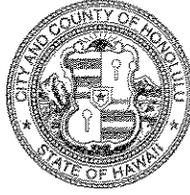


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743  
DEPT. INTERNET: www.honoluluapp.org • INTERNET: www.honolulu.gov



MUFU HANNEMANN  
MAYOR

HENRY ENG, FAICP  
DIRECTOR

DAVID K. TANOUÉ  
DEPUTY DIRECTOR

2004/ED-36(sn)

August 30, 2005

The Honorable Genevieve Salmonson, Director  
Office of Environmental Quality Control  
State of Hawaii  
State Office Tower, Room 702  
235 South Beretania Street  
Honolulu, Hawaii 96813-2437

RECEIVED  
05 SEP -2 08:19  
OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Dear Ms. Salmonson:

Re: Chapter 25, Revised Ordinances of Honolulu  
Chapter 343, Hawaii Revised Statutes  
Finding of No Significant Impact  
American Red Cross

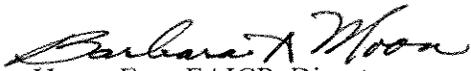
Recorded Owner: State of Hawaii  
Applicant: American Red Cross, Hawaii Chapter  
Agent: Gerald Park  
Location: 4155 Diamond Head Road, Honolulu, Oahu  
Tax Map Key: 3-1-42: 29  
Request: Special Management Area Use Permit  
Proposal: Renovation and expansion of the existing headquarters  
building of the American Red Cross, Hawaii State Chapter.

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

The Honorable Genevieve Salmonson, Director  
August 30, 2005  
Page 2

We have enclosed four copies of the Final EA, a completed OEQC publication form and its related project summary on a diskette. If you have any questions, please contact Sharon Nishiura of our staff at 523-4256.

Very truly yours,

  
Henry Eng, FAICP, Director  
 Department of Planning and Permitting

HE:cs  
Encl.

c: Gerald Park  
Patrick Lum, American Red Cross

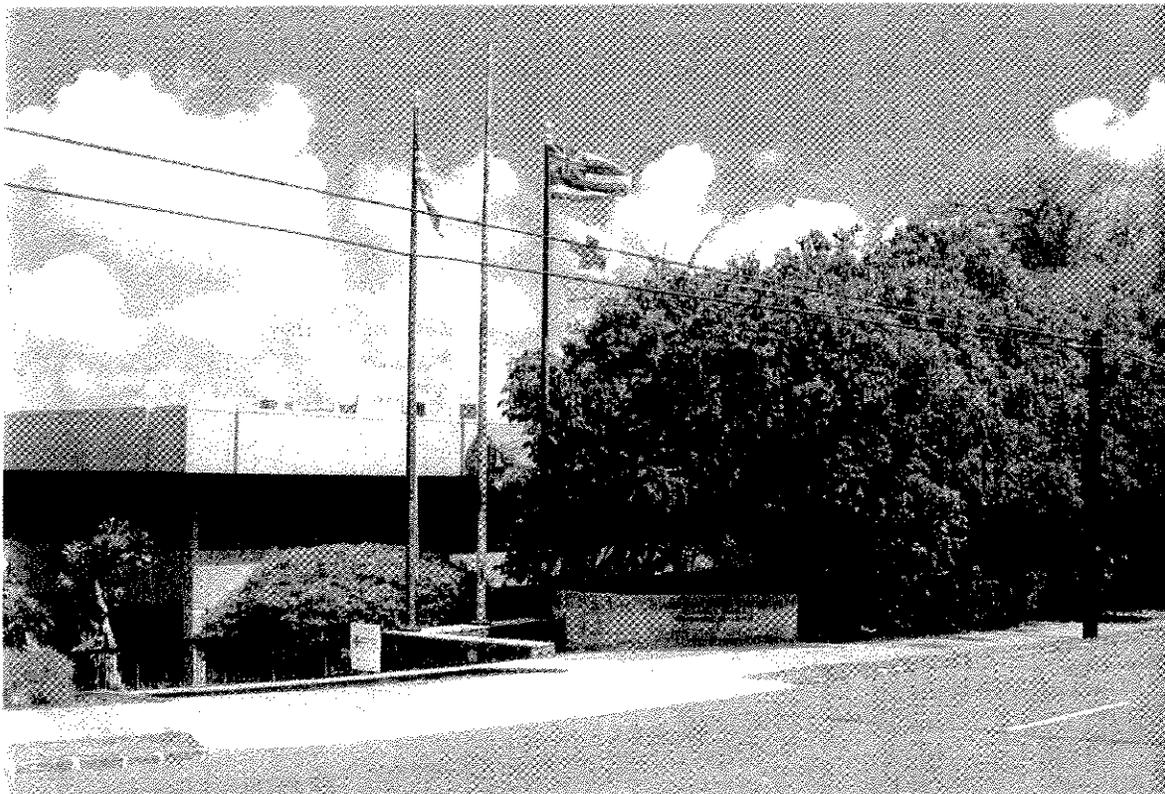
posse doc no. 392782

FINAL ENVIRONMENTAL ASSESSMENT

---

*AMERICAN RED CROSS-HAWAII,  
HEADQUARTERS RENOVATION*  
Honolulu, City and County of Honolulu, Hawaii

---



Prepared For

**American Red Cross  
Hawaii State Chapter**  
4155 Diamond Head Road  
Honolulu, Hawaii 96816

July 2005

RECEIVED  
SEP 23 2005

05 SEP -2 18:19

RECEIVED

RECEIVED

'05 AUG -9 P2:11

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

FINAL ENVIRONMENTAL ASSESSMENT

---

***AMERICAN RED CROSS-HAWAII,  
HEADQUARTERS RENOVATION***

Honolulu, City and County of Honolulu, Hawaii

---

Prepared In Partial Fulfillment of the Requirements  
of Chapter 343, Hawaii Revised Statutes and Title 11,  
Chapter 200, Hawaii Administrative Rules and  
Chapter 25, Revised Ordinances of Honolulu

Prepared For

**American Red Cross  
Hawaii State Chapter**  
4155 Diamond Head Road  
Honolulu, Hawaii 96816

Prepared By

**Gerald Park Urban Planner**  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

And

**Urban Works**  
831 Pohukaina Street  
Suite E1  
Honolulu, Hawaii 96813

July 2005

## PROJECT PROFILE

---

Proposed Action: American Red Cross-Hawaii,  
Headquarters Renovation

Applicant: American Red Cross  
Hawaii State Chapter  
4155 Diamond Head Road  
Honolulu, Hawaii 96816

Accepting Authority: Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Need for Assessment: §11-200-5(c) Use of state lands  
Title 11, Chapter 200, HAR  
  
Action Within Special Management Area

Tax Map Key: 3-1-042: 029

Land Area: 1.0 Acre  
Landowner: State of Hawaii

Existing Use: Office Building

State Land Use Designation: Urban District  
*Development Plan Area:* Primary Urban Center  
Land Use Map: Parks and Open Space  
Zoning: R-10  
Special District: Diamond Head

[Anticipated] Determination: Finding of No Significant Impact

Contact Person: Patrick Lum  
American Red Cross  
Hawaii State Chapter  
4155 Diamond Head Road  
Honolulu, Hawaii 96816

Telephone: 739-8104

Note: Substantive revisions to the text of the Draft Environmental Assessment are shown in ***bold italic*** type. Deleted text is shaded by [brackets].

# TABLE OF CONTENTS

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	<u>Page</u>
PROJECT PROFILE	i
SECTION 1 DESCRIPTION OF THE PROPOSED ACTION	1
A. Purpose of the Project	1
B. Technical Characteristics	1
C. Economic Characteristics	3
D. Social Characteristics	3
SECTION 2 DESCRIPTION OF THE AFFECTED ENVIRONMENT	10
A. Existing Improvements	10
B. Physical Characteristics	10
C. Land Use Controls	12
D. Public Facilities	14
SECTION 3 SUMMARY OF ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS	17
A. Assessment Process	17
B. Short-term Impacts	17
C. Long-term Impacts	19
D. Impact on Special Management Area Resources	20
SECTION 4 ALTERNATIVES TO THE PROPOSED ACTION	22
A. No Action	22
SECTION 5 AGENCIES AND ORGANIZATIONS <b>[TO BE]</b> CONSULTED <i>IN PREPARING THE ENVIRONMENTAL ASSESSMENT</i>	23
SECTION 6 PERMITS AND APPROVALS	24
SECTION 7 DETERMINATION OF SIGNIFICANCE	25
REFERENCES	27
APPENDIX A (Correspondence from Sunao Kido, Chairman, Board of Land and Natural Resources)	
APPENDIX B COMMENTS AND RESPONSES	

## LIST OF FIGURES

---

<u>Figure</u>	<u>Title</u>	<u>Page</u>
1	Location Map	4
2	Tax Map	5
3	Site Plan	6
4a	Ground Floor Plan	7
4b	Second Floor Plan	8
5	Sections and Elevations	9
6	Flood Insurance Rate Map	13
7	Diamond Head Special District	15

## LIST OF TABLES

---

<u>Table</u>	<u>Title</u>	<u>Page</u>
1	American Red Cross Training Classes	3

## IMAGES

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<u>Image</u>	<u>Title</u>	<u>Page</u>
1	Partial View of Interior Courtyard and Staircase	11
2	Area of Proposed New Lanai	11

## SECTION 1

## DESCRIPTION OF THE PROPOSED ACTION

---

The American Red Cross Hawaii State Chapter proposes to renovate its headquarters building (the Alfred L. Castle Memorial Building) located at 4155 Diamond Head Road, Honolulu, Hawaii. The building was built in 1974. The project site is bounded by Diamond Head Road on the south, Diamond Head Memorial Park on the north, a "bark park" and 18th Avenue on the west, and a State Department of Education repair facility on the east. A Location Map is shown on Figure 1. The property bears tax map key 3-1-042: 029 and is 1.0 acre in size. A tax map is shown on Figure 2.

### A. Purpose of the Project

The objective of the project is to create a more efficient spatial arrangement for staff to conduct daily operational and administrative functions and emergency functions when the organization is called upon to do so. There is a need for additional space to meet its mission objectives, which is to provide training to the public in health, safety, and disaster preparedness.

Towards this end, the project proposes to renovate and relocate existing meeting rooms, training classes, and administrative offices for improved operational efficiency. These changes would result in some spaces being enlarged and some reduced in size. Space will also be provided an additional classroom and a multi-purpose room. In times of emergencies, the additional spaces would be available to support the American Red Cross's Disaster Relief Center located in the building.

### B. Technical Characteristics

Located on the mauka side of Diamond Head Road, the Alfred K. Castle Memorial Building has been the "home" of the American Red Cross, Hawaii Chapter for thirty years. The two-story building is screened from view by tall trees and lush hedge plantings along Diamond Head Road. A sloping driveway on the west side of the building leads to an at-grade parking area at the rear. The driveway adjoins a covered entry to the building. The entry opens onto an open courtyard surrounded on four sides by administrative offices, classrooms, and training rooms on both levels. A Site Plan is shown in Figure 3.

The proposed project would affect interior and exterior spaces. The Red Cross building is located on State land and is also within the County delineated Special Management Area. The proposed improvements are thus subject to environmental assessment pursuant to Chapter 343, Hawaii Revised Statutes (343-5(1)) and Special Management Area permitting requirements pursuant to Chapter 25, Revised Ordinances of Honolulu. For SMA permitting purposes, the following improvements are not considered "development" as defined in Chapter 25 (25-1.3 (2)(O)).

- Renovating the interior of the existing building                      Construction Cost: \$ 820,000.00

Interior spaces would be rearranged with some spaces being enlarged and others reduced in area to accommodate administrative functions and requirements. Existing offices would be relocated within the building to improve intra-office efficiency.

- Installing a new air conditioning system Construction Cost: \$ 245,000.00

Existing roof top air conditioning compressors and condensers will be removed and replaced by two new energy efficient package systems. All ducts throughout the building will be replaced.

- Upgrading the existing electrical service and system Construction Cost: \$ 200,000.00

The existing electrical system will be upgraded with new wiring, a new fire alarm system, a new telephone system, and energy efficient light fixtures.

- Constructing storerooms in an existing crawl space Construction Cost: \$ 66,000.00

A basement area of approximately 2,300 square feet will be renovated to create three spaces for storing disaster relief equipment and materials. The storerooms would be located on the side of the building facing the parking lot.

Two of the proposed improvements are defined as "development:" (Chapter 25-1.2) and thus are subject to SMA permitting requirements for which a Major SMA Permit will be required.

- Infilling the interior courtyard Construction Cost: \$ 240,000.00

An existing interior courtyard of approximately 2,300 sf (including walkways) will be demolished and in-filled with a two-story addition. The addition will not exceed the roof line of the existing building, which is approximately 1'7" above the current 25-foot height limit. The ground floor (approximately 1,025 sf) is programmed for use as a classroom but it could serve other functions such as a training room or meeting room. The second floor of about 1,025 sf is programmed for use as a multi-purpose room. Located adjacent to the Disaster Relief Center, the multi-purpose room can serve varied functions during emergency situations (See Figures 4b, 4c). Building elevations and a cross section are shown in Figure 5. ***The Department of Planning and Permitting ("DPP") has confirmed that the height of the existing building and the addition exceeds the 25-foot height limitation. A zoning waiver will be requested to allow the roof line to encroach into the height envelope.***

- Constructing an on-grade exterior lanai Construction Cost: \$ 56,000.00

An uncovered, ground level lanai of approximately 1,400 sf is proposed on the Diamond Head Road side of the building. A section of an exterior wall on this level would be "pushed out" toward the front yard to align with the second floor exterior wall and [would not encroach into any setbacks] ***encroaches into the front yard setback.*** The adjoining boardroom would open onto the lanai. A [4-foot] ***30"*** high retaining wall would enclose the outside edges of the lanai. The site will be graded and an estimated 1,500 cubic yards of earth will be "cut". The lanai will not encroach into a road widening setback of 34-feet along Diamond Head Road ***but encroaches into the front yard setback.***

### C. Economic Characteristics

Construction costs for the improvements considered "development" is estimated at \$.296 million. The total construction cost for all improvements described in this assessment is estimated at \$1.627 million and will be funded by the Red Cross.

In 1970 the federal government deeded property to the State of Hawaii with the understanding that the State would make it available to the American Red Cross on a long-term basis. The American Red Cross is chartered by Congress and is an instrumentality of the federal government. The State of Hawaii and the Red Cross signed a lease in 1974 for 65 years ending in 2039 (See Appendix A).

Construction will commence after all permits and approvals are received. A construction period of nine months is projected. During construction, the Red Cross will vacate the building. Its Health and Safety department and classes will relocate to trailers located in the parking lot at Kalani High School, on Kalaniana'ole Highway about 2.0 miles from the headquarters building. Administrative, Support, Disaster and Fund Development departments will relocate to the Bank of Hawaii office building in the Financial Plaza in downtown Honolulu.

### D. Social Characteristics

The Red Cross currently employs about 40 persons at its headquarters. As the need arises, the proposed improvements would allow for additional staffing of up to 10 people.

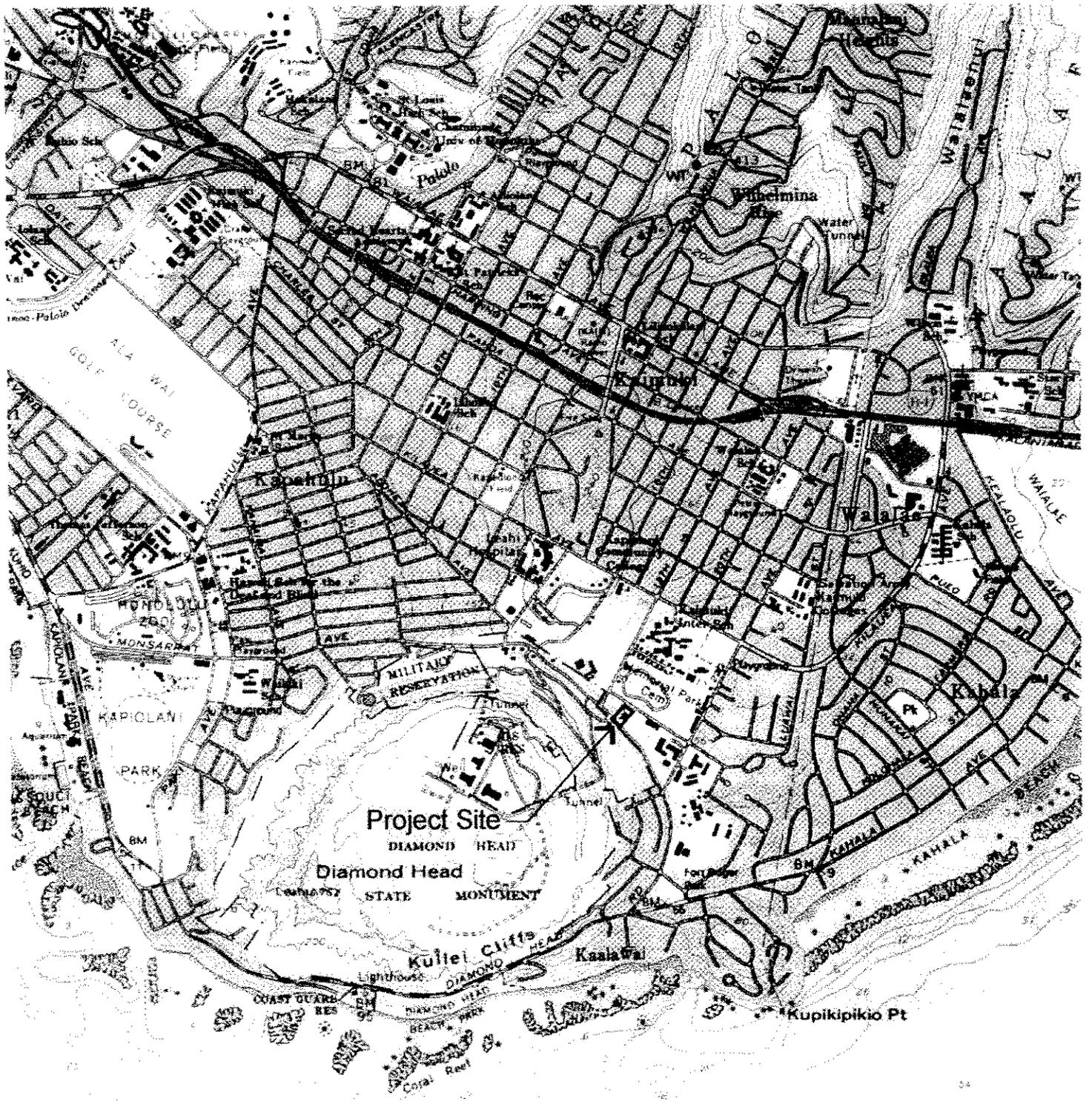
One of the objectives of the project is to provide classroom space where Red Cross personnel can train the public in health, safety, and disaster preparedness. Training opportunities provide the American Red Cross with income through fees to help keep it self-sufficient and help fulfill its mission of teaching people how to save lives. Information on the classes offered is shown in Table 1.

Table 1. American Red Cross Training Classes

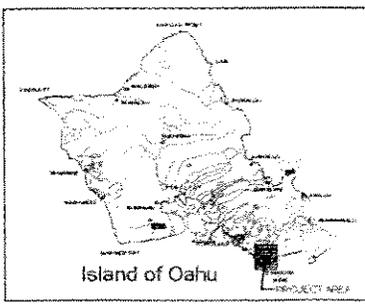
<u>Class</u>	<u>Persons Per Session</u>	<u>No. Meetings</u>	<u>Time</u>	<u>Duration</u>
First Aid/CPR	10	4-5 times/week	Weekdays/Weekends	1 day
Nurses Aid	10	3 times/week	Day/Night	5-6 weeks
Disaster Services	10	1 time/week	Nights/ Weekends	3-16 hours
State Nurses Aid Testing	10	12 tests/month	Days	6 hours
*AED	10	---	---	---

\*Automated External Defibrillator (Combination of training classes).

Source: American Red Cross, 2005.

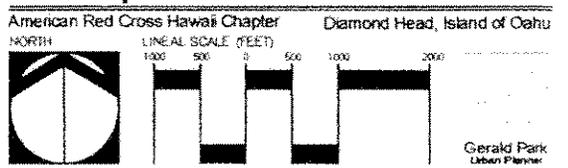


O C E A N



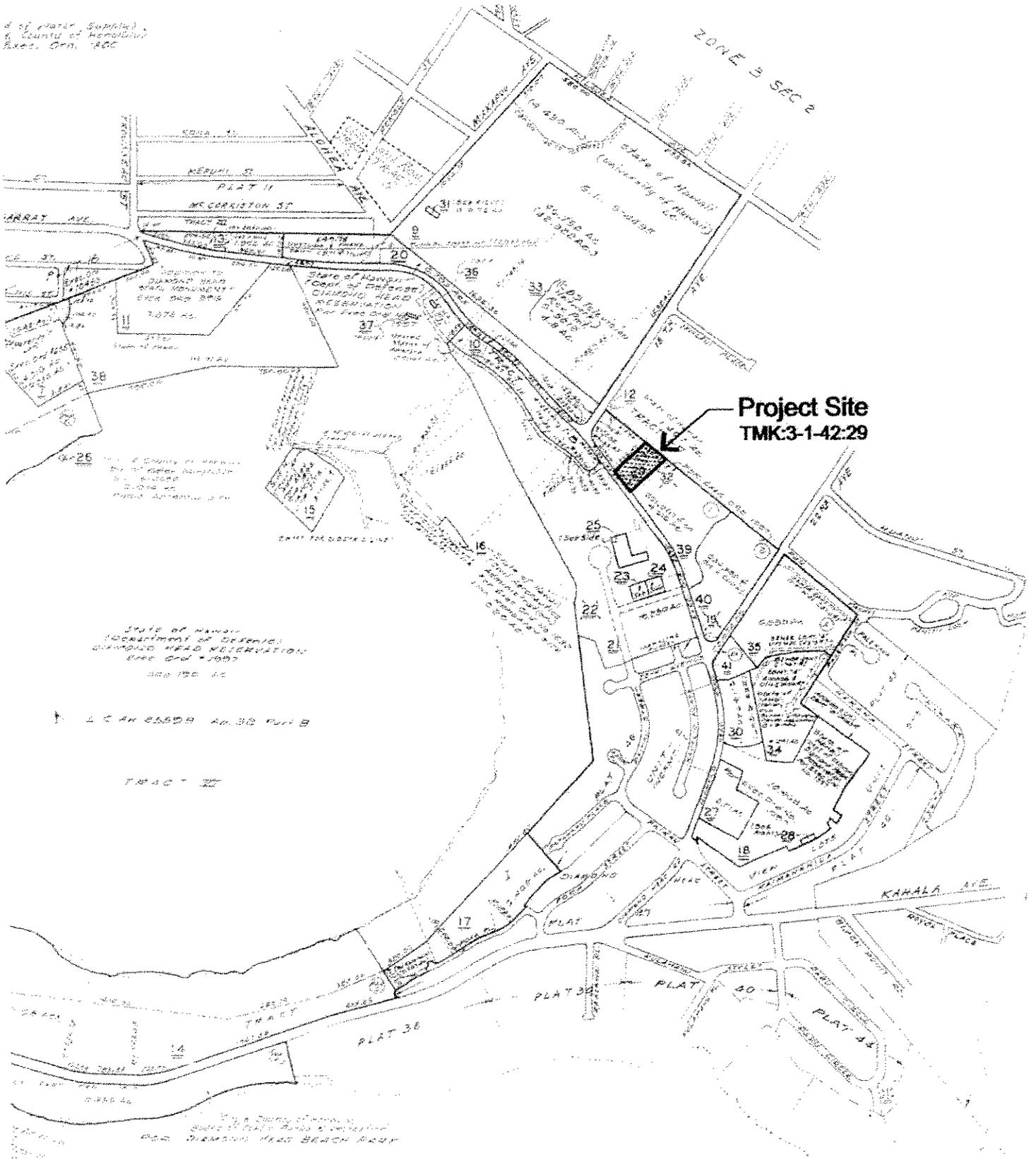
Source: USGS, Honolulu Quadrangle

Figure 1  
 Location Map  
 American Red Cross-Hawaii,  
 Headquarters Renovation



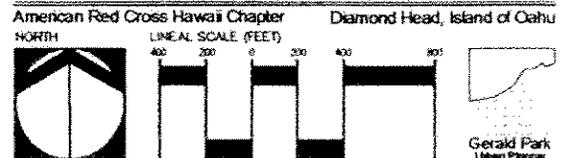
Gerald Park  
 Liben Pflieger  
 October 2004

d of water supplied  
 County of Honolulu  
 Exec. Ord. 1988



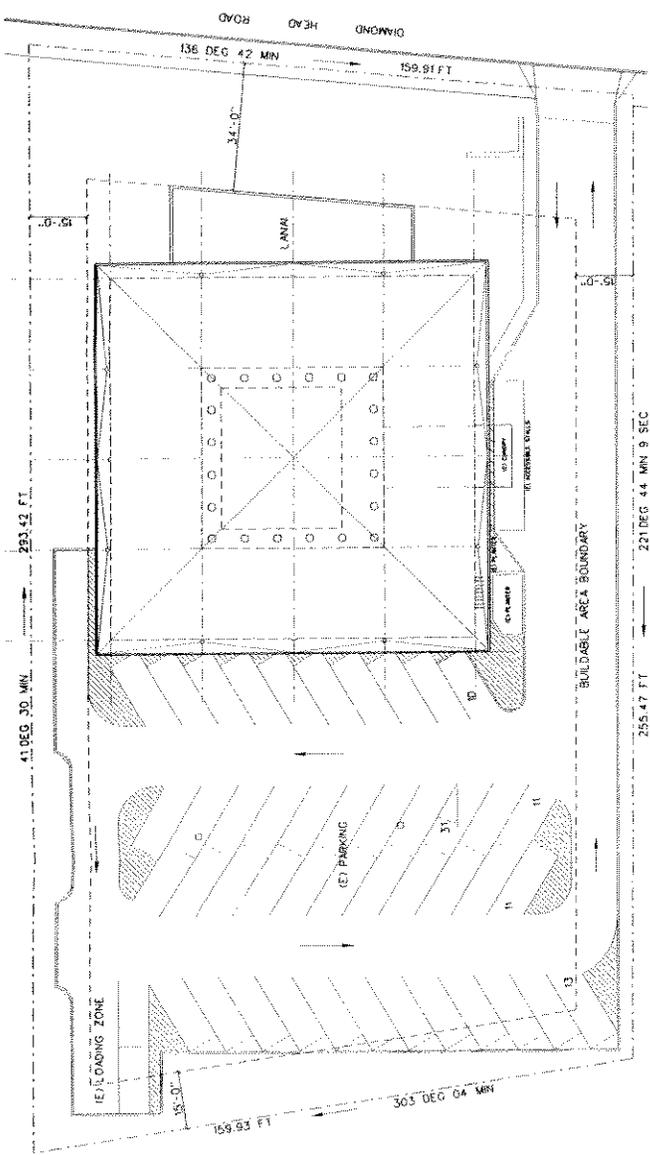
**Project Site**  
**TMK3-1-42:29**

**Figure 2**  
**Tax Map Key**  
**American Red Cross-Hawaii,**  
**Headquarters Renovation**



FIRST DIVISION		
ZONE	SEC	PLAT
3	1	42
CONTAINING		PARCELS

Source: Department of Taxation, Taxation Maps Bureau



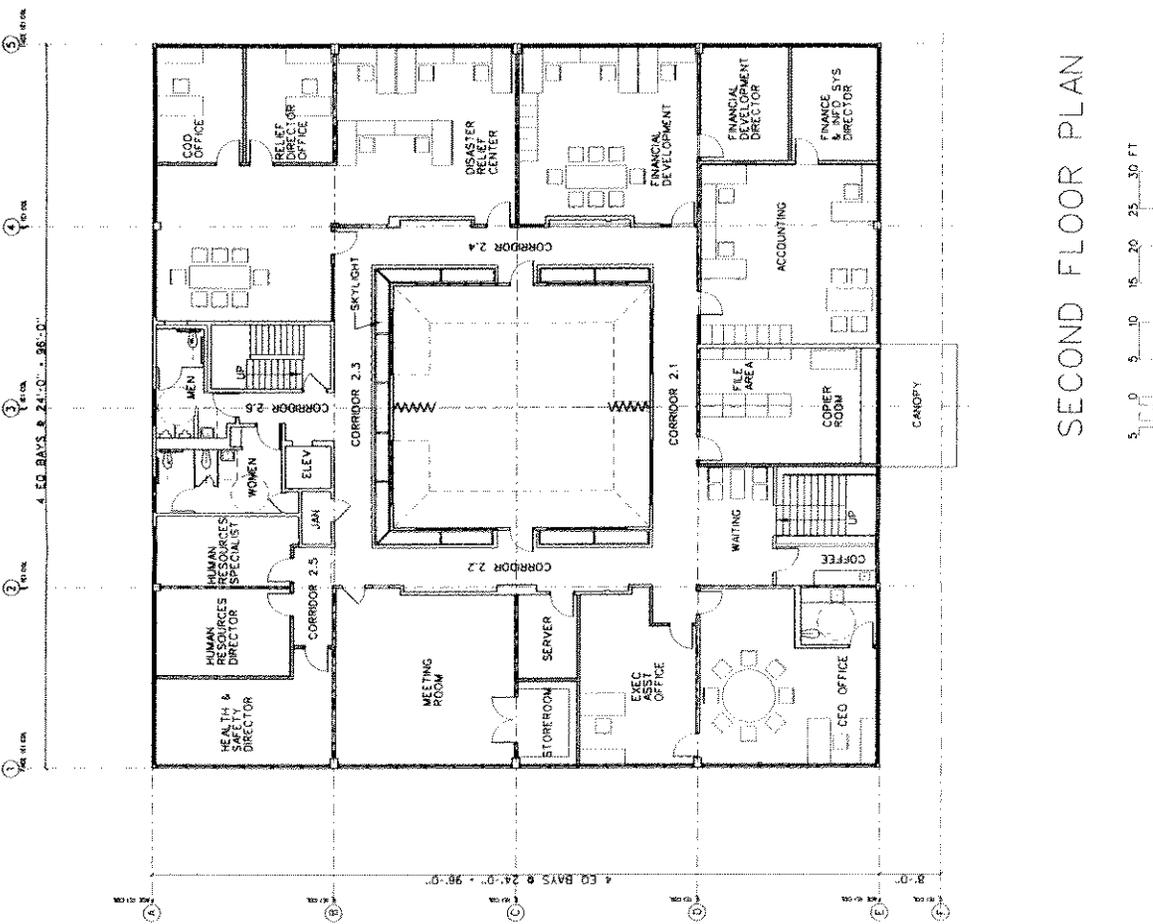
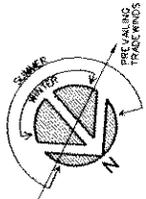
**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 5 9 5 10 15 20 25 30 FT



- LEGEND:**
- PROPERTY LINE
  - - - EXISTING DELECT ABOVE
  - EXISTING WALL
  - EXISTING PARTITION
  - EXISTING INSULATION
  - EXISTING DOOR NUMBER
  - EXISTING WINDOW NUMBER
  - EXISTING LIGHT SWITCH
  - EXISTING PAINT COLOR
  - EXISTING TELEPHONE OUTLET
  - EXISTING TV OUTLET
  - EXISTING A/C OUTLET
  - EXISTING WALL MTD LIGHT FIXTURE
  - EXISTING CEILING MTD LIGHT FIXTURE
  - NEW WALL
  - NEW PARTITION
  - NEW INSULATION
  - NEW DOOR NUMBER
  - NEW WINDOW NUMBER
  - NEW LIGHT SWITCH
  - NEW PAINT COLOR
  - NEW TELEPHONE OUTLET
  - NEW TV OUTLET
  - NEW A/C OUTLET
  - NEW WALL MTD LIGHT FIXTURE
  - NEW CEILING MTD LIGHT FIXTURE



<b>AMERICAN RED CROSS - HAWAII</b> PHASE 2, BUILDING ADDITION/RENOVATION 455 DUMAHO ROAD, HONOLULU, HAWAII 96813 TMC: 3-1-4273		PROJECT NO. 0312 DRAWING NO. <b>A1.4</b> SHEET NO. 07
DATE: 02/07/05 DRAWN BY: LM, RH CHECKED BY: LM, RH		SECOND FLOOR PLAN



SECOND FLOOR PLAN



### A. Existing Improvements

The American Red Cross Hawaii Chapter headquarters building is erected on a sloping, rectangular shaped lot on the mauka side of Diamond Head Road. The two-story building features a total floor area of 18,432 square feet. The building footprint measures 96' X 96' (9,216 sf) and includes a 48' X 48' interior courtyard. The building was constructed in 1974 and the American Red Cross took occupancy in 1975.

A two-way, 20-foot wide driveway on the Ewa end of the lot connects Diamond Head Road with an off-street parking lot at the rear of the building. The driveway negotiates a fairly steep slope estimated at 12%.

A covered entry into the building adjoins the driveway about mid-way along its length. A sloping walkway connects the entry with the parking lot.

A gift shop, two classrooms, and office space for the National Red Cross occupy the ground level. The second level is devoted principally to executive offices and administrative functions for the Hawaii Chapter. Essential to the mission of the American Red Cross, its Disaster Relief Department is located on this level. An elevator and two metal stairways provide access to the second level.

The interior courtyard is located in the center of the square shaped building. The unroofed courtyard is open to the sky (See Image 1) and finished with a textured gravel/concrete floor. Small planting areas are found in two corners with a third at the bottom of the stairway leading to the second floor.

The front yard is set back about 34 feet from Diamond Head Road and is about 6 to 8 feet below street level. The ground slopes around to the building. Surface roots from a brassia tree (See Image 2) preclude groundcover growth in the area.

Uncovered, paved parking for 47 vehicles (two marked accessible stalls) and one loading zone is provided at the rear of the building. The parking stall count complies with the Land Use Ordinance requirement of 1 stall per 400 square feet of office space (18,432 sf /400 sf=47 stalls).

### 2. Physical Characteristics

The sloping site falls from a high of about 115 feet about mean sea level at Diamond Head Road to a low of 95 feet in its northeast corner. Ground slope averages 8% across the lot.

One soil type Molokai silty clay loam (MuC) (Ms) is the only soil type covering the property (Soil Conservation Service, 1972). This soil is generally associated with agricultural uses and homesites. The erosion hazard is moderate and runoff is medium. More than likely areas on the property are covered with engineered fill imported for grading purposes and topsoil for the landscaping.

There are no **wetlands**, **streams**, or **ponds** on the premises.



Image 1. Partial View of Interior Courtyard and Staircase.

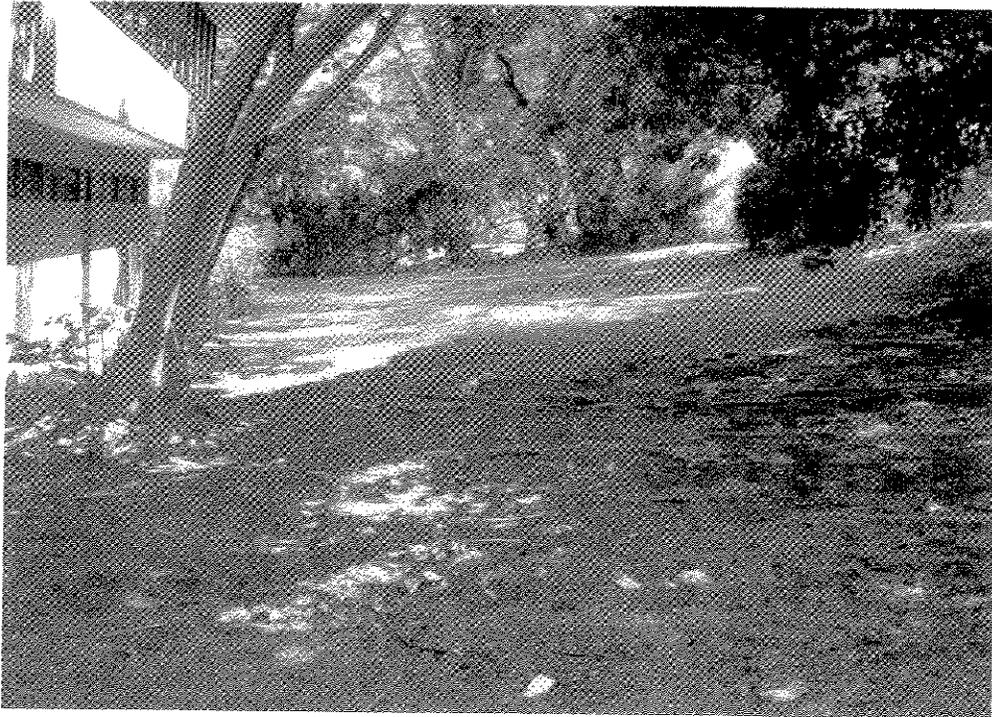


Image 2. Area of Proposed New Lanai.

Diamond Head overlies the Palolo **aquifer** of the Honolulu Sector. The Palolo aquifer is characterized by an unconfined sedimentary aquifer above a confined basal aquifer. The sedimentary aquifer is classified as of low potential use, high salinity (between 5000 and 15000 parts per million chloride) and is highly vulnerable to contamination. The basal aquifer is used for drinking, has less than 250 parts per million chloride, is irreplaceable, and has low vulnerability to contamination (Water Resources Research Center, 1990).

The site also is within the Honolulu Water Management Area. Water management of ground and surface water in a water management area are subject to Hawaii Revised Statutes and Administrative Rules of the State Water Code.

The Flood Insurance Rate Map ("FIRM") identifies the property as lying within **flood zone "X"**. A FIRM map for the area is shown in Figure 6. This flood zone is defined as "areas determined to be outside 500-year flood plain."

There are no documented **archaeological** or historic sites on the premises. The building was constructed in 1974 and has not attained the "50-year old " threshold for consideration as a historic structure.

In the absence of archaeological resources, the probability is high that the property is also devoid of **cultural resources**.

**Flora** consists of primarily of trees such as kiawe, milo, pink tecoma, plumeria, and brassaia. Ornamental shrubs include ti, red ginger, crepe gardenia, bougainvillea, oleander, hibiscus, and monstera. Trees and shrubbery planted along Diamond Head Road help to screen the building from vehicle traffic and passersby. Golden eranthemum is used as groundcover in selected areas. The area of the proposed lanai is planted in St. Augustine grass.

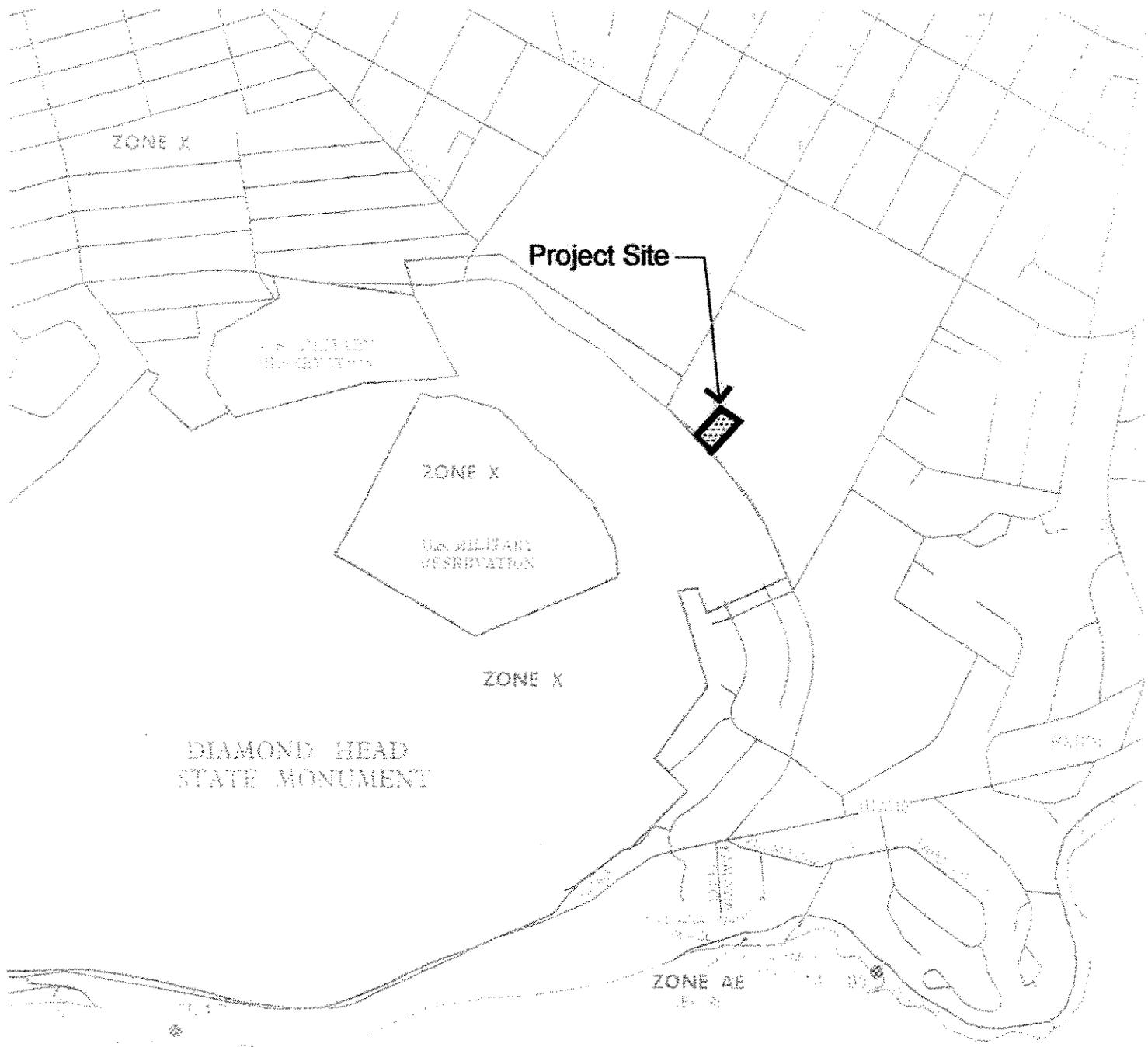
Barking dogs were observed at the adjacent "bark park". More than likely mongoose and rats are present because of food and water sources. Mynah and dove were the only birds observed during the field investigation. Other species may be present at different times of the year.

### **3. Land Use Controls**

The property is designated **Urban** on State Land Use District Maps and is located in the Primary Urban Center.

*According to the Primary Urban Center Development Plan (June 2004), the project site is located with the Urban Community Boundary and has a land use designation of Lower-Density Residential (Land Use Map, PUC-East). It should also be noted that the subject property's current PUC DP land use designation not a site specific designation, but rather an illustration of text policies. The proposed project is consistent with the Lower-Density Residential designation.*

*The proposed project supports the vision for the PUC's future because as a community service it supports the concept of livable communities (DPP Comment).*



NOTE: COASTAL BASE FLOOD ELEVATIONS APPLY ONLY LANDWARD OF THE SHORELINE SHOWN ON THIS MAP

**Legend**

-  Special Flood Hazard Zone Inundated by 100-Year Flood
-  Zone AE Base Flood Elevation Determined.
-  Zone X Areas Determined to be Outside 500-Year Floodplain.

Source: Federal Emergency Management Agency  
 Flood Insurance Rate Map  
 Map Number 15003C0105E  
 Date: November 2000.

**Figure 6**  
**Flood Insurance Rate Map**  
**American Red Cross-Hawaii,**  
**Headquarters Renovation**

American Red Cross Hawaii Chapter      Diamond Head, Island of Oahu

NORTH

LINEAL SCALE (FEET)



Gerald Park  
 Urban Planner  
 October 2004

The property is zoned Residential R-10. The Land Use Ordinance does not permit office use in a residential district. Because the Red Cross derives its corporate status from an Act of Congress, it could be considered a use by the federal government because it is an instrumentality of the federal government (See Appendix A). Uses conducted by and structures owned or managed by the federal, state, and county to carry out a governmental function, activity, or service for the public benefit (public uses and structures) are permitted in the residential zoning district.

The Red Cross building is located entirely within the boundaries of the County delineated **Special Management Area** and a Special Management Area Permit (Major) is required to construct the proposed improvements.

Kuilei Cliffs Beach Park on Diamond Head Road about 1 mile to the southwest of the Red Cross Site is the nearest public beach park and shoreline recreation area. Ka'alāwai Beach situated between Kuilei Cliffs Beach Park and Black Point is located makai of Fort Ruger Park about 3/4 miles from the project site. In this rather exclusive Diamond Head neighborhood, many large private residences front on Ka'alāwai Beach. Public access is from Kulamanu Place or through Kuilei Cliffs Beach Park (Clark, 1977).

According to Chu (1987), the quality of **coastal views** in the vicinity of Diamond Head (Maunalua Bay Viewshed, Kahala Section) is limited. Diamond Head is a prominent coastal landmark and inland landforms are comprised of Maunalani Heights, Waialae-Iki, and other finger ridges extending from the Koolau Mountains to the coastal plain. Coastal views from the road are limited to the Diamond Head Lookout (at Kuilei Cliffs Beach Park) where "lateral views to the east are noted for its spectacular visual quality." Aside from the lookouts, established residential areas obstruct specific views of the ocean that can be seen from several beach parks or glimpsed along public rights-of-way to the beach.

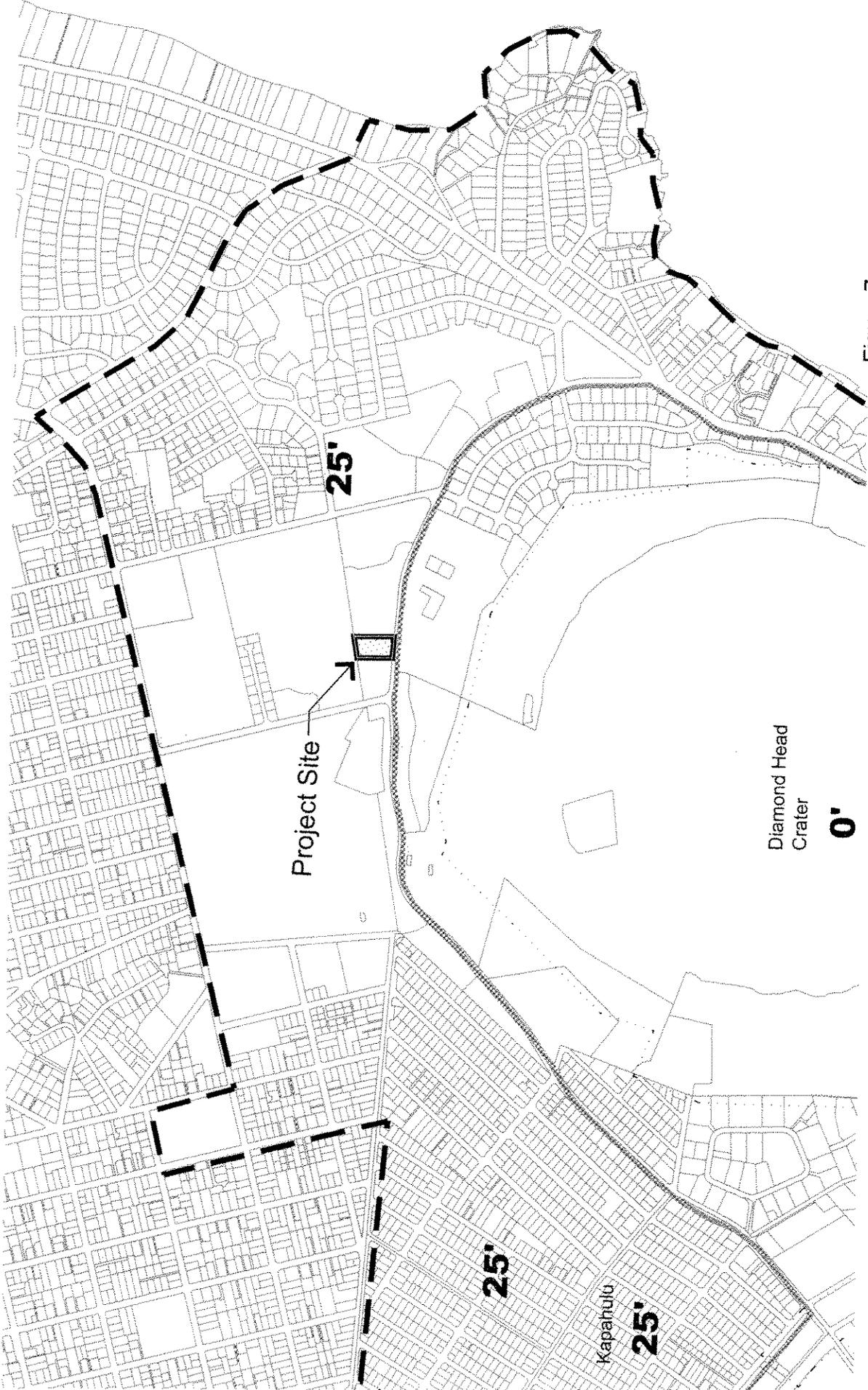
The property is located within the **Diamond Head Special District** (See Figure 7). The District is established by City ordinance (Land Use Ordinance) and while its language does not regulate land uses, it seeks to protect views of this prominent landmark through landscaping, building height, and architectural design controls.

#### 4. Public Facilities

**Diamond Head Road**, one of the major scenic roads in the Primary Urban Center, connects Waikiki on the west with Diamond Head, Waialae-Kahala, and parts of Kaimuki on the east. Fronting the project site, Diamond Head Road is an improved two-lane, two-way road within a 50-foot wide right-of-way (Townscape, 2002). The posted speed limit is 25 miles per hour. There is a 4-foot wide sidewalk fronting the Red Cross building and a narrower walkway across the street. No on-street parking is allowed.

There are no demarcated bike lanes or bike paths fronting the Red Cross building. The Diamond Head Road Recreation Master Plan (Townscape, 2002) proposes providing 5-foot wide "striped zones" for bicycles and 6-foot wide sidewalks on both sides of the road. ***The Master Plan will aid in implementing the Honolulu Bicycle Master Plan's "Lei of Parks" concept (April 1999), which proposes creating links between parks by means of shared-use paths designed for recreational bicycle riding (DPP Comment).***

A 34-foot road-widening setback is established for the mauka side of Diamond Head Road (DTS Street Setback Map, PUC-15, 1983, 1990a) to include the Red Cross property.



**Figure 7**  
**Diamond Head Special District**  
**American Red Cross-Hawaii,**  
**Headquarters Renovation**

American Red Cross Hawaii Chapter  
 NORTH  
 LINEAL SCALE (FEET)  
 500 250 0 250 500 1000

Diamond Head, Island of Oahu  
 Gerald Park  
 Urban Planner  
 October 2004

- LEGEND**
- DIAMOND HEAD SPECIAL DISTRICT BOUNDARY
  - ..... HEIGHT LIMITATION
  - CORE AREA

Source: City & County of Honolulu, Land Use Ordinance, April 2003

**City bus Route 3 travels a section of Diamond Head Road between Makapuu Avenue and 18th Avenue about 200 feet east of the Red Cross Headquarters Building (DPP Comment).**

The Honolulu Board of Water Supply provides **water** for consumption, irrigation, and fire flow. The project site is serviced by a 2" copper lateral tied into a 12" BWS main in Diamond Head Road. Fire hydrants on Diamond Head Road are located on both sides of the building.

An 18" sewer line along 18th Avenue is the nearest municipal **sewer** system for this area. The Red Cross building is not tied into this sewer. The building's wastewater system may be connected to an 8" line in Puu Panini Road (on the mauka side of the lot) belonging to the U.S. Army. **A dye test will be conducted to determine the sewer connection (DPP Comment).**

**Power and communication** systems are available from overhead and underground lines on Diamond Head Road.

**Fire protection** service originates from the Kaimuki Fire Station (Engine 5), which is located about 1.25 miles to the north at Koko Head and Pahoa Avenues in Kaimuki. The Waikiki Fire Station (Engine 7) at the corner of Paki and Kapahulu Avenues about 1.4 miles away would provide back up.

**Police service** originates from the Main Station on Beretania Street in Honolulu. In the future, police service would originate from the Diamond Head Police Station to be built near the intersection of Diamond Head Road and 22nd Avenue (about one-half block east of the project site). The new station would be constructed on State land currently occupied by the Hawai'i Army National Guard.

A "**bark park**" is located to the west of the project site. A resident (or residents) of the area established and maintains the park for public use.

**A. Assessment Process**

The scope of the project was discussed with staff of the American Red Cross and the consulting Architect. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting conditions at the site and surrounding areas. From the discussions, literature search, and field investigation, existing special management area conditions and features were identified which could affect or be affected by the project. These conditions are:

- The subject property is not a shoreline lot;
- The property does not preclude or obstruct access to or along the shoreline;
- There are no recreational uses associated with the property;
- There are no archaeological or cultural resources on the premises;
- There are no rare, threatened, or endangered flora on the premises;
- The building is not in a flood hazard area;
- There are no valuable coastal ecosystems on the premises; and
- The proposed improvements are generally interior improvements or confined to spaces inside the building.

**B. Short-term Impacts**

The Red Cross will vacate the building and relocate temporarily elsewhere during the nine-month construction period. Under this option, staff will not be exposed to construction noise, dust, and traffic and construction work will not disrupt daily organizational operations and activities.

**Site work** is a necessary function to prepare the land for building the temporary and permanent improvements to follow and is probably the most disruptive construction activity on the environment. Site work is a persistent source of **fugitive dust**. Site contractors are aware that dust is a nuisance to both workers and people living near work sites. Excessive fugitive dust also can be a contributing factor in damaging properties and building adjoining work sites. It is imperative then for site work contractors to establish and maintain stringent dust controls.

Water sprinkling is probably the most effective dust control measure given the size of the building site and the scale of proposed improvements. The contractor, however, may choose to implement other measures or best management practices based on their experience with similar projects and job sites.

The contractor will be responsible for **general housekeeping** of the site and for keeping adjacent streets and properties free of dirt, mud, and construction litter and debris. Pollution control measures shall comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

Like fugitive dust, construction **noise** cannot be avoided. It is not uncommon for the Honolulu Police Department to receive and respond to complaints about excessive noise

(also dust and traffic) during construction. For this project however, there are no noise sensitive uses or activities (such as schools, hospitals, and residential areas) immediately adjoining the project site. The subject property is located in a sparsely developed neighborhood in spite of its "Diamond Head" locale. In the absence of noise sensitive uses, there should be minimal acoustical impacts on surrounding areas during construction.

Maximum sound levels in the range of 82-96 db(A) measured at 50 feet from the source would be generated by heavy machinery during the site work phase (mainly during demolition of the existing interior courtyard and foundation work for the two-story addition). After site work is completed, reductions in sound levels, frequency, and duration can be expected during actual construction of the structure and rough-in and finish work within the building interior. Also, because most of the improvements are planned within the building and already built spaces, the walls of the building will help in noise attenuation.

Community Noise Control regulations establish maximum permissible sound levels for construction activities occurring within "acoustical" zoning districts. Based on the residential zoning of the site, the project is considered to be located in the Class A zoning district for noise control purposes. The maximum permissible daytime sound level in the district is 55 dBA from 7:00 A.M to 10:00 P.M. (Chapter 46, Community Noise Control, 1996).

As a standard construction practice, the General Contractor will procure a Noise Permit (or variance) from the Department of Health and will be responsible for complying with conditions attached to the permit. Work will be scheduled between the hours of 8:00 AM to 3:30 PM Mondays through Fridays. All construction activities will comply with Chapter 46 Noise Control for Oahu, Administrative Rules, Department of Health, State of Hawaii.

Site work will expose soil thus creating opportunities for **erosion** (fugitive dust and suspended sediment in runoff). However, the area proposed for site work (the patio area) is small in size and adequate measures will be taken to minimize construction runoff. One measure will be to direct runoff into adjacent landscaped areas for percolation into the ground. Grubbing and grading will be performed in accordance with the Revised Ordinances of Honolulu, 1990, as amended and City and County of Honolulu Rules Relating to Soil Erosion Standards and Guidelines.

Best Management Practices (BMPS) for **erosion and drainage control** during construction will be incorporated into grading plans. Construction work will not exceed five (5) acres in area thus a NPDES General Permit Authorizing Discharges of Storm Water Associated with Construction Activity will not be required from the State Department of Health.

**Vegetation** to be removed is commonly used in residential and commercial landscaping in Honolulu. ***A brassaia tree at the site of the proposed lanai will be removed and a replacement tree planted per the requirements of the Diamond Head Special District.*** ~~Trees with a caliper greater than 6 inches to be removed will require a Diamond Head Special District Minor permit.~~ No threatened or endangered plants were observed on the premises. Following construction, new landscape materials will be installed.

***The grading plan for the existing Red Cross Headquarters Building shows that the building was built on sloping terrain. The mauka half of the building was built on a "cut" and about 4 feet of fill was used to create a level "pad" for the interior courtyard. The makai half of the building was not built on fill ground and this is evidenced in part by the crawl space under that half of the building.***

*The proposed 2-story building addition is dimensioned at 48' X 48'. The courtyard will be demolished and the ground around the building perimeter excavated to receive concrete footings. The excavation will be about 2 feet wide and 2 to 4 feet in depth (into fill material). The sloping grade accounts for the variation in depth. The top 4" to 6" of the unexcavated area within the footings will be removed and replaced with cushion fill. The entire area will then be covered with a poured in place concrete slab.*

*Because the underlying ground was filled and substrata disturbed, it is unlikely that archaeological or cultural features or deposits will be encountered during site work (Office of Hawaiian Affairs and Office of Environmental Quality Control Comments).*

Should excavation unearth subsurface **archaeological features or artifacts**, work in the immediate area will cease and the proper authorities notified for disposition of the finds. If burials are unearthed and appear to be less than 50 years old, the Honolulu Police Department will be notified. If they appear to be more than 50 years old, then the State Historic Preservation Office will be notified. As a matter of protocol, both agencies will probably be notified for inspection and disposition of the finds.

Vehicles hauling construction workers and materials will contribute **traffic** on streets leading to the site. Material deliveries can be scheduled during non-morning and afternoon peak traffic periods to minimize impacts on local traffic. Building materials will be stockpiled on site in a baseyard. It is anticipated that material unloading would take place on-site so as not to interfere with street traffic. If on-street unloading were required, it would take place during non-peak traffic hours. Warning signs will be posted and flagmen posted to marshal traffic around the unloading area.

### **C. Long-term Impacts**

The proposed building renovation will provide **needed space** for the Red Cross to carry out its administrative duties, health and safety training classes, and disaster relief operations. The classroom space on the ground floor would be capable of accommodating training classes in a larger, less cramped setting. The multi-purpose room on the second level will be used for board and committee meetings, large training classes (if the need arises), volunteer workspace for projects, social and developmental activities, and a center for local disaster relief operations.

Red Cross employees (currently numbering about 40), training sessions, and volunteers and visitors contribute to the number of persons on the premises on a daily basis. The number of trainees can range from a low of 10 to a high of 20 persons per day (10 persons per 2 classrooms). Classes are also held during evenings and weekends and up to 20 persons can be accommodated during those times. It is estimated that currently up to 100 persons work, attend classes, or visit the Chapter daily. This number can be expected to remain fairly constant over time although it may be periodically exceeded by a gradual expansion in the work force and increased enrollment in training classes.

When the Red Cross responds to disasters, the number of persons on the premises can change dramatically. For example, during the first 72 hours following Hurricane Iniki, the Chapter building was used as a processing center for arriving volunteers, both local and from the mainland. About 600 people were processed through the Chapter and sent directly to service centers in the affected areas. This does not include staff and volunteers who administered the processing. After the first 72 hours, the Chapter building also served as a

support center to receive contributions, coordinate public relations, and orient new volunteers.

For a smaller disaster (say localized flooding in a community), about 15-20 staff and volunteers would assemble for planning purposes and operational support. A command post also could be established in the area of the disaster. Under almost emergency situation, Red Cross volunteers would map out the area of the disaster and evaluate its scope, provide public information about the disaster, find detailed information about the population affected, coordinate relief supply logistics, accept and process donations, and coordinate with other emergency agencies. Other initiatives and responses would be dictated by field situations and the needs of people affected by the disaster.

The two-story addition would **replace an existing interior courtyard**. The structure will be totally surrounded by the existing building and should not be readily visible from near and distant locations. The addition will not exceed the height of the existing building. Its location within the existing building precludes encroachment into any yards.

The construction of a patio adjacent to the south side of the building is seen as a **beneficial use** of an unused space. It can also function as an adjunct exterior space for the adjoining board room. The 1,400 square foot area is devoid of environmental resources thus there should be no adverse environmental impact. The patio does not encroach into the 34-foot street setback on Diamond Head Road. It should not be clearly visible to passing motorists and pedestrians because of existing vegetation.

**Vehicle traffic** generated by staff (including modest increases in future additional staffing), persons attending classes, and visitors should not significantly contribute to daily traffic movement along the driveway and its intersection with Diamond Head Road. Egress movements at the intersection are STOP sign controlled. Vehicle queueing occurs on the driveway but vehicles can clear the intersection with little delay. Egress queues are caused in part by the sloping driveway, a sidewalk across the curb cut, two-way street traffic, and driver's caution in gaining sight lines in both directions of Diamond Head Road.

In-place **water and wastewater systems** should not be adversely affected. The infrastructure already accommodates American Red Cross staff and the general public and substantial additional demands are not anticipated.

A substantial increase in **energy consumption** is not anticipated. The new air conditioning system, updated electrical system, and improved lighting are energy efficient and a reduction in energy consumption and lower energy costs should be realized over the long-term.

#### **D. Impact on Special Management Area Resources**

Impacts are discussed in the context of the ten Special Management Area objectives and policies.

##### **1. Recreation Resources**

The property is not located on or near the shoreline thus it does not obstruct access to or along the shoreline. The property is neither used for shoreline recreation nor located adjacent to shoreline recreation resources.

## 2. Historic Resources

No historic sites are known to occur on the ground surface.

## 3. Scenic and Open Space Resources

According to Chu (1987) quality coastal views in this area of Honolulu are limited. Diamond Head is cited as a prominent coastal landform and is perhaps the most world-renown Hawaiian landmark.

No increase in building height or coverage is proposed. The major renovation work would be confined to the interior of the building and should not interfere with views of Diamond Head from viewing areas mauka of the building site.

Properties immediately adjoining the site are not developed for urban type activities but used for open space (cemetery), park uses (bark park), and warehousing and storage facilities.

## 4. Coastal Ecosystems

The project is not proposed in an area of open waters, potential fisheries and fishing grounds, and wildlife habitats. There are no wetlands, perennial streams, lakes, or other bodies of water comprising coastal ecosystems on the premises.

## 5. Economic Uses

The project is neither a coastal dependent development nor a marine related activity.

## 6. Coastal Hazards

The proposed improvements will neither cause flooding of the project site nor contribute runoff to adjoining lands. The property is located in flood zone "X" which is defined as "areas determined to be outside 500-year flood plain."

## 7. Managing Development and 8. Public Participation

A Major Special Management Area ("SMA") Permit is required for the project. The Department of Planning and Permitting, City and County of Honolulu, will schedule a public hearing as part of the SMA review process. Notice of the public hearing will be published in a local daily newspaper. Adjoining property owners and lessees will be notified by mail as to the time and place of the hearing.

The Honolulu City Council approves SMA permits. The application for SMA Permit also will be presented to the City Council Zoning Committee and the City Council. The Zoning Committee can also schedule a public hearing if warranted. Honolulu City Council hearing procedures provide ample opportunity for the public to comment on the SMA Permit application.

## 9. Beach Protection

The project is proposed at a location approximately 0.75 miles inland from the nearest beach or shoreline. At this distance the project will neither affect beach processes nor require shoreline protection structures.

## 10. Marine Resources

The project does not propose the use of marine resources.

## 11. *Runoff Patterns*

*Runoff from the courtyard is currently collected in a trench drain. The renovation will remove the courtyard and the trench drain. Rainfall would then be collected on the roof of the addition and conveyed into existing downspouts on the headquarters building.*

*The downspouts presently discharge water at grade around the building and the landscaped side yard for percolation into the ground. This pattern is expected to continue when the addition is completed. Runoff from the parking lot behind the building flows into the rear yard landscaping (DPP Comment).*

**A. No Action**

A No Action alternative would maintain the status quo of the building site and deter the Red Cross from attaining the project objectives presented in the purpose for the project. A No Action alternative would preclude the occurrence of all impacts, short and long-term, beneficial and adverse described in this Assessment. The No Action alternative is not a desired course of action.

## SECTION 5

## AGENCIES AND ORGANIZATIONS CONSULTED IN PREPARING THE ENVIRONMENTAL ASSESSMENT

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*The Draft Environmental Assessment for the American Red Cross Headquarters Renovation was published in the Office of Environmental Quality Control Environmental Notice of June 8, 2005 and June 23, 2005. Publication initiated a 30-day public review period ending on July 8, 2005. An asterisk \* identifies agencies and organizations that submitted written comments during the review period. All comment letters and responses are found in Appendix B.*

### **Federal**

\*US Army Corps of Engineers

### **State of Hawaii**

Department of Defense

Department of Land and Natural Resources

Historic Preservation Division

Land Management Division

Division of State Parks

\*Department of Health

\*Environmental Planning Office

\*Office of Environmental Quality Control

**\*Office of Hawaiian Affairs**

### **City and County of Honolulu**

\*Board of Water Supply

Oahu Civil Defense Agency

\*Department of Planning and Permitting

Department of Transportation Services

\*Honolulu Fire Department

\*Honolulu Police Department

### **Other**

Hawaiian Electric Co. Ltd.

Verizon Hawaii Inc.

Oceanic Cablevision

Waialae Kahala Neighborhood Board No. 3

Kaimuki Neighborhood Board No. 4

Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5

Diamond Head Memorial Park

Councilmember Charles K. Djou

Kaimuki Public Library (Placement)

### **Pre-Assessment Consultation**

**Board of Water Supply**

**Department of Planning and Permitting**

**Traffic Management Division**

**Wastewater Division**

**Department of Land and Natural Resources**

**Historic Sites Division**

**Land Division**

**SECTION 6**

**PERMITS AND APPROVALS**

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Permits and approvals required for the project and responsible authorities are identified below. Additional entitlements may be required depending on final construction plans.

**PERMIT/APPROVAL**

**AUTHORITY**

**City and County of Honolulu**

Special Management Area (Major)	Honolulu City Council
Diamond Head Special District Minor Permit	Department of Planning and Permitting
Grubbing, Grading, and Stockpiling Permit	Department of Planning and Permitting
Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work	Department of Planning and Permitting
<b><i>Zoning Waiver</i></b>	<b><i>Department of Planning and Permitting</i></b>

**State of Hawaii**

Variance From Pollution Controls (Noise Permit)	Department of Health
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Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

The proposed project will not lead to a loss or destruction of natural or cultural resources. The project site has already been graded, built upon, and landscaped.

Should archaeological finds, cultural artifacts, or *iwi* be unearthed, the appropriate authorities will be notified promptly for disposition of the finds.

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

The project does not curtail the beneficial use of the environment. The renovations are proposed in a building and lot that was developed in 1974 to accommodate the existing use. With the exception of the exterior lanai, the renovations are confined to within the existing building footprint and interior office spaces.

**3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;**

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

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

The project will not substantially affect the economic or social welfare of the State. The renovations will enable the American Red Cross to continue to train the public in health, safety, and disaster preparedness.

As briefly touched on in this Assessment, the Red Cross engages in a myriad of "back of house" activities to coordinate relief efforts, initiatives, and response protocols during emergencies. Although these activities generally are not seen by people receiving aid, it is vital to coordinating the efforts of volunteers in the field and delivering materials and supplies to the people most in need.

**5) Substantially affects public health;**

Public health will not be adversely affected by the proposed project.

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

Substantial secondary impacts are not anticipated.

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

The proposed renovations are generally confined to the interior of an existing structure. The two-story classroom and multi-purpose room addition would infill an existing courtyard within the general confines of the existing structure. The commitment of land to this use is not anticipated to degrade special management area resources.

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

The project is not the precursor for a larger action.

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

There are no rare, threatened or endangered flora or fauna on the premises.

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

Ambient air quality will be affected by fugitive dust and combustion emissions during construction but can be mitigated by measures stipulated in this Assessment. Construction noise will be audible during site preparation work but should diminish once the addition is framed. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

**11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.**

The project is not proposed in an environmentally sensitive area.

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

The project will not substantially affect scenic vistas and view planes. The two-story addition will be of the same height as the existing structure.

The proposed exterior lanai is about 6 to 8 feet below street grade and barely visible through a hibiscus hedge and trees planted along Diamond Head Road.

**13) Requires substantial energy consumption.**

An increase in energy consumption is expected. The increase, however, would be offset by the use of energy efficient fixtures. Energy efficient lighting and high efficiency, centralized roof top air-conditioning equipment with variable air volume should use less energy than do existing light fixtures and the air conditioning system, respectively. Insulating the roof and exterior walls also will aid in energy conservation.

## REFERENCES

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- Clark, John R.K. 1977. *The Beaches of Oahu*. A Kolowalu Book. University of Hawaii Press.
- Department of Planning and Permitting, City and County of Honolulu. June 2004. *Primary Urban Center Development Plan (Draft)*.
- Department of Transportation Services, Street Setback Back Map. 1983, 1990 amended. *PUC-17*.
- Federal Emergency Management Agency. 2000. *Flood Insurance Rate Map*. Community Panel No. 15003C0105E.
- Park, Gerald Urban Planner. September 2004. *Field Investigation*.
- Townscape, Inc. March 2002. *Diamond Head Road Recreation Master Plan*. Prepared for the City and County of Honolulu, Department of Design and Construction.
- U.S. Department of Agriculture, Soil Conservation Service. August 1972. *Soil Survey Report for Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. In Cooperation with the University of Hawaii Agricultural Experiment Station.

December 23, 1968

Honorable John A. Burns  
Governor of the State of Hawaii  
Iolani Palace  
Honolulu, Hawaii

Dear Governor Burns:

Reference is made to your memorandum of December 12, 1968 transmitting a letter and resolution from the Hawaii Chapter of the American Red Cross, requesting our comments and recommendation.

The Red Cross proposes that we assure the Department of Defense of the United States that, should a one-acre parcel of land at Fort Ruger be returned to the State, we will make it available to the Red Cross on a direct-lease basis at a nominal rental for the construction of a Headquarters building.

From the legal standpoint, we can lease directly to the Red Cross at a nominal rent. The question then becomes a matter of policy.

The tract of land in question contains 2.46 acres, not one acre. It is ceded land and, under the Sand Island Act (Public Law 233-88), if it is no longer required by the Government, it must be returned to the State. However, as the Red Cross has been ruled by the U. S. Supreme Court to be an instrumentality of the Federal Government and derives its corporate status from an Act of Congress, the proposed use could be considered a use by the Government and could be conveyed directly to the Red Cross by the Government.

The Department of Defense apparently does not want to take this path, however, as the case is somewhat borderline. It has informally requested that the State accept return of

Honorable John A. Burns

-2-

December 23, 1968

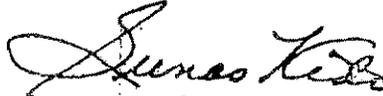
the parcel with the assurance that it will make it available to the Red Cross on a long-term lease at nominal rent.

This department is not unwilling to take these steps, with certain conditions. The parcel is presently unused by the Government and, as ceded lands, should be returned to the State. The Red Cross originally asked for one-half acre. However, we are willing to recommend to the Board that the conveyance from the Government be accepted and that we commit ourselves to granting the Red Cross a lease, under the terms outlined above, of as much of the parcel as they actually require to construct a headquarters building and provide the necessary parking and landscaping areas, provided the Federal Government agrees to return to the State the entire 2.46-acre parcel. We do not feel this is unreasonable as no use has been made of the parcel for more than two years and the parcel is isolated from all other Federal holdings in the Fort Ruger area. It is not to be considered in the proposed exchange of lands with the Army to obtain the Leahi lands.

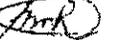
Our recommendation, therefore, is that we agree to the proposal under the terms listed above.

Respectfully,

BOARD OF LAND AND NATURAL RESOURCES



SUNAO KIDO  
Chairman and Member

GWL:ck  


COPY

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
HONOLULU, HAWAII  
Division of Land Management

January 23, 1970

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

Gentlemen: Direct Sale of Lease OAHU

STATUTE: Section 171-95, Hawaii Revised Statutes.

APPLICANT: American National Red Cross

FOR: A parcel of State land, presently ceded to the United States and in process of being returned to the State by the General Services Administration. The land lies along Diamond Head road between 18th and 22nd Avenues and contains approximately one acre. (subject to survey)

PURPOSE: For the construction and maintenance of a Red Cross Headquarters.

ZONING: State Land Use Commission and City & County of Honolulu: Urban.

TERM: 65 years

ANNUAL RENTAL: Nominal, \$1.00 for the term.

REMARKS: The army has agreed to excess one acre of a 2.46-acre parcel of land it holds at Diamond Head with the understanding, under a gentleman's agreement, that the State will make the land available to the Red Cross on a long-term lease. The Red Cross is an instrumentality of the Federal Government and the State can issue it a direct lease under the provisions of Section 171-65, Hawaii Revised Statutes.

RECOMMENDATIONS: That the Board authorize the direct issuance of a 65-year lease, without recourse to public auction, to the American National Red Cross for the purpose of establishing a Red Cross Headquarters, subject to:

ITEM F-5

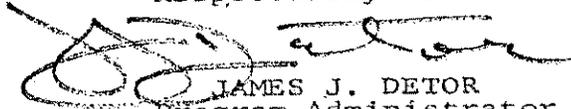
Board of Land and  
Natural Resources

- 2 -

January 23, 1970

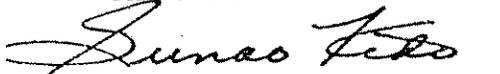
1. A nominal rental of one dollar for the period,
2. The Chairman's approval of all improvement plans, and
3. Such other conditions as the Chairman may require.

Respectfully submitted,



JAMES J. DETOR  
Program Administrator  
Division of Land Management

RECOMMENDED FOR APPROVAL:

  
SUNAO KIDO, Chairman

Approved by the Board  
at its meeting held on

January 23, 1970



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

RECEIVED

MAY 24, 2005 105 MAY 26 P 2 309

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Regulatory Branch

Mr. Henry Eng, FAICP  
Director  
Department of Planning & Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Eng:

This responds to your request dated May 20, 2005 for comments on the draft Environmental Assessment for the proposed renovations to the American Red Cross-Hawaii Headquarters Building, Diamond Head, Oahu Island (TMK 3-1-42: 029). The work proposed includes interior renovations, installing a new air conditioning system, upgrading existing electrical systems, infilling an existing courtyard and miscellaneous improvements. Based on the information provided, I have determined that these locations are in an upland area and outside the limit of our jurisdiction. Therefore a Department of Army (DA) permit will not be required.

File Number POH-2005-319 has been assigned to this project. Please feel free to contact Mr. Farley Watanabe of my staff at 438-7701, or [Farley.K.Watanabe@usaace.army.mil](mailto:Farley.K.Watanabe@usaace.army.mil) if you have additional questions.

Sincerely,

George P. Young, P.E.  
Chief, Regulatory Branch



GERALD PARK  
Urban Planner

Planning  
Land Use  
Research  
Environmental  
Studies

1221 Kapiolani Blvd.  
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96814

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Facsimile:  
(808) 596-7485  
e-mail:  
geraldpark@aol.com

August 11, 2005

George P. Young, P.E.  
Chief, Regulatory Branch  
Department of the Army  
U.S. Army Engineer District, Honolulu  
Fort Shafter, Hawaii 96858-5440

Dear Mr. Young:

Subject: American Red Cross Headquarters Renovation  
TMK: 3-1-042: 029  
Honolulu, Hawaii  
File No. POH-2005-319

Thank you for reviewing and commenting on the Draft Environmental Assessment for the subject project. Your determination that a Department of the Army (DA) permit is not required has been forwarded to the American Red Cross.

The participation of the Regulatory Branch in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

C. P. Lum, ARC



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

DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

June 2, 2005

**MEMORANDUM**

**TO:** Heury Eng, FAICP  
Director of Planning and Permitting

**FROM:** Russell S. Takata, Program Manager  
Noise, Radiation & IAQ Branch

**SUBJECT:** Comments to the Draft Environmental Assessment (DEA) Chapter 343, Hawaii Revised Statutes Chapter 25, Revised Ordinances of Honolulu American Red Cross  
Tax Map Key: 3-1-42:29

Our comments should be printed as follows:

“Project activities shall comply with the Administrative Rules of the Department of Health:

- Chapter 11-46 Community Noise Control
- Chapter 11-39 Air Conditioning and Ventilating
- Chapter 11-501 Asbestos Requirements
- Chapter 11-503 Fees for Asbestos Removal and Certification
- Chapter 11-504 Asbestos Abatement Certification Program

if you have any questions, please contact me at 586-4701.

In reply, please refer to  
File #



GERALD PARK  
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e-mail:  
geraldpark@aol.com

August 18, 2005

Russell S. Takata, Program Manager  
Noise, Radiation and IAQ Branch  
State of Hawaii  
Department of Health  
PO Box 3378  
Honolulu, Hawaii 96801-3378

Dear Mr. Takata:

Thank you for reviewing and commenting on the Draft Environmental Assessment for the subject project. The project activities will comply with the Department of Health administrative rules listed in your comment letter.

The participation of the Department of Health in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: P. Lum, ARC

**CITY AND COUNTY OF HONOLULU**

801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111  
http://www.honolulu.gov

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DEPT. OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU

MUFI HANDELMANN  
MAYOR

OUR REFERENCE BS-KP

June 9, 2005

**TO:** HENRY ENG, FAICP, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

**FROM:** BOISSE P. CORREA, CHIEF OF POLICE  
HONOLULU POLICE DEPARTMENT

**SUBJECT:** DRAFT ENVIRONMENTAL ASSESSMENT, AMERICAN RED  
CROSS-HAWAII HEADQUARTERS RENOVATION,  
TAX MAP KEY: 3-1-042- 029

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

This project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Bart Huber of District 7 at 529-3796 or Mr. Brandon Stone of the Executive Bureau at 529-3644.

BOISSE P. CORREA  
Chief of Police

By *MAJ Kenneth B. Lammore*  
KARL GODSEY  
Assistant Chief of Police  
Support Services Bureau

*Serving and Protecting with Aloha*

August 11, 2005

Boisse P. Correa, Chief of Police  
Police Department  
City and County of Honolulu  
801 S. Beretania Street  
Honolulu, Hawaii 96813

Dear Chief Correa:

**Subject:** Reference BS-KP  
American Red Cross Headquarters Renovation  
TMK: 3-1-042: 029  
Honolulu, Hawaii

Thank you for reviewing the Draft Environmental Assessment for the subject project.  
The participation of the Honolulu Police Department in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*

Gerald Park

c: P. Lum, ARC

GERALD PARK  
Urban Planner

- Planning
- Land Use
- Research
- Environmental Studies

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e-mail:  
geraldpark@aol.com

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



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June 8, 2005  
DEPT OF PLANNING  
200 PERMITTING  
CITY & COUNTY OF HONOLULU

MUFI HANNEMANN, Mayor  
EDDIE FLORES, JR., Chairman  
HERBERT S. K. KAOPIA, SR.  
RICHARD L. LEECH, III  
SAMUEL T. HATA  
RODNEY K. HIRAIWA, Ex-Officio  
LATERNE HIDA, Executive  
CLIFFORD S. JAMILE  
Manager and Chief Engineer  
CONNA EAY K. KYOCOSAKI  
Deputy Manager and Chief Engineer

**GERALD PARK**  
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(808) 596-7465  
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geraldpark@aol.com

August 11, 2005  
Clifford S. Jamile  
Manager and Chief Engineer  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii 96843

Dear Mr. Jamile:  
Subject: American Red Cross Headquarters Renovation  
TMK: 3-1-042: 029  
Honolulu, Hawaii

Thank you for reviewing and commenting on the Draft Environmental Assessment for the subject project. The information you provided has been forwarded to the American Red Cross.

The participation of the Board of Water Supply in the environmental assessment review process is appreciated.

Sincerely,

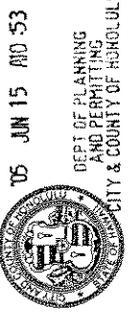
GERALD PARK URBAN PLANNER  
*Gerald Park*  
Gerald Park

c: P. Lum, ARC

TO: HENRY ENG, FAICP  
DIRECTOR OF PLANNING AND PERMITTING  
*K. S. Jamile*  
FROM: for CLIFFORD S. JAMILE, MANAGER AND CHIEF ENGINEER  
SUBJECT: YOUR MEMORANDUM OF MAY 20, 2005 ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE AMERICAN RED CROSS. TMK: 3-1-42:29 2004/ED-366(sm)

The existing water system is presently adequate to accommodate the proposed renovation.  
The availability of water will be confirmed when the building permit is approved.  
When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.  
The proposed renovation is subject to Board of Water Supply cross-connection control and backflow prevention requirements prior to issuance of the Building Permit Application.  
If you have any questions, please contact Joseph Kaakua at 748-5442.

CITY AND COUNTY OF HONOLULU  
3375 KOAHPKA STREET, SUITE H425 • HONOLULU, HAWAII 96819-1869  
TELEPHONE: (808) 951-7781 • FAX: (808) 951-7750 • **RECEIVED**



June 7, 2005

TO: HENRY ENG, FAICP, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (DEA)  
RECORDED OWNER: STATE OF HAWAII  
APPLICANT: AMERICAN RED CROSS, HAWAII STATE CHAPTER  
AGENT: GERALD PARK  
LOCATION: 4155 DIAMOND HEAD ROAD  
HONOLULU, OAHU, HAWAII  
TAX MAP KEY: 3-1-042: 029  
REQUEST: SPECIAL MANAGEMENT AREA USE PERMIT  
PROPOSAL: RENOVATION AND EXPANSION OF THE EXISTING  
HEADQUARTERS BUILDING OF THE AMERICAN  
RED CROSS, HAWAII STATE CHAPTER

We received your letter dated May 20, 2005, requesting our review and comments on the DEA for the above-mentioned project.

The Honolulu Fire Department has no objections to the above-mentioned project.

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

*Attilio K. Leonard*  
ATTILIO K. LEONARDI  
Fire Chief

AKL/SY:jl



GERALD PARK  
Urban Planner

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Facsimile:  
(808) 596-7485  
e-mail:  
geraldpark@aol.com

August 11, 2005

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

Dear Chief Leonard:

Subject: American Red Cross Headquarters Renovation  
TMK: 3-1-042: 029  
Honolulu, Hawaii  
File No. POH-2005-319

Thank you for reviewing the Draft Environmental Assessment for the subject project.  
The participation of the Honolulu Fire Department in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

c: P. Lum, ARC



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'05 JUN 20 A 9:39

STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPIOLANI BOULEVARD, SUITE 700 PERMITTING  
HONOLULU, HAWAII 96813 & COUNTY OF HONOLULU

HRD05/1880

June 14, 2005

Henry Eng  
Department of Planning & Permitting  
650 S. King Street, 7<sup>th</sup> Floor  
Honolulu, HI 96813

RE: Draft Environmental Assessment for the American Red Cross-Hawaii Headquarters  
Renovation, Honolulu, Oahu, Hawaii, TMK: 3-1-042:029.

Dear Mr. Eng,

The Office of Hawaiian Affairs (OHA) is in receipt of your May 20, 2005 request for comment on the above listed proposed project, TMK: 3-1-042:029. OHA offers the following comments:

OHA recommends that an Archaeological Monitoring Plan be drafted in support of this project. The plan would address the need for archaeological monitoring during both "on-site" and "on-call" stages and would assess the likelihood for encountering historic properties during construction. The plan would also evaluate the cultural significance of the area of proposed construction and the surrounding vicinity.

OHA further requests your assurances that if the project goes forward, should iwi or Native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse York at 594-0239 or [jessyx@oha.org](mailto:jessyx@oha.org).

'O wau iho nō,

Clyde W. Nāmu'o  
Administrator



August 5, 2005

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Facsimile:  
(808) 596-7485  
e-mail:  
GERALDPAK@HAWAII.COM

Clyde Namu'o, Administrator  
Office of Hawaiian Affairs  
711 Kapiolani Boulevard, Suite 500  
Honolulu, Hawaii 96813

Dear Mr. Naum'o

Subject: American Red Cross Headquarters Renovation  
TMK: 3-1-042: 029  
Honolulu, Hawaii

Thank for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses are provided in the order your comments were presented.

Archaeological monitoring plan

The grading plan for the existing Red Cross Headquarters Building shows that the building was built on sloping terrain. The mauka quarter of the building was built on a "cut". About 4 feet of fill at the makai side of the courtyard was used to create a level "pad" for it. The makai quarter of the building was not built on fill ground and this is evidenced in part by the crawl space under that quarter of the building.

The proposed 2-story building addition is dimensioned at 48' X 48'. The courtyard will be demolished and the ground around the building perimeter excavated to receive concrete footings. The excavation will be about 2 feet wide and 2 to 4 feet in depth (so the footings can rest on non-fill material). The sloping grade accounts for the variation in depth. The top 4" to 6" of the unexcavated area within the footings will be removed and replaced with cushion fill. The entire area will then be covered with a poured in place concrete slab.

Because the underlying ground was filled and substrata disturbed during the construction of the existing building, it is unlikely that archaeological or cultural features or deposits will be encountered during site work. For this reason an Archaeological Monitoring Plan should not be necessary.

Unearthed Burials

However, should Iwi or Native Hawaiian cultural or traditional deposits be found during ground disturbance, work will cease, and the appropriate agencies will be contacted for disposition of the finds. This mitigating measure was stated in the environmental assessment (Section 3, page 18, last paragraph).

Clyde Namu'o  
Page 2  
August 5, 2005

We thank the Office of Hawaiian Affairs for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: P. Lum, ARC



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

515 FIVE 702  
225 SOUTH KING STREET  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 536-4186  
FACSIMILE (808) 536-4186  
E-mail: [oeq@hawaii.gov](mailto:oeq@hawaii.gov)

June 17, 2005

Henry Eng  
Department of Planning and Permitting  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Attn: Sharon Nishiura

Dear Mr. Eng:

Subject: Draft Environmental Assessment (EA), Red Cross Headquarters Renovation

We have the following comments to offer:

Two-sided pages: In order to reduce bulk and save on paper, please print on both sides of the pages in the final document.

Cultural impacts assessment: A cultural impacts assessment was not included in the draft EA, except for a mention that the property was "devoid of cultural resources." This is an assessment of the project's impacts to current cultural practices. In the final EA include such an assessment. For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*. Go to our homepage at <http://www.state.hi.us/health/oeq/guidance/index.html> or contact our office for a paper copy.

Contacts: In the final EA list state agencies, county agencies and community groups contacted during the pre-consultation phase and also include copies of any correspondence.

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

Sincerely,

  
GENEVIEVE SALMONSON  
Director

c: Gerald Park



August 5, 2005

Genevieve Salmonson, Director  
Office of Environmental Quality Control  
State of Hawaii  
235 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813-2437

Dear Ms. Salmonson:

Subject: American Red Cross Headquarters Renovation  
TMK: 3-1-042: 029  
Honolulu, Hawaii

Thank for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses are provided in the order your comments were presented.

Two-sided pages

Duplexing will be considered for printing the Final Environmental Assessment.

Cultural Impact Assessment

The grading plan for the Red Cross Headquarters Building shows that the existing building was built on sloping terrain. The mauka quarter of the building was built on a "cut". About 4 feet of fill was used on the makai side of the courtyard to create a level "pad" for it. The makai quarter of the building was not built on fill ground and this is evidenced in part by the crawl space under that quarter of the building.

The proposed 2-story building addition is dimensioned at 48' X 48'. The courtyard will be demolished and the ground around the building perimeter excavated to receive concrete footings. The excavation will be about 2 feet wide and 2 to 4 feet in depth (so the footings can sit on non-fill material). The sloping grade accounts for the variation in depth. The top 4" to 6" of the unexcavated area within the footings will be removed and replaced with cushion fill. The entire area will then be covered with a poured in place concrete slab.

Because the underlying ground was filled and substrata disturbed during the construction of the existing building, it is unlikely that archaeological or cultural features or deposits will be encountered during site work.

Contacts

The following agencies were consulted in preparing the environmental assessment and will be identified in the Final Environmental Assessment.

Board of Water Supply  
Department of Planning and Permitting  
Traffic Management Division  
Wastewater Division

Genevieve Salmonson  
Page 2  
August 5, 2005

Department of Land and Natural Resources  
Land Division  
Historic Sites Division

We thank the Office of Environmental Quality Control for participating in the environmental review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: P. Lum, ARC



GERALD PARK  
Urban Planner

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MURR HANSEN  
MAYOR

Mr. Gerald Park  
Page 2  
July 5, 2005

HENRY ENG, ENCEP  
DIRECTOR  
DAVID K. TANOUKE  
DEPUTY DIRECTOR

2004/ED-36 (sn)

July 5, 2005



Mr. Gerald Park  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Draft Environmental Assessment  
Chapter 25, Revised Ordinances of Honolulu  
Chapter 343, Hawaii Revised Statutes  
Project : American Red Cross - Headquarters  
Renovation  
Location : 4155 Diamond Head Road  
Tax Map Keys : 3-1-42: 29

Transmitted are comments that the department has received regarding the above Draft Environmental Assessment (EA).

In accordance with the provisions of Chapter 343, Hawaii Revised Statutes, you must respond, in writing, to these and any other comments that were received during the 30-day comment period, which began with the publication of a notice of availability of the Draft Environmental Assessment (EA) in The Environmental Notice on June 8, 2005. The Final EA must include these comments and responses, as well as the revised text, where needed.

Also, the following are comments on the Draft EA from the Department of Planning and Permitting's (DPP) Land Use Permits, Site Development and Planning Divisions:

Land Use Permits Division

1. Describe how the proposed improvements comply with the underlying R-10 Residential District development standards and the Diamond Head Special District design guidelines. The conceptual plans indicate that the proposed improvements may exceed the maximum height and encroach into required yards.  
For your information, the site is subject to a 34-foot street setback (road widening) along Diamond Head Road. The 30-foot front yard is then measured from the established street setback line. The building height envelope begins at the 30-foot front yard and not the street setback line.  
The exterior elevation plans indicate that the proposed two-story addition will exceed the maximum height. Also, although the proposed lanai and first floor expansion will not be within the street setback, the improvements will still encroach into the required front yard. In accordance with the Diamond Head Special District design guidelines, all required yards must be landscaped.  
If the proposed improvements do not comply, then the applicant must either revise the project or apply for a zoning waiver.
2. Correct Figure 7. The boundaries on the map only reflect the Diamond Head Special District and not the Waikiki Special District. Also, the special district is not referred to a zoning precinct.
3. Clarify if the proposed improvements will require the removal of any trees, greater than 6 inches in diameter. If so, explain whether these trees will be relocated or replaced.
4. Clarify whether all new utility lines, if any, will be placed underground. The placement of lines underground is a special district guideline.

5. Describe the existing runoff patterns and whether they will be altered or increased by the proposed improvements.
6. Describe the method of solid waste disposal.

**Planning Division**

1. The Description of the Proposed Action Section should state the total floor area of the renovated building.
2. Describe how the project complies with the Primary Urban Center Development Plan.
  - a. This section should state that, according to the Primary Urban Center Development Plan (PUC DP, June 2004), the project site is located within the Urban Community Boundary and has a land use designation of Lower-Density Residential (Land Use Map, PUC-East). It should also be noted that the subject property's current PUC DP land use designation is not a site-specific designation, but rather an illustration of text policies. The proposed project is consistent with the Lower-Density Residential designation.
  - b. For your future reference, as noted above, the current PUC DP is dated June 2004. Your reference page refers to the May 2002 draft report.

- c. The Final EA should also state that the proposed project supports the vision for the PUC's future, as stated in Chapter 2 of the PUC DP, particularly how it, as a community service, supports the concept of livable neighborhoods.

3. The last two lines on Page 17 are repeated on the top of Page 18.

4. The Public Facilities Section should mention the Honolulu Bicycle Master Plan (April 1999) which provides a strategy for the bicycle component in the PUC's future transportation system. The Master Plan's "Lei of Parks" Concept Plan, shown in Figure 3.16 of the PUC DP, calls for creating links between parks by means of shared-use paths designed for recreational bicycle riding. This Concept Plan shows links connecting Diamond Head Road between Makapuu Avenue and Fort Ruger Park.
5. Given that the applicant employs about 40 persons at its headquarters and is used regularly by the public for training classes, Section 4 should include a description of bus routes serving the facility.
6. Although a Finding of No Significant Impact (FONSI) is stated in the Project Profile, it should also be clearly stated in Section 7, Determination of Significance.

**Site Development Division**

1. Revise the discussion on wastewater. Sewers are available. A Site Development Division Master Application for Sewer Connection is required for sewer capacity reservation. The applicant must verify the connection point to the municipal sewer system as part of the sewer connection application process.
2. There is a 34-foot road-widening setback that currently affects the frontage of the property. Any new structures should be built outside of the road widening setback area.
3. Adequate vehicular sight distance should be provided and maintained for pedestrians and other vehicles at the project's driveway.

Mr. Gerald Park  
Page 5  
July 5, 2005

Should you have any questions, please contact Sharon Nishiura of our staff at 523-4256.

Sincerely yours,

  
HENRY ENG, FAICP  
Director of Planning  
and Permitting

HE:cs  
Enclosures

please doc 381106

expressly prohibit man-made features from being part of the landscape. The at-grade outdoor lanai with planters is treated as a design element of the front yard and thus part of the landscaping. Also, the lanai, including its retaining walls, will not exceed 30 inches in height. If it is determined that landscaping does not include the outdoor lanai with planters, then a waiver will be requested for it.

**Heights**

The consulting architects will request a zoning waiver to the height limits to allow the roof line of the proposed addition to encroach into the height envelope.

**Architecture Appearance and Character**

The two-story addition will not be visible from Diamond Head Road, since it will be totally surrounded by the existing building.

**2. Figures**

Figure 7 will be corrected.

**3. Tree Removal**

A brassaia tree at the site of the proposed outdoor lanai will be removed and a replacement tree planted per the requirements of the Diamond Head Special District.

**4. Utility Lines**

Utility lines for the improvements will connect to existing underground conduits.

**5. Runoff Patterns**

Runoff from the courtyard is currently collected in an area dry well. The renovation will remove the courtyard and the dry well. Rainfall would then be collected on the roof of the addition and conveyed into existing and or new downspouts of the headquarters building.

The downspouts presently discharge water at grade around the building and the landscaped side yard for percolation into the ground. This pattern is expected to continue when the addition is completed. Runoff from the parking lot behind the building flows into the rear yard landscaping.

**6. Method of Solid Waste Disposal**

A private contractor collects and disposes of solid waste from the headquarters building. This service is expected to continue after the renovations are completed.

August 5, 2005

Henry Eng, FAICP, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Eng:

Subject: American Red Cross Headquarters Renovation  
TMK: 3-1-042: 029  
Honolulu, Oahu

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses in the order your comments were presented.

Land Use Permits Division

1. Compliance with R-10 Residential District

<u>Development Standard</u>	<u>Required</u>	<u>Provided</u>
Minimum Lot Area	10,000 sf	43,560 sf
Minimum Lot Width	100 feet for other uses	159 feet min
Minimum Lot Depth	100 feet for other uses	265 feet min
Front Yard	30 feet for other uses	12 to 20 feet
Side and Rear	15 feet for other uses	15 feet
Maximum Height	25-30 feet	26'-7"

Note: Other uses are non-residential uses.

As indicated by your comment, the existing structure encroaches into the front yard (between 10 and 22 feet). The encroachment varies because the existing building does not parallel Diamond Head Road and the street setback.

The addition matches the height of the existing office building, which exceeds the 25-foot height limit by approximately 1'-7" where the proposed addition will occur.

Diamond Head Special District Guidelines

Landscaping

A brassaia tree will be removed in the vicinity of the proposed lanai because its surface roots preclude groundcover growth. The protruding roots also pose a safety hazard and may be uplifting the ground level floor slab adjacent to it.

Diamond Head Special District landscaping guidelines do not require landscaping in required yards to consist entirely of plant materials. The guidelines also do not

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Planning Division

1. Floor Area of Renovated Building

The total floor area of the existing building and proposed addition will be 18,432 square feet.

2. Compliance with PUC Development Plan

- a. The provided statement will be included in the Final Environmental Assessment.
- b. The reference to the current PUC Development Plan will be revised.

3. Formatting Error

The repeated lines on page 18 have been deleted.

4. Honolulu Bicycle Master Plan

The Honolulu Bicycle Master Plan will be mentioned in the Final Environmental Assessment.

5. Bus Routes

Bus Route 3 travels a section of Diamond Head Road between Makapuu Avenue and 18th Avenue, about 200 feet east of the Red Cross Headquarters Building.

6. Finding of No Significant Impact

The approving agency is responsible for issuing a Finding of No Significant Impact.

Site Development Division

1. Wastewater

A Site Development Division Master Application for Sewer Permit will be submitted if the headquarters building connects to the municipal sewer. As part of the sewer application, a dye test will be performed to verify the connection point.

2. Road Widening

No structure will be constructed within the 34-foot road-widening setback along Diamond Head Road.

The proposed outdoor lanai is within the 30-foot front yard setback. If required, a zoning waiver will be sought from the Department of Planning and Permitting to allow its construction.

3. Adequate Vehicular Sight Distance

No improvements are proposed at the existing intersection of the American Red Cross driveway and Diamond Head Road. Existing vehicle sight distance in both directions should remain the same.

We thank the Department of Planning and Permitting for their comments and for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

c: P. Lum, ARC-HC



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

June 30, 2005

CHRYONE L. FUKONO, M.D.  
DIRECTOR OF HEALTH

IN COPY (PLEASE REFER TO FILE)

05-616A CAB

RECEIVED  
05 JUL -8 09 47  
COPY OF PLANNING AND PERMITTING  
CITY & COUNTY OF HONOLULU

Mr. Henry Eng, FAICP  
Acting Director of Planning and Permitting  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Eng:

SUBJECT: Proposed Renovation and Expansion of the Headquarters Building of the American Red Cross, Honolulu, Oahu. Ref: 2004/ED-36(s/n)

This letter is to transmit the following comments for the subject document:

Construction/Demolition Involving Asbestos:

As the proposed project includes renovation/demolition activities which may involve asbestos, the applicant should contact the Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch at 586-5800.

Control of Fugitive Dust:

A significant potential for fugitive dust emissions exists during all phases of construction and operations. Proposed activities that occur in proximity to existing residences, public areas or thoroughfares exacerbate potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. The plan, which does not require DOH approval, would help with recognizing and minimizing the dust problems from the proposed project.

Activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance problems.

LUPD  
3/24/05

Mr. Henry Eng, FAICP  
June 30, 2005  
Page 2

The contractor should provide adequate measures to control the fugitive dust from the road areas and during the various phases of construction. Examples of measures that can be implemented to control dust include, but are not limited to, the following:

- a) Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Providing an adequate water source at the site prior to start-up of construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing dust from shoulders and access roads;
- e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Controlling dust from debris being hauled away from the project site.

If you have any questions, please contact Mr. Barry Ching of the Clean Air Branch at 586-4200.

Sincerely,

THOMAS E. ARIZUMI, P.E. Chief  
Environmental Management Division

BC:jhm



August 11, 2005

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Urban Planner  
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Environmental  
Studies  
■

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Dear Mr. Arizumi:  
Subject: American Red Cross Headquarters Renovation  
TMK: 3-1-042: 029  
Honolulu, Hawaii  
05-616A CAB

Thank you for reviewing and commenting on the Draft Environmental Assessment for the subject project. We offer the following responses to your comments in the order they were presented.

Construction/Demolition Involving Asbestos:

The American Red Cross or their architect and contractor will contact the Asbestos Abatement Office as you recommended.

Control of Fugitive Dust

Renovation and new construction activities generally will be confined to the interior of the existing structure. The general contractor will implement appropriate mitigating measures to control dust on-site and prevent dust from escaping to adjoining areas. As you indicated, activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 relating to fugitive dust.

The participation of the Environmental Management Division in the environmental assessment review process is appreciated.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

c: P. Lum, ARC