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OFC. OF ENVIRONMENTAL QUALITY CONTROL

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

Dear Mr. Hooser:

Subject:	Chapter 343, Hawaii Revised Statutes Final Environmental Assessment (EA)
Project:	Royal Hawaiian Market Place
Applicant:	Royal Hawaiian Market Place, Inc.
Agent:	Roy K. Yamamoto Architect, AIA, Inc. (Lorena Yamamoto)
Location:	333 Royal Hawaiian Avenue - Waikiki
Tax Map Key:	2-6-19: 13 and 14
Proposal:	The project involves the removal of 20 temporary commercial kiosks and two access driveways and construction of a two-story commercial building consisting of about 4,775 square feet of floor area on two jointly developed lots.
Determination:	Finding of No Significant Impact

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 the preparation of an Environmental Impact Statement is not required, and have issued a Finding of No Significant Impact. Please publish this in the May 8, 2012, issue of the Office of Environmental Quality Control (OEQC) Environmental Notice.

We have enclosed a hard copy of the Final EA, as well as a copy on compact disc. Also, we have attached a completed OEQC publication form and project summary, and will submit the same publication form via email. If you have any questions, please contact Kiyomi Oyama of our Urban Design Branch at 768-8034.

Very truly yours,

David K. Tanoue, Director
Department of Planning and Permitting

DKT:nw
Enclosures
cc: Lorena Yamamoto

FINAL ENVIRONMENTAL ASSESSMENT

NEW ROYAL HAWAIIAN MARKET PLACE

for

New Royal Hawaiian Market Place, Inc.

at

333 Royal Hawaiian Avenue

Honolulu, Hawaii 96815

TAX MAP KEY: 2-6-019:013 & 014

Roy K. Yamamoto Architect, AIA, Inc.

Architecture & Planning

1580 Makaloa Street, Suite 788

Honolulu, Hawaii 96814

AGENT

Submittal Date
April 13, 2012

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FINAL ENVIRONMENTAL ASSESSMENT

NEW ROYAL HAWAIIAN MARKET PLACE

HONOLULU, OAHU, HAWAII

Tax Map Key: 2-6-019:013 & 014

I. INTRODUCTION

The applicant, Royal Hawaiian Market Place, Inc. (RHMP), proposes to remove the existing retail kiosks located at the corner of Royal Hawaiian Avenue and Lauula Street (Tax Map Key 2-6-019:013 & 014) and provide a new 2-story market place with retail spaces and food court. The redeveloped property will feature uses similar to what currently exists such as tourist oriented retail kiosks and take-out food shops. Although the building will have an increase in floor area, it will not result in significant changes because the density of kiosks and retail spaces will decrease.

This Final Environmental Assessment for the new building, a non-accessory structure, is prepared pursuant to and in accordance with the requirements of Chapter 343, Hawaii Revised Statutes (HRS), Environmental Impact Statement (EIS) law. The action that triggers this assessment is the proposed development in the Waikiki Special District which is anticipated to require a Special District permit (major).

II. GENERAL INFORMATION

A. APPLICANT: Royal Hawaiian Market Place, Inc.
333 Royal Hawaiian Avenue
Honolulu, Hawaii 96815
Contact: Tony D.H. Ji (808) 921-2700

B. OWNER: Lion King, LLC.
3939 Old Pali Road
Honolulu, Hawaii 96817

C. APPROVING AGENCY: Department of Planning & Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

D. TAX MAP KEY:	2-6-019:013 & 014
E. AGENT:	Roy K. Yamamoto Architect, AIA, Inc. 1580 Makaloa Street, Suite 788 Honolulu, Hawaii 96814 Contact: Lorena Yamamoto (808) 942-3666 ext. 16
F. LOCATION:	333 Royal Hawaiian Avenue Honolulu, Hawaii 96815 *(Exhibit 1)*
G. LOT AREA:	7,200 sq. ft. (Parcels 13 & 14 at 3,600 sq. ft. each)
H. ZONING:	Resort Commercial Precinct *(Exhibit 1)*
I. STATE LAND USE:	Urban
J. DEVELOPMENT PLAN:	Primary Urban Center *(Exhibit 2)*
K. PUBLIC INFRASTRUCTURE:	Transit Corridor along Kalakaua Avenue *(Exhibit 3)*
L. SPECIAL DISTRICT:	Waikiki Special District *(Exhibit 1)*
M. EXISTING USE:	Commercial
N. CONSULTED AGENCIES:	*(see Appendix IV)*

III. DESCRIPTION OF PROPOSED ACTION

A. GENERAL DESCRIPTION

1. History

Waikiki, long before becoming Hawaii's tourist capital, had an extended history of political, royal and agricultural importance. Translated to "spouting water," Waikiki was abundant with rivers and streams that provided many agricultural resources for the early Hawaiians. An irrigation system helped to take advantage of these resources and because of that system fishponds and taro patches could then thrive. Waikiki's agricultural abundance soon led it to become the governmental center of Oahu. In the mid to late 1800's, Waikiki often served as a vacation retreat for royalty. Waikiki's agricultural importance eventually waned as it transitioned into the modern day vacation destination as we know it today.

2. Existing Conditions

The project site, which consists of two parcels, is located in Waikiki and surrounded by modern urban development including low to mid-rise commercial establishments and multi-family dwellings. The site currently has about 20 temporary, tarp and plywood retail kiosks, each roughly at about 10'x10' in plan dimension. The kiosks are currently nonconforming and encroach into setbacks along Royal Hawaiian Avenue and Lauula Street. The current layout of kiosks also does not provide adequate access to and between vendors. There is an existing, 218 square foot, one-story kiosk structure at the corner which holds a money exchange/take-out food shop. This concrete masonry kiosk structure will remain in the proposed new marketplace as it is the only permanent structure on the site and still is in good condition. Photographs of parcels 13 and 14 showing the existing conditions are provided in *Appendix III.*

There are two existing driveways roughly 14'-7" and 13'-0" in width off Royal Hawaiian Ave. and Lauula St., respectively. The driveways are not currently being used for vehicular access. Upon recommendation from the Traffic Review Branch, these unused driveways will be filled in and reconstructed with a new raised curb *(Appendix IV).*

Pedestrian access currently occurs at various points along Royal Hawaiian Ave. and Lauula St. by customers either walking right up to or between kiosks to access other merchants behind. There is a slight incline from Lauula St. up to the middle of the site but a majority of the lot is relatively flat.

Currently there is no parking requirement due to the exemption for ground floor use in the Waikiki Special District.

EXHIBIT 1 – LOCATION AND ZONING MAP

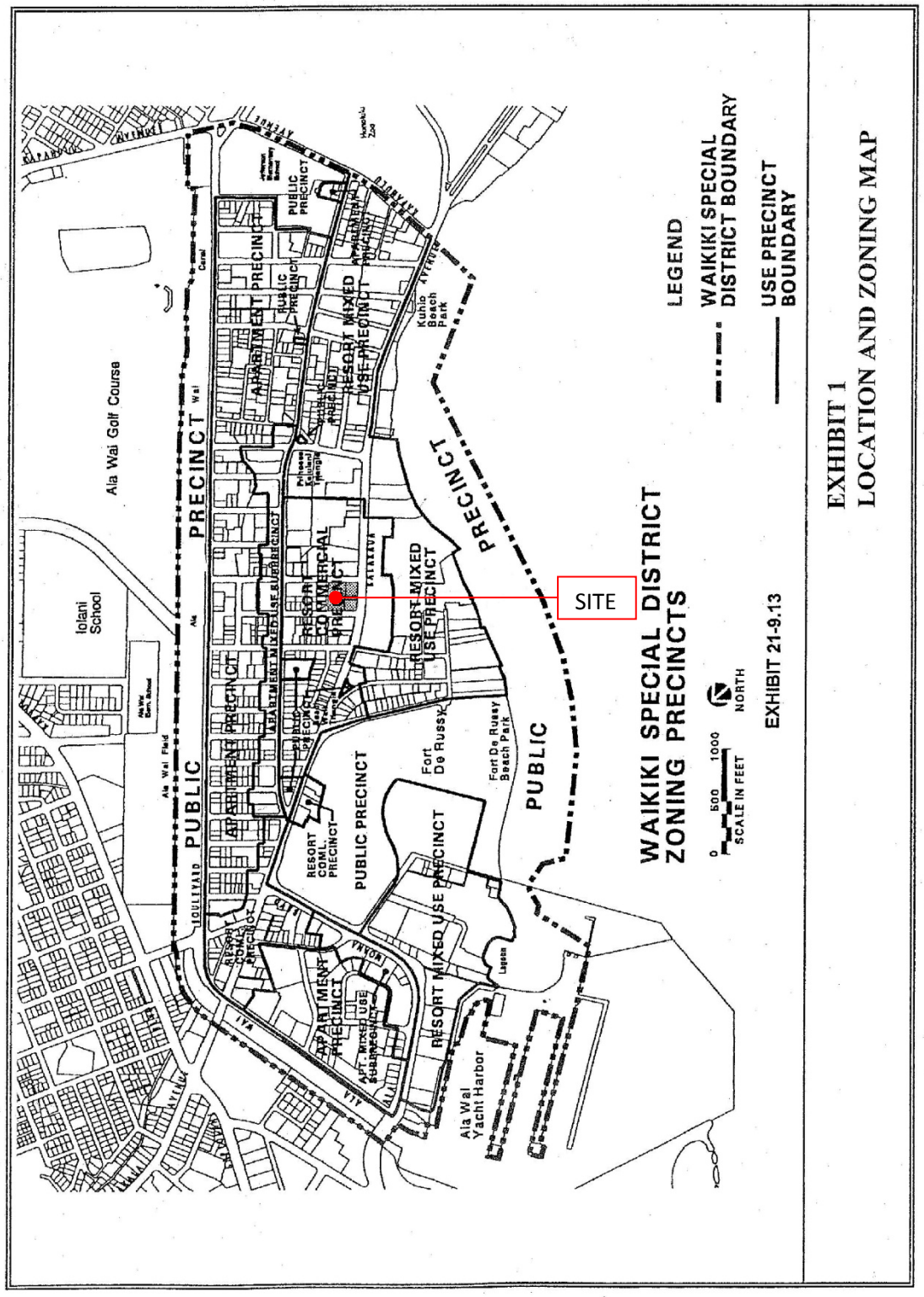


EXHIBIT 2 – PRIMARY URBAN CENTER DEVELOPMENT PLAN

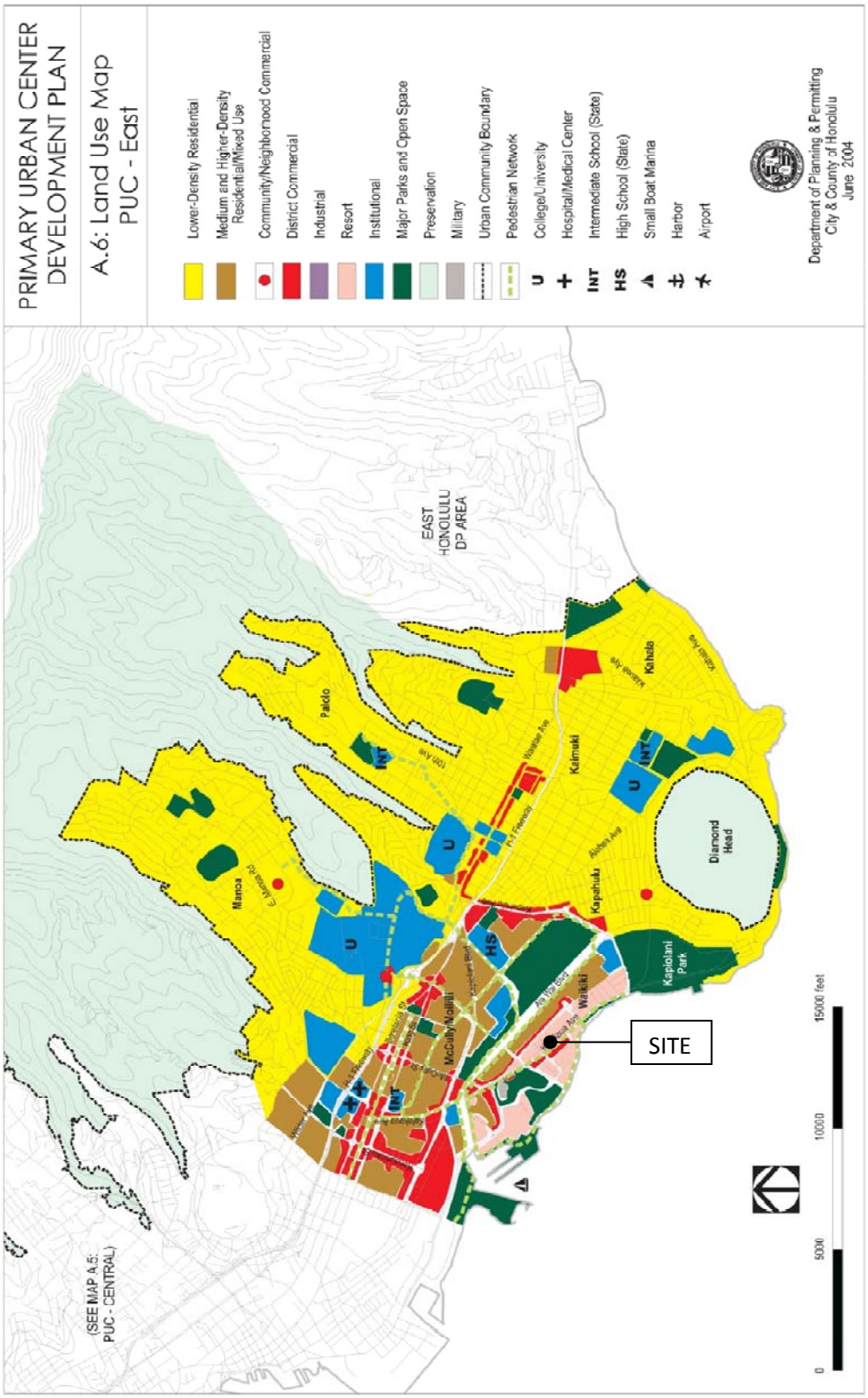
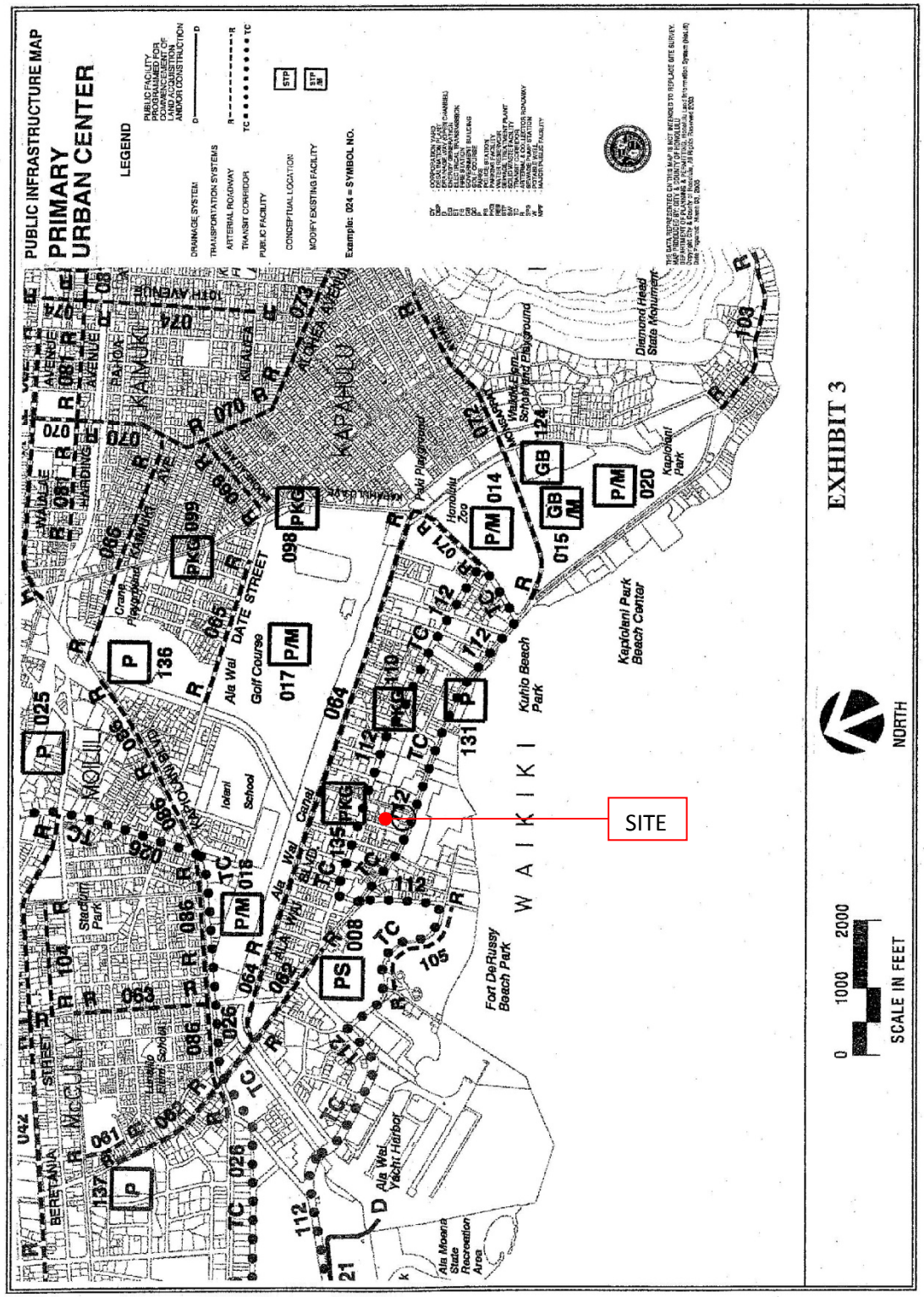


EXHIBIT 3 – PUBLIC INFRASTRUCTURE MAP



3. Proposed Development

The proposed development calls for removal of existing kiosk structures on parcels 13 and 14 at the corner of Royal Hawaiian Avenue and Lauula Street. The new proposed structure is a two-story building for retail spaces and food court. While retaining a majority of the existing tenants, the retail and food spaces in the new market place will be geared towards visitors as Royal Hawaiian Avenue and its connection to Kalakaua Avenue provides the setting for a popular shopping area for tourists.

The design of the new project is intended to enhance the overall visual character for the site by eliminating the visual clutter of overcrowded kiosks. Existing nonconformities will be mitigated by eliminating encroachments into required yards. The new building will provide tenants with a more permanent, built space for their businesses while maintaining the merchant-visitor interaction at street side through storefronts fronting Royal Hawaiian Avenue and Lauula Street.

The storefronts along Royal Hawaiian will provide retail spaces for tourist oriented merchandise while the booth facing the ground level courtyard will have bicycle rentals. The food service spaces will be located towards the rear of the property while the ground floor courtyard and upper level deck will serve as an open air food court. These eating areas will provide a casual setting for take-out or casual courtyard dining. The bar on the ground level will serve as a juice bar while the bar on the upper level will serve alcohol drinks.

Although there will be an increase in floor area, the density will be decreased. Currently there are about 15-20 employees on site and the proposed market place plans to employ about the same number of employees. The existing operating hours are from 9:00AM to 11:00PM and will remain the same in the new market place.

New Structure

A rendering and conceptual plans showing the proposed new building are provided in *Appendix II.* The new structure will be two stories high with a maximum height of about 27 feet 4 inches. There will be a 2’-0” high base then the first floor will be about 11’-6” high, followed by a 12’-6” high second floor. The second floor will be partially covered by a roof while the remaining portion will serve as an open air, upper level deck. The ground floor area of the new proposed building is 3,395 square feet while the second story is 1,380 square feet. An awning

will be provided along the street frontage facing Royal Hawaiian Avenue and Lauula Street to provide a shading device as well as a pedestrian friendly environment.

Existing Structure

The existing one story, concrete masonry, kiosk structure currently housing a money exchange and take-out food shop will remain as is since it is the only permanent structure on the site and still is in good condition. This existing corner structure also is currently a prominent feature on the site and with the new market place, will continue to serve as an anchor point to help pull pedestrian traffic into the new building. The existing commercial use will be maintained, however, the proposed work is intended to organize the various retail shops and vendors so as to be in compliance.

The development will be constructed over about 4 months. Construction will begin as soon as the applicant receives approval of development permits from the City, including satisfaction of the environmental assessment requirements, approval of the project design under the Waikiki Special District provisions and building permits.

4. Location

The project site is located in the primary urban center as indicated on the location map, *Exhibit 2.*

5. Surrounding Area

The surrounding area includes numerous resorts and resort supporting amenities such as retail and restaurant establishments. These include the Duty-Free Galleria, Waikiki Shopping Plaza and Royal Hawaiian Center.

6. Relationship to Land Use Plans, Policies and Controls

a. State Land Use – Under State land use regulations, the project site is designated as Urban. The existing establishments and proposed new establishments are consistent with this Urban designation.

b. Development Plan – The Primary Urban Center (PUC) Development Plan Land Use Map designates the site as Resort. This designation is a mixed use designation that is consistent with the resort support facilities at the project site. Section 3.2.3 of the PUC Development Plan states:

"Resort districts consist primarily of resort hotels, timeshares and other apartments used as temporary visitor units (TVUs); and supporting commercial uses, such as shops, restaurants, and entertainment."

The PUC Development Plan states that "With ongoing redevelopment and improvement, Waikiki remains the State's largest and most popular visitor destination." The proposed project will add to this ongoing redevelopment and improvement and enhance the attractiveness of Waikiki.

c. Land Use Ordinance, Waikiki Special District

i. Development Standards and Special District

The project site lies within the Waikiki Special District and is currently within the Resort Commercial Precinct with a 280 foot height limit. The proposed use is consistent with this zoning precinct, which allows commercial establishments. The existing and proposed structures will comply with the height limit and other development standards of the Land Use Ordinance.

The applicant plans to apply for a major special district permit for "new buildings."

ii. Parking and Loading

As previously stated, there is currently no parking requirement due to the exemption for ground floor use in the Waikiki Special District. Although the new building will bring an increase in floor area, Bill 52 (2011) amends Section 21-9.80-4, subsection (h) as follows:

"(h) Parking. Off-street parking shall be provided in accordance with Article 6 and Table 21-6.3. Notwithstanding the foregoing, ground floor and basement uses, other than dwelling uses, and retail establishments and eating establishments on lots less than 10,000 square feet in area, in the Waikiki special district shall be exempt from off-street parking requirements."

Since the proposed new building will house retail and eating establishments on a lot less than 10,000 square

feet, the proposed project is exempt from off-street parking requirements.

Currently there are no loading spaces required. The proposed new building including the existing corner kiosk has a total floor area of 4,993 square feet so one loading space will be required. One loading space with a minimum dimension of 19 x 8 ½ feet will be provided off of Lauula Street. The idea in locating the loading stall here was to keep the various booths and built enclosures towards the perimeter so we can maintain an open courtyard area. The loading space will be used during off-hours primarily before 9:00AM when the market place opens so that it will not interfere with pedestrian access or traffic. Since Lauula Street is a private street and is not heavily trafficked, the loading space will have no anticipated significant effect on pedestrian or vehicular traffic. We will consider the possible relocation and/or replacement of existing trees to maintain sight lines and ensure pedestrian safety.

IV. PROJECT IMPACTS AND MITIGATION MEASURES

The proposed development to replace the existing retail kiosks with a new market place is not expected to result in significant environmental impacts. The project anticipates to improve and revitalize the area by providing an attractive, uncluttered street frontage along Lauula Street and Royal Hawaiian Avenue and increased landscaping.

A. DEMOGRAPHIC IMPACTS

1. Residential Population

The 2000 Census reported the Neighborhood Area 9, Waikiki, had a population of 19,720. The demographics for that population indicated that this group is generally older; a racial mix with proportionately more Caucasians and fewer Asians and Native Hawaiians or Pacific Islanders compared with Oahu as a whole.

There are currently no residential uses on the site. The applicant does not propose to demolish or establish any residential units. Accordingly, the project is not anticipated to impact population, demographics or housing in the area.

2. Character or Culture of the Neighborhood

The proposed renovation/redevelopment will conform to the character of the existing neighborhood and the surrounding resort and mixed-use developments. This development will replace and upgrade the existing commercial uses that currently occupy the property.

B. ECONOMIC IMPACTS

1. Economic Growth

The proposal will result in a positive economic impact by providing short-term construction jobs. The development will also continue to provide direct long-term employment for employees, including retail clerks, maintenance personnel, security and jobs in the restaurant, management and retail sector.

2. Government Revenues/Taxes

Tax revenues will be generated by the short-term construction work and some revenue will be provided by the projected long-term employment and retail sales.

In addition, property tax revenues to the City will go up as a result of the anticipated increase in value of improvements on the project site with the new proposed structure versus the aged structures that will be removed.

C. PUBLIC SERVICES

1. Access and Transportation

Currently there is no vehicular access to the project site and the new project does not propose any new vehicular access. A new loading space will be located off Lauula Street.

The closest major thoroughfare is Kalakaua Avenue, which is a four lane roadway flowing toward the Diamond Head direction. Royal Hawaiian Avenue and Seaside Avenue form a couplet with Seaside

Avenue flowing towards the mauka direction and Royal Hawaiian traffic traveling makai. Lauula Street is a private two lane roadway.

The proposal to replace existing retail kiosks with new commercial building is not expected to impact existing traffic volumes, patterns or traffic flow. The clientele consist primarily of foot traffic with few customers arriving by car.

2. Water

The site is served by the Honolulu Board of Water Supply (BWS). Due to the increase in water demand, a drawing set was submitted to BWS on September 14, 2011 requesting their assessment on water availability and also their review and comment. Their response dated February 1, 2012 is enclosed *(see Appendix IV).*

3. Wastewater

Due to the increase in sewer demand, a drawing set was submitted to the DPP Wastewater Division on September 13, 2011 requesting their review and comment and we are now awaiting their response *(see Appendix IV)*.

4. Drainage

The existing site is relatively flat and the proposed project is not expected to increase existing drainage volumes. The proposal is, in fact, expected to increase the pervious surfaces by about five times the existing area. Accordingly, no significant impacts on the municipal drainage system serving the project site are anticipated.

5. Flood Plain Management

According to the Hawaii – National Flood Insurance Program Flood Hazard Assessment Tool, the project site is located in Zone AO, with a depth of 2'. We have addressed the Subdivision Branch's concern about flooding by raising the finished floor elevation of the proposed building by two feet.

6. Solid Waste Disposal

The solid waste generated by the existing development is collected by a private firm. The proposed development will continue collection by the private firm and will not impact municipal refuse services.

7. School

The project site is located in the State Department of Education's Honolulu District and is serviced by Ala Wai Elementary, Washington Middle School and Kaimuki High School. The project will not impact public educational services as there are no residential uses associated with the project.

8. Parks

There are a variety of recreational opportunities located near the project site including Waikiki Beach, Ala Wai Golf Course, Kapiolani Park, Ala Wai Canal and the Honolulu Zoo.

No impacts on the demand for recreational facilities are anticipated because the proposal does not have a residential or hotel component that would drive such a demand.

9. Police

The project is located within the Honolulu Police Department's District 6, which is patrolled by officers stationed at the Waikiki police substation, located at 2405 Kalakaua Avenue. This established police substation is officially named the "Duke Paoa Kahanamoku Building."

The proposal is not expected to result in an increased demand for police services.

10. Fire

The Waikiki Fire Station is located approximately 1-1/2 miles away on Kapahulu Avenue and the McCully Fire Station is located just about a mile away at the corner of Date Street and University Avenue. The proposal will not impact the demand for fire protection services.

The development will comply with all applicable requirements of the Fire Code.

11. Utilities

a. Electric

The Hawaiian Electric Company (HECO) has existing power lines serving this area and the applicant will coordinate the redevelopment of the site to ensure that the power lines will be adequate to support the proposed development. A drawing set was submitted to the HECO on September 14, 2011 requesting their review and comment and we are now awaiting their response.

b. Telephone

Hawaiian Telcom has existing utility service lines in the area. It is expected that these existing lines will be used to service this proposed development. The applicant will coordinate with Hawaiian Telcom to determine if new lines will be required. No off-site work is expected.

D. ENVIRONMENTAL IMPACTS

1. Historical and Archaeological Resources

A letter seeking concurrence that no historical or archaeological resources are known to be on the project site was submitted to the State Historic Preservation Division on August 23, 2011. We received a response stating that the project will have no effect upon historic properties *(Appendix IV).*

2. Water Resources

There are no potable or surface water resources within the project site. The project is located less than 1,500 ft from Waikiki Beach. The waters off the south shore of Oahu, including Waikiki, are designated Class A by the State Department of Health (DOH). Rules of the State DOH indicate that the purpose of the Class A designation is to protect these waters for recreational use and aesthetic enjoyment.

Because there are no water features on the site, the project is not anticipated to adversely impact these resources.

3. Topography and Soils

The project site is located just mauka of Kalakaua Avenue across from Waikiki Beach and is relatively flat with no unique topographic

features such as sand dunes or sloped areas where erosion would be a concern.

According to the U.S. Department of Agriculture Soil Conservation Service, the natural soil deposits on the site consist of Jaucus sand, calcareous soils developed in wind and water deposited sand from coral and seashells. Slopes for these soils generally range from 0 to 15 percent, but in most places, the slope does not exceed 7 percent. Because the project site has been graded and developed, fill material may have been imported over time.

The project does not include alterations or excavation of the existing site or modification to the topography other than for the footing for the proposed building.

4. Coastal Zone Management

Although the project is within the State's Coastal Zone Management Area, it is not in the Special Management Area, therefore, it is not subject to permit requirements.

5. Flora and Fauna

Vegetation on the site is limited and consists of introduced species. Because the site has been urbanized for many years, native endangered or threatened species do not naturally occur in this environment.

The landscape for this project will consist of street planters along the store frontage with paved openings to allow easy access for pedestrians from the sidewalk to the stores. The planters will consist of solitary rainbow shower trees as well as a combination of shrubs, groundcover and native planting. All existing trees are to remain with the exception of one rainbow shower tree which will need to be removed to allow access into the proposed market place. Also, based on a comment from the Urban Design Branch, the existing Fiddlewood tree was deemed a potentially invasive species so it will be removed and replaced with a new Tulipwood tree. All landscaped areas will be irrigated with an automatic irrigation system.

6. Noise

Ambient noise levels in the vicinity of the project site can be expected to be relatively high due to the surrounding vehicular, tour bus and delivery traffic. Resort related activities including night time activities also contribute to the ambient noise.

Once developed, the project is expected to have generally the same noise levels and characteristics as the existing project. As the project is not expected to increase existing noise levels, mitigation measure are not proposed.

During the construction phase, typical construction noises will be audible in the area. The dominant noise sources will probably be earth moving equipment, such as bulldozers and diesel powered trucks. Noise from construction activities should be short term and must comply with State of Hawaii Community Noise Control Rules and a construction noise permit issued by the State Department of Health (DOH).

In order to mitigate construction noise, the contractor can undertake reasonable and standard practices, such as using mufflers on diesel and gasoline engines, using properly tuned and balanced machines, etc.

7. Air Quality

Air quality in the vicinity of the project area is mostly affected by air pollutants from motor vehicles. After construction of the proposed project is completed and operational, carbon monoxide levels, which are of primary concern among the various air pollutants will remain unchanged. Accordingly, implementing of air quality mitigation measures for long-term traffic-related impacts is probably unnecessary and none are proposed.

E. VISUAL IMPACT

The proposed structure will have the same location but occupy a smaller footprint than the existing structures. Surrounding structures are of a similar or higher elevation. The existing development does not affect any important view planes in the area of Waikiki. Public views are provided from the Ala Wai Canal

Promenade on the north side of the Ala Wai Canal and from the sidewalk area on the south side of the canal.

The proposed structure will be setback and stepped back from Royal Hawaiian Avenue and was designed to appear less imposing from the public right of ways. The proposed structure will be adjacent to existing two and three story structures on neighboring sites and will not affect public views from Kalakaua Avenue or Royal Hawaiian Avenue.

The project is not near the major view corridors that are identified in the Waikiki Special District Design Guidelines or the Coastal View Study that was published in 1987 by the City and County of Honolulu.

V. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

As mentioned throughout this report, the proposed structure at the project site will not have a significant impact on the surrounding area in terms of public services and the environment. Although the new commercial area is slightly more than the existing commercial floor area, the density of the various tenants within the space will have decreased.

Positive socio-economic and revitalization impacts are projected with the development, with increases in short term employment and long term increased demand for improved retail services.

A. NO ACTION

This alternative will forego implementation of the proposed improvements and not achieve the objectives of redevelopment of the proposed site and the removal of older non-conforming structures at the corner of Royal Hawaiian Avenue and Lauula Street. Currently there are a variety of kiosks and the owner now desires to upgrade by providing a cohesive, built market place to enhance the overall appearance of the property and promote the objectives of the Waikiki Special District.

B. RENOVATION

Renovation of the existing kiosks would not only produce the undesired effect of an unorganized, disjointed retail frontage but also would be an unwise investment as the kiosks are merely temporary stands and platforms, not suitable for any reliable, long term use. A renovation option would also reduce the

potential for minimizing the clutter of kiosks and for integration with the neighboring structures as well as the existing corner kiosk.

VI. GOVERNMENT PERMITS AND APPROVALS REQUIRED

The development will require the following governmental permits or approvals:

- Finding of No Significant Impact for the Final Environmental Assessment
- Waikiki Special District Permit, Major
- Building Permits
- Joint Development Agreement – An application for Joint Development was submitted September 15, 2011.
- Surface encroachment variance

VII. WAIKIKI SPECIAL DISTRICT

Although still in the preliminary design phase, the following describes some elements of compliance with the Waikiki Special District design requirements. The proposed development will satisfy the objectives and standards of the Waikiki Special District as follows:

A. OBJECTIVES

1. Promote a Hawaiian Sense of Place

The proposed 333 Royal Hawaiian Avenue project will provide more cohesive and integrated street frontage along Royal Hawaiian Avenue and Lauula Street. The pedestrian experience will be enhanced with greater yard area, increased landscaping and unique indoor/outdoor experiences. The applicant's architectural consultant will continue to work with the Department of Planning and Permitting to develop a design that meets the Special District goals of providing "rich texture, contrasting light and shadow, and using elements with a recognizable symbolic relationship to Hawaii's culture."

Some of the features that have been incorporated into the design of the building to achieve a Hawaiian sense of place are the following:

- Varied building heights and step backs along Royal Hawaiian Avenue

- Hip roof form to reduce building scale and blend in with neighboring structures
- Outdoor lanai area on upper floor for interaction with the environment
- Awnings and umbrellas for weather protection and casting shadows.
- Use of Hawaiian motifs in design of various building components such as in the design of the wood guardrail at the upper level deck that will be a prominent feature on both street elevations.
- Maintenance and increased use of coconut trees and other tropical and/or native plant life along the street frontage; and
- Rich and varied textures in building materials

2. District Guidelines

a. Building Design

i. Orientation and Form

The proposed market place will be a low-rise building which will compliment the mixture of various mid to high-rise buildings in the project's vicinity. The new building will be situated with the long axis facing Royal Hawaiian Avenue. The new, two-story structure will stand at a height of 24 feet towards the rear of the property and step down to about 15 feet at the open upper level deck to preserve mauka/makai views and create a pedestrian scale along the street. The new structure will comply with the required front setback of 15 feet along Royal Hawaiian Avenue and Lauula Street.

The height of the newly proposed structure is considerably below the 280-foot maximum allowable height limit.

Due to the combination of plan stepping, elevation differentiation and façade articulation, the building's form is graduated and scaled to be sensitive to the pedestrian experience. The existing corner kiosk will continue to

serve as a prominent anchor point on the site as well as help pull pedestrian traffic into the new market place. Although this corner kiosk is to remain, it will be integrated with the proposed new building by carrying through similar design elements such as paving materials and other exterior building finishes.

ii. Open Space

There is currently no open space at the existing site and will remain that way in the proposed development.

iii. Parking Facilities

No parking structures exist and none are proposed.

iv. Articulation, Scale, Material and Color

The building façade will be articulated as indicated in the provided plans. The proposed design will not only step in elevation but in plan as well to help create a rich and varied façade. The use of awnings at the storefront entrances and umbrellas at the upper level food court will help to add visual interest and contrast as well as provide a shading device for the occupants and visitors. The applicant will utilize a stepped building form, hipped roof and awnings with a scale that is consistent with the Waikiki Special District Design Guidelines.

The applicant will be utilizing muted green and beige colors to soften the building's exterior appearance and allow it to blend in with the surrounding environment. The awning elements at street level and the umbrellas on the upper deck will be more vibrant in color to accent the store entrances and outdoor dining terrace.

As requested by the Waikiki Neighborhood Board at the meeting held July 12, 2011, all storefront glass will be non-reflective and all materials are to be of natural substance or color, including wood, stucco and stone *(Appendix IV).*

These elements of articulation, material and color will be in keeping with the recommendations of the "Waikiki Special District Design Guidelines."

b. Ground Level Features

i. Entries, Courtyards and Arcades

The open air courtyard on the ground level of the newly proposed structure will provide access to tenant spaces with entrances to the courtyard from both Royal Hawaiian Avenue and Lauula Street. The retail entrances on the ground level are oriented towards the street as well as towards the courtyard to provide visual interest for pedestrians, inviting them into the market place.

ii. Visual Links

The proposed project is not located between a public space and a shoreline, mountain view, open space or landmark.

c. Features in Required Yards

i. Front Yard Averaging

We have consulted with the Department of Planning & Permitting regarding the front yard averaging predominantly along Royal Hawaiian Avenue. The plan stepping along this façade helps to provide more variation and visual interest in building form.

ii. Porte-cochere

There is no porte-cochere currently on the site and none are proposed at this time. One new curb cut/driveway is planned for the loading space off Lauula Street.

iii. Walls and Fences

The applicant has no plans to erect walls or fences other than along the rear/side property lines.

iv. Shading Devices

An awning will be provided at each retail entrance along the street to help articulate the building as well as extend the interior spaces to the outdoors. Umbrellas will be

provided at the upper level food court to provide shade for patrons dining on the deck.

v. Roof Design and Equipment Screening

Rooftop machinery, equipment and utility installations which may be needed to support the proposal will either be located in dedicated equipment rooms or be screened as suggested by the Waikiki Special District Guidelines.

d. Landscaping

The existing landscaping on the site consists of solitary coconut trees and rainbow shower trees as indicated in the photographs provided in *Appendix III* and on the plans provided in *Appendix II.* Generally the existing streetscape landscaping will be maintained with the exception of one existing rainbow shower tree along Royal Hawaiian Avenue that will be removed to provide access into the new market place. Also, based on a comment from the Urban Design Branch, the existing Fiddlewood tree was deemed a potentially invasive species so it will be removed and replaced with a new Tulipwood tree. One new rainbow shower tree will be added along Royal Hawaiian Avenue.

i. Water Features and Artwork

There are no water features on the existing site at this time. There are currently limited options for accommodating water features or art work.

ii. Sidewalks and Paving

As indicated in the photos and the survey, the existing sidewalks and paving surrounding the project site consist of concrete sidewalk and brick pavers. It has come to our attention that the City is planning to use Brazilian quartzite paving for the sidewalk finish material along Royal Hawaiian Avenue. We will take this into consideration and select a similar or complementary material for the paving on the ground floor. This will provide continuity from the sidewalk into the new market place also enhance the pedestrian experience.

e. Signage

The applicant has not designed any sign for the project at this time.

f. Lighting

Addressing concerns raised by the Waikiki Neighborhood Board, lighting will be utilized to contribute to public safety and to enhance the nighttime ambiance of the outdoor areas *(Appendix IV).* Outdoor lighting will be subdued or shielded so as not to provide spillage onto surrounding properties or public right-of-ways.

B. URBAN DESIGN CONTROLS

1. Waikiki Gateways

The project site is located in the middle of Waikiki not near any of the Waikiki Gateway areas identified in the Waikiki Special District Design Guidelines.

2. Fort DeRussy

The project will not impact the existing Fort DeRussy and the large landscaped, tropical open space elements that exist there.

3. Major Streets

The project is located near Kalakaua Avenue, which is identified as a major street on the Urban Design Controls Map. The project will be designed in a manner that will promote the objectives of the Waikiki Special District.

4. Waikiki Promenade

The newly proposed Royal Hawaiian Market Place does not front Ala Wai Boulevard or the Ala Wai Canal, which is the closest segment of the Waikiki Promenade.

5. Coastal Height Setback

The proposed development is not situated along the shoreline and is not subject to the coastal height setback.

6. Mini Parks

The proposal does not impact any of the existing mini parks in Waikiki.

7. **Significant Public Views**
   The newly proposed Royal Hawaiian Market Place will not impact significant public views as identified in the Waikiki Special Design District Guidelines or the LUO.

8. **Public Pedestrian Access**
   The proposed project provides opportunities for public pedestrian access as encouraged in the "Waikiki Special District Design Guidelines." The paved walkways around and into the proposed market place will be complemented with landscaping, courtyards and storefront entrances inviting to pedestrians. The retail entrances and open air food court area will be supplemented with shading devices to create a more pleasant experience for visitors.

9. **Historic Structures, Significant Sites and Landmarks**
   The structures to be demolished are retail kiosks and are not listed on the State National Register of Historic Places nor are they identified by the Waikiki Special District Design Guidelines as structures having scenic, cultural, historic or architectural significance.

VIII. SIGNIFICANCE CRITERIA

The following review of significance criteria indicates that the development will not have a significant impact on the environment.

- **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource**

  As indicated above, there are no known natural or cultural resources on the site. Accordingly, there will be no irrevocable commitment to loss or destruction of any natural or cultural resources that would result from implementation of the project.

- **Curtail the range of beneficial uses of the environment**

  The proposed development will not curtail, but will instead enhance the range of beneficial uses of the environment. The entire portion of the existing commercial property will be redeveloped enhancing uses that currently exist.

- **Conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders**

  The State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy." The broad policies set forth include conservation of natural resources and enhancement of the quality of life. As discussed previously, there may be some short term adverse impacts associated with construction-related activities. The project does not affect significant natural or historical resources and will enhance the existing commercial site in Waikiki; contributing to the viability of Hawaii's tourist industry and the State's economy.

- **Substantially affects the economic or social welfare of the community or state**

  The development will give a temporary boost to the State's economy with the provision of short-term construction employment and related tax impacts. The project will also positively contribute to the long term viability of the area by revitalizing and upgrading the commercial area on the project site.

- **Substantially affect public health**

  The proposed action will not have a significant or permanent affect on public health. While there will be a temporary air and noise impact during construction, the long term benefits of the completed construction will outweigh these temporary inconveniences by providing visitors and the community with a clean, attractive environment to dine, shop and interact. The proposed land uses are compatible with the surrounding resort and commercial uses and the proposal will help to support these uses, not to the detriment of public health.

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

  The proposed project will not involve substantial secondary impacts, as it will essentially continue the existing commercial use on the project site.

- **Involves a substantial degradation of environmental quality**

  The development will not result in a substantial degradation of the environment. Only minimal impact is projected during the construction phase. Noise, air quality and possibly traffic impacts are expected to be short term, construction related and minimized through mitigation measure noted in the mitigation section of this EA.

  We understand based on the review performed by the Traffic Review Branch that we will need to provide a Construction Management Plan (CMP) prior to the issuance of

any grading or demolition permits and shall identify the type, frequency, and routing of heavy trucks and construction related vehicles along Royal Hawaiian Avenue and Lauula Street.

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

  The proposed development does not involve a commitment to larger actions nor will it result in cumulative impacts to the environment. The proposed development will not generate future developments, creating a cumulative impact.

- **Substantially affects a rare, threatened, or endangered species, or its habitat**

  There are no known, threatened or endangered flora or fauna or associated habitats on or within the vicinity of the project site. Accordingly, such sites are not anticipated to be affected by the proposal.

- **Detrimentally affects air or water quality or ambient noise levels**

  Best Management Practices (BMP's) will be implemented to eliminate or minimize detrimental effects on air and water quality. Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust will be generated in the course of demolition of the existing structures. Dust control measures appropriate to the situation will be employed by the contractor including, where appropriate, frequent watering, erection of dust screens, a stabilized construction entrance, exit tire washing, street sweeping and vacuuming, and other methods for minimizing dust. Vegetation and gravel will be established as early as possible to reduce the potential for dust to become airborne.

  BMP's will also be utilized to protect water quality. In order to minimize runoff from entering the municipal storm water system during construction, grading will occur immediately before construction begins to minimize soil exposure. Silt fences or barriers, swales and ditches, sediment traps and inlet protection will be utilized to minimize adverse effects on water quality.

  Short term noise impacts at construction sites are a normal result of construction activity. These noises would temporarily elevate ambient noise levels. The State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. The contractor will be required to apply for a permit from the State Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

Ambient noise levels are not anticipated to significantly increase as the hours of operation for the new market place will remain as is at 9AM to 11PM. Long term noise impact from the proposed development can be minimized by proper siting of mechanical and electrical equipment.

We understand that based on the review performed by the Civil Engineering Branch, the subject project shall comply with the prevailing Storm Water Quality requirements and obtain a surface encroachment variance for the existing private improvements located in the City's right-of-way. We will be sure to comply with prevailing Storm Water Quality requirements in the Rules Related to the Storm Drainage Standards, if applicable. The proposed project plans to remove the existing encroachments located in the City's right-of-way except for the existing corner kiosk and its platform. This existing corner kiosk and platform was previously built with a building permit.

- **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain**

According to the Flood Insurance Rate Map of the City and County of Honolulu, map number 15003C0368G dated January 19, 2011, the project site is located in Zone AO, Special Flood Hazard Areas Inundated by 100-year Flood, with an average flood depth determined at one to three feet. The characteristics of flooding in AO Zones are usually sheet flow on sloping terrain. Since the property sits higher than the street level, especially on the Lauula Street side, significant impacts are not anticipated during minor flooding. For moderate to major flooding, the proposed design will take all necessary precautions by providing an adequate foundation system and elevating vital electrical and mechanical equipment.

Since the development lies in a tsunami evacuation zone, there are both horizontal and vertical evacuation strategies that can be implemented. Evacuees can seek shelter at the Hawaii School for the Deaf and Blind, about a mile and half away on Leahi Avenue between Hollinger and Lakimau Streets. Vertical evacuation is also possible in the upper floors (3rd floor or above) of any neighboring heavy concrete and steel building of at least six stories. The site is surrounded by a number of buildings of this nature.

The proposed project will not affect erosion-prone areas, geologically hazardous land, estuaries, fresh water or coastal waters.

- **Substantially affects scenic vistas and view planes identified in county or state plans or studies**

  The proposed development will not impact on important coastal views described in the 1987 Department of Land Utilization Coastal View Study. No coastal views are available along this stretch of Royal Hawaiian Avenue. The proposed development will not affect significant public views identified in Section 21-9.80-3 of the Land Use Ordinance.

- **Requires substantial energy consumption**

  Development and operation of the project will not require substantial increases in energy consumption as the proposal generally seeks to replace and improve existing structures.

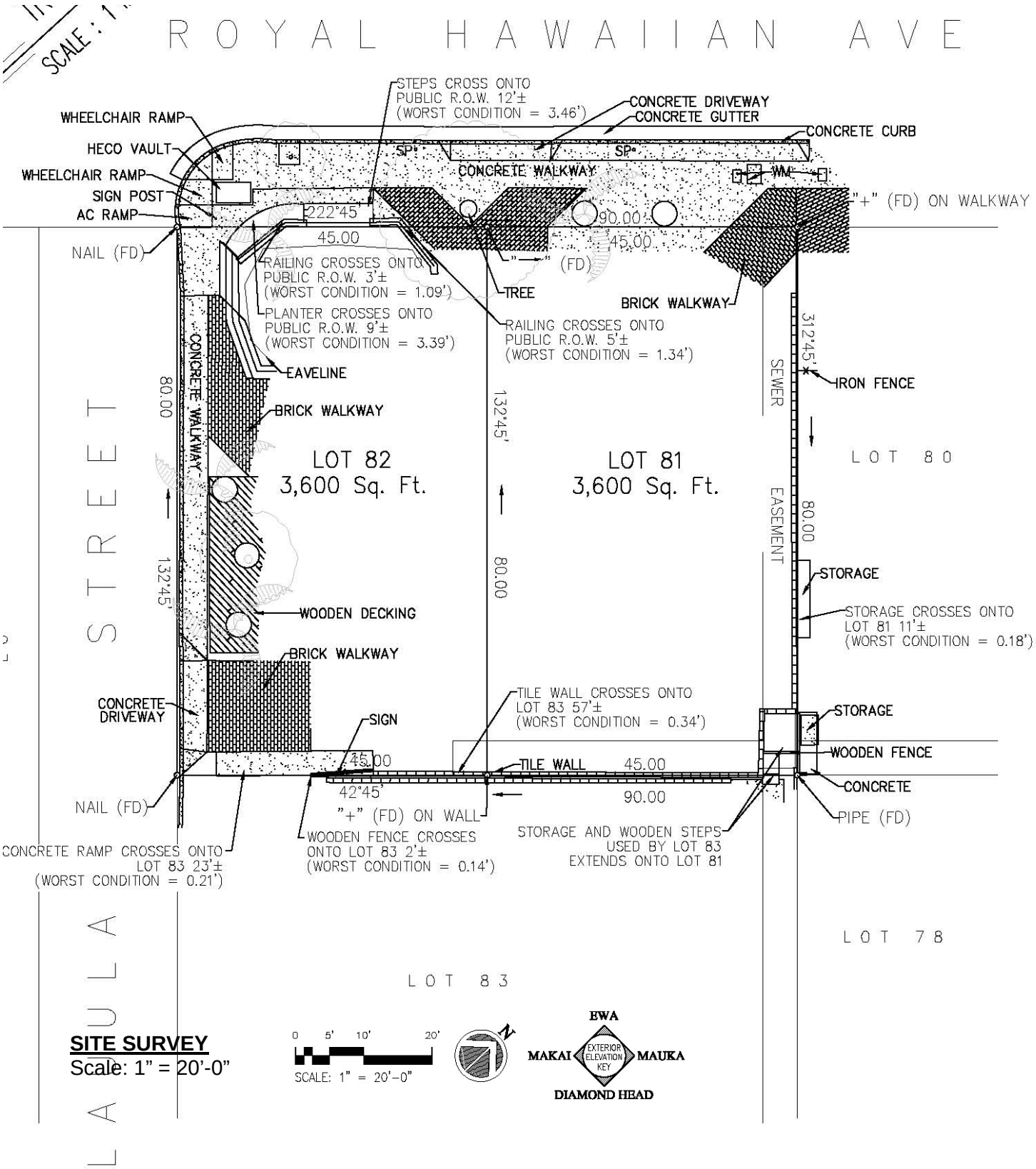
  The Hawaiian Electric Company has existing power lines serving this area and the applicant will coordinate development to ensure that the power lines will be adequate to support the proposed condominium or timeshare development. The applicant will consider the use of energy saving appliances and fixtures in the design of the project.

IX. RECOMMENDATION

Based on this Environmental Impact Preparation Notice, a Finding of No Significant Impact (FONSI) for the proposed development of the Royal Hawaiian Market Place is anticipated.

APPENDIX I

SITE SURVEY

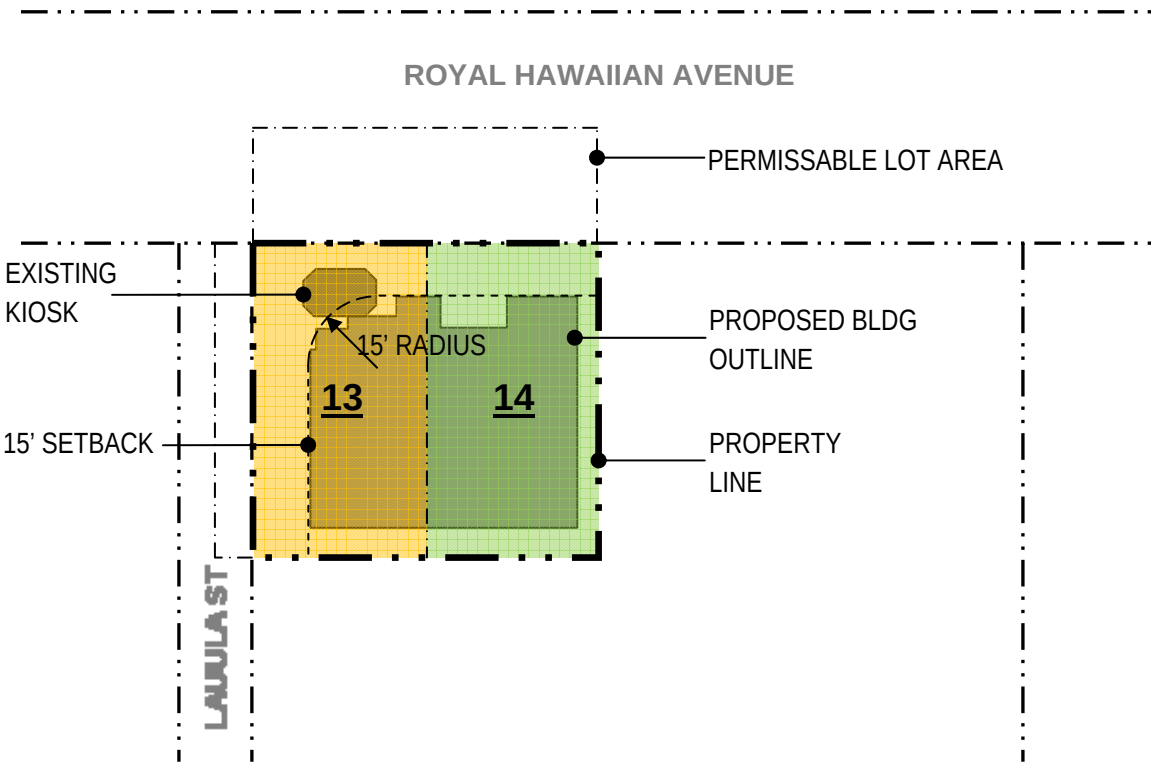


SITE SURVEY
Scale: 1" = 20'-0"

APPENDIX II

CONCEPTUAL DRAWINGS

SITE CALCULATIONS



SITE PLAN
Scale: 1" = 50'

Lot Area: 7,200 sq. ft.+ 3,800 sq. ft. (1/2 of abutting right-of-way) = 11,000 sq. ft.
FAR: 1.75

Allowable Floor Area (FAR): 19,250 sq. ft.

Proposed Floor Area:

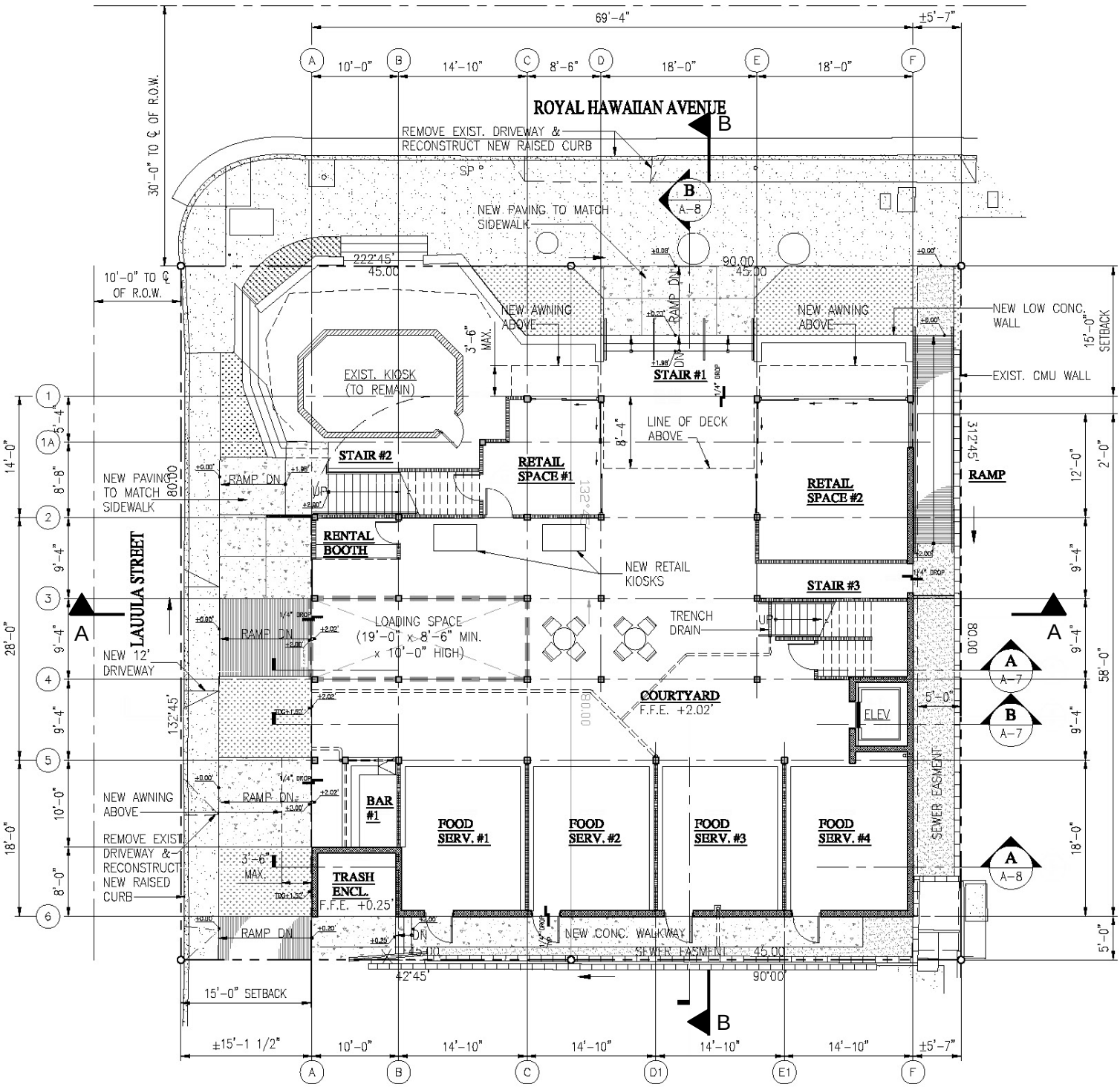
Existing Kiosk:	218 sq. ft.
Ground Level:	3,395 sq. ft.
Upper Level:	1,380 sq. ft.
TOTAL:	**4,993 sq. ft.**

Max. Allowable Building Height: 12 stories, 280'
Min. Construction Type: Type I-B (2 hr) with automatic fire sprinkler system

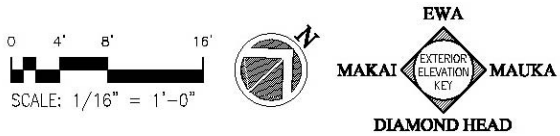
Proposed Building Height: 2 stories, approx. 27'-4"

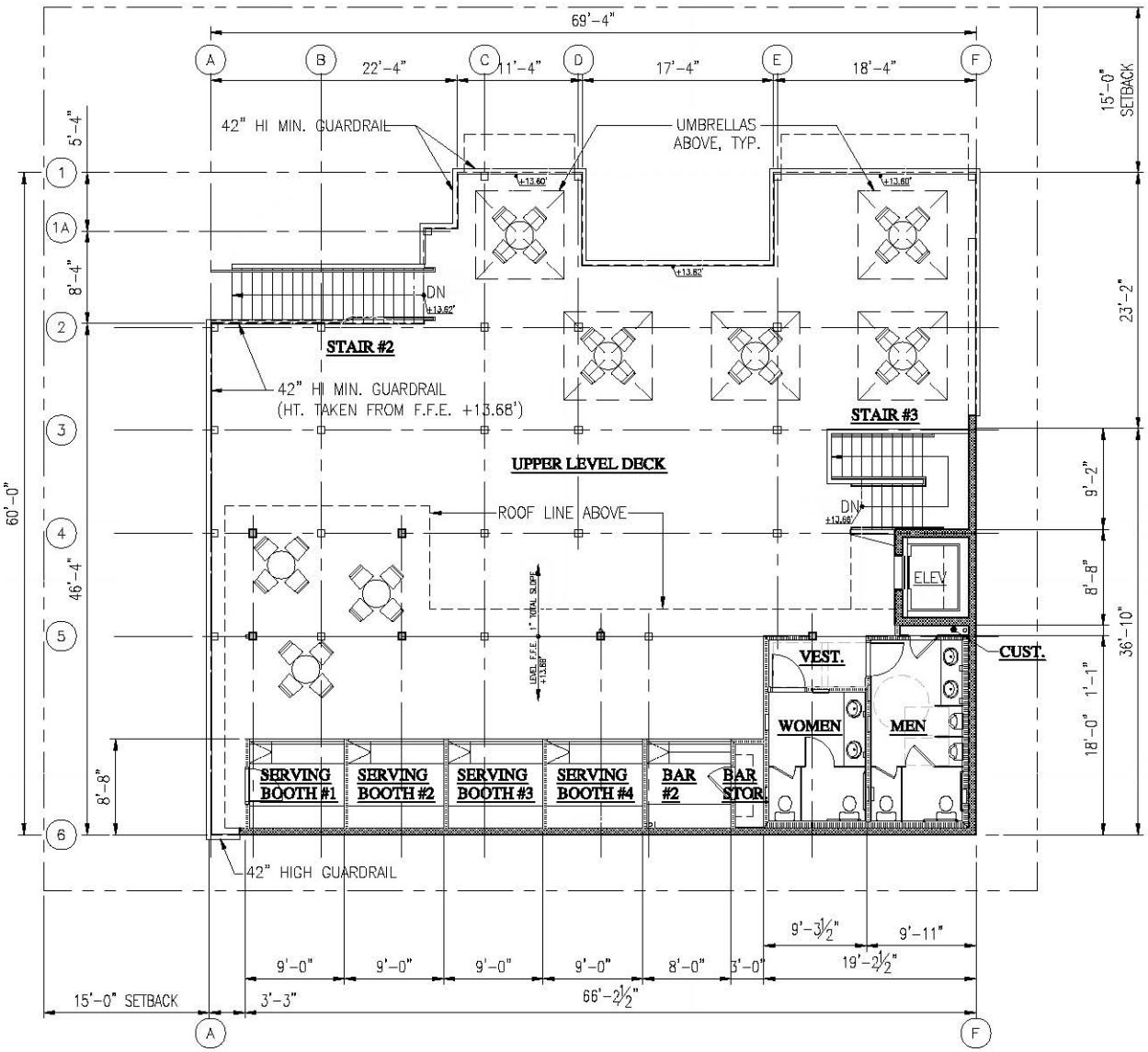
Parking:
Lots less than 10,000 square feet in Waikiki Special District exempt (Bill 52, 2011)
None required, none provided

Loading:
Floor area = 4,993 sq. ft.→ 1 stall required, 1 stall provided

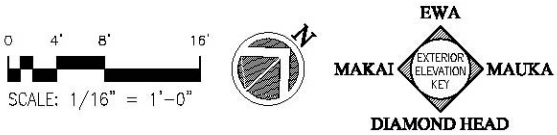


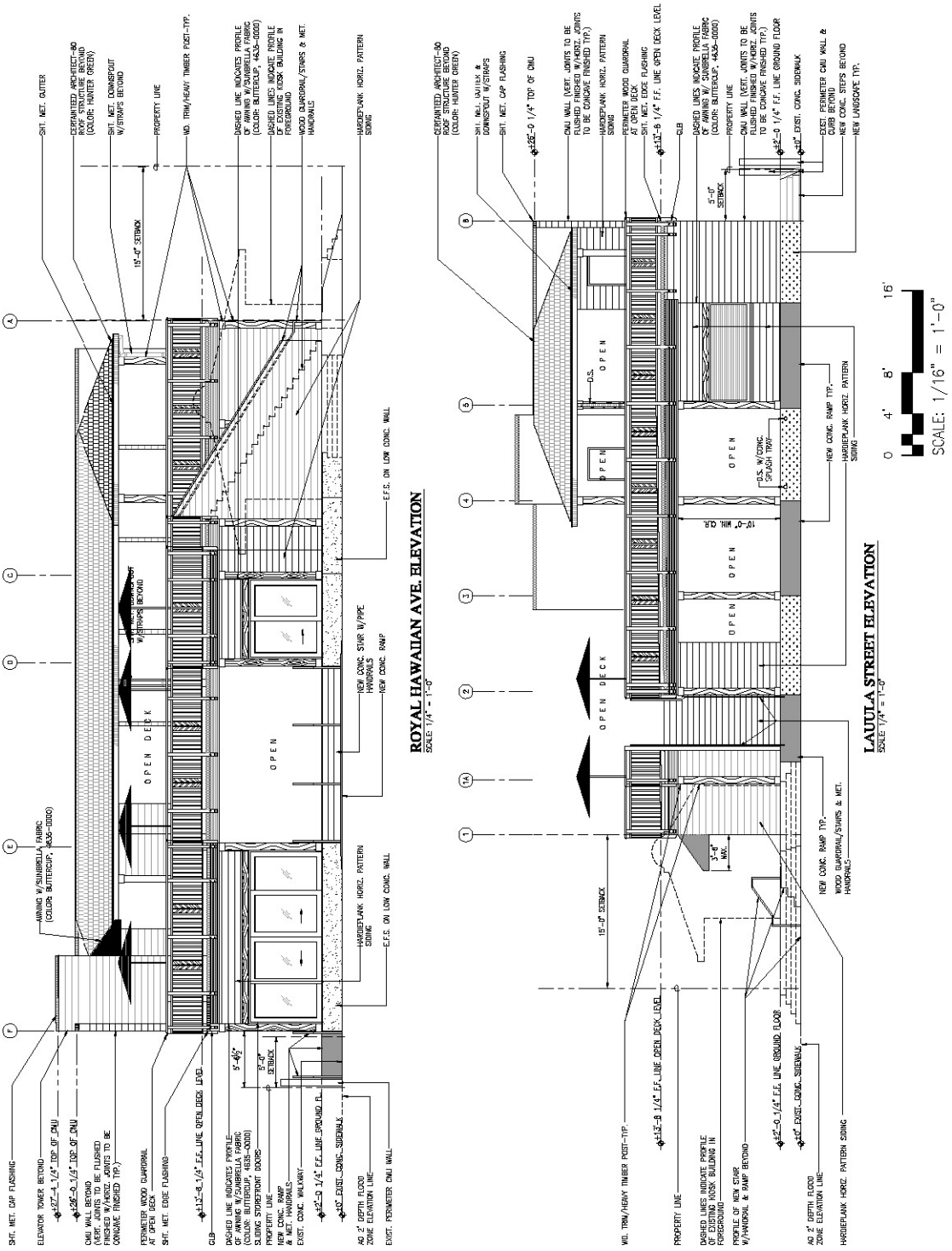
SITE & GROUND LEVEL PLAN
Scale: 1/16" = 1'-0"





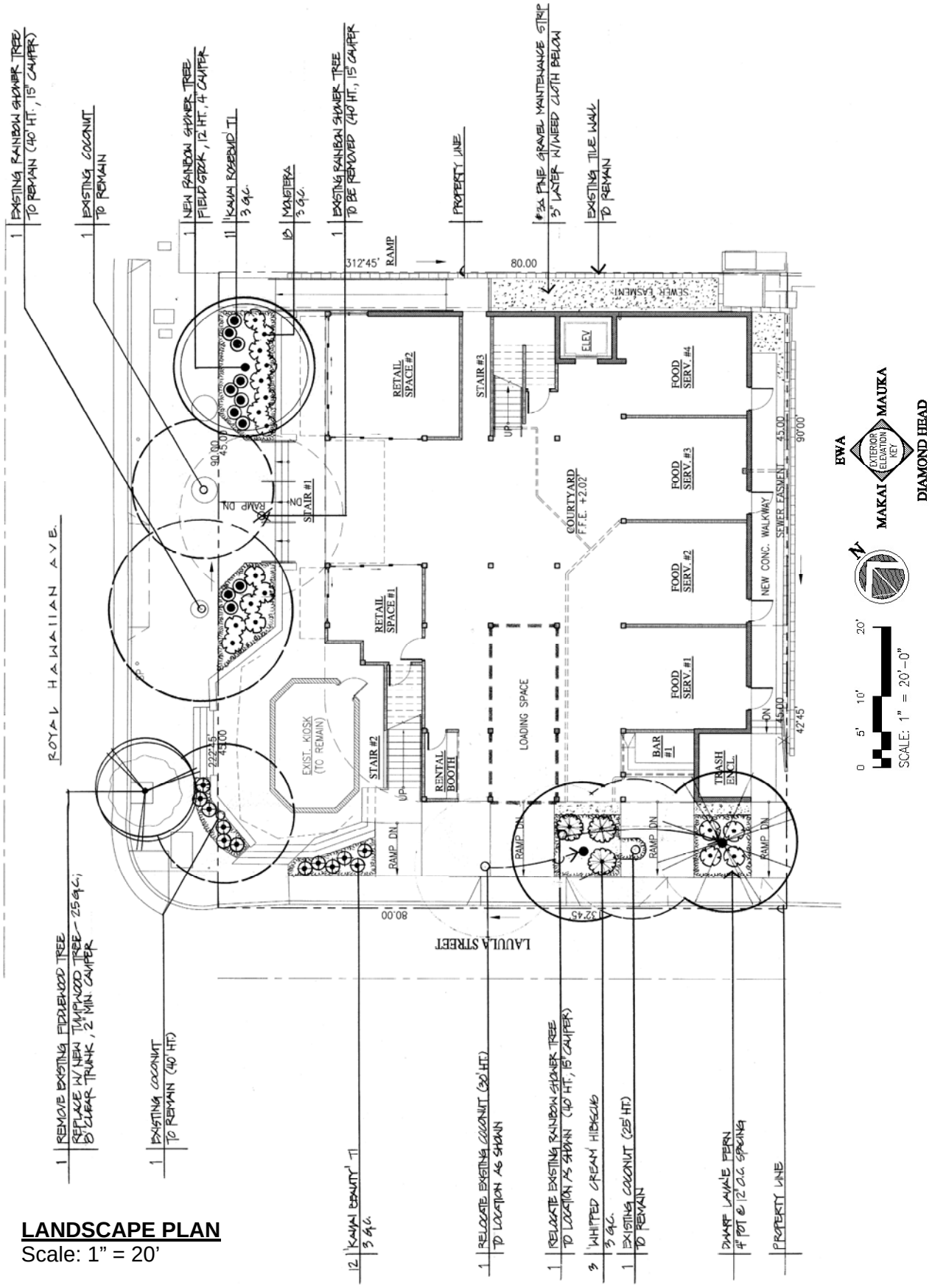
UPPER LEVEL PLAN
Scale: 1/16" = 1'-0"





EXTERIOR ELEVATIONS

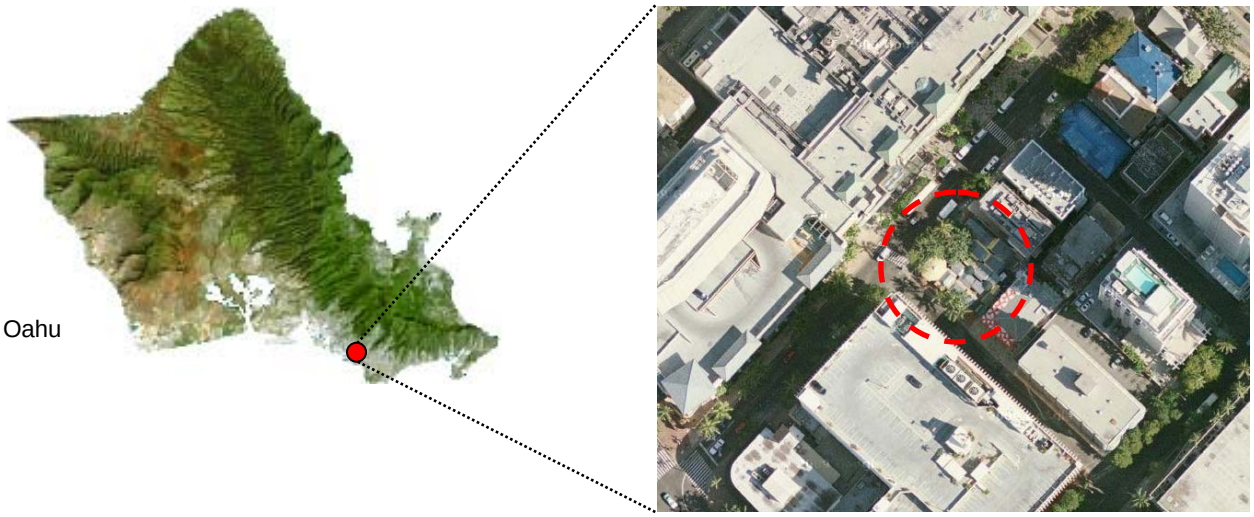
Scale: 1/16” = 1’-0”



LANDSCAPE PLAN
Scale: 1" = 20'

SITE INFORMATION

Location: 333 Royal Hawaiian Avenue



Zoning Information:

T.M.K.: 2-6-019:013

Lot Area: 3,600 sq. ft.

Special District: Waikiki Special District

State Land Use: Urban District

Zoning: Resort Commercial Precinct

Height Limit: 280 feet

T.M.K.: 2-6-019:014

Lot Area: 3,600 sq. ft.

Special District: Waikiki Special District

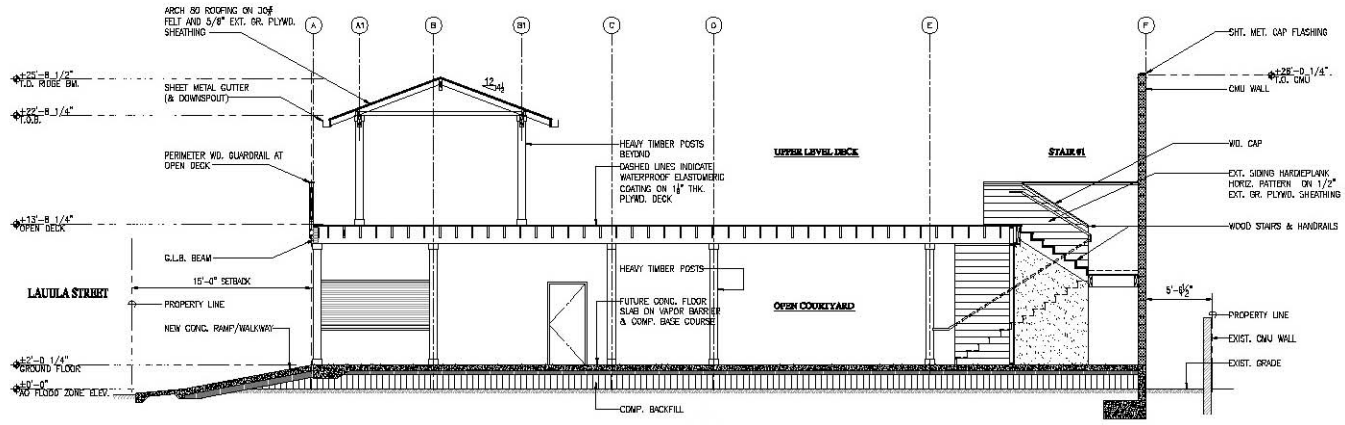
State Land Use: Urban District

Zoning: Resort Commercial Precinct

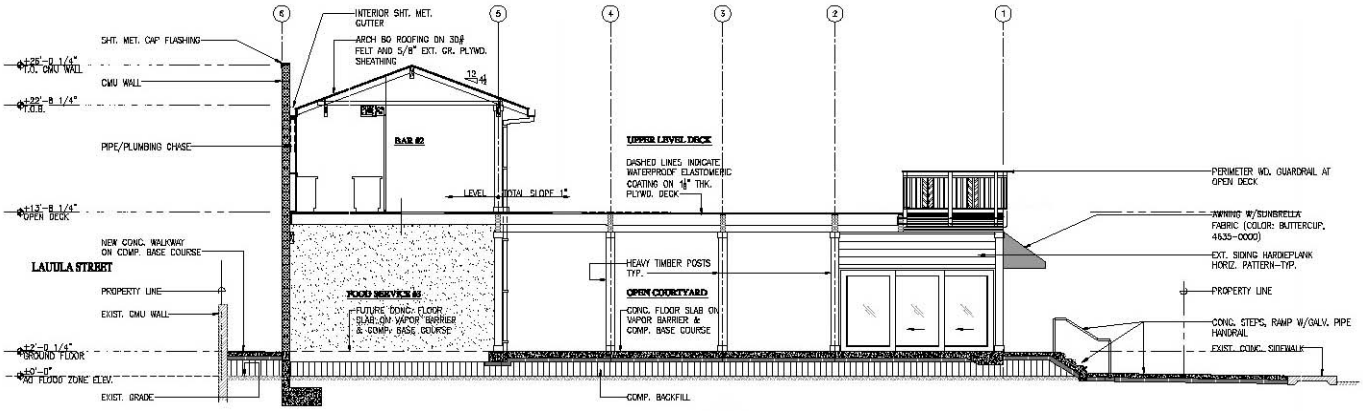
Height Limit: 280 feet

Existing Site Photo

Rendering of proposed design



SECTION A-A



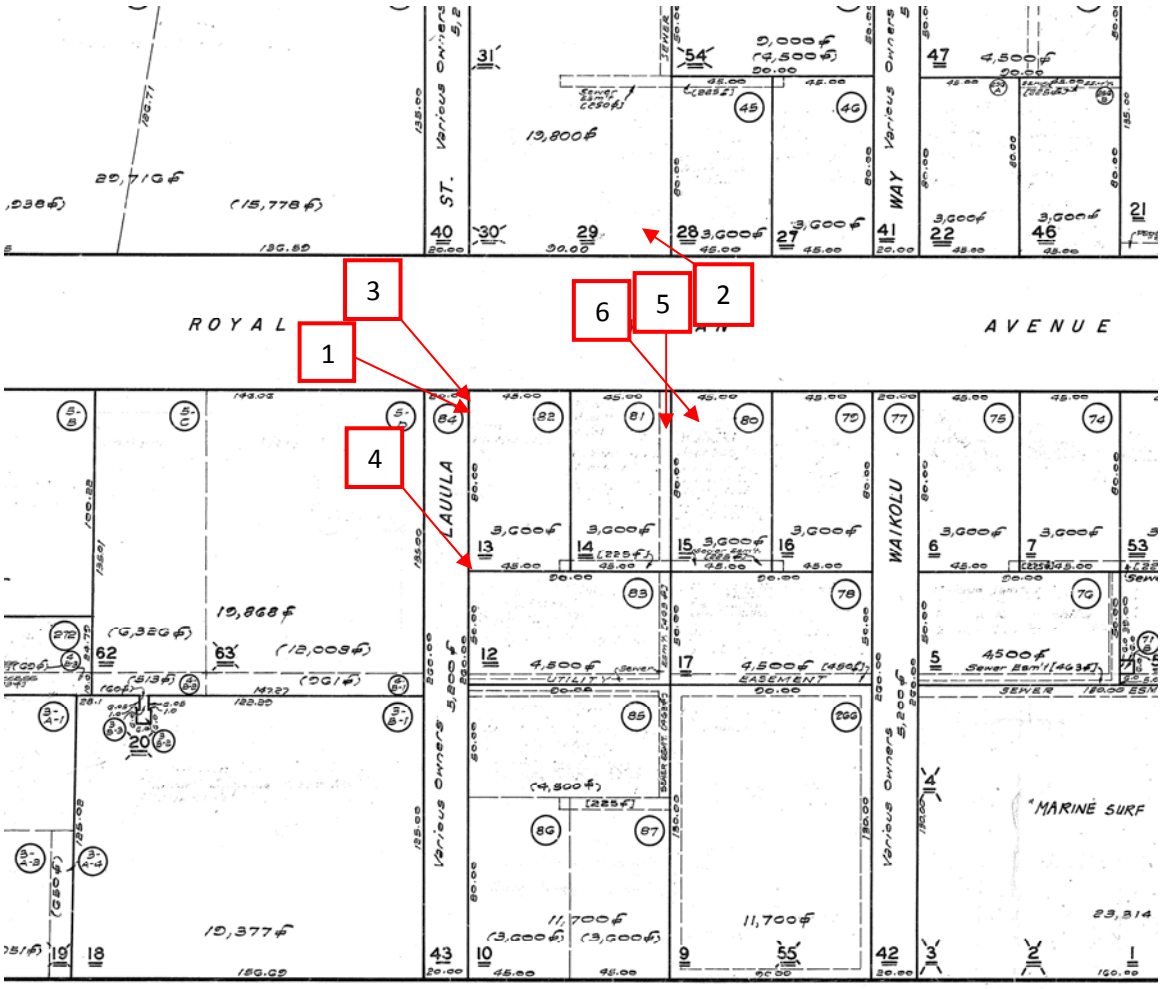
SECTION B-B

<u>BUILDING SECTIONS</u>
Scale: 1/16” = 1’-0”

APPENDIX III

PHOTOGRAPHS

PHOTO KEY PLAN



Photograph No. 1 – Existing structures, corner of Royal Hawaiian Avenue and Lauula Street

Photograph No. 2 – View from site across Royal Hawaiian Avenue (Duty-Free Galleria)

Photograph No. 3 – Existing Waikiki Shopping Plaza garage, across from site on Lauula St.

Photograph No. 4 – View from Waikiki Shopping Plaza garage to existing neighboring structure

Photograph No. 5 – View down makai side boundary of site

Photograph No. 6 – Existing neighboring structure along Royal Hawaiian Avenue

APPENDIX IV

AGENCY CORRESPONDENCES

TABLE 1 – LIST OF CONSULTED AGENCIES, ORGANIZATIONS

Distribution	Pre-Assessment Consultation/ Recipient	Pre-Assessment Consultation Comments Received	Receiving Draft EA	Comments Received	Receiving Final EA/ FONSI
FEDERAL AGENCIES					
U.S. Fish and Wildlife	X		X		
U.S. Army Corps of Engineers	X	X	X		
STATE OF HAWAII AGENCIES					
Office of Environmental Quality Control	X		X		
Department of Health	X	X	X	X	
Department of Land and Natural Resources (DLNR)	X	X	X	X	
DLNR, Historic Preservation Division	X	X	X	X	
Office of Hawaiian Affairs	X		X		
CITY AND COUNTY OF HONOLULU					
Board of Water Supply	X	X	X	X	
Department of Environmental Services			X	X	
Department of Parks & Recreation			X	X	
Department of Planning and Permitting					
Civil Engineering Branch			X	X	
Planning Division	X	X	X	X	X
Subdivision Branch			X	X	

Traffic Review Branch	X	X			
Urban Design Branch	X	X	X	X	
Wastewater Division	X				
Honolulu Fire Department			X	X	
Police Department			X	X	
Waikiki Neighborhood Board No. 9	X	X	X	X	
MISCELLANEOUS					
Hawaiian Electric Company	X				

Department of Health

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

LORETTA J. FUDDY, A.C.S.W., M.P.H
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
ENVIRONMENTAL MANAGEMENT DIVISION
SOLID AND HAZARDOUS WASTE BRANCH
919 ALA MOANA BOULEVARD, #212
HONOLULU, HAWAII 96814

In reply, please refer to:
EMD/SHWB

March 1, 2012

S0301LO

Mr. Roy K. Yamamoto, Architect
Ms. Lorena Yamamoto
AIA, Inc.
1580 Makaloa St., Suite 788
Honolulu, Hawaii 96814

Dear Mr. and Ms. Yamamoto:

SUBJECT: Draft Environmental Assessment (EA)
Royal Hawaiian Market Place
333 Royal Hawaiian Ave.
TMK: (1)-2-6-013 and 014

Thank you for giving us the opportunity to review and provide comments on the subject document. The document has been reviewed by the Office of Solid Waste Management (OSWM), Hazardous Waste (HW) Section, and Underground Storage Tank (UST) Section of the Solid and Hazardous Waste Branch. The HW Section has no comments at this time. The OSWM and UST Section offer the following comments on the draft EA:

OSWM

We understand that the existing one-story concrete masonry kiosk structure will remain. The assumption is that no demolition of any existing structures is involved.

1. Please make arrangements with Department of Health (DOH)-permitted facilities like Alakona Corp., Grace Pacific Corporation, Tajiri Lumber, Ltd. or West Oahu Aggregate Co., Inc. for the potential disposition of any unpainted, uncontaminated concrete (no asbestos, lead-based paint or other types of contamination) from new construction. Please also be aware that these permitted facilities may choose to accept uncontaminated concrete from their own jobs.

2. If on site reuse of concrete is intended, then the uncontaminated concrete must also meet the state's definition of "inert fill material" defined as:

   Section 342H-1, Hawaii Revised Statutes Definition
   "Inert fill material" means earth, soil, rocks, rock-like material such as cured asphalt, brick, and clean concrete less than eight (8) inches in diameter, except as specified by a licensed soils engineer with no exposed steel reinforcing rod. The fill material shall not contain vegetation or organic material, or other solid waste.

3. Appropriately dispose of new construction gypsum and plaster. Currently, no recycling facility in Hawaii is permitted to accept gypsum board from demolition projects.

4. We assume that any wood waste from new construction stages is of the treated variety. Such wood waste needs to be disposed of at DOH-permitted disposal facilities, not recycled.

5. Dispose of non-reusable glass at DOH-permitted disposal facilities. We encourage the reuse of glass if in a reusable form. Permitted glass recyclers on Oahu presently only accept glass bottles for recycling.

6. Please send any greenwaste to DOH-permitted composting facilities such as Menehune Green, LLC dba Hawaiian Earth Products. Whenever feasible, we also encourage on site reuse of any trees planned for removal.

Please be reminded that the applicant's submittal was reviewed with respect to solid waste management and disposal issues only. We recommend that the applicant obtain approval from other agencies (such as OSHA) that may be involved in the oversight and implementation of other various aspects of their proposed action.

If you have any questions or comments, please contact Mr. John Valera of our Office of Solid Waste Management at (808) 586-4226.

UST Section

Our records show there was a 5,000-gallon gasoline UST. This UST was removed in 1999 and a confirmed release has not been reported to this office.

Department of Health (cont'd)

Mr. Roy K. Yamamoto
Ms. Lorena Yamamoto
March 1, 2012
Page 3

In the event that contamination is discovered during the project, the following response actions are required in accordance with the Hawaii Administrative Rules Chapter 11-281:

1. The contamination must be reported to our office within twenty-four (24) hours of discovery.
2. Identify and mitigate any safety hazards (such as fire, explosion, and vapor hazards) posed by the release of the regulated substance.
3. Take necessary actions to prevent any further release of the regulated substance into the environment, including removal of as much of the regulated substance from the UST or tank system as possible.
4. Take necessary actions to minimize the spread of contamination.

A guidance manual entitled "Technical Guidance Manual for Underground Storage Tank Closure and Release Response" (dated March 2000) has been developed to assist responsible parties and their consultants and contractors in complying with the state UST release response activities.

Copies of the technical manual and the state regulations are found on the DOH website at: http://hawaii.gov/health/environmental/waste/environmental/waste/index.html.

Please contact Ms. Roxanne Kwan of our Underground Storage Tank Section at (808) 586-4226 with any questions or comments.

Sincerely,

STEVEN Y.K. CHANG, P.E., CHIEF
Solid and Hazardous Waste Branch

March 22, 2012

Attn: Mr. Steven Y.K. Chang, P.E.
State of Hawaii
Department of Health
Environmental Management Division
Solid and Hazardous Waste Branch
919 Ala Moana Blvd. #212
Honolulu, Hawaii 96814

RE: **Royal Hawaiian Market Place**
333 Royal Hawaiian Ave.
Honolulu, Hawaii 96815
(T.M.K. 2-6-019:013 & 014)

Dear Mr. Chang:

This letter is in response to your transmittal on March 1, 2012 which was received in our office on March 9, 2011.

We understand that based on your response, we will follow all the outlined, necessary steps for the safe and appropriate removal of solid and hazardous waste during construction. In the event that contamination is discovered during the project, our response will involve a qualified contamination specialist and the necessary actions to minimize the spread of contamination.

Thank you for your review and response.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

cc: DPP

Ilokaloa Street, Suite 788 Honolulu, Hawaii 96814
42-3666 Fax (808)942-3665 email: rkyAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

Department of Health (cont'd)

March 30, 2012

Attn: Mr. Steven Y.K. Chang, P.E.
State of Hawaii
Department of Health
Environmental Management Division
Solid and Hazardous Waste Branch
919 Ala Moana Blvd. #212
Honolulu, Hawaii 96814

RE: Royal Hawaiian Market Place
333 Royal Hawaiian Ave.
Honolulu, Hawaii 96815
(T.M.K. 2-6-019:013 & 014)

Dear Mr. Chang:

In follow-up to our transmittal dated March 22, 2012, we have documentation enclosed verifying the closure of the underground storage tank which was previously on the subject property. The enclosed closure report states that M. Nakai Repair Ltd. excavated, cleaned and removed the underground storage tank from the site on February 1, 1999. Please see the enclosed report for the complete details.

Thank you for your review and response.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

cc: DPP

Enclosure (1)

1580 Makaloa Street, Suite 738 Honolulu, Hawaii 96814
(808)942-3666 Fax (808)942-3665 email: royAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 27, 2012

Roy K. Yamamoto Architect, AIA, Inc.
Architecture & Planning
1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814

Dear Mr. Yamamoto:

SUBJECT: Draft Environmental Assessment for the New Royal Hawaiian Market Place, 333 Royal Hawaiian Avenue, Honolulu, Oahu; TMK: (1) 2-6-019:013 & 014

Thank you for the opportunity to review and comment on the subject matter. We apologize for the later reply. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (1) Engineering Division; (2) Commission on Water Resource Management; and (3) Land Division, Oahu Division, on the subject matter. The State Historic Preservation Division may be responding to you separately. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

RECEIVED
LAND DIVISION
2012 MAR -7 P 2:37
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

February 8, 2012

MEMORANDUM

TO: **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
X Office of Conservation & Coastal Lands
X Land Division – Oahu District
X Historic Preservation

RECEIVED
LAND DIVISION
2012 MAR -7 P 3:18
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the New Royal Hawaiian Market Place
LOCATION: 333 Royal Hawaiian Avenue, Honolulu, Oahu; TMK: (1) 2-6-019:013 & 014
APPLICANT: City & County of Honolulu on behalf of Royal Hawaiian Market Place, Inc.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 7, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(x) Comments are attached.

Signed:
Date: 3/7/12

cc: Central Files

DLNR (cont'd)

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RECEIVED
LAND DIVISION
2012 MAR -6 A 9:00
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 8, 2012

2012 FEB 13 AM 9:55

MEMORANDUM

From:

TO: **DLNR Agencies:**
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
X Office of Conservation & Coastal Lands
X Land Division – Oahu District
X Historic Preservation

To:

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Assessment for the New Royal Hawaiian Market Place
LOCATION: 333 Royal Hawaiian Avenue, Honolulu, Oahu; TMK: (1) 2-6-019:013 & 014
APPLICANT: City & County of Honolulu on behalf of Royal Hawaiian Market Place, Inc.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 7, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

( ) We have no objections.
(✓) We have no comments.
( ) Comments are attached.

Signed: W Bagthorp
Date: 3/5/12

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/DarleneNakamura
Ref.: DEANewRoyalHawaiianMarketPlace
Oahu.880

COMMENTS

(X) **We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone AO. The National Flood Insurance Program regulates developments within Zone AO as indicated in bold letters below.**

( ) Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is also located in Zone ____.

( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.

(X) **Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.**

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

(X) **Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.**

( ) Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.

( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.

( ) Mrs. Wynne Ushigome at (808) 241-4890 of the County of Kauai, Department of Public Works.

( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can s and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) Additional Comments: _____

( ) Other: _____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 3/1/12

71268

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR - HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 - FAX: (808) 768-6041
DEPT WEB SITE: www.honoluludpp.org - CITY WEB SITE: www.honolulu.gov

RECEIVED
12 JAN 30 A10:50
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

LISLE

January 27, 2012

2011/ED-9 (KO)

RECEIVED
2012 FEB -6 A 10:33
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII
LAND DIVISION

Dear Participant:

Subject:	Chapter 343, Hawaii Revised Statutes Draft Environmental Assessment (EA)
Project:	Royal Hawaiian Market Place
Applicant:	Royal Hawaiian Market Place, Inc.
Agent:	Roy K. Yamamoto Architect, AIA, Inc. (Lorena Yamamoto)
Location:	333 Royal Hawaiian Avenue – Waikiki
Tax Map Keys:	2-6-19: 13 and 14
Proposal:	The construction of a new two-story commercial structure and appurtenant site improvements.

Enclosed for your review and comment is a Draft EA for Royal Hawaiian Market Place, which has been prepared for the above-described project. Comments should be sent to the agent no later than **March 9, 2012**, as follows:

Roy K. Yamamoto Architect, AIA, Inc. (Lorena Yamamoto)
1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814
Phone: 808-942-3666

The Department of Planning and Permitting (DPP) must determine whether the impacts of the project are significant enough to warrant the preparation of an Environmental Impact Statement (EIS). Based on the information currently available, the DPP anticipates issuing a "Finding of No Significant Impact" for this project (i.e., no EIS required). Following completion of the environmental assessment phase, the applicant will submit applications for a Special District Permit (Major) and Conditional Use Permit (Minor) for off-site parking.

Please contact Kiyomi Oyama of our Urban Design Branch at 768-8034 if you have any questions.

Very truly yours,

Anthony X. Ching
For David K. Tanoue, Director
Department of Planning and Permitting

DKT:nw
Enclosure: Draft EA
Doc. 884471

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 8, 2012

MEMORANDUM

TO:

DLNR Agencies:
__Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
X Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
X Commission on Water Resource Management
X Office of Conservation & Coastal Lands
X Land Division – Oahu District
X Historic Preservation

FROM:	Russell Y. Tsuji, Land Administrator
SUBJECT:	Draft Environmental Assessment for the New Royal Hawaiian Market Place
LOCATION:	333 Royal Hawaiian Avenue, Honolulu, Oahu; TMK: (1) 2-6-019:013 & 014
APPLICANT:	City & County of Honolulu on behalf of Royal Hawaiian Market Place, Inc.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 7, 2012.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

Attachments

( ) We have no objections.
(✓) We have no comments.
( ) Comments are attached.

Signed: T. Oke
Date: 2/14/2012

cc: Central Files

August 23, 2011

Melanie A. Chinen, Administrator
State Historic Preservation Division
601 Kamokila Blvd., #555
Kapolei, Hawai`i 96707

RE: ROYAL HAWAIIAN MARKET PLACE (T.M.K. 2-6-019:013 & 014)

Dear Melanie,

We would like to request a Letter of Determination from the State Historic Preservation Division to seek concurrence that no historical or cultural resources are known to be on our project site. Below is the necessary information for our project site:

I. GENERAL INFORMATION

a. Agency/Organization Overseeing Project:
Royal Hawaiian Market Place, Inc.

b. Return Address:
333 Royal Hawaiian Avenue
Honolulu, HI 96815

c. Contact from Agency/Organization:
Tony D.H. Ji
Tel: (808) 921-2700
Email: tonyji_royal@hotmail.com

d. Additional contact persons:
Lorena Yamamoto
Tel: (808) 942-3666 ext. 16
Email: lorena@rkyarchitect.com

e. Project Name:
Royal Hawaiian Market Place

f. Project Street Address:
333 Royal Hawaiian Avenue

g. County, City, Zip code:
City and County of Honolulu, Honolulu 96815

h. Tax Map Key, Ahupua`a, Island:
2-6-019:013 & 014, Waikiki, O`ahu

i. Area of Potential Effect (APE): Please see Exhibits 1 and 2.

j. Project Description: Please see Exhibit 3.

k. Identification of consulting parties: Waikiki Neighborhood Board (please see Exhibit 4 for meeting notes)

II. IDENTIFICATION OF HISTORIC PLACES

Select one:

_____ a. Historic Properties are located within the project APE.

____ i. Attach supporting materials (photographs, archaeological assessment of inventory survey, date(s) of construction for existing structure(s)).

____ ii. National Historic Landmark located within the APE.

__X__ b. Historic Properties are not located within the project APE because:

____ i. intensive cultivation has altered the land.

__X__ ii. residential development/urbanization has altered the land.

__X__ iii. previous grubbing/grading has altered the land.

____ iv. an acceptable archaeological assessment or inventory survey found no historic properties.

__X__ v. the existing structure is less than 50 years old (date(s) of construction).

Various temporary kiosks have been constructed on the site over the past 20 years. The only permanent structure on site is the corner kiosk which was built in 1993.

____ vi. other:

III. DETERMINATION OF EFFECT

Select one:

__X__ a. The determination for the project will be 'no historic properties affected' (i.e., none is present or there are historic properties present but the project will have no effect upon them. Attach supporting documentation).
Project site not listed on Hawaii and National Register of Historic Places.

_____ b. The determination for the project will be 'no adverse effects' (federal) located within the project APE. Attach supporting documentation.

akaloa Street, Suite 788 Honolulu, Hawaii 96814
2-3666 Fax (808)942-3665 e-mail: rkyAIA@hawaii.rr.com
Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

DLNR, Historic Preservation Division (cont'd)

_____ c. The proposed undertaking will result in 'an adverse effect' (federal) / 'effect, with proposed mitigation commitments' (state, city and county) to one or more historic properties and the applicant, or other federally authorized representative, will consult with the SHPO and other consulting parties to resolve the adverse effect. Attach supporting documentation and proposed plan to resolve adverse effect(s).

Please let us know if you have any questions or need additional information.

Sincerely,

Roy K. Yamamoto, AIA

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

WILLIAM J. AILA JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Department of Land and Natural Resources
State of Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HISTORIC PRESERVATION DIVISION
KAHUHIPAHAT BUILDING
601 KAMOKILA BLVD, KAPOLEI HI 96706

Roy K. Yamamoto, Architects, AIA, Inc.
OCT 26 2011
COPY

DATE: October 19, 2011

LOG: 2011.2797
DOC: 1110MA03

TO: Roy Yamamoto
1580 Makaloa Street, Suite 788
Honolulu, HI 96814

ARCHITECTURE

SUBJECT: **Section 6E-42 Historic Preservation Review**
Project: Royal Hawaiian Market Place
Owner: Royal Hawaiian Market Place
Location: 333 Royal Hawaiian Avenue, Waikiki
Tax Map Key: (1) 2-6-019: 013 and 014

This letter is in response to your transmittal of August 23, 2011, which was received in the Hawaii State Historic Preservation Division on September 19, 2011. The proposed undertaking involves the demolition of an existing commercial complex and the construction of a new commercial complex.

The Area of Potential Effect (APE) for this project is the entire parcel on which the proposed building will stand. According to the City and County Tax Office records the buildings on the property were constructed in 1984. Currently on the property there are a number of single story concessionaire booths of a mixture of designs and materials. The buildings presently on the property do not meet the criteria for listing in the Hawaii and National Registers of Historic Places as they are not at least fifty years old.

In reviewing this project the State Historic Preservation Office examined the materials attached to your transmittal including the site plans, photographs of the existing buildings and the rendering of the proposed structure. In addition City and County tax records were consulted.

Based on the materials reviewed, the State Historic Preservation determines this proposed **project will have no effect upon historic properties.**

Any questions should be addressed to Lorraine Minatoishi, at (808) 942-7474 (office), (808) 285-1184 (cell) or lm@mahawaii.com.

Mahalo for the opportunity to comment.

Angie Westfall
Architecture Branch Chief, Hawaii Historic Preservation Division

In the event that historic resources, including human skeletal remains, lava tubes, and lava blisters/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find, the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-801

DLNR, Historic Preservation Division (cont'd)

NEIL ABERCROMBIE
GOVERNOR OF HAWAII

RECEIVED
MAR 12 2012
Roy K. Yamamoto, AIA, Inc.

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAHUHIHEWA BUILDING
601 KAMOKILA BLVD, KAPOLEI HI 96707

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

GUY H. KAULUKUKUI
FIRST DEPUTY

WILLIAM M. TAM
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

DATE: March 6, 2012

LOG: 2012.0385
DOC: 1203MG09

TO: Roy K. Yamamoto, AIA, Inc.
1580 Makaloa Street, Suite 788
Honolulu, HI 96814

SUBJECT: **Draft Environmental Assessment Review**
Project: Royal Hawaiian Market place
Owner: Royal Hawaiian Market Place, Inc.
Location: 333 Royal Hawaiian Avenue
Tax Map Key: (1) 2-6-019:013&014

This letter is in response to a request for comment dated February 8, 2012 and received by the State Historic Preservation Division (SHPD) on February 13, 2012 regarding a draft of the document *Environmental Assessment: Royal Hawaii Market Place*. The document pertains to the demolition of a set of kiosks and construction of a commercial structure at 333 Royal Hawaiian Avenue in Waikiki. The area of potential effect (APE) is limited to the parcels.

On October 19, 2011 SHPD **determined that the proposed project does not adversely affect a historic resource** [L2011.2797 D1110MA03]. After reviewing a draft of *Environmental Assessment: Royal Hawaii Market Place* **SHPD maintains this position.**

Any questions should be addressed to Mike Gushard, SHPD Architectural Historian at (808) 692-8026 or michael.j.gushard@hawaii.gov

Mahalo for the opportunity to comment,

Angie Westfall
Architecture Branch Chief, Hawaii Historic Preservation Division

CC
David K. Tanoue
Department of Planning and Permitting
650 South King Street
Honolulu, HI 96813

March 22, 2012

Attn: Angie Westfall
Historic Preservation Division
Kahuhihewa Building
601 Kamokila Blvd.
Kapolei, Hawaii 96706

RE: **Royal Hawaiian Market Place**
333 Royal Hawaiian Ave.
Honolulu, Hawaii 96815
(T.M.K. 2-6-019:013 & 014)

Dear Ms. Westfall:

This letter is in response to your transmittal on October 19, 2011 which was received on October 26, 2011.

We understand that based on your review, the subject property will have no effect on historic properties.

Thank you for your review and response.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

cc: DPP

Makaloa Street, Suite 788 Honolulu, Hawaii 96814
42-3666 Fax (808)942-3665 e-mail: rkyAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

Board of Water Supply

September 14, 2011

Mr. Dean Nakano, Acting Manager
Board of Water Supply
City and County of Honolulu
630 S. Beretania Street
Honolulu, Hawaii 96843

RE: DPP Project Reference No. 2011/ED-5
Royal Hawaiian Market Place, Inc.
333 Royal Hawaiian Avenue – Waikiki

Dear Mr. Nakano:

We are requesting your assessment of water availability and the Board of Water Supply's review and comment as requested by the Department of Planning and Permitting in conjunction with the draft environmental assessment submittal for the subject project.

Here is the information which will assist you in assessing water availability for the proposed project:

1. **Tax Map Key:** 2-6-019:013 & 014
   Location: 333 Royal Hawaiian Avenue, Honolulu, Hawaii 96815
   Property Acreage: 0.17 acres
2. **Type of Development:** Low-rise retail and dining establishment
3. **Location of Access to Property:** off Royal Hawaiian Avenue and Lauula Street
4. **Elevations/Contours of Property:** relatively flat
5. **Building/Street/Lot Layouts:** (see enclosed drawings)
6. **Name of Owner/Developer:** Royal Hawaiian Market Place, Inc.
7. **Contact Person Name, Address and Phone Number:**
   Lorena Yamamoto
   Roy K. Yamamoto Architect AIA, Inc.
   1580 Makaloa St., Suite #788
   Honolulu, Hawaii 96814
   (808) 942-3666 ext. 16

Enclosed please find a set of plans for your use, review and comment.

Please feel free to contact me if any questions arise or if any other items are needed for your review.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning
ckaloa Street, Suite 788 Honolulu, Hawaii 96814
2-3666 Fax (808)942-3655 email: royAIA@hawaii.rr.com

OF WATER SUPPLY

OUNTY OF HONOLULU
BERETANIA STREET
HI 96843

February 1, 2012

PETER B. CARLISLE, MAYOR

RANDALL Y. S. CHUNG, Chairman
DENISE M. C. DE COSTA, Vice Chai
THERESIA C. McMURDO
DUANE R. MIYASHIRO
ADAM C. WONG

WESTLEY K.C. CHUN, Ex-Officio
GLENN M. OKIMOTO, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager

s. Lorena Yamamoto
oy K. Yamamoto Architect, AIA, Inc.
80 Makaloa Street, Suite 788
onolulu, Hawaii 96814

ear Ms. Yamamoto:

ubject: Your Letter Dated September 14, 2011 Requesting the Availability of Water to the Royal Hawaiian Market Place, TMK: 2-6-19: 13 and 14

ank you for your letter on the proposed low-rise retail and dining establishment.

e existing water system is adequate to accommodate the proposed commercial ucture. However, please be advised that this information is based upon current data d, therefore, the Board of Water Supply reserves the right to change any position or ormation stated herein up until the final approval of your building permit application. e final decision on the availability of water will be confirmed when the building permit plication is submitted for approval.

hen water is made available, the applicant will be required to pay our Water System cilities Charges for resource development, transmission and daily storage.

ou have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

SUSAN UYESUGI
Program Administrator
Customer Care Division

Board of Water Supply (cont'd)

BOARD OF WATER SUPPLY

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

February 1, 2012

PETER B. CARLISLE, MAYOR

RANDALL Y. S. CHUNG, Chairman
DENISE M. C. DE COSTA, Vice Chair
THERESIA C. McMURDO
DUANE R. MIYASHIRO
ADAM C. WONG

WESTLEY K.C. CHUN, Ex-Officio
GLENN M. OKIMOTO, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

DEAN A. NAKANO
Deputy Manager

Ms. Lorena Yamamoto
Roy K. Yamamoto Architect, AIA, Inc.
1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814

Dear Ms. Yamamoto:

Subject: The Letter Dated January 27, 2012 Requesting Comment on the Draft Environmental Assessment for the Royal Hawaiian Market Place, TMK: 2-6-19: 13 and 14

The existing water system is adequate to accommodate the proposed two-story commercial structure. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

Susan Uyesugi

SUSAN UYESUGI
Program Administrator
Customer Care Division

March 23, 2012

Ms. Susan Uyesugi
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

RE: Royal Hawaiian Market Place
333 Royal Hawaiian Ave.
Honolulu, Hawaii 96815
(T.M.K. 2-6-019:013 & 014)

Dear Ms. Uyesugi:

This letter is in response to your transmittal on February 1, 2012, regarding the subject property.

We understand that based on your preliminary review, the existing water system is adequate to accommodate the proposed commercial structure. We realize that this review is based upon current data and the Board of Water Supply reserves the right to make a final decision on the availability of water when the building permit application is submitted for approval.

Thank you for your review and response.

Sincerely,

Lorena S. Yamamoto

Lorena S. Yamamoto, Assoc. AIA

cc: DPP

akaloa Street, Suite 788 Honolulu, Hawaii 96814
12-3666 Fax (808)942-3665 email: royAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

Department of Environmental Services

DEPARTMENT OF ENVIRONMENTAL SERVICES
CITY AND COUNTY OF HONOLULU
1000 ULUOHIA STREET, SUITE 308, KAPOLEI, HAWAII 96707
TELEPHONE: (808) 768-3486 • FAX: (808) 768-3487 • WEBSITE: http://envhonolulu.org

CARLISLE
MAYOR

TIMOTHY E. STEINBERGER, P.E.
DIRECTOR

MANUEL S. LANUEVO, P.E., LEED AP
DEPUTY DIRECTOR

ROSS S. TANIMOTO, P.E.
DEPUTY DIRECTOR

IN REPLY REFER TO:
PRO 12-011

March 2, 2012

MEMORANDUM

TO: DAVID K. TANOUE, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: TIMOTHY E. STEINBERGER, P.E., DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA), DECEMBER 2011
ROYAL HAWAIIAN MARKET PLACE
333 ROYAL HAWAIIAN AVENUE – WAIKIKI
TAX MAP KEYS 2-6-019:013 AND 014

We have reviewed the subject document as transmitted to us by your lettter dated January 27, 2012, ref. #2011/ED-9 (KO). We understand the issue of wastewater service capacity is being reviewed by your Department's Wastewater Division. Assuming there are no issues with capacity, we do not foresee any significant impact to our facilities or services from this proposed project.

Should you have any questions, please call Liz Lau, Civil Engineer, at 768-3470.

March 27, 2012

Timothy E. Steinberger, P.E., Director
Department of Environmental Services
City and County of Honolulu
1000 Uluohia Street, Suite 308
Kapolei, Hawaii 96707

RE: **Draft Environmental Assessment (EA), December 2011**
Royal Hawaiian Market Place
333 Royal Hawaiian Avenue - Waikiki
(T.M.K. 2-6-019:013 & 014)

Dear Mr. Steinberger:

This letter is in response to your transmittal dated March 2, 2012 which was received on the same date.

We understand that based on your review, the subject project will not have a significant impact to your facilities or services assuming there are no issues with wastewater service capacity.

Thank you for your review and response.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

cc: DPP

Makaloa Street, Suite 788 Honolulu, Hawai 96814
942-3666 Fax (808) 942-3665 email: rkyAIA@hawaii.rr.com
Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

Department of Parks & Recreation

DEPARTMENT OF PARKS & RECREATION

CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 96707
Phone: (808) 768-3003 • Fax: (808) 768-3053
Website: www.honolulu.gov

ER B. CARLISLE
MAYOR

GARY B. CABATO
DIRECTOR

ALBERT TUFONO
DEPUTY DIRECTOR

February 20, 2011

Ms. Lorena Yamamoto
Roy K. Yamamoto, Architect, AIA, Inc.
1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814

Dear Ms. Yamamoto:

Subject: Draft Environmental Assessment
Royal Hawaiian Market Place
Tax Map Key: 2-6-19: 13 and 14

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the proposed Royal Hawaiian Market Place improvements of a new two story commercial structure and appurtenant site work.

The Department of Parks and Recreation has no comment, as the proposed project will not impact any program or facility of the department. You may remove us as a consulted party to the balance of the EIS process.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

Sincerely,

GARY B. CABATO
Director

GBC:jr
(451172)

March 27, 2012

Gary B. Cabato, Director
Department of Parks & Recreation
City and County of Honolulu
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

RE: Draft Environmental Assessment (EA), December 2011
Royal Hawaiian Market Place
333 Royal Hawaiian Avenue - Waikiki
(T.M.K. 2-6-019:013 & 014)

Dear Mr. Cabato:

This letter is in response to your transmittal dated February 20, 2011 regarding your review of the Draft Environmental Assessment for Royal Hawaiian Market Place.

We understand that based on your review, the subject project will not have a significant impact to any program or facility of the department.

Thank you for your review and response.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

cc: DPP

80 Makaloa Street, Suite 788 Honolulu, Hawaii 96814
08)942-3666 Fax (808)942-3665 email: rkyAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

Honolulu Fire Department

HONOLULU FIRE DEPARTMENT

CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

PETER B. CARLISLE
MAYOR

KENNETH G. SILVA
FIRE CHIEF

EMMIT A. KANE
DEPUTY FIRE CHIEF

February 14, 2012

Ms. Lorena Yamamoto
Roy K. Yamamoto Architect, AIA, Inc.
1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814

Dear Ms. Yamamoto:

Subject: Draft Environmental Assessment
Royal Hawaiian Market Place
333 Royal Hawaiian Avenue
Tax Map Keys: 2-6-019: 013 and 014

In response to a letter dated January 27, 2012, from the City's Department of Planning and Permitting (DPP) regarding the above-mentioned subject, the Honolulu Fire Department reviewed the material provided and determined there will be no significant impact to fire department services.

Should you have any questions, please contact Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151 or sbratakos@honolulu.gov.

Sincerely,

KENNETH G. SILVA
Fire Chief

KGS/SY:bh

cc: David Tanoue, DPP

March 23, 2012

Fire Chief Kenneth G. Silva
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, Hawaii 96813-5007

RE: Royal Hawaiian Market Place
333 Royal Hawaiian Ave.
Honolulu, Hawaii 96815
(T.M.K. 2-6-019:013 & 014)

Dear Chief Silva:

This letter is in response to your transmittal on February 14, 2012, regarding the subject property.

We understand that based on your review, there will be no significant impact to fire department services.

Thank you for your review and response.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

cc: DPP

Makaloa Street, Suite 788 Honolulu, Hawaii 96814
42-3666 Fax (808)942-3665 email: rkyAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

POLICE DEPARTMENT

CITY AND COUNTY OF HONOLULU

801 SOUTH BERETANIA STREET · HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 · INTERNET: www.honolulupd.org

PETER B. CARLISLE
MAYOR

LOUIS M. KEALOHA
CHIEF

DAVE M. KAJIHIRO
MARIE A. McCAULEY
DEPUTY CHIEFS

OUR REFERENCE: BH-LS

March 5, 2012

Ms. Lorena Yamamoto
Roy K. Yamamoto Architect, AIA, Inc.
1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814

Dear Ms. Yamamoto:

This is in response to a letter from the City Department of Planning and Permitting (dated January 27, 2012) regarding the Draft Environmental Assessment for the Royal Hawaiian Market Place project.

This project may cause an increase in calls for police service because of the anticipated pedestrian and vehicle traffic congestion during the construction phase. However, once the project is completed, it should have no significant impact on the facilities or services of the Honolulu Police Department.

If there are any questions, please call Major Ron Bode of District 6 (Waikiki) at 529-3361.

Sincerely,

LOUIS M. KEALOHA
Chief of Police

By
BART S. HUBER
Assistant Chief of Police
Support Services Bureau

Serving and Protecting With Aloha

March 22, 2012

Chief Louis M. Kealoha
Police Department
City and County of Honolulu
801 S. Beretania Street
Honolulu, Hawaii 96813

RE: Royal Hawaiian Market Place
333 Royal Hawaiian Ave.
Honolulu, Hawaii 96815
(T.M.K. 2-6-019:013 & 014)

Dear Chief Kealoha:

This letter is in response to your transmittal on March 5, 2012 which was received on March 6, 2012.

We understand that based on your review, the subject project may cause an increase in police service calls due to the anticipated pedestrian and vehicle traffic congestion during construction. Every effort will be made during construction to minimize pedestrian and vehicle traffic congestion at the project site. As your review noted, once the project is completed, it should have no significant impact on the facilities or services of the Honolulu Police Department.

Thank you for your review and response.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

cc: DPP

akaloa Street, Suite 788 Honolulu, Hawaii 96814
2-3666 Fax (808)942-3665 email: rkyAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

Traffic Review Branch

September 13, 2011

Mel Hirayama
Traffic Review Branch
City and County of Honolulu
650 S. King Street, 6th Floor
Honolulu, Hawaii 96813

RE: **DPP Project Reference No. 2011/ED-5**
Royal Hawaiian Market Place, Inc.
333 Royal Hawaiian Avenue – Waikiki
Tax Map Key 2-6-019:013 and 14

Dear Mr. Hirayama:

We are seeking the Traffic Review Branch's review and comment as requested by the Department of Planning and Permitting in conjunction with the draft environmental assessment submittal for the subject project. Please find enclosed a set of plans for your use, review and comment.

Please feel free to contact me if any questions arise or if any other items are needed for your review.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

Phone Conversation Notes

Date: September 14, 2011

Agency: Traffic Review Branch

Representative: Mel Hirayama

- Based on the relatively small size of the proposed project, the Traffic Review Branch's preliminary comments focus more on the project's immediate surroundings rather than addressing any external effects to the surrounding neighborhood.
- Existing driveways off of Royal Hawaiian Avenue and Lauula Street will have to be reconstructed with a new curb.
- Corner rounding at the intersection of Royal Hawaiian Avenue and Lauula Street should be a 30-foot radius.

  Upon further study of this, a 30-foot radius corner would not be possible since it would interfere with the existing corner kiosk. This recommendation was given by the Traffic Review Branch before it was confirmed with Land Division that Lauula Street is a private street.

- New corner rounding will cause the existing wheelchair ramp to be reconstructed.

30 Makaloa Street, Suite 788 Honolulu, Hawaii 96814
(808)942-3666 Fax (808)942-3665 email: rkyAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

Traffic Review Branch (cont'd)

March 22, 2012

Mr. Mel Hirayama
Traffic Review Branch
City and County of Honolulu
650 S. King Street, 6th Floor
Honolulu, Hawaii 96813

RE: Royal Hawaiian Market Place
333 Royal Hawaiian Ave.
Honolulu, Hawaii 96815
(T.M.K. 2-6-019:013 & 014)

Dear Mr. Hirayama:

This letter is in response to our phone conversation on September 14, 2011, regarding the subject property.

We understand that based on your preliminary review, the existing driveways off of Royal Hawaiian Avenue and Lauula Street will have to be reconstructed with a new curb. Since the proposed project does not plan on using the two existing driveways we plan to fill up and restore them to a standard curb. A new driveway will be built off Lauula Street for the new loading space according to City and County standards.

During your review you also noted the intersection of Royal Hawaiian Avenue and Lauula Street will need corner rounding with a 30-foot radius. Upon further study, it was confirmed with Land Division that Lauula Street is a private street and, therefore, is exempt from corner rounding.

Thank you for your review and response.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

cc: DPP

1580 Makaloa Street, Suite 788 Honolulu, Hawaii 96814
(808)942-3666 Fax (808)942-3665 email: rkyAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

APPENDIX IV

WAIKIKI NEIGHBORHOOD BOARD NUMBER 9.

NEIGHBORHOOD COMMISSION ⊠530 SOUTH KING STREET ROOM 406 ⊠HONOLULU, HAWAII, 96813
PHONE (808) 768-3710 ⊠ FAX (808) 768-3711 ⊠ INTERNET http://www.honolulu.gov

INITIAL CONVENING MEETING AGENDA
Tuesday, July 12, 2011
Waikiki Community Center
310 Paoakalani Avenue
7:00 P.M. - 9:30 P.M.

Rules of Speaking: Anyone wishing to speak is asked to raise their hand, and when recognized by the Chair, to address comments to the Chair. Speakers are encouraged to keep their comments under 2 minutes, and those giving reports are urged to keep their reports under 3 minutes. Please silence all electronic devices.
Note: The Board may take action on any agenda item. As required by the State Sunshine Law (HRS 92), specific issues not noted on this agenda cannot be voted on, unless added to the agenda.
Privacy: This meeting is being recorded for future telecast. Comments made will be part of the video presentation.
Times: Times on this agenda are a guide only to keep the meeting within the time allotted for use of the facility.

I.	CALL TO ORDER – Chair Pro Tem ROBERT FINLEY	7:00PM
	a. Member Swear In	
	b. Introduce all Board Members	
II.	FILL VACANCY IN SUB DISTRICT 2 – ROBERT FINLEY	7:05PM
III.	CITY MONTHLY REPORTS (Limited to 3 minutes each)	
	a. Honolulu Fire Department	7:10PM
	b. Honolulu Police Department	7:15PM
	c. Board of Water Supply – Dominic Dias	7:30PM
	d. APEC Update – Deferred until August 9,2011	
IV.	ELECT OFFICERS – Vice Chair LOUIS ERTESCHIK	7:35PM
	a. Chair	
	b. Vice Chair	
	c. Secretary	
	d. Treasurer	
	e. Sub District 1 Vice Chair	
	f. Sub District 2 Vice Chair	
	g. Sub District 3 Vice Chair	
V.	Organization for 2011-2013	7:45PM
	a. Day, Time and Location for monthly meetings.	
	b. Recess in December	
	c. Video Contract for 2011-2012	
VI.	RESIDENTS'/COMMUNITY CONCERNS (Limited to 2 minutes each)	7:45PM
VII.	ELECTED OFFICIALS AND OTHERS	
	a. Mayor's Representative - LORI NISHIMURA	7:50PM
	b. Warning Siren Status – Civil Defense	8:00PM
	c. Council Member STANLEY CHANG	8:05PM
	d. Governor's Representative	8:15PM
	e. Senator BRICKWOOD GALUTERIA	8:20PM
	f. Representative TOM BROWER	8:25PM
	g. Representative SCOTT NISHIMOTO	8:30PM
	h. Waikiki Improvement Association – RICK EGGED	8:35PM

Oahu's Neighborhood Board system - Established 1973

VIII.	APPROVAL OF MINUTES: June 14, 2011	8:40PM
IX.	BOARD BUSINESS	
	• Construction at 333 Royal Hawaiian Ave. – Lorena Yamamoto	8:45PM
X.	REPORTS (Limited to 3 minutes each)	
	a. Treasurer's Report	9:00PM
	b. District 1 Report	9:02PM
	d. Sub District 2 Report	9:03PM
	e. Sub District 3 Report	9:05PM
	f. Chair Report	9:06PM
XI.	ANNOUNCEMENTS	9:10PM
	Next Meeting Tuesday, August 9, 2011 at 7:00PM	
	View this Meeting on Olelo Channel 49 at 9:00PM the 3rd Monday each month and on Olelo Channel 54 at 9:00AM the 2nd and 4th Friday of each month.	
	View on line at: http://olelo.granicus.com/ViewPublisher.php?view_id=2	
XII.	ADJOURNMENT	9:15PM

A mailing list is maintained for interested persons and agencies to receive this Board's agenda and minutes. Additions, corrections, and deletions to the mailing list may be directed to the Neighborhood Commission Office (NCO), Honolulu Hale, 530 South King Street, Room 406, Honolulu, Hawaii 96813; Telephone (808) 768-3710 or Fax (808) 768-3711; or call Neighborhood Assistant Gloria Gaines at 768-3718. Agendas and minutes are also available on the Internet at www.honolulu.gov/nco.

Any individual wishing to attend a Neighborhood Board meeting who has questions about accommodations for a physical disability or a special physical need should call the NCO at 768-3710 between 8:00 a.m. and 4:00 p.m., at least 24-hours before the scheduled meeting.

Waikiki Neighborhood Board (cont'd)

JEFF MERZ
WAIKIKI NEIGHBORHOOD BOARD NO. 9

HONOLULU HALE
530 SOUTH KING STREET, ROOM 406
HONOLULU, HAWAII 96813

NEIGHBORHOOD COMMISSION OFFICE
PHONE: (808) 258-7802
eMail: jeffmerz@rocketmail.com

February 9, 2012

City and County of Honolulu
Department of Planning and Permitting
650 South King Street
Honolulu, HI 96813

Roy K. Yamamoto Architect, AIA, Inc.
1580 Makaloa Street, Suite 788
Honolulu, HI 96814

Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Re: Draft Environmental Assessment - New Royal Hawaiian Market Place

Thank you for including the Waikiki Neighborhood Board in the review process for the above-referenced project. Following are comments on the Draft EA.

Clarification:
Page 14 – Section D2
This project is not located "across from Waikiki Beach". This property is quite a distance inland from the shoreline.

The Waikiki Neighborhood Board values the addition of sustainable, low impact, infill renovations in our community. We look forward to this project coming to fruition in a manner consistent with the policies, codes and guidelines applicable to Waikiki. To that end, we request that you pursue LEED certification (or some other industry acknowledgement for responsible development and efficiency) for your project.

The Waikiki Neighborhood Board has no additional comments this time.

Sincerely,

Jeff Merz, AICP, LEED AP
Waikiki Neighborhood Development Review

September 13, 2011

Attn: Jay Hamai
Wastewater Division
City and County of Honolulu
650 South King Street, 14th Floor
Honolulu, Hawaii 96813

RE: DPP Project Reference No. 2011/ED-5
Royal Hawaiian Market Place, Inc.
333 Royal Hawaiian Avenue – Waikiki
Tax Map Key 2-6-019:013 and 14

Dear Mr. Hamai,

We are seeking the Wastewater Division's review and comment as requested by the Department of Planning and Permitting in conjunction with the draft environmental assessment submittal for the subject project. Please find enclosed a set of plans for your use, review and comment.

Please feel free to contact me if any questions arise or if any other items are needed for your review.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

1580 Makaloa Street, Suite 788 Honolulu, Hawaii 96814
(808)942-3666 Fax (808)942-3665 email: rkyAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

September 13, 2011

Hawaiian Electric Company
900 Richards Street
Honolulu, Hawaii 96813

RE: DPP Project Reference No. 2011/ED-5
Royal Hawaiian Market Place, Inc.
333 Royal Hawaiian Avenue – Waikiki
Tax Map Key 2-6-019:013 and 14

To Whom It May Concern:

We are seeking HECO's review and comment as requested by the Department of Planning and Permitting in conjunction with the draft environmental assessment submittal for the subject project. Please find enclosed a set of plans for your use, review and comment.

Please feel free to contact me if any questions arise or if any other items are needed for your review.

Sincerely,

Lorena S. Yamamoto, Assoc. AIA

1580 Makaloa Street, Suite 788 Honolulu, Hawaii 96814
(808)942-3666 Fax (808)942-3665 email: rkyAIA@hawaii.rr.com

Roy K. Yamamoto
Architect, AIA, Inc.
Architecture & Planning

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

PETER B. CARLISLE
MAYOR

DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2011/ED-9 (kc

March 27, 2012

Ms. Lorena Yamamoto
Roy K. Yamamoto Architect, AIA, Inc.
1580 Makaloa Street, Suite 788
Honolulu, Hawaii 96814

Dear Ms. Yamamoto:

Subject: Draft Environmental Assessment
Royal Hawaiian Market Place – Commercial Building
333 Royal Hawaiian Avenue – Waikiki
Tax Map Key 2-6-19: 13 and 14

We have reviewed the Draft Environmental Assessment for the above project and offer the following comments:

A. Site Development Division:

1. Civil Engineering Branch:

a. The project shall comply with the prevailing Storm Water Quality requirements in the Rules Related to the Storm Drainage Standards, if applicable.

b. Section VI (Government Permits and Approvals Required): Obtain a surface encroachment variance for the existing private improvements located in the City's right-of-way.

2. Subdivision Branch: The parcels are located in Flood Zone AO and have a depth of two feet. The Applicant should consider whether to meet the flood protection requirement by elevating the finish floor of the building two feet above the highest adjacent grade on the parcel (which may affect the overall height of the building) or by flood proofing the building to at least two feet above the highest adjacent grade. Flood proofing may require the installation of barriers or shields to all openings below the flood elevation (doorways, windows, etc.) to prevent floodwaters from entering the lowest floor of the building. If installation of flood barriers is to be done manually, an operation and maintenance plan for the barriers must be submitted as part of the building permit.

3. Traffic Review Branch:

a. The existing driveways off of Royal Hawaiian Avenue and Lauula Street, which will not be used by the new development, will need to be reconstructed with a new raised curb.

b. The Applicant will need to provide a Construction Management Plan (CMP) prior to the issuance of any grading or demolition permits and shall identify the type, frequency, and routing of heavy trucks and construction related vehicles along Royal Hawaiian Avenue and Lauula Street. Every effort will be made to minimize impacts from these vehicles and related construction activities. The CMP shall include provisions to limit vehicular activity to periods outside of the peak periods of traffic and other measures to mitigate construction related traffic as needed, including locating a staging area for construction workers. The Applicant shall document the condition of roadways in the general vicinity of the project prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the construction activities.

B. Planning Division: The Final Environmental Assessment (FEA) should include statements as to how the proposed project is consistent with the City's General Plan and the Primary Urban Center (PUC) Development Plan.

C. Urban Design Branch:

1. Since the proposal retains the existing structure on the corner of Royal Hawaiian Avenue and Lauula Street, exterior alterations should be included to more uniformly integrate the structure into the overall design of the site through the use of the same materials and finishes and colors. This should include elements such as the paving materials, guardrail design, and roofing material.

2. Finish grades are to be shown on the plans.

3. Although the required loading stall will be off a private street, the discussion should explain why it is located along the center of the property instead of at the rear (Diamond Head edge).

4. The internal loading area and driveway along Lauula Street should be designed to provide sufficient maneuvering area for large trucks. This may require the relocation and/or replacement of existing trees and palms to maintain sight lines and ensure pedestrian safety.

Department of Planning & Permitting (cont'd)

Ms. Lorena Yamamoto
March 27, 2012
Page 3

5. On Page 21, it is noted that an existing Shower tree will be removed, and the landscape plan indicates the tree has a 15-inch caliper. Additionally, the plans note a small 6-inch Fiddlewood tree to remain. The Fiddlewood is considered a potentially invasive species and should be removed and replaced with a more suitable street tree. We have enclosed a copy of the street tree standards which include a brief list of approved street trees. All project landscaping, including tree removals and replacements, will be reviewed and approved under the Special District Permit. The FEA should be revised accordingly.

6. Section VII.A.2.d: The City has determined that Brazilian quartzite paving will be the standard sidewalk finish material in Waikiki for the connecting streets between Kalakaua Avenue and Kuhio Avenue, which includes the sidewalk on Royal Hawaiian Avenue. Consideration should be given to similar or complementary paving on the ground floor.

Should you have any questions, please contact Kiyomi Oyama of our Urban Design Branch at 768-8034.

Very truly yours,

David K. Tanoue, Director
Department of Planning and Permitting

DKT:nw
Enclosure: Street Tree Standards

Doc. 922443