from a cultural impact assessment, but it is important that the document identify the impact a project would have on the burials. At times an informant may provide information only on the condition that it remain in confidence. The wishes of the informant should be respected.

Primary source materials reviewed and analyzed may include, as appropriate: Mahele, land court, census and tax records, including testimonies; vital statistics records; family histories and genealogies; previously published or recorded ethnographic interviews and oral histories; community studies, old maps and photographs; and other archival documents, including correspondence, newspaper or almanac articles, and visitor journals. Secondary source materials such as historical, sociological, and anthropological texts, manuscripts, and similar materials, published and unpublished, should also be consulted. Other materials which should be examined include prior land use proposals, decisions, and rulings which pertain to the study area.

III. CULTURAL IMPACT ASSESSMENT CONTENTS

In addition to the content requirements for environmental assessments and environmental impact statements, which are set out in HAR §§§§ 11-200-10 and 16 through 18, the portion of the assessment concerning cultural impacts should address, but not necessarily be limited to, the following matters:

1. A discussion of the methods applied and results of consultation with individuals and organizations identified by the preparer as being familiar with cultural practices and features associated with the project area, including any constraints or limitations which might have affected the quality of the information obtained.
2. A description of methods adopted by the preparer to identify, locate, and select the persons interviewed, including a discussion of the level of effort undertaken.
3. Ethnographic and oral history interview procedures, including the circumstances under which the interviews were conducted, and any constraints or limitations which might have affected the quality of the information obtained.
4. Biographical information concerning the individuals and organizations consulted, their particular expertise, and their historical and genealogical relationship to the project area, as well as information concerning the persons submitting information or interviewed, their particular knowledge and cultural expertise, if any, and their historical and genealogical relationship to the project area.
5. A discussion concerning historical and cultural source materials consulted, the institutions and repositories searched, and the level of effort undertaken. This discussion should include, if appropriate, the particular perspective of the authors, any opposing views, and any other relevant constraints, limitations or biases.
6. A discussion concerning the cultural resources, practices and beliefs identified, and, for resources and practices, their location within the broad geographical area in which the

proposed action is located, as well as their direct or indirect significance or connection to the project site.

7. A discussion concerning the nature of the cultural practices and beliefs, and the significance of the cultural resources within the project area, affected directly or indirectly by the proposed project.

8. An explanation of confidential information that has been withheld from public disclosure in the assessment.

9. A discussion concerning any conflicting information in regard to identified cultural resources, practices and beliefs.

10. An analysis of the potential effect of any proposed physical alteration on cultural resources, practices or beliefs; the potential of the proposed action to isolate cultural resources, practices or beliefs from their setting; and the potential of the proposed action to introduce elements which may alter the setting in which cultural practices take place.

11. A bibliography of references, and attached records of interviews which were allowed to be disclosed.

The inclusion of this information will help make environmental assessments and environmental impact statements complete and meet the requirements of Chapter 343, HRS. If you have any questions, please call 586-4185.

Guidelines for Sustainable Building Design in Hawai'i

A planner's checklist

(Adopted by the Environmental Council on October 13, 1999)

Introduction

Hawai'i law calls for efforts to conserve natural resources, promote efficient use of water and energy and encourage recycling of waste products. Planning a project from the very beginning to include sustainable design concepts can be a critical step toward meeting these goals.

The purpose of the state's environmental review law (HRS Ch. 343) is to encourage a full, accurate and complete analysis of proposed actions, promote public participation and support enlightened decision making by public officials. The Office of Environmental Quality Control offers the following guidelines for preparers of environmental reviews under the authority of HRS 343 to assist agencies and applicants in meeting these goals.

These guidelines do not constitute rules or law. They have been refined by staff and peer review to provide a checklist of items that will help the design team create projects that will have a minimal impact on Hawai'i's environment and make wise use of our natural resources. In a word, projects that are *sustainable*.

A sustainable building is built to minimize energy use, expense, waste, and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawai'i's residents and visitors today without compromising the needs of future generations. Compared to conventional projects, a resource-efficient building project will:

- I. Use less energy for operation and maintenance
- II. Contain less *embodied* energy (e.g. locally produced building products often contain less *embodied* energy than imported products because they require less energy-consuming transportation.)
- III. Protect the environment by preserving/conserving water and other natural resources and by minimizing impact on the site and ecosystems
- IV. Minimize health risks to those who construct, maintain, and occupy the building
- V. Minimize construction waste
- VI. Recycle and reuse generated construction wastes

- VII. Use resource-efficient building materials (e.g. materials with recycled content and low embodied energy, and materials that are recyclable, renewable, environmentally benign, non-toxic, low VOC (Volatile Organic Compound) emitting, durable, and that give high life cycle value for the cost.)
- VIII. Provide the highest quality product practical at competitive (affordable) first and life cycle costs.

In order to avoid excessive overlapping of items, the checklist is designed to be read in totality, not just as individual sections. This checklist tries to address a range of project types, large scale as well as small scale. Please use items that are appropriate to the type and scale of the project.

Although this list will help promote careful and sensitive planning, mere compliance with this checklist does not confirm sustainability. Compliance with and knowledge of current building codes by users of this checklist is also required.

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I. Pre Design

- ___1. Hold programming team meeting with client representative, Project Manager, planning consultant, architectural consultant, civil engineer, mechanical, electrical, plumbing (MEP) engineer, structural engineer, landscape architect, interior designer, sustainability consultant and other consultants as required by the project. Identify project and sustainability goals. Client representatives and consultants need to work together to ensure that project and environmental goals are met.
- ___2. Develop sustainable guideline goals to insert into outline specifications as part of the Schematic Design documents. Select goals from the following sections that are appropriate for the project.
- ___3. Use Cost-Benefit Method for economic analysis of the sustainability measures chosen. (Cost-Benefit Method is a method of evaluating project choices and investments by comparing the present and life cycle value of expected benefits to the present and life cycle value of expected costs.)
- ___4. Include "Commissioning" in the project budget and schedule. (Building "Commissioning" is the process of ensuring that systems are designed, installed, functionally tested, and capable of being operated and maintained in accordance with specifications that meet the owner's needs, and recognize the owner's financial and operational capacity. It improves the performance of the building systems, resulting in energy efficiency and conservation, improved air quality and lower operation costs. *Refer to Section IX.*)

II. Site Selection & Site Design

A. Site Selection

- ___1. Analyze and assess site characteristics such as vegetation, topography, geology, climate, natural access, solar orientation patterns, water and drainage, and existing utility and transportation infrastructure to determine the appropriate use of the site.
- ___2. Whenever possible, select a site in a neighborhood where the project can have a positive social, economic and/or environmental impact.
- ___3. Select a site with short connections to existing municipal infrastructure (sewer lines, water, waste water treatment plant, roads, gas, electricity, telephone, data communication lines and services). Select a site close to mass transportation, bicycle routes and pedestrian access.

B. Site Preparation and Design

- ___1. Prepare a thorough existing conditions topographic site plan depicting topography, natural and built features, vegetation, location of site utilities and include solar information,

rainfall data and direction of prevailing winds. Preserve existing resources and natural features to enhance the design and add aesthetic, economic and practical value. Design to minimize the environmental impact of the development on vegetation and topography.

- ___ 2. Site building(s) to take advantage of natural features and maximize their beneficial effects. Provide for solar access, daylighting and natural cooling. Design ways to integrate the building(s) with the site that maximizes and preserves positive site characteristics, enhances human comfort, safety and health, and achieves operational efficiencies.
- ___ 3. Locate building(s) to encourage bicycle and pedestrian access and pedestrian oriented uses. Provide bicycle and pedestrian paths, bicycle racks, etc. Racks should be visible and accessible to promote and encourage bicycle commuting.
- ___ 4. Retain existing topsoil and maintain soil health by clearing only the areas reserved for the construction of streets, driveways, parking areas, and building foundations. Replant exposed soil areas as soon as possible. Reuse excavated soils for fill and cut vegetation for mulch.
- ___ 5. Grade slopes to a ratio of less than 2 : 1 (run to rise). Balance cut and fill to eliminate hauling. Check grading frequently to prevent accidental over excavation.
- ___ 6. Minimize the disruption of site drainage patterns. Provide erosion and dust controls, positive site drainage, and siltation basins as required to protect the site during and after construction, especially, in the event of a major storm.
- ___ 7. Minimize the area required for the building footprint. Consolidate utility and infrastructure in common corridors to minimize site degradation, and cost, improve efficiency, and reduce impermeable surfaces.
- ___ 8. For termite protection, use non toxic alternatives to pesticides and herbicides, such as Borate treated lumber, Basaltic Termite Barrier, stainless steel termite barrier mesh, and termite resistant materials.

III. Building Design

- ___ 1. Consider adaptive re-use of existing structures instead of demolishing and/or constructing a new building. Consult the State Historic Preservation Officer for possible existing historic sites that may meet the project needs.
- ___ 2. Plan for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life span of the building.
- ___ 3. Design for re-use and/or disassembly. (For recyclable and reusable building products, see Section VII.)
- ___ 4. Design space for recycling and waste diversion opportunities during occupancy.
- ___ 5. Provide facilities for bicycle and pedestrian commuters (showers, lockers, bike racks, etc.) in commercial areas and other suitable locations.
- ___ 6. Plan for a comfortable and healthy work environment. Include inviting outdoor spaces, wherever possible. (Refer to Section VIII.)

- ___ 7. Provide an Integrated Pest Management approach. The use of products such as Termi-mesh, Basaltic Termite Barrier and the Sentricon "bait" system can provide long term protection from termite damage and reduce environmental pollution.
- ___ 8. Design a building that is energy efficient and resource efficient. (See Sections IV, V, VII.) Determine building operation by-products such as heat gain and build up, waste/gray-water and energy consumption, and plan to minimize them or find alternate uses for them.
- ___ 9. For natural cooling, use
 - a. Reflective or light colored roofing, radiant barrier and/or insulation, roof vents
 - b. Light colored paving (concrete) and building surfaces
 - c. Tree Planting to shade buildings and paved areas
 - d. Building orientation and design that captures trade winds and/or provides for convective cooling of interior spaces when there is no wind.

IV. Energy Use

- ___ 1. Obtain a copy of the State of Hawai'i Model Energy Code (available through the Hawai'i State Energy Division, at Tel. 587-3811). Exceed its requirements. (Contact local utility companies for information on tax credits and utility-sponsored programs offering rebates and incentives to businesses for installing qualifying energy efficient technologies.)
- ___ 2. Use site sensitive orientation to :
 - a. Minimize cooling loads through site shading and carefully planned east-west orientation.
 - b. Incorporate natural ventilation by channeling trade winds.
 - c. Maximize daylighting.
- ___ 3. Design south, east and west shading devices to minimize solar heat gain.
- ___ 4. Use spectrally selective tints or spectrally selective low-e glazing with a Solar Heat Gain Coefficient (SHGC) of 0.4 or less.
- ___ 5. Minimize effects of thermal bridging in walls, roofs and window systems.
- ___ 6. Maximize efficiencies for lighting, Heating, Ventilation, Air Conditioning (HVAC) systems and other equipment. Use insulation and/or radiant barriers, natural ventilation, ceiling fans and shading to avoid the use of air conditioning whenever appropriate.
- ___ 7. Eliminate hot water in restrooms when possible.
- ___ 8. Provide tenant sub-metering to encourage utility use accountability.
- ___ 9. Use renewable energy. Use solar water heaters and consider the use of photovoltaics and Building Integrated Photovoltaics (BIPV).
- ___ 10. Use available energy resources such as waste heat recovery, when feasible.

A. Lighting

- ___1. Design for at least 15% lower interior lighting power allowance than the Energy Code.
- ___2. Select lamps and ballasts with the highest efficiency, compatible with the desired level of illumination and color rendering specifications. Examples that combine improved color rendering with efficient energy use include compact fluorescent and T8 fluorescent that use tri-phosphor gases.
- ___3. Select lighting fixtures which maximize system efficacy and which have heat removal capabilities
- ___4. Reduce light absorption on surfaces by selecting colors and finishes that provide high reflectance values without glare.
- ___5. Use task lighting with low ambient light levels.
- ___6. Maximize daylighting through the use of vertical fenestration, light shelves, skylights, clerestories, building form and orientation as well as through translucent or transparent interior partitions. Coordinate daylighting with electrical lighting for maximum electrical efficiency.
- ___7. Incorporate daylighting controls and/or motion activated light controls in low or intermittent use areas.
- ___8. Avoid light spillage in exterior lighting by using directional fixtures.
- ___9. Minimize light overlap in exterior lighting schemes.
- ___10. Use lumen maintenance procedures and controls.

B. Mechanical Systems

- ___1. Design to comply with the Energy Code and to exceed its efficiency requirements.
- ___2. Use "Smart Building" monitor/control systems when appropriate.
- ___3. Utilize thermal storage for reduction of peak energy usage.
- ___4. Use Variable air volume systems to save fan power.
- ___5. Use variable speed drives on pumping systems and fans for cooling towers and air handlers.
- ___6. Use air-cooled refrigeration equipment or use cooling towers designed to reduce drift.
- ___7. Specify premium efficiency motors.
- ___8. Reduce the need for mechanical ventilation by reducing sources of indoor air pollution. Use high efficiency air filters and ultraviolet lamps in air handling units. Provide for regular maintenance of filtration systems. Use ASHRAE standards as minimum.
- ___9. Locate fresh air intakes away from polluted or overheated areas. Locate on roof where possible. Separate air intake from air exhausts by at least 40 ft.
- ___10. Use separate HVAC systems to serve areas that operate on widely differing schedules and/or design conditions.
- ___11. Use shut off or set back controls on HVAC system when areas are not occupied.
- ___12. Use condenser heat, waste heat or solar energy. (Contact local utility companies for information on the utility-sponsored Commercial and Industrial Energy Efficiency

Programs which offer incentives to businesses for installing qualifying energy efficient technologies.)

- ___13. Evaluate plug-in loads for energy efficiency and power saving features.
- ___14. Improve comfort and save energy by reducing the relative humidity by waste reheat, heat pipes or solar heat.
- ___15. Minimize heat gain from equipment and appliances by using:
 - a. Environmental Protection Agency (EPA) Energy Star rated appliances.
 - b. Hoods and exhaust fans to remove heat from concentrated sources.
 - c. High performance water heating that exceeds the Energy Code requirements.
- ___16. Specify HVAC system "commissioning" period to reduce occupant exposure to Indoor Air Quality (IAQ) contaminants and to maximize system efficiency.

V. Water Use

A. Building Water

- ___1. Install water conserving, low flow fixtures as required by the Uniform Plumbing Code.
- ___2. If practical, eliminate hot water in restrooms.
- ___3. Use self closing faucets (infrared sensors or spring loaded faucets) for lavatories and sinks.

B. Landscaping and Irrigation

(See Section VI.)

VI. Landscape and Irrigation

- ___1. Incorporate water efficient landscaping (xeriscaping) using the following principles:
 - a. Planning, Efficient irrigation: Create watering zones for different conditions. Separate vegetation types by watering requirements. Install moisture sensors to prevent operation of the irrigation system in the rain or if the soil has adequate moisture. Use appropriate sprinkler heads.
 - b. Soil analysis/improvement: Use (locally made) soil amendments and compost for plant nourishment, improved water absorption and holding capacity.
 - c. Appropriate plant selection: Use drought tolerant and/or slow growing hardy grasses, native and indigenous plants, shrubs, ground covers, trees, appropriate for local conditions, to minimize the need for irrigation.
 - d. Practical turf areas: Turf only in areas where it provides functional benefits.

- e. **Mulches:** Use mulches to minimize evaporation, reduce weed growth and retard erosion.

Contact the local Board of Water Supply for additional information on xeriscaping such as efficient irrigation, soil improvements, mulching, lists of low water-demand plants, tours of xeriscaped facilities, and xeriscape classes.

- ___ 2. Protect existing beneficial site features and save trees to prevent erosion. Establish and carefully mark tree protection areas well before construction.
- ___ 3. Limit staging areas and prevent unnecessary grading of the site to protect existing, especially native, vegetation.
- ___ 4. Use top soil from the graded areas, stockpiled on the site and protected with a silt fence to reduce the need for imported top soil.
- ___ 5. Irrigate with non-potable water or reclaimed water when feasible. Collect rainwater from the roof for irrigation.
- ___ 6. Sub-meter the irrigation system to reduce water consumption and consequently water and sewer fees. Contact the local county agency to obtain irrigation sub-metering requirements and procedures. Locate irrigation controls within sight of the irrigated areas to verify that the system is operating properly.
- ___ 7. Use pervious paving instead of concrete or asphalt paving. Use natural and man-made berms, hills and swales to control water runoff.
- ___ 8. Avoid the use of solvents that contain or leach out pollutants that can contaminate the water resources and runoff. Contact the State of Hawai'i Clean Water Branch at 586-4309 to determine whether a NPDES (National Pollutant Discharge Elimination System) permit is required.
- ___ 9. Use Integrated Pest Management (IPM) techniques. IPM involves a carefully managed use of biological and chemical pest control tactics. It emphasizes minimizing the use of pesticides and maximizing the use of natural process
- ___ 10. Use trees and bushes that are felled at the building site (i.e. mulch, fence posts). Leave grass trimmings on the lawn to reduce green waste and enhance the natural health of lawns.
- ___ 11. Use recycled content, decay and weather resistant landscape materials such as plastic lumber for planters, benches and decks.

VII. Building Materials & Solid Waste Management

A. Material Selection and Design

- ___ 1. Use durable products.
- ___ 2. Specify and use natural products or products with low embodied energy and/or high recycled content. Products with recycled content include steel, concrete with glass,

drywall, carpet, etc. Use ground recycled concrete, graded glass cullet or asphalt as base or fill material.

- ___ 3. Specify low toxic or non-toxic materials whenever possible, such as low VOC (Volatile Organic Compounds) paints, sealers and adhesives and low or formaldehyde-free materials. Do not use products with CFCs (Chloro-fluoro-carbons).
- ___ 4. Use locally produced products such as plastic lumber, insulation, hydro-mulch, glass tiles, compost.
- ___ 5. Use advanced framing systems that reduce waste, two stud corners, engineered structural products and prefabricated panel systems.
- ___ 6. Use materials which require limited or no application of finishing or surface preparation. (i.e. finished concrete floor surface, glass block and glazing materials, concrete block masonry, etc.)
- ___ 7. Use re-milled salvaged lumber where appropriate and as available. Avoid the use of old growth timber.
- ___ 8. Use sustainably harvested timber.
- ___ 9. Commit to a material selection program that emphasizes efficient and environmentally sensitive use of building materials, and that uses locally available building materials. (A list of Earth friendly products and materials is available through the Green House Hawai'i Project. Call Clean Hawai'i Center, Tel. 587-3802 for the list.)

B. Solid Waste Management, Recycling and Diversion Plan

- ___ 1. Prepare a job-site recycling plan and post it at the job-site office.
- ___ 2. Conduct pre-construction waste minimization and recycling training for employees and sub-contractors.
- ___ 3. Use a central area for all cutting.
- ___ 4. Establish a dedicated waste separation/diversion area. Include Waste/Compost/Recycling collection areas and systems for use during construction process and during the operational life cycle of the building.
- ___ 5. Separate and divert all unused or waste cardboard, ferrous scrap, construction materials and fixtures for recycling and/or forwarding to a salvage exchange facility. Information on "Minimizing C&D (construction and demolition) waste in Hawai'i" is available through Department of Health, Office of Solid Waste Management, Tel. 586-4240.
- ___ 6. Use all green waste, untreated wood and clean drywall on site as soil amendments or divert to offsite recycling facilities.
- ___ 7. Use concrete and asphalt rubble on-site or forward the material for offsite recycling.
- ___ 8. Carefully manage and control waste solvents, paints, sealants, and their used containers. Separate these materials from C&D (construction and demolition) waste and store and dispose them of them carefully.
- ___ 9. Donate unused paint, solvents, sealants to non-profit organizations or list on HIMEX (Hawai'i Materials Exchange). HIMEX is a free service operated by Maui Recycling

Group, that offers an alternative to landfill disposal of usable materials, and facilitates no-cost trades. See web site, www.himex.org.

- ___10. Use suppliers that re-use or recycle packaging material whenever possible.

VIII. Indoor Air Quality

- ___1. Design an HVAC system with adequate supply of outdoor air, good ventilation rates, even air distribution, sufficient exhaust ventilation and appropriate air cleaners.
- ___2. Develop and specify Indoor Air Quality (IAQ) requirements during design and contract document phases of the project. Monitor compliance in order to minimize or contain IAQ contaminant sources during construction, renovation and remodeling.
- ___3. Notify occupants of any type of construction, renovation and remodeling and the effects on IAQ.
- ___4. Inspect existing buildings to determine if asbestos and lead paint are present and arrange for removal or abatement as needed.
- ___5. Supply workers with, and ensure the use of VOC (Volatile Organic Compounds)-safe masks where required.
- ___6. Ensure that HVAC systems are installed, operated and maintained in a manner consistent with their design. Use UV lamps in Air Handling Units to eliminate mold and mildew growth. An improperly functioning HVAC system can harbor biological contaminants such as viruses, bacteria, molds, fungi and pollen, and can cause Sick Building Syndrome (SBS).
- ___7. Install separate exhaust fans in rooms where air polluting office equipment is used, and exhaust directly to the exterior of the building, at sufficient distance from the air intake vents.
- ___8. Place bird guards over air intakes to prevent pollution of shafts and HVAC ducts.
- ___9. Control indoor air pollution by selecting products and finishes that are low or non-toxic and low VOC emitting. Common sources of indoor chemical contaminants are adhesives, carpeting, upholstery, manufactured wood products, copy machines, pesticides and cleaning agents.
- ___10. Schedule finish application work to minimize absorption of VOCs into surrounding materials e.g. allow sufficient time for paint and clear finishes to dry before installing carpet and upholstered furniture. Increase ventilation rates during periods of increased pollution.
- ___11. Allow a flush-out period after construction, renovation, remodeling or pesticide application to minimize occupant exposure to chemicals and contaminants.

IX. Commissioning & Construction Project Closeout

- ___1. Appoint a Commissioning Authority to develop and implement a commissioning plan and a preventative maintenance plan. Project Manager's responsibilities must include coordination of commissioning activities during project closeout.
- ___2. Commissioning team should successfully demonstrate all systems and perform operator training before final acceptance.
- ___3. Provide flush-out period to remove air borne contaminants from the building and systems.
- ___4. Provide as-built drawings and documentation for all systems. Provide data on equipment maintenance and their control strategies as well as maintenance and cleaning instructions for finish materials.

X. Occupancy and Operation

A. General Objectives

- ___1. Develop a User's Manual for building occupants that emphasizes the need for Owner/Management commitment to efficient sustainable operations.
- ___2. Management's responsibilities must include ensuring that sustainability policies are carried out.

B. Energy

- ___1. Purchase EPA rated, Energy Star, energy-efficient office equipment, appliances, computers, and copiers. (Energy Star is a program sponsored by U.S. Dep. Of Energy. Use of these products will contribute to reduced energy costs for buildings and reduce air pollution.)
- ___2. Institute an employee education program about the efficient use of building systems and appliances, occupants impact on and responsibility for water use, energy use, waste generation, waste recycling programs, etc.
- ___3. Re-commission systems and update performance documentation periodically per recommendations of the Commissioning Authority, or whenever modifications are made to the systems.

C. Water

- ___1. Start the watering cycle in the early morning in order to minimize evaporation.
- ___2. Manage the chemical treatment of cooling tower water to reduce water consumption.

D. Air

- ___1. Provide incentives which encourage building occupants to use alternatives to and to reduce the use of single occupancy vehicles.

- ___ 2. Provide a location map of services within walking distance of the place of employment (child care, restaurants, gyms, shopping).
- ___ 3. Periodically monitor or check for indoor pollutants in building.
- ___ 4. Provide an IAQ plan for tenants, staff and management that establishes policies and documentation procedures for controlling and reporting indoor air pollution. This helps tenants and staff understand their responsibility to protect the air quality of the facility.

E. Materials and Products

- ___ 1. Purchase business products with recycled content such as paper, toners, etc.
- ___ 2. Purchase Furniture made with sustainably harvested wood, or with recycled and recycled content materials, which will not off gas VOC's.
- ___ 3. Remodeling and painting should comply with or improve on original sustainable design intent.
- ___ 4. Use low VOC, non-toxic, phosphate and chlorine free, biodegradable cleaning products.

F. Solid Waste

- ___ 1. Collect recyclable business waste such as paper, cardboard boxes, and soda cans.
- ___ 2. Avoid single use items such as paper or Styrofoam cups and plates, and plastic utensils.

XI. Resources

Financing: Energy Efficiency in Buildings. U.S. Department of Energy, DOE/EE-0152, May, 1998 (Call Tel. 1-800-DOE-EREC or visit local office)

Building Commissioning: The Key to Quality Assurance. U.S. Department of Energy, DOE/EE-0153, May, 1998 (Call Tel. 1-800-DOE-EREC or visit local office)

Guide to Resource-Efficient Building in Hawaii. University of Hawai'i at Manoa, School of Architecture and Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, October 1998. (Call Tel. 587-3804 for publication)

Hawaii Model Energy Code. Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, November 1997 (Call Tel. 587-3810 for publication)

Photovoltaics in the Built Environment: A Design Guide for Architects and Engineers. NREL Publications, DOE/GO #10097-436, September 1997 (Call Tel. 1-800-DOE-EREC or visit local office)

Building Integrated Photovoltaics: A Case Study. NREL Publications #TP-472-7574, March 1995 (Call Tel. 1-800-DOE-EREC or visit local office)

Solar Electric Applications: An overview of Today's Applications. NREL Publications, DOE/GO #10097-357, Revised February, 1997 (Call Tel. 1-800-DOE-EREC or visit local office)

Green Lights: An Enlightened Approach to Energy Efficiency and Pollution Prevention. U.S. Environmental Protection Agency, Pacific Island Contact Office (Call Tel. 541-2710 for publication.)

Healthy Lawn, Healthy Environment. U.S. Environmental Protection Agency, Pacific Island Contact Office, (Call Tel. 541-2710 for this and related publications)

How to Plant a Native Hawaiian Garden. Office of Environmental Quality Control (OEQC), Department of Health, State of Hawai'i (Call Tel. 586-4185 for publication)

Buy Recycled in Hawai'i. Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, November 1997. (Call Tel. 587-3802 for publication)

Hawai'i Recycling Industry Guide and other recycling and reuse related fact sheets. Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, July 1999. (Call Tel. 587-3802 for publication)

Minimizing Construction and Demolition Waste. Office of Solid Waste Management, Department of Health and Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, February 1998. (Call Tel. 586-4240 for publication)

Contractor's Waste Management Guide and Construction and Demolition Waste Management Facilities Directory. Clean Hawai'i Center, Energy, Resources and Technology Division, Department of Business, Economic Development and Tourism, 1999. (Call Tel. 587-3802 for publication)

Waste Management and Action: Construction Industry. Department of Health, Solid and Hazardous Waste Branch (Call Tel. 586-7496 for publication)

Business Guide For reducing Solid Waste. U.S. Environmental Protection Agency, Pacific Island Contact Office, Tel. 541-2710 (Call for publication.)

The Inside Story: A Guide to Indoor Air Quality. U.S. Environmental Protection Agency, Pacific Island Contact Office, Tel. 541-2710 (Call for this and related publications.) Additional information is available from the American Lung Association, Hawai'i, Tel. 537-5966

Selecting Healthier Flooring Materials. American Lung Association and Clean Hawai'i Center, February 1999. (Call Tel. 537-5966 x307)

Office Paper Recycling. An Implementation Manual. U.S. Environmental Protection Agency, Pacific Island Contact Office, Tel. 541-2710 (Call for publication.)

Acknowledgments

OEQC and the Environmental Council would like to thank Allison Beale, Gary Gill, Nick H. Huddleston, Gail Suzuki-Jones, Purnima McCutcheon, Virginia B. MacDonald, Steve Meder, Ramona Mullahey, Thomas P. Papandrew, Victor Olgay, Howard Tanaka, and Howard Wiig for their assistance with this project.



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April 11, 2002

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

SUBJECT: McCULLY-MŌ'ILĪ'ILĪ BEAUTIFICATION MASTER PLAN DRAFT ENVIRONMENTAL ASSESSMENT

Dear Ms. Salmonson:

Thank you for your letter dated November 7, 2001, concerning the McCully-Mō'ili'ili Beautification Master Plan Draft Environmental Assessment. We offer the following responses to your comments.

1. The final environmental assessment will include a section discussing potential impacts on cultural practices and resources.
2. Although no buildings are being proposed in the McCully-Mō'ili'ili Beautification Master Plan, the final EIS will include reference to the techniques discussed in OEQC's "Guidelines for Sustainable Building Design in Hawaii." In particular, techniques from the "Landscape and Irrigation" section may be appropriate.
3. The draft EIS will suggest the use of glass-asphalt aggregate ("glasphalt") where appropriate.
4. Native, indigenous, and Polynesian introduced plants will be considered for use in landscaping where appropriate.

Sincerely,

PBR HAWAII

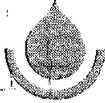
Tom Schnell, AICP

cc: William Balfour, Jr/City and County of Honolulu Department of Parks & Recreation

BOARD OF WATER SUPPLY

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

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November 1, 2001

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CLIFFORD S. JAMILE
Manager and Chief Engineer

PBR Hawaii
November 1, 2001
Page 2

PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Attention: Tom Schnell

Gentlemen:

Subject: Your Transmittal of October 8, 2001 of the Draft Environmental Assessment for the McCully/Moiliili Beautification Master Plan, Honolulu, TMK: 2-3-23 to 34; 2-7-1 to 6, 8 to 23, 25, 27, 36; 2-8-1 to 6-8 to 11, 24

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

We have the following comments to offer:

1. The construction plans should be submitted for our review and approval to minimize any potential impacts to our water system facilities in the area.
2. We recommend the use of drought tolerant/low water use plants and xeriscaping principles for all landscaping. We also recommend the installation of an efficient irrigation system. The irrigation system should incorporate moisture sensors to prevent unnecessary irrigation.
3. If additional water is required, the availability 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 resource development, transmission and daily storage.

4. 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,


for CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Office of Environmental Quality Control
Stan Oka, Department of Parks and Recreation



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April 11, 2002

Mr. Brian K Minaai
Director of Transportation,
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

**SUBJECT: McCULLY-MŌ'ILĪ'ILĪ BEAUTIFICATION MASTER PLAN
DRAFT ENVIRONMENTAL ASSESSMENT**

Dear Mr. Minaai:

Thank you for your letter dated November 21, 2001, concerning the McCully-Mō'ili'ili Beautification Master Plan Draft Environmental Assessment. We offer the following responses to your comments:

1. We acknowledge that the draft environmental assessment does not contain specific details (i.e., preliminary landscape and irrigation plans) on the proposed improvements. Please note that the draft environmental assessment is limited to the top priority projects identified by the Mānoa/McCully-Mō'ili'ili/Makiki Vision Team. Although over 68 projects were initially identified, the Vision Team identified 10 projects as their top priority, three of which are scheduled to be implemented in FYs 2001/2002. The EA is limited to the top projects because these are the projects most likely to be implemented. The other 56 projects remain on the community's wish list of improvements but have no scheduled implementation date or funding. Because of this, specific design details have not been worked out for each proposed improvement.
2. More detailed construction plans for work within the State highway right-of-way will be submitted to the Highways Division Oahu District Office for review and approval before those projects are implemented.
3. Regarding the use of Creeping Fig vines to beautify H-1 overpass concrete areas, your comment stating no vines will be permitted on DOT highway viaducts will be incorporated in the final environmental assessment.
4. We acknowledge that DOT has no comment about "traffic calming improvements" on Citron, Kapaakea, Hausten, and Coyne Streets because State highways will not be affected.
- 5-6. Regarding the impact on traffic safety of planting trees and shrubs along Bingham Street, please note that specific design details have not been worked out for each proposed improvement, including planting trees along Bingham Street. However, the draft EA states:

Mr. Brian K Minaai
Subject: McCully-Mō'ili'ili Beautification Master Plan Draft Environmental Assessment
April 11, 2002
Page 2

Bingham Street (from Punahou Street to the intersection near Coyne Street) is under the State of Hawaii Department of Transportation jurisdiction. This project would require consultation and coordination with the State Department of Transportation . . . During the planning phase of the project, a traffic calming consultant or the City, working with the community, needs to identify a specific solution that satisfies both traffic safety requirements as well as community concerns. (page 11)

Therefore, we acknowledge the potential impact on traffic safety of planting trees and shrubs along Bingham Street and concur that this issue must be addressed. To reiterate your concern, your comments on this issue will be incorporated in the final environmental assessment.

Thank you for participating in the environmental review process.

Sincerely,

PBR HAWAII

Tom Schnell, AICP

cc: William Balfour, Jr/City and County of Honolulu Department of Parks & Recreation
Genevieve Salmonson/Office of Environmental Quality Control

BOARD OF WATER SUPPLY

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CLIFFORD S. JAMILE
Manager and Chief Engineer

PBR Hawaii
November 1, 2001
Page 2

PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Attention: Tom Schnell

Gentlemen:

Subject: Your Transmittal of October 8, 2001 of the Draft Environmental Assessment for the McCully/Moiliili Beautification Master Plan, Honolulu, TMK: 2-3-23 to 34; 2-7-1 to 6, 8 to 23, 25, 27, 36; 2-8-1 to 6-8 to 11, 24

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

We have the following comments to offer:

1. The construction plans should be submitted for our review and approval to minimize any potential impacts to our water system facilities in the area.
2. We recommend the use of drought tolerant/low water use plants and xeriscaping principles for all landscaping. We also recommend the installation of an efficient irrigation system. The irrigation system should incorporate moisture sensors to prevent unnecessary irrigation.
3. If additional water is required, the availability 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 resource development, transmission and daily storage.

4. 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,


for CLIFFORD S. JAMILE
Manager and Chief Engineer

cc: Office of Environmental Quality Control
Stan Oka, Department of Parks and Recreation



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April 11, 2002

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

**SUBJECT: McCULLY-MŌ'ILĪ'ILĪ BEAUTIFICATION MASTER PLAN
DRAFT ENVIRONMENTAL ASSESSMENT**

Dear Mr. Jamile:

Thank you for your letter dated November 1, 2001, concerning the McCully-Mō'ili'ili Beautification Master Plan Draft Environmental Assessment. We offer the following responses to your comments:

- 1) Construction plans will be submitted for your review and approval to minimize any potential impacts to water system facilities in the area.
- 2) Drought tolerant/low water use plants and xeriscaping principles will be implemented where appropriate. Regarding the use of moisture sensors, the irrigation control system to be implemented is not compatible with moisture sensors as it will be battery operated and moisture sensors require an electrical system. In addition, because of the limited amount of rain the area receives on an annual basis, it would not be practical or efficient to install moisture sensors.
- 3) We acknowledge that if additional water is required, the availability will be determined when building permit applications are submitted for review and approval. If water is made available, the applicant will be required to pay Water System Facilities Charges for resource development, transmission, and daily storage.
- 4) We acknowledge that the projects are subject to the Board of Water Supply's cross-connection control requirements before the issuance of the building permit application.

Your comments will be included in the final environmental assessment. Thank you for participating in the environmental review process.

Sincerely,

PBR HAWAII

Tom Schnell, AICP

cc: William Balfour, Jr/City and County of Honolulu Department of Parks & Recreation
Genevieve Salmonson/Office of Environmental Quality Control

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

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JEREMY HARRIS
MAYOR



3V - 8 2001

RAE M. LOUI, P. E.
DIRECTOR

GEORGE T. TAMASHIRO, P. E.
DEPUTY DIRECTOR

ERIC G. CRISPIN, AIA
ASSISTANT DIRECTOR

November 7, 2001

Mr. Tom Schnell
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: McCully-Moiliili Beautification Master Plan Draft Environmental Assessment (EA)

Thank you for the opportunity to review and comment on the draft EA for the McCully-Moiliili Beautification Master Plan.

The Department of Design and Construction is in support of the master plan and does not have any comments to offer on the draft EA.

Please contact Mr. Gary Doi at 527-6699 if there are any questions.

Very truly yours,

RAE M. LOUI, P. E.
Director

RML:ei

cc: Office of Environmental Quality Control
Mr. Stan Oka, Department of Parks and Recreation



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April 11, 2002

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

SUBJECT: McCULLY-MŌ'ILĪ'ILĪ BEAUTIFICATION MASTER PLAN DRAFT ENVIRONMENTAL ASSESSMENT

Dear Ms. Loui:

Thank you for your letter dated November 7, 2001, concerning the McCully-Mō'ili'ili Beautification Master Plan Draft Environmental Assessment.

We acknowledge that the Department of Design and Construction is in support of the master plan and does not have any comments on the draft environmental assessment.

Thank you for participating in the environmental review process.

Sincerely,

PBR HAWAII

Tom Schnell, AICP

cc: William Balfour, Jr/City and County of Honolulu Department of Parks & Recreation
Genevieve Salmonson/Office of Environmental Quality Control

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

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JEREMY HARRIS
MAYOR



WILLIAM D. BALFOUR, JR.
DIRECTOR

EDWARD T. "SKIPPA" DIAZ
DEPUTY DIRECTOR

NOV 14

November 8, 2001

Mr. Tom Schnell
PBR Hawaii
1001 Bishop Street
Pacific Tower, Suite 650
Honolulu, Hawaii 96813-3429

Dear Mr. Schnell:

Thank you for the opportunity to review the McCully/Moiliili Beautification Master Plan, Draft Environmental Assessment.

As indicated in our enclosed letter to the Office of Environmental Quality Control, our department anticipates a finding of no significant impact.

Should you have any questions, please contact Mr. Stan Oka, Urban Forestry Administrator, at 971-7151.

Sincerely,

WILLIAM D. BALFOUR, JR.
Director

WDB:cu (4623)

Enclosure

September 25, 2001

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

Subject: McCully Moiliili Beautification Master Plan Draft Environmental
Assessment (DEA), Various TMKs, Honolulu, Hawaii

Dear Ms. Salmonson:

The Department of Parks and Recreation has reviewed the draft environmental assessment for the subject project, and anticipates a Finding of No Significant Impact (FONSI) determination. Please publish notice of availability for this project in the October 8, 2001, OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form, four copies of the draft EA, and the project summary on disk.

Should you need further information, please call Mr. Stanley Oka, Urban Forestry Administrator of the Division of Urban Forestry, at 971-7151.

Sincerely,

W.D. Balfour, Jr.

WILLIAM D. BALFOUR, JR.
Director

WDB:ea
4035

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FAX: (808) 523-1402
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HILO, HAWAII 96720-4276
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WAILUKU, HAWAII 96793-2204
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April 11, 2002

William Balfour, Jr, Director
Department of Parks & Recreation
City and County of Honolulu
650 South King Street, 10th Floor
Honolulu, Hawaii 96813

SUBJECT: McCULLY-MŌ'ILĪ'ILĪ BEAUTIFICATION MASTER PLAN DRAFT
ENVIRONMENTAL ASSESSMENT

Dear Mr. Balfour:

Thank you for your letter dated November 8, 2001, concerning the McCully-Mō'ili'ili Beautification Master Plan Draft Environmental Assessment.

We acknowledge that your department anticipates a finding of no significant impact (FONSI).

Thank you for participating in the environmental review process.

Sincerely,

PBR HAWAII

Tom Schnell, AICP

cc: Genevieve Salmonson/Office of Environmental Quality Control

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.cc.honolulu.hi.us



NOV 16 2001

RANDALL K. FUJIKI, AIA
DIRECTOR

LORETTA K. C. CHEE
DEPUTY DIRECTOR

2001/ELOG-4130(RY)

November 16, 2001

Mr. Thomas Schnell, AICP
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: McCully/Moiliili Beautification Master Plan Draft Environmental Assessment

We have reviewed the above document and have the following comments to offer:

The Draft Environmental Assessment should include a description of the project's location relative to the pending Convention Center Special District (SD) and address the project's consistency with the provisions of the proposed Convention Center Special District. Although the bill to establish the Convention Center Special District is still under review by the City Council, pursuant to Section 21-2.20(a) of the Land Use Ordinance, the proposed provisions are in effect and are being implemented. A copy of the Director's Report and proposed ordinance are enclosed for your use.

Some of the proposed streetscape improvements (Items B, G, H, and I) are located within the boundaries of the Convention Center Special District. As such, a **minor special district permit** will be required for portions of the work being proposed within the proposed SD.

For your information, the SD specifies tree types to be planted along major streets within the district.

Mr. Thomas Schnell, AICP
Page 2
November 7, 2001

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

Sincerely yours,


RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:lh
Encl.
Doc 124288

JEREMY HARRIS
MAYOR

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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JEREMY HARRIS
MAYOR



RANDALL K. FUJIKI, AIA
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

April 20, 2001

(JP)

MEMORANDUM

TO: CHARLIE RODGERS, CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

FROM: *Loretta K.C. Chee*
RANDALL K. FUJIKI, AIA, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: REQUEST FOR AMENDMENTS TO CHAPTER 21, REVISED
ORDINANCES OF HONOLULU 1990 (THE LAND USE
ORDINANCE), RELATING TO A CONVENTION CENTER
SPECIAL DISTRICT

Transmitted for appropriate action is my report and recommendation for approval of proposed amendments to the Land Use Ordinance (LUO), relating to a Convention Center Special District. The following summarizes the proposed LUO amendments:

GEOGRAPHIC EXTENT

Land within about ½-mile (estimated 15-minute walking distance) generally ewa and mauka of the Hawaii Convention Center will be included in the Convention Center Special District.

PERMITTED USES

Permitted uses will continue to be the same as permitted by the underlying zoning, but "adult uses" will be prohibited. "Adult uses" include establishments such as adult bookstores and theaters, hostess bars and strip clubs. Existing [nonconforming] adult uses will also be amortized (phased-out) over a 3-year period, but owners will be allowed to apply for an extension of time to substantially recover their pre-nonconformity investment in the use, if appropriate. Transfers and changes in ownership of a nonconforming adult use will require the written approval of the Director.

CHARLIE RODGERS, CHAIR
AND MEMBERS OF THE PLANNING COMMISSION

Page 2

April 20, 2001

DESIGN CONTROLS

Architectural review will be required for developments on zoning lots which front a major street.

- Major Streets will include: Kapiolani Boulevard, Atkinson Drive, Kalakaua Avenue and Keeaumoku Street.
- Except on Kalakaua Avenue, minimum required front yards for major streets will be 20 feet to provide adequate space for street trees and increased open space. Kalakaua Avenue, which has an existing 10-foot street setback line in combination with a 5- or 10-foot front yard depending on the underlying zoning, already provides a 15- to 20-foot setback from the front property line.
- On zoning lots fronting major streets, portions of front yards more than 5 feet from the property line may be counted as public open space; yard averaging up to the property line will be allowed; and the following may be able to locate within the front yard:
 - Arcades, porches and trellises no more than 20 feet high;
 - Roof eaves, awnings and other sunshade devices;
 - Outdoor dining;
 - Landscaped walls and fences up to 6 feet high in the apartment and apartment mixed use districts.
- Design guidelines for buildings and ground level features will be as provided for in the Waikiki Special District under Sections 21-9.80-4(c)(3) thru (9).
- Landscaping requirements typical of other special districts will be applied, including street tree requirements.

STREET TREES

Specific street tree requirements will be as follows: for Kapiolani Boulevard - Monkeypod; Atkinson Drive and Keeaumoku Street - Monkeypod or Coco Palm; and there will be appropriate standards for replacement trees.

CHARLIE RODGERS, CHAIR
AND MEMBERS OF THE PLANNING COMMISSION
Page 3

April 20, 2001

PROJECT CLASSIFICATION

Special district permit requirements will be applied only to developments on zoning lots fronting a major street. A Major Special District Permit will be required only for new buildings (other than accessory buildings) on these zoning lots. All developments on zoning lots which do NOT front a major street will be exempt from special district permit requirements and related design guidelines.

These proposed amendments are recommended for approval. A draft bill for the proposed LUO amendments is also attached. We would be happy to answer any questions you may have concerning this matter at the public hearing scheduled for May 16, 2001.

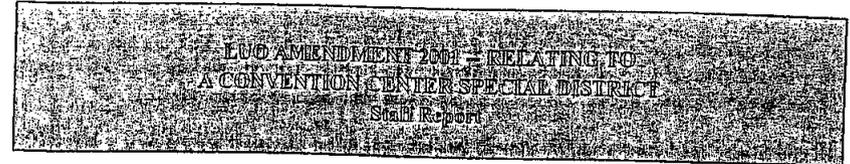

RANDALL K. FUJIKI, AIA
Director of Planning and Permitting

RKF:fm

Attachments

cc: City Council
Managing Director
Mayor's Office
Liquor Commission
Corporation Counsel
Manoa Neighborhood Board No. 7
McCully/Moiliili Neighborhood Board No. 8
Waikiki Neighborhood Board No. 9
Makiki Neighborhood Board No. 10
Ala Moana/Kakaako Neighborhood Board No. 11
Hawaii Community Development Authority

Fosse Doc. No. 91260



PROBLEM STATEMENT

The area¹ around the Hawaii Convention Center, and at the gateways to Waikiki, is notable for two significant problems:

1. Commercially zoned properties are underutilized and lack an appropriate urban design; and
2. There is an excess of establishments featuring adult-oriented entertainment.

BACKGROUND

The impact of the Hawaii Convention Center on surrounding areas was studied pursuant to City Council Resolution No. 96-267, CD-1. The *Convention Center Area Impact Study*² was prepared in response to this initiative. This study concluded, in part that:

Particular attention should be given to: improving pedestrian movement; relieving potential traffic congestion; encouraging a more festive commercial atmosphere with outdoor restaurants and increased open space; enhancing existing landscaping to promote a more distinct Hawaiian ambiance; ensuring that important views are protected; [and] controlling the presence of adult-oriented uses and drinking establishments . . . The concept of a unified commercial area can also provide the means to facilitate improvements to the visual and aesthetic character of two major transportation corridors that intersect at the Convention Center: Kapiolani Boulevard and Kalakaua Avenue.

This study also identified much of the commercial area within a 15-minute walking distance of the Convention Center as "underutilized."³ See attached Exhibit B. The convention center area is very important to the economy of Oahu and the state because it contains the Hawaii Convention Center, and it is a primary gateway into Waikiki. Both the convention center and

¹See Exhibit A.

²April 1999, *Convention Center Area Impact Study*, prepared by Belt Collins Hawaii.

³Ibid. Figure 35 - Underutilized Commercial (BMX-Business Mixed Use) Areas.

Waikiki are principal visitor destinations, and are thus significant contributors to the continued health and vitality of our visitor industry. The area also contains, or is at the periphery of, important residential neighborhoods within urban Honolulu, including: McCully, Kaheka, Ala Moana/Kahakai and Hobron.⁴ See attached Exhibit C. With the exception of the Ala Wai Canal Promenade, there are currently no significant open space features within the area.⁵

The area also contains a concentration of adult-oriented uses, many of them liquor serving establishments. There are 34 bars and cabarets within the area that are licensed to allow nudity and/or hostess activities. See attached Exhibits D, D-1 and D-2.⁶ There are currently no records which indicate the number of retail and other non-liquor serving establishments specializing in adult-oriented material located in the area; although, an area Councilmember identified 3 such establishments in the area.⁷

It should be noted that any ordinance attempting to regulate adult-oriented uses must be specifically tailored to address only the secondary impacts of the adult establishments, rather than attempt to prohibit or suppress adult-oriented uses within the jurisdiction. The First Amendment of the U.S. Constitution, as interpreted by recent federal appellate court decisions, requires that any regulation of adult uses not act as a de facto prohibition. In particular, the Ninth U.S. Circuit Court of Appeals, which has jurisdiction over Hawaii, has interpreted that at least 5 percent of the land area of a municipality must be available for the location of adult uses in order to satisfy First Amendment requirements.

The DPP has analyzed the spatial impact of a prohibition on adult-oriented uses within the boundaries of a Convention Center Special District. It was determined that about 6.9 percent of

⁴Ibid. Figure 2 - Map of Principal Surrounding Neighborhoods.

⁵Ibid. Figure 24 - Open Space/parks.

⁶Source: Honolulu Liquor Commission. As of April 4, 2001, records indicate that there are within the area: 33 "General Dispenser" establishments ("bars") with Category 2 (Nudity) and/or 4 (Hostess) licenses, and 1 "Cabaret" establishment with a Category 2 license.

⁷Letter from Councilmember Andy Mirikitani, dated June 7, 1999, in response to a request from DPP, reporting 4 establishments retailing adult-related material within the area of Council District V. These include: *Aaxtion Video* (1661 Kapiolani Boulevard), *Discount Video* (1160 Waimanu Street), *Video Emporium* (825 Keeaumoku Street), and *Xanadu* (1687 Kapiolani Boulevard). However, Discount Video lies outside the Convention Center Special District boundaries; actually being located within the Kakaako Community Development District, which is under state jurisdiction. Letter on file with DPP under Resolution No. 98-226.

the urban land area⁸ within the municipal jurisdiction⁹ of the City and County of Honolulu would continue to be available for the location of adult uses.¹⁰ Therefore, the proposed elimination of adult uses within the Convention Center Special District will not function as a regulatory prohibition against such uses within the overall municipal jurisdiction of the City and County of Honolulu.

PROPOSAL

The Convention Center Special District will provide the City with an opportunity to influence the urban design of new development along the major streets which act as gateways to the Hawaii Convention Center and into Waikiki. An architectural review process will be established, with design guidelines borrowed from the abutting Waikiki Special District. Otherwise, underlying zoning will continue to apply. Adult uses within the Convention Center Special District will be prohibited, and existing [nonconforming] adult uses will be phased-out through a 3-year amortization period.

GEOGRAPHIC EXTENT

Land generally about 1/2-mile ewa and mauka of the Hawaii Convention Center will be included in the special district. See attached Exhibit A. The 1/2-mile radius is estimated to be the equivalent of a 15-minute walk. Land within Waikiki was not included, since it is already

⁸"Urban land" includes all zoning districts on Oahu except for the F-1 Military and Federal, P-1 Restricted Preservation, P-2 General Preservation, AG-1 Restricted Agricultural and AG-2 General Agricultural Districts. Total acreage for "non-urban land" on Oahu is 323,362.0 acres; total "urban land" is 60,328.3 acres.

⁹Since the Kakaako Community Development District, which is under the administration of the state's Hawaii Community Development Authority, is not under the City's zoning authority, its area was not included in the calculation.

¹⁰Actually, about 17 percent of urban land would continue to be available for adult-oriented drinking establishments since bars and cabarets are also permitted uses in industrial districts, whereas adult-oriented retail uses are not. The amount of urban land available for "retail uses" is smaller than that available for drinking establishments, so the percentage of urban land available for that type of use is also smaller.

In fact, the amount of urban land available for an adult use depends on the specific use and the size of the zoning districts where that use is permitted. For purposes of this analysis, however, it is enough to know that drinking establishments represent the most wide ranging and retail uses represent the most restrictive in terms of the total size and number of zoning districts where an adult type of use may be permitted. Therefore, the amount of urban land available for another type of adult use, such as a panoram ("peep show"), which is considered an "indoor amusement facility" for zoning purposes, would be somewhere between 7 and 17 percent.

regulated as a special district. Land mauka of Waikiki consisting primarily of residential neighborhoods also was not included, since the Convention Center Special District is primarily intended to address commercial development. Nevertheless, some apartment zoned land within the area of interest was included due to its location along a major street.

The area of the Convention Center Special District includes about 174.5 acres, comprised of the following underlying zoning districts:

District	Area (in acres)
A-2	21.929
A-3	8.462
AMX-2	1.997
AMX-3	<u>9.685</u>
Total Apartment Zoned	<u>42.073</u>
B-2	0.633
BMX-3	<u>131.779</u>
Total Business Zoned	<u>132.412</u>
TOTAL	<u>174.485</u>

DESIGN CONTROLS

Special district permit requirements will apply only to developments on zoning lots fronting a major street. A Major Special District Permit will be required only for new buildings (other than accessory buildings) on these zoning lots. All developments on zoning lots which do NOT front a major street will be exempt from special district permit requirements and related design guidelines. Major Streets will include: Kapiolani Boulevard, Atkinson Drive, Kalakaua Avenue and Keeaumoku Street.

The following will be the design controls for zoning lots which front a major street within the Convention Center Special District:

- Except for Kalakaua Avenue, yards for major streets will be 20 feet to provide adequate space for street trees and increased open space. Kalakaua Avenue, which has an existing 10-foot street setback line in combination with a 5- or 10-foot front yard depending on the underlying zoning, already provides a 15- to 20-foot setback from the front property line.

Streets requiring large canopy form trees, such as Monkeypod trees, need an increased front yard to accommodate the full span of the trees as they mature. Specific street tree requirements are: Kapiolani Boulevard (Monkeypod), and Atkinson Drive and Keeaumoku Street (Monkeypod or Coco Palm), with appropriate standards for replacement trees.

- On zoning lots fronting major streets, portions of the front yard more than 5 feet from the property line will count as public open space; yard averaging will be allowed up to the property line; and the following will be able to locate within the front yard: arcades, porches and trellises (no more than 20 feet high); roof eaves, awnings and other sunshade devices; outdoor dining; and landscaped walls and fences up to 6 feet high in the apartment and apartment mixed use districts.

- Design guidelines for buildings and ground level features shall be as currently provided within the Waikiki Special District (WSD) [Sections 21-9.80-4(c)(3) thru (9)]. These guidelines are intended to instill a Hawaiian sense of place and an improved pedestrian-oriented environment. Within the Convention Center Special District provisions, for purposes of simplification, these guidelines are established by reference to the existing WSD provisions, rather than enumerated separately. The specific guidelines are enumerated below:

- (3) *Automobile Service Stations and Car Rental Establishments. Automobile service stations and car rental establishments shall comply with the following requirements:*
 - (A) *A minimum side and rear yard of five feet shall be required with a solid fence or wall at least six feet in height on the property line with the required yard substantially landscaped with planting and maintained.*
 - (B) *The station shall be illuminated so that no unshielded, unreflected or undiffused light source is visible from any public area or private property immediately adjacent to the station.*
 - (C) *All areas not landscaped shall be provided with an all-weather surface.*
 - (D) *No water produced by activities on the zoning lot shall be permitted to fall upon or drain across public streets or sidewalks.*
- (4) *Utility Installations. Utility installations shall be designed and installed in an aesthetic manner so as to hide or screen wires and equipment completely from view, including views from above (except for antennas).*

(5) *Building Materials.* Selection and use of building materials should contribute to a Hawaiian sense of place through the use of subdued and natural materials, such as plaster finishes, textured concrete, stone, wood and limited use of color-coated metal. Freestanding walls and fences should be composed of moss rock, stucco-finished masonry or architectural concrete whenever possible. Colors and finishes shall be characterized as being absorptive rather than reflective. The use of shiny metal or reflective surfaces, including paints and smooth or plastic-like surfaces should be avoided.

(6) *Building Scale, Features and Articulation.* Project designs should provide a human scale at ground level. Buildings composed of stepped forms are preferred. Articulated facades are encouraged to break up building bulk. Use of the following building features is encouraged: sunshades; canopies; eaves; lanais; hip-form roofs for low-rise, freestanding buildings; recessed windows; projecting eyebrows; and architectural elements that promote a Hawaiian sense of place.

(7) *Exterior Building Colors.* Project colors should contribute to a tropical resort destination. They should complement or blend with surrounding colors, rather than call attention to the structure. Principal colors, particularly for high-rise towers, should be of neutral tones with more vibrant colors relegated to accent work. Highly reflective colors shall not be permitted.

(8) *Ground Level Features.*

(A) Within a development, attention should be given to pedestrian-oriented ground level features. A close indoor-outdoor relationship should be promoted. Design priority should include the visual links through a development connecting the sidewalk and other public areas with on-site open spaces, mountains and the ocean.

(B) Building facades at the ground level along open spaces and major streets (including Kalakaua Avenue, Kuhio Avenue, Kapahulu Avenue, Ala Wai Boulevard and Ala Moana Boulevard) shall be devoted to open lobbies, arcade entrances, and display windows, and to outdoor dining where it is permitted.

[Note: for purposes of the Convention Center Special District, "major streets" shall include Kapiolani Boulevard, Kalakaua Avenue, Keeaumoku Street and Atkinson Drive.]

(C) Where commercial uses are located at ground level, other than as required by paragraph (B), at least one-half of the total length of the building facade along streets shall be devoted to open lobbies, arcade entrances, display windows and outdoor dining where permitted.

(D) The street facades of ground level hotel lobbies should include wide, open entryways. Ventilation in these lobbies should primarily depend on natural air circulation.

[Note: hotels are not a permitted use within any of the zoning districts included within the Convention Center Special District. The inclusion of this design guideline will not alter the current permitted use regulations provided under the existing zoning.]

(E) Where buildings are situated between a street and the shoreline or between a street and open spaces, ground level lobbies, arcades and pedestrian ways should be provided to create visual links between the street and the shoreline or open space.

(F) Where blank walls must front a street or open space, they shall be screened with heavy landscaping or appropriately articulated exterior surfaces.

(G) Ground level parking facilities should not be located along any street, park, beachfront, public sidewalk or pedestrian way. Where the site plan precludes any other location, the garage may front these areas provided landscaping is provided for screening. Principal landscaping shall include trees, and secondary landscape elements may include tall hedges and earth berms.

(9) *Outdoor Lighting.* Outdoor lighting shall be subdued or shielded so as to prevent glare and light spillage onto surrounding properties and public rights-of-way. It shall not be used to attract attention to structures, uses or activities. Rotating, revolving, moving, flashing and flickering lights shall not be visible to the public, except lighting installed by a public agency for traffic safety purposes or temporary lighting related to holiday displays.

Landscaping requirements typical of other special districts, including street tree requirements will also be established.

PERMITTED USES

Permitted uses within the Convention Center Special District shall continue to be the same as currently regulated by the underlying zoning, with the exception that "adult uses" will be prohibited. Adult uses include commercial establishments such as adult bookstores and theaters, hostess bars and strip clubs. These adult uses will be amortized, i.e., phased-out, over a 3-year period. [Note: Existing adult uses will become nonconforming uses.]

Adult uses will be defined as "adult bookstores," "adult cabarets," "adult theaters," "hostess bars" and "strip clubs" devoted "substantially or significantly" to adult-related activities. As defined, any use with 25 percent or more of its total floor area accessible by patrons and/or allocated to adult-related activities will be included. [Note: outside of the Convention Center Special District, "adult uses" will continue to be regulated normally, i.e., as bars, nightclubs, taverns, cabarets, retail establishments, indoor amusement, etc. And, they will not be treated as prohibited uses.]

Nonconforming adult uses will be permitted to apply for an extension of time beyond the 3-year amortization period in order for the owner to substantially recover their pre-nonconformity investment. This is necessary when amortizing a nonconforming use in order to prevent a regulatory taking. The extension of time will only be allowed to recover costs incurred prior to the use becoming a nonconformity, i.e., adoption of the ordinance. An owner requesting an extension of time must apply for the extension no less than 120 days prior to the end of the 3-year amortization period.

Transfers and changes in ownership of a nonconforming adult use within the special district will require the written approval of the director. This is intended to insure that a new owner of a nonconforming adult use within the special district is made well aware of the amortization of the use, and that no additional investment costs will be incurred as an attempt to extend the life of the use.

The bill also includes findings that the proposed ordinance is necessary to: protect against public indecency; preserve the quality of life of the affected community and the character of the convention center area; preserve the attractiveness of Honolulu, and the gateways into Waikiki and the Hawaii Convention Center, in particular; and prevent the adverse impacts of adult establishments. No new study of the effects of adult establishments within the City and County of Honolulu was prepared. However, the courts have held that it is adequate to rely on the studies of other jurisdictions showing that the potential for negative effects exists to justify the similar regulation of adult uses.¹¹ The bill cites as evidence numerous studies conducted by other

¹¹"The First Amendment does not require a city, before enacting such an ordinance, to conduct new studies or produce evidence independent of that already generated by other cities, so long as whatever evidence the city relies upon is reasonably believed to be relevant to the problems that the city addresses." Stringfellow's of New York, Ltd. v. City of New York, 694

jurisdictions documenting the negative secondary effects of adult establishments on surrounding communities.

NOTE CONCERNING IMPLEMENTATION

LUO Section 21-2.20(a) provides that:

No permit required by this chapter shall be granted or application accepted for any use, structure or project on any zoning lot in conflict with a proposed zone change, including an amendment to or establishment of any special district, between the time the proposal is initiated by the director or the council and the time the proposal is withdrawn, or approved or denied by the council. This provision shall not apply for a period of more than one year from the date of initiation of the proposal. [Emphasis added.]

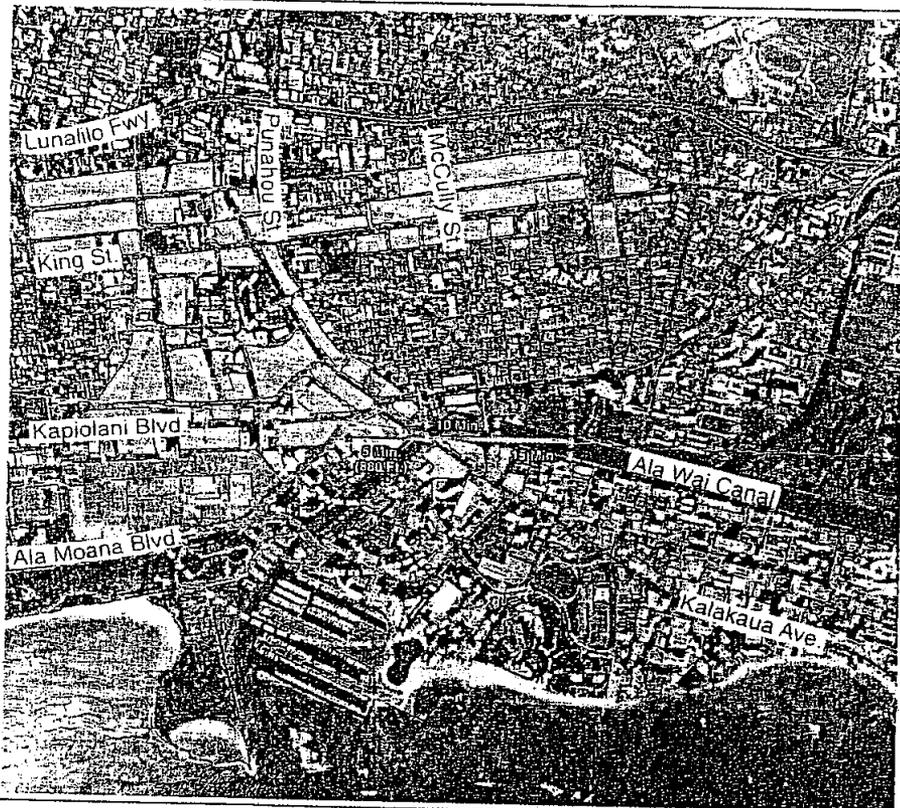
The Director has initiated the establishment of the Convention Center Special District as of the date of this transmittal to the Planning Commission. Therefore, the provisions of the special district are now being implemented, where the provisions are more rigorous than the exiting zoning requirements, and will continue to be implemented until such time as the proposal is withdrawn, or approved or denied by the City Council, or for 12 months, whichever occurs first. Special district permits for development within the Convention Center Special District shall be processed in accordance with established rules and LUO procedures.

RECOMMENDATION

The Department of Planning and Permitting recommends that the Land Use Ordinance (LUO) be amended as proposed above. The draft bill for an ordinance is attached for your consideration.

Attachments

N.E.2d 407 (N.Y.1998)



Legend:

 Underdeveloped Commercial Areas (Business Mixed Use and Resort Commercial Zoning)

Source: This material is a graphic compilation of public information provided by the City & County of Honolulu Planning Department, Aerial Survey and Zoning Map.

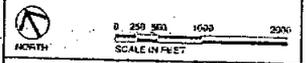
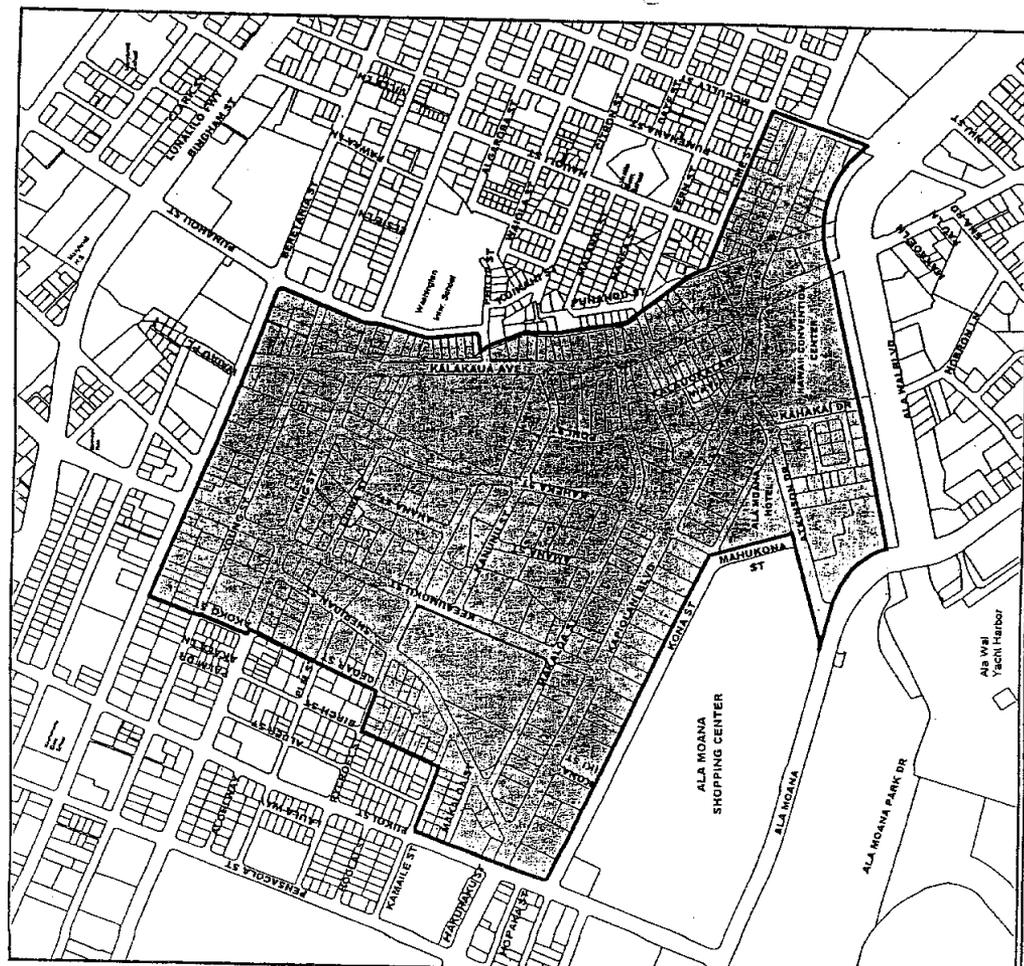
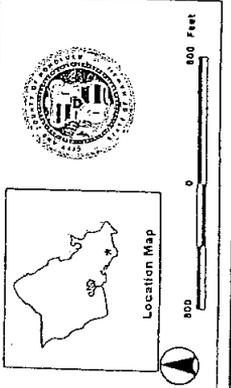


Figure 35
UNDERDEVELOPED COMMERCIAL (BMC-BUSINESS MIXED USE) AREAS
 Prepared for the City & County of Honolulu Planning Department
 Prepared by: Rita Collins, Planner
 August 1998

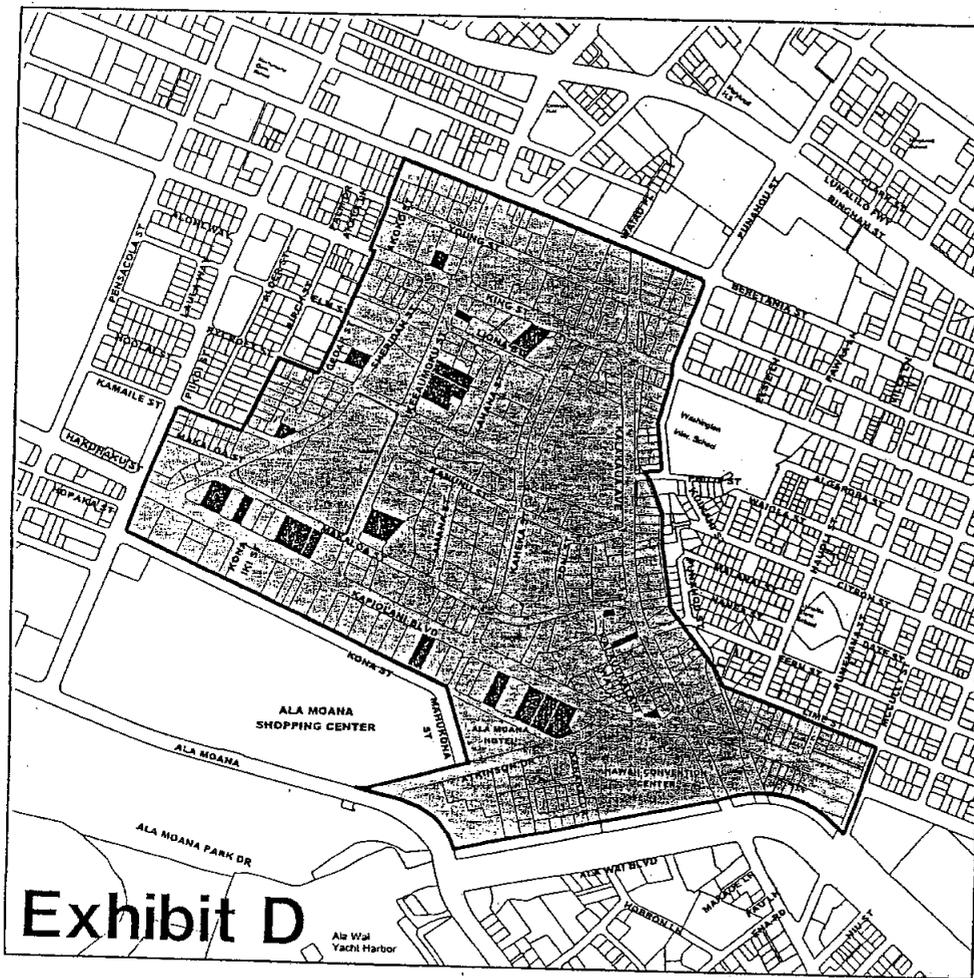
Exhibit B



LOCATION MAP
Exhibit A
 Convention Center Special District Boundary



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 Date Prepared: 6/27/2001
 BY: DEPARTMENT OF PLANNING AND PERMITTING
 City & County of Honolulu



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DATA DOES NOT REPLACE SITE SURVEYS

Prepared by: DEPARTMENT OF PLANNING AND PERMITTING
City & County of Honolulu

Date Prepared: 04/13/2001



Source: Neighborhood Profiles (1990), Department of Planning, City and County of Honolulu, based on 1990 U.S. Census Tract.

SCALE IN FEET
0 250 500 1000 2000

Figure 2
MAP OF PRINCIPAL SURROUNDING NEIGHBORHOODS

Prepared for the City & County of Honolulu Planning Department
Prepared by Beth Collins Hawaii
August 1998

Shape	Club Name	Category
Point	23013020 Club Dream Girls	Category 4 - Hostess
Point	23013020 www.ocean.com	Category 4 - Hostess
Point	23013020 Moon Flower	Category 4 - Hostess
Point	23014001 Club Junko	Category 4 - Hostess
Point	23014001 Club T-Time	Category 4 - Hostess
Point	23016003 Saigon Passion III	Category 2 - Nudity
Point	23016004 Club Paris	Category 4 - Hostess
Point	23016004 Club Mimi	Category 4 - Hostess
Point	23016004 Club Romantei	Category 4 - Hostess
Point	23016020 Club Memories	Category 4 - Hostess
Point	23016020 D'Amour	Category 4 - Hostess
Point	23016022 Club Safari	Category 4 - Hostess
Point	23018014 Pub Jan-Keri-Po	Category 4 - Hostess
Point	23018050 Golden Dolls	Category 2 & 4 - Nudity/Hostess
Point	23018057 Myrnh's Sports Bar	Category 4 - Hostess
Point	23018057 Crystal Palace	Category 4 - Hostess
Point	23018058 Polo Club	Category 4 - Hostess
Point	23018058 Club Sandy	Category 2 & 4 - Nudity/Hostess
Point	23021037 Club Pink Rosa	Category 4 - Hostess
Point	23021037 Club Mari	Category 4 - Hostess
Point	23021037 Club 101	Category 4 - Hostess
Point	23022007 Club Rock-Za	Category 2 & 4 - Nudity/Hostess
Point	23022014 Club Tomorrow	Category 4 - Hostess
Point	23022040 Cafe Wael Chool Bong	Category 4 - Hostess
Point	23040005 Rebecca's	Category 4 - Hostess
Point	23041002 New Bangkok Club	Category 4 - Hostess
Point	23041003 Club Femme Nu	Category 2 & 4 - Nudity/Hostess
Point	23041004 Tres Jolie	Category 2 & 4 - Nudity/Hostess
Point	23041004 Misty II Lounge	Category 2 & 4 - Nudity/Hostess
Point	23041009 Club Ivory	Category 4 - Hostess
Point	24004079 Seven Kings	Category 4 - Hostess

Exhibit D-2

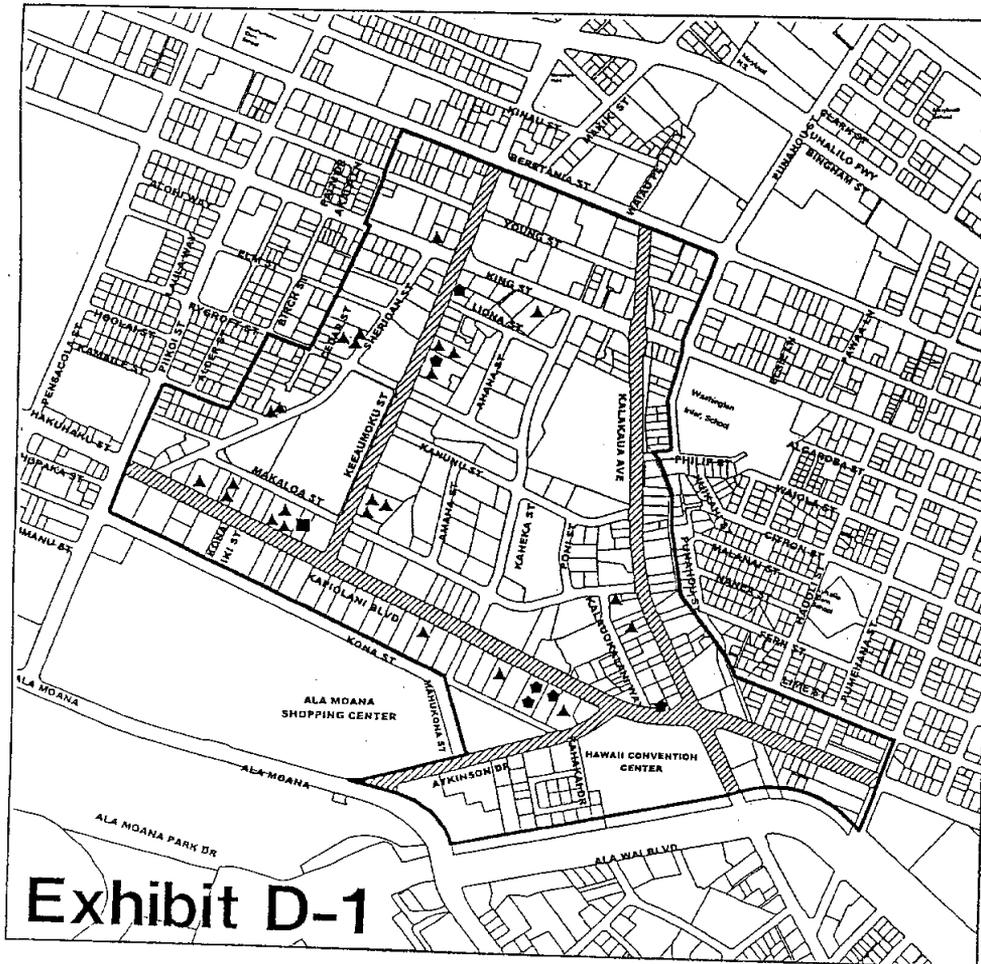


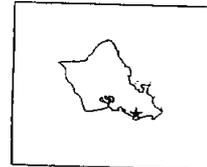
Exhibit D-1

PARCELS WITH ONE OR MORE "STRIP CLUBS" AND/OR "HOSTESS BARS"

Liquor License (Dispenser or Cabaret)

- ◆ Category 2 & 4 - Nudity/Hostess
- Category 2 - Nudity
- ▲ Category 4 - Hostess

- Convention Center
- Special District Boundary
- /// Major Streets



LOCATION MAP



800 0 800 Feet

ARCVIEW 3 DB
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Prepared By: DEPARTMENT OF PLANNING AND PERMITTING
City & County of Honolulu



A BILL FOR AN ORDINANCE

TO AMEND CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO A CONVENTION CENTER SPECIAL DISTRICT.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. The purpose of this ordinance is to amend the Land Use Ordinance (LUO) to establish a convention center special district, intended to preserve and enhance the economic viability, urban character, physical appearance and utilization of land in the area around and supporting the Hawaii Convention Center.

The council finds that certain adult uses endemic to the convention center area are a nuisance, and that a prohibition on such uses within the special district is necessary to protect the public health, safety and welfare from the adverse impacts of adult uses. In particular, the council finds that this ordinance is necessary for the following reasons:

- (1) To protect against public indecency;
- (2) To preserve the quality of life of the affected community and the character of the convention center area;
- (3) To preserve the attractiveness of Honolulu, and especially the gateways into Waikiki and the Hawaii Convention Center to visitors; and
- (4) To prevent other secondary effects which may logically result from unregulated adult uses, such as increased prostitution and other criminal activity, decreased property values of both residential and commercial properties near adult uses, decline in business at nearby establishments, particularly retail establishments, and increased noise, rowdiness, and other behavior that threatens, annoys, or inconveniences nearby residents and businesses.

The council has considered numerous studies conducted by jurisdictions on the mainland that have documented the negative secondary effects of adult uses on their surrounding communities. These studies include the following, which were summarized by the



Department of Land Utilization in Departmental Communication No. 768, dated August 10, 1994: The Justice Department's Attorney General's Commission on Pornography, Final Report, July 1986, Volume 1, pp. 385-391; Los Angeles, California's Study of the Effects of the Concentration of Adult Entertainment Establishments in the City of Los Angeles, June 1977, prepared for the Planning Committee of the Los Angeles City Council; St. Paul, Minnesota's Effects on Surrounding Area of Adult Entertainment Businesses in Saint Paul, June 1978; Indianapolis, Indiana's Adult Entertainment Business in Indianapolis, An Analysis, February 1984; Phoenix, Arizona's Relation of Criminal Activity and Adult Businesses, May 1979; Manatee County, Florida's Adult Entertainment Businesses Study for Manatee County, June 1987; and Austin, Texas' Report on Adult Oriented Businesses in Austin (Texas), May 1986. Also considered by the council was the City of New York's Adult Entertainment Study, 1994, prepared by the New York City Department of Planning.

The council feels the findings of these studies are relevant to the conditions in the convention center area special district because of the similarity of the communities examined, and that similar findings would be reached if such studies were undertaken in Honolulu.

SECTION 2. Article 9, Revised Ordinances of Honolulu 1990, as amended, is amended by adding a new Section 21-9.100, et. seq. to read as follows:

"Sec. 21-9.100 Convention center special district.

The Hawaii Convention Center will be a catalyst for changes to and redevelopment of adjacent and nearby properties. Many of these properties are currently underutilized. Many of the buildings on these properties are reaching or have reached their maturity. The convention center is the primary visitor facility of the city and state. Its economic significance requires that development of the surrounding area, approximately one-half mile from the convention center, must be orderly and appropriate.

Sec. 21-9.100-1 Objectives.

The objectives of the convention center special district are as follows:



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- (a) Preserve and enhance the Kapiolani Boulevard-Kalakaua Avenue intersection and adjacent areas as a primary gateway into Waikiki;
- (b) Encourage uses that support and complement the convention center, and which are pedestrian-oriented, and prevent the proliferation and continuation of uses that can have negative secondary effects within the convention center area;
- (c) Encourage development of a distinctive pedestrian-oriented setting along major streets through landscaping, architecture and urban design standards that together help to create a sense of convenience, safety and community for the Convention Center area.

Sec. 21-9.100-2 District boundaries.

The boundaries of the convention center special district are shown in Exhibit 21-9.19.

Sec. 21-9.100-3 Prominent view corridors.

The following are prominent view corridors within the convention center special district:

- (a) Kapiolani Boulevard; and
- (b) Kalakaua Avenue; and
- (c) Atkinson Drive; and
- (d) Keeaumoku Street.

Sec. 21-9.100-4 Design controls.

Implementation of the convention center special district objectives shall consist primarily of yard requirements for major streets, architectural review and design guidelines for development on zoning lots which front major streets, and landscaping requirements.

- (a) Major Streets. The following shall be considered major streets within the convention center special district:

- (1) Kapiolani Boulevard between Piikoi and McCully Streets;
- (2) Atkinson Drive;
- (3) Kalakaua Avenue between Beretania Street and the mauka-side of the Ala Wai Canal promenade; and
- (4) Keeaumoku Street between Kona and King Streets.

- (b) Yards and Setbacks. The following shall apply to required yards and setbacks within the convention center special district:

- (1) The minimum front yard for a major street, except Kalakaua Avenue, shall be 20 feet. The minimum front yard for Kalakaua Avenue shall be as provided by the underlying zoning district (5 or 10 feet depending on the zoning district), which when combined with an existing 10-foot street setback line shall create, for the purposes of this section, a 15- to 20-foot front yard.
- (2) That portion of a required yard fronting a major street which is more than five feet away from a property line may count as public open space or as an arcade.
- (3) The required front yard along major streets may be averaged. The average yard may vary between the property line and twice the distance of the "ordinary buildable area line" (i.e., the required yard); provided:
 - (A) The area of the front yard provided behind (i.e., outside) the ordinary buildable area line shall not exceed the area of the front yard located within (i.e., to the street-side of) the ordinary buildable area line; and
 - (B) The yard configuration shall be contiguous to any yards and open spaces provided on adjoining lots (see Figure 21-9.3).

- (4) Section 21-4.30 notwithstanding, the following uses and structures may be allowed in required yards and



setbacks along a major street, and shall be considered open space:

- (A) Arcades, porches and trellises, provided they shall be located no less than five feet from any property line or road widening setback and shall not exceed a height of more than 20 feet. No more than 40 percent of the front yard may be used as provided, herein.
- (B) Roof eaves, awnings (including retractable awnings) and other sunshade devices which do not project more than 72 inches, vertically or horizontally, beyond the building face, except as otherwise provided by this subsection. On buildings over 60 feet in height, roof eaves may project more than 72 inches into a required yard, street setback or height setback area. In no case, however, shall such projection exceed one-half the width of the required yard or height setbacks.
- (C) Outdoor dining areas accessory to permitted eating establishments in required front yards, subject to the following:
 - (i) A wall, fence, planter or hedge of not more than 30 inches in height may be provided to define the perimeter of the outdoor dining area.
 - (ii) An outdoor dining area shall be no less than five feet from any property line.
 - (iii) Outdoor dining facilities shall be limited to portable chairs, tables, serving devices and umbrellas. When umbrellas are used, they shall not be counted against open space calculations.
 - (iv) No more than 40 percent of the front yard may be used as an accessory outdoor dining area.



- (v) Retractable awnings directly associated with an outdoor dining area may extend from the building face into the front yard by no more than 50 percent of the depth of the front yard.
- (D) Walls and fences, subject to the following:
 - (i) In the apartment and apartment mixed use districts, up to a maximum of six feet, provided the wall or fence shall be set back not less than 24 inches from the front property line, and shall be acceptably screened with planting material from the street side; and
 - (ii) Walls or fences within a required yard, as may be permitted under Section 21-4.30 and this paragraph, shall consist of an open material, preferably wrought iron or lattice work, but not chain link. Solid walls are discouraged, but may be permitted only when constructed of an acceptable material, such as wood, moss rock, or stucco-finished masonry; and are set back at least five feet from the front property line; and are acceptably screened with planting material from the street side.
 - (iii) Acceptable landscaped screening shall consist of vines or hedge plantings, or other approved vegetation on the street side.
- (E) Section 21-7.20 notwithstanding, ground signs, as may be permitted under Article 7, provided they shall be set back not less than five feet from the front property line.
- (F) Contributing landscape elements such as: shade devices, seating areas, water features, and outdoor sculptures.



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- (c) Design Guidelines. Any development on a zoning lot which fronts a major street within the convention center special district shall be subject to the same design guidelines as provided under Section 21-9.80-4(c) (3) through (9) of the Waikiki special district; except, for purposes of the provisions under Section 21-9.80-4(c) (8) (B), major streets within the convention center special districts shall be as enumerated by Section 21-9.100-4(a).
- (d) Landscaping.
- (1) All required yards shall be landscaped.
 - (2) Street trees shall be provided along major streets as delineated below:
 - (A) Kapiolani Boulevard.
 - (i) Species: Monkeypod (*Samanea saman*).
 - (ii) Maximum spacing: 60 to 80 feet.
 - (B) Atkinson Drive and Keeaumoku Street.
 - (i) Species: Monkeypod (*Samanea saman*) or Coco Palms (*Cocos nucifera*).
 - (ii) Maximum spacing: 50 to 80 feet.
 - (3) For all other streets, street trees shall be provided in accordance with the city standards for the planting of street trees. All street trees shall be a minimum two-inch caliper, have a minimum eight-foot trunk height and be multi-branched, except palms which shall have a minimum trunk height of 15 feet.
 - (4) If locating street trees in the sidewalk area is infeasible due to underground utilities, overcrowding of street trees or similar conditions, the tree(s) shall be located in the required front yard; or if there are otherwise no feasible locations for street trees, substitute landscaping may be permitted upon approval by the director.

- (5) Credit shall be given, at a ratio of one to one, for existing trees that are to be preserved.
- (6) Any tree six inches or greater in trunk diameter shall not be removed or destroyed except as follows:
 - (A) The tree is not visible from any street, park or other public viewing area.
 - (B) Appropriate development of the site cannot be achieved without removal of the tree.
 - (C) The tree is a hazard to the public safety or welfare.
 - (D) The tree is dead, diseased or otherwise irretrievably damaged.
 - (E) The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.
- (7) Any tree removed which is visible from any street, park, other public viewing area or the Ala Wai Canal shall be replaced by an approved tree of a minimum two-inch caliper, except palms which shall have a minimum trunk height of 15 feet, or by alternative approved landscaping material, unless the replacement results in overcrowded vegetation. Larger replacement trees may be required depending upon the size of the trees removed.
- (8) Where possible, trees proposed for removal shall be relocated to another area of the project site.
- (9) Whenever landscaping is required, the use of fragrant, lush, tropical vegetation and native plant species is encouraged.
- (10) All landscaped areas shall include an adequate irrigation system.



Sec. 21-9.100-5 Prohibited uses.

- (a) All uses permitted in the respective underlying zoning district are permitted in the convention center special district, except adult uses.
- (b) The following shall apply to nonconforming adult uses:
 - (1) Under no circumstances shall any nonconforming use within the Convention Center Special District be changed to an adult use.
 - (2) A nonconforming adult use, within three years of becoming a nonconforming use, shall eliminate the nonconformity, terminate operation, or change to a permitted use. The director may grant an extension beyond the three-year period if:
 - (A) The owner of the adult use applies for the extension at least 120 days before the end of the three-year period; and
 - (B) The director finds that:
 - (i) The applicant had made, prior to the nonconformity, substantial financial expenditures on the nonconformity; and
 - (ii) The applicant has not recovered substantially all of the financial expenditures on the nonconformity; and
 - (iii) The period for which the nonconforming use may be permitted to continue is the minimum sufficient for the applicant to recover substantially all of the financial expenditures on the nonconformity.
 - (3) There shall be no transfer or change in ownership of a nonconforming adult use without the written approval of the director.



Sec. 21-9.100-7 Zoning lots which do not front a major street.

Zoning lots which do not have street frontage along a major street, enumerated by Section 21-9.100-4(a), shall be exempt from the requirements of the convention center special district, except that all zoning lots within the convention center special district shall comply with Sections 21-9.100-4(d)(3) and (4) and Section 21-9.100-5.

Sec. 21-9.100-8 Project classification.

Refer to Table 21-9.8 to determine whether specific projects will be classified as major, minor or exempt.



SECTION 3. Article 9, Revised Ordinances of Honolulu 1990, as amended, is amended by adding a new Exhibit 21-9.19 to read as follows:

Activity/Use	Required Permit	Special Conditions
Signs	E	
Tree removal over six inches in diameter	m/E	Minor in front yard, street right-of-way and sidewalk areas only
Detached dwellings and duplex units and accessory structures	E	
Grading and stockpiling	E	
Minor exterior repair, alteration or addition to all structures, which does not adversely change the character or appearance of the structure	E	
Exterior repainting that significantly alters the character or appearance of the structure	m/E	Minor only for buildings on zoning lots which front a major street
Permitted uses, structures and activities within required yards and setbacks on zoning lots fronting a major street (except for signs, fences and walls), as provided under Section 21-9.100-4(b)(4); and yard averaging on zoning lots fronting a major street, as provided under Section 21-9.100-4(b)(3)	m	
Interior repairs, alterations and renovations to all structures	E	
Demolition of structures	E	
Fences and walls	E	
Streetscape improvements, including street furniture, light fixtures, sidewalk paving, bus shelters and other elements in public rights-of-way	m	
Major above-grade infrastructure* improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks and significant improvements to existing parks	m	
Minor above-grade infrastructure* improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
New buildings not covered above; and major exterior repair, alteration or addition to existing structures	M/m/E	Exempt only on zoning lots which do not front a major street. On zoning lots fronting a major street, major only for new buildings other than accessory structures; otherwise, minor only for zoning lots which front a major street

*Notes: "Infrastructure" includes roadways, sewer, water, electrical, gas, cable tv, telephone, drainage and recreational facilities.

A special district permit is not required for activities and uses classified as exempt, as well as other project types which do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage.

Legend-Project classification:
M = Major
m = Minor
E = Exempt"



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SECTION 4. Article 9, Revised Ordinances of Honolulu 1990, as amended, is amended by adding a new Figure 21-9.3 to read as follows:

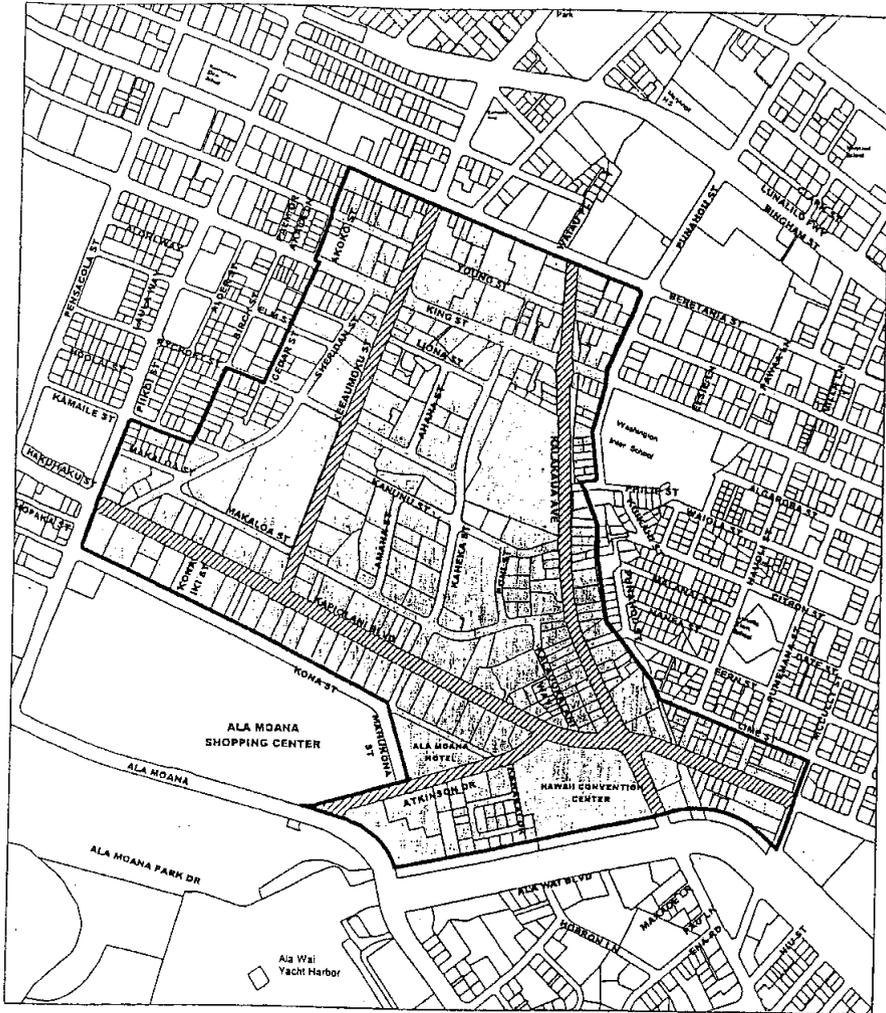


EXHIBIT 21-9.19
 CONVENTION CENTER
 SPECIAL DISTRICT BOUNDARY

— Convention Center Special District Boundary
 // Major Streets

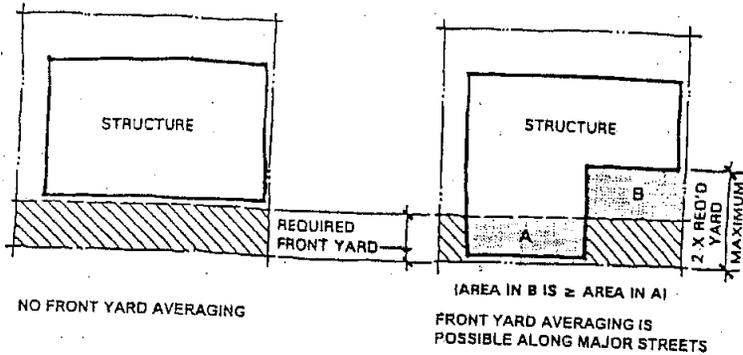


800 0 800 Feet



Figure 21-9.3

FRONT YARD



SECTION 5. Section 21-10.1, Revised Ordinances of Honolulu 1990, ("Definitions") as amended, is amended by adding a new definition of "adult uses" to read as follows:

- a. "Adult uses" means any use or establishment which provides, consists of, or has the characteristics of any or all of the following:
- (1) Adult bookstore. An establishment devoted substantially or significantly to the sale of books, magazines, publications, tapes, films, photographs, disks, or any other similar goods or merchandise, that are distinguished or characterized by their emphasis on matters depicting, describing, or relating to sexual activities or anatomical genital areas.
 - (2) Adult cabaret. An establishment devoted substantially or significantly to providing live adult entertainment, either with or without a liquor license, presenting material distinguished or characterized by an emphasis on matters depicting, describing, or relating to sexual activities or anatomical genital areas.
 - (3) Adult theater. An enclosed building devoted substantially or significantly to presenting recorded material distinguished or characterized by an emphasis on matters depicting, describing, or relating to sexual activities or anatomical genital areas.
 - (4) Hostess bars. Any bar, nightclub, tavern, or cabaret in which employees of or entertainers at the establishment are compensated, in any manner, to sit with patrons.
 - (5) Strip clubs. Any bar, nightclub, tavern, or cabaret in which employees of or entertainers at the establishment perform, or are compensated in any manner, to appear while undressing or unclothed.

For purposes of this definition, the term "devoted substantially or significantly to" shall mean that the floor area of the establishment accessible to patrons and/or allocated to such use comprises at least 25 percent of the total floor area of the establishment.



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As used herein, the term "accessible to patrons" shall include the ability of patrons to physically access, participate in and/or view any relevant goods, merchandise or activity."

SECTION 6. Severability. The invalidity of any word, section, clause, paragraph, sentence, part of portion of this ordinance shall not affect the validity of any other part of this ordinance which can be given effect without such invalid part of parts.

SECTION 7. The director of the department of planning and permitting shall administratively make amendments to the content and legend of Zoning Map No. 4, as are necessary and appropriate, to represent the boundaries of the convention center special district as adopted herein and shown on Exhibit 21-9.19.

SECTION 8. Ordinance material to be repealed is bracketed and new material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the revisor of ordinances need not include the brackets, the bracketed material or the underscoring.

When printing the tables revised by this ordinance in the Revised Ordinances of Honolulu, the revisor of ordinances may adjust the location of the table and column headings and footnotes as may be appropriate and indicate that a table or column is continued. The revisor of ordinances shall amend Chapter 21, Revised Ordinances of Honolulu 1990, as necessary, to conform to this ordinance. To the extent that the tables of contents to Chapter 21, Revised Ordinances of Honolulu 1990, or specific articles thereof, or any tables of Tables or Figures or any number references therein, require amendment to reflect the amendments made by the ordinance, the revisor of ordinances is directed to make such amendments.



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SECTION 9. This ordinance shall take effect upon its approval.

INTRODUCED BY:

Councilmembers

DATE OF INTRODUCTION:

Honolulu, Hawaii
APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 200__.

Jeremy Harris, Mayor
City and County of Honolulu



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ANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

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April 11, 2002

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

**SUBJECT: McCULLY-MŌ'ILĪ'ILĪ BEAUTIFICATION MASTER PLAN
DRAFT ENVIRONMENTAL ASSESSMENT**

Dear Mr. Fujiki:

Thank you for your letter dated November 16, 2001, concerning the McCully-Mō'ili'ili Beautification Master Plan Draft Environmental Assessment. We offer the following responses to your comments:

The final environmental assessment will include a description of the project's location relative to the pending Convention Center Special District. All improvements within the Convention Center Special District will comply with the requirements of the Special District. This will include processing of minor special district permits as appropriate and providing landscape improvements according to the specifications of the Special District.

Please note that while Items B, G, and H (please refer to Figure 2 in the draft environmental assessment) are within the Convention Center Special District, Item I (Washington Middle School Beautification Project) will actually be outside of the Special District, as proposed improvements will only be implemented on the Washington Middle School sides of Punahou Street, Philips Street, and Lokahi Street.

Thank you for participating in the environmental review process.

Sincerely,

PBR HAWAII

Tom Schnell, AICP

cc: William Balfour, Jr/City and County of Honolulu Department of Parks & Recreation
Genevieve Salmonson/Office of Environmental Quality Control

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

JEREMY HARRIS
MAYOR



DEC 18 2001

CHERYL D. SOON
DIRECTOR

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

November 19, 2001

TPD10/01-04523R

Mr. Tom Schnell
PBR Hawaii
Pacific Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Schnell:

Subject: McCully-Moiliili Beautification Master Plan

In response to the October 8, 2001 letter from PBR Hawaii, the draft environmental assessment (EA) for the subject project was reviewed. The following comments are the result of this review:

1. Close coordination with this department regarding traffic calming and the bus rapid transit (BRT) project will be essential, especially in relation to beautification improvements proposed for Kapiolani Boulevard. The draft EA states that the information on traffic calming covered in the subject plan has been forwarded to this department. The procedure being utilized to request traffic calming and to forward the information in the beautification master plan should be coordinated with this department.
2. The City's Traffic Calming program allows each City Councilmember to select a neighborhood in their district for participation in the program. Therefore, in addition to coordinating with this department, requests for traffic calming should also be sent to the district Councilmember.
3. The responsibility for maintenance of the proposed beautification projects, including the landscaping for the traffic calming improvements, needs to be determined. If area residents will be responsible for maintenance, then discussion with these residents on the desired level of beautification will be imperative.

Mr. Tom Schnell
November 19, 2001
Page 2

- The subject project must incorporate Americans with Disabilities Act accessibility requirements, i.e., wheelchair ramps, etc. The proposed improvements should enhance accessibility and consider the future impacts on accessibility, such as tree roots rendering the sidewalks inaccessible for wheelchair users.

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

Sincerely,


CHERYL D. SOON
Director

cc: Ms. Genevieve Salmonson
Office of Environmental Quality Control

Mr. Stan Oka
Department of Parks and Recreation
Urban Forestry Division



LAND PLANNING
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April 11, 2002

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

**SUBJECT: McCULLY-MŌ'ILĪ'ILĪ BEAUTIFICATION MASTER PLAN
DRAFT ENVIRONMENTAL ASSESSMENT**

Dear Ms. Soon:

Thank you for your letter dated November 19, 2001 (which we received December 18, 2001) concerning the McCully-Mō'ili'ili Beautification Master Plan Draft Environmental Assessment. We offer the following responses to your comments:

We agree that close coordination with the Department of Transportation Services regarding traffic calming will be essential, especially in relation to beautification improvements proposed for Kapiolani Boulevard. Stan Oka of the Department of Parks and Recreation, Division of Urban Forestry will contact you to coordinate the procedure to request traffic calming and to provide you with specific plans for projects described in the McCully-Mō'ili'ili Beautification Master Plan.

In addition to coordinating with the Department of Transportation Services requests for traffic calming will also be sent to the district Councilmember.

When implemented, the proposed projects will incorporate American with Disabilities accessibility requirements.

Thank you for participating in the environmental review process.

Sincerely,

PBR HAWAII



Tom Schnell, AICP

cc: William Balfour, Jr/City and County of Honolulu Department of Parks & Recreation
Genevieve Salmonson/Office of Environmental Quality Control