



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

Letter No. PMS-424.12

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

AUG 08 2012

July 12, 2012

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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TO: Mr. Gary Hooser, Director
Office of Environmental Quality Control
Department of Health

FROM: Duane Y. Kashiwai, Public Works Administrator
Facilities Development Branch *Dm*

SUBJECT: Stevenson Middle School, Multi-Purpose Educational Facilities
Tax Map Key 2-4-33:013
Honolulu, Oahu, Hawaii

The Department of Education (DOE) has reviewed the Draft Environmental Assessment for the subject project and the comments received during the public review period. The DOE has determined that the project will not result in adverse environmental impacts and has issued a Finding of No Significant Impact. Please publish this determination in the next available OEQC Environmental Notice.

We have enclosed one (1) copy of the Final Environmental Assessment document and one (1) CD with the document in pdf format. The Environmental Notice publication form will be emailed to OEQC.

Should you have any questions, please contact Arnold Fukunaga of the Project Management Section at 586-0440.

DYK:lh

Enclosures

c: Ferraro Choi & Associates, Ltd.



ROBERT LOUIS STEVENSON MIDDLE SCHOOL
MULTI-PURPOSE EDUCATIONAL (SCIENCE) FACILITIES

**FINAL ENVIRONMENTAL ASSESSMENT
FINDING OF NO SIGNIFICANT IMPACT**

State of Hawai'i Department of Education
DOE Job No. Q22000-11

Honolulu, O'ahu
TMK 2-4-33:013

May 2012

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TMK 2-4-33:013**

Prepared By: PlanPacific, Inc.

May 2012

This document is prepared pursuant to:
The Hawai'i Environmental Policy Act, Chapter 343, Hawai'i Revised Statutes and
Title 11, Chapter 200, Hawai'i Department of Health Administrative Rules.

Table of Contents

1.	PROJECT SUMMARY _____	1
2.	DESCRIPTION OF THE PROPOSED ACTION _____	3
2.1.	Overview of the Proposed Project _____	3
2.2.	Project Location and Site Description _____	4
2.3.	Project Description and Need _____	8
2.4.	Project Schedule and Cost _____	9
2.5.	Permits and Approvals Required _____	9
3.	DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATIVE MEASURES _____	13
3.1.	Climate _____	13
3.2.	Topography and Soils _____	13
3.3.	Hydrology _____	16
3.4.	Air Quality _____	16
3.5.	Noise _____	17
3.6.	Flood Hazard _____	18
3.7.	Flora and Fauna _____	19
3.8.	Historical, Cultural, and Archaeological Resources _____	19
3.9.	Recreational Resources _____	20
3.10.	Visual Resources _____	21
3.11.	Roads and Traffic _____	22
3.12.	Utilities _____	23
3.12.1.	Wastewater _____	23
3.12.2.	Water _____	23
3.12.3.	Electrical _____	24
3.12.4.	Telecommunications, Data, Cable TV, and Security Systems _____	24
3.13.	Public Services _____	24
3.14.	Socio-Economic Characteristics _____	25

4.	RELATIONSHIP TO LAND USE POLICIES AND CONTROLS _____	29
4.1.	State of Hawai'i _____	29
4.1.1.	Hawai'i State Plan _____	29
4.1.2.	State Land Use Classification _____	30
4.2.	City and County of Honolulu _____	30
4.2.1.	General Plan _____	30
4.2.2.	Primary Urban Center Development Plan _____	32
4.2.3.	Land Use Ordinance _____	34
5.	ALTERNATIVES TO THE PROPOSED ACTION _____	37
5.1.	No Action _____	39
5.2.	Alternatives Considered _____	39
5.3.	Preferred Alternative _____	40
6.	FINDINGS AND ANTICIPATED DETERMINATION _____	41
6.1.	Anticipated Determination _____	41
6.2.	Reasons Supporting the Anticipated Determination _____	41
7.	CONSULTATION _____	45

List of Figures

Figure 1	Location Map	5
Figure 2	Existing Campus	6
Figure 3	Project Area	7
Figure 4	Proposed Site Plan	11
Figure 5	Exterior Renderings	12
Figure 6	Soil Survey	15
Figure 7	Flood Zone	18
Figure 8	Punchbowl Special District	21
Figure 9	Punchbowl Special District Core Area	35

Appendices

Appendix A: Photos

Appendix B: Preliminary Landscape Plan

Appendix C: Comment Letters for the Draft Environmental Assessment

LIST OF ACRONYMS

BMP	Best Management Practices
DLNR	Department of Land & Natural Resources, State of Hawai'i
DOE	Department of Education, State of Hawai'i
DOH	Department of Health, State of Hawai'i
DP	Development Plan
DPP	Department of Planning and Permitting, City and County of Honolulu
EA	Environmental Assessment
EIS	Environmental Impact Statement
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
HAR	Hawai'i Administrative Rules
HECO	Hawaiian Electric Company
HFD	Honolulu Fire Department
HPD	Honolulu Police Department
HRS	Hawai'i Revised Statutes
LEED	Leadership in Energy and Environment Design
LUO	Land Use Ordinance
NAAQS	National Ambient Air Quality Standards
PUC	Primary Urban Center
ROH	Revised Ordinances of Honolulu
SCP	Sustainable Communities Plan
SHPD	State Historic Preservation Division
SMA	Special Management Area
TMK	Tax Map Key

1. PROJECT SUMMARY

Proposed Action:	Construct a new two-story structure, an adjacent single-story structure, and covered walkway/lanai to house new science and technology (robotics) classrooms, a lanai for stargazing, a multi-purpose room, an open plaza area, restrooms, storage, prep rooms, and utility rooms. The new addition will connect to an opening in the southern wing of the existing classroom building that is located along the southern edge of the property. The new structure will add approximately 11,500 square feet of usable floor area.
Property:	1202 Prospect Street, Honolulu, 96822 TMK: 2-4-33:013 (por.) Area: 24.98 acres (por.)
Owner/Applicant:	State of Hawai'i, Department of Education
Approving Agency:	State of Hawai'i, Department of Education, Planning Section
State Land Uses:	Urban
Zoning Districts:	R-5 Residential
Special Design District:	Punchbowl Special Design District Core Area
Primary Urban Center Development Plan:	Institutional
Special Management Area:	Not applicable
Required Land Use Permits:	Special Design District Permit Waiver Permits

HRS, Chapter 343 Action: Use of state lands and funds

Anticipated Determination: Finding of No Significant Impact (FONSI)

Consulted Agencies:

City & County of Honolulu

Department of Planning and Permitting

Department of Parks and Recreation

Department of Transportation Services

Police Department

Fire Department

Department of Facility Maintenance

Department of Design and Construction

Department of Environmental Services

Board of Water Supply

State of Hawai'i

Department of Land and Natural Resources,

Historic Preservation Division

Department of Land and Natural Resources,

Land Division

Department of Hawaiian Home Lands

Department of Health, Environmental Planning Office

Department of Transportation

Federal

U.S. Fish and Wildlife Service,

Pacific Islands Fish and Wildlife Office

Other

Hawaiian Electric Company

2. DESCRIPTION OF THE PROPOSED ACTION

2.1. OVERVIEW OF THE PROPOSED PROJECT

Robert Louis Stevenson (“Stevenson”) Middle School is a public school named after the famous novelist and travel writer. It was founded in the late 1930s. The school is located at 1202 Prospect Street in Honolulu, below the eastern flank of Punchbowl Crater. The school is located within and serves the highly urbanized and stable community areas of Punchbowl, Nu‘uanu, and Makiki.

The tax map key parcel on which Stevenson Middle School is located is identified as (1)2-4-33:013. Stevenson Middle School shares this 24.98 acre parcel with Lincoln Elementary School. Lincoln Elementary School occupies roughly 10 acres of the parcel and the remaining 14.98 acres is occupied by Stevenson Middle School. The subject of this document is the Stevenson Middle School campus. See Figures 1 and 2.

Stevenson Middle School is controlled and operated by State of Hawai‘i Department of Education (DOE) and provides education for the 6th, 7th, and 8th grades. Current enrollment is 207 sixth graders, 203 seventh graders, and 234 eighth graders, for a total of 644 students. Enrollment has been steady at around 600 students for the past decade.

The existing campus physical plant contains a main classroom and administration building, music building, shop building, cafeteria, physical education building with locker rooms, and a recreation center pavilion. See Figure 2. The latter is shared with the City and County of Honolulu Department of Parks and Recreation along with a playing field and play courts.

The existing science facilities at Stevenson are currently housed in the main classroom building and are in need of improvement as they are:

- over 60 years old,
- undersized according to current Department of Education (DOE) standards,
- lack modern equipment, and
- do not meet current or projected future needs.

In addition, Stevenson Middle School recently has become Hawai‘i’s first Science Signature School, heavily weighing its academic focus on science and technology and installing a rigorous science curriculum.

The DOE's Facilities Development Branch proposes to modernize the science facilities by constructing a new two-story science building, adjacent single-story multi-purpose room, and adjacent covered walkway/lanai area. The new science building will house science and technology (robotics) classrooms and other related spaces. The new structures will add approximately 11,500 square feet of classroom and multi-purpose room, and 7,700 square feet of covered lanai/walkway.

2.2. PROJECT LOCATION AND SITE DESCRIPTION

The subject property, identified as TMK (1)2-4-33:013 (por.) and 1202 Prospect Street, is located between the base of Punchbowl Crater's east side and the intersection of Prospect, Auwaiolimu, and Nehoa streets. See Figure 1. Prospect Street and Nehoa Street border the subject property's south side and Auwaiolimu Street borders the east/northeast side. Punchbowl Crater borders the property's west/northwest side. Lincoln Elementary is on the northern portion of the subject property and Stevenson Middle School is on the southern portion.

The project area is located on the southern part of the Stevenson campus, near Prospect/Nehoa streets. See Figures 1 and 3. The new additions will connect to the southern wing of the existing classroom building that is located along the southern edge of the property. It will be located and fitted in an opening that exists in the middle of the southern wing. This space once served as the main entry to the school, but it is no longer used as such.

The project area sits on the edge of a plateau which slopes to the south down to Prospect Street. On the opposite side of Prospect Street further south, are single-family residential homes. Across Auwaiolimu Street to the east is Roosevelt High School.

The subject property is in the Makiki/Lower Punchbowl/Tantalus Neighborhood Board area and in the central portion of the Primary Urban Center Development Plan area.

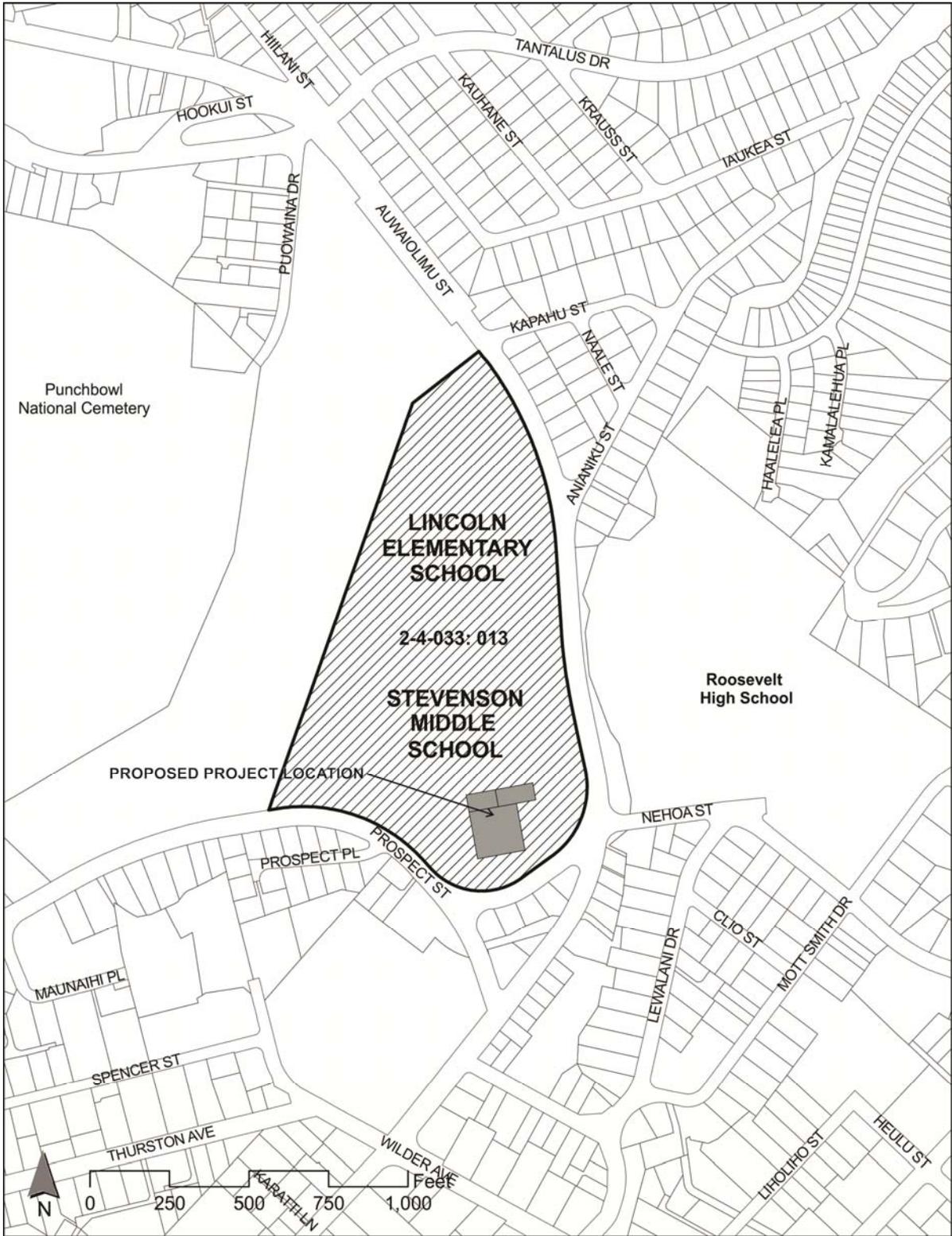


Figure 1: Location Map

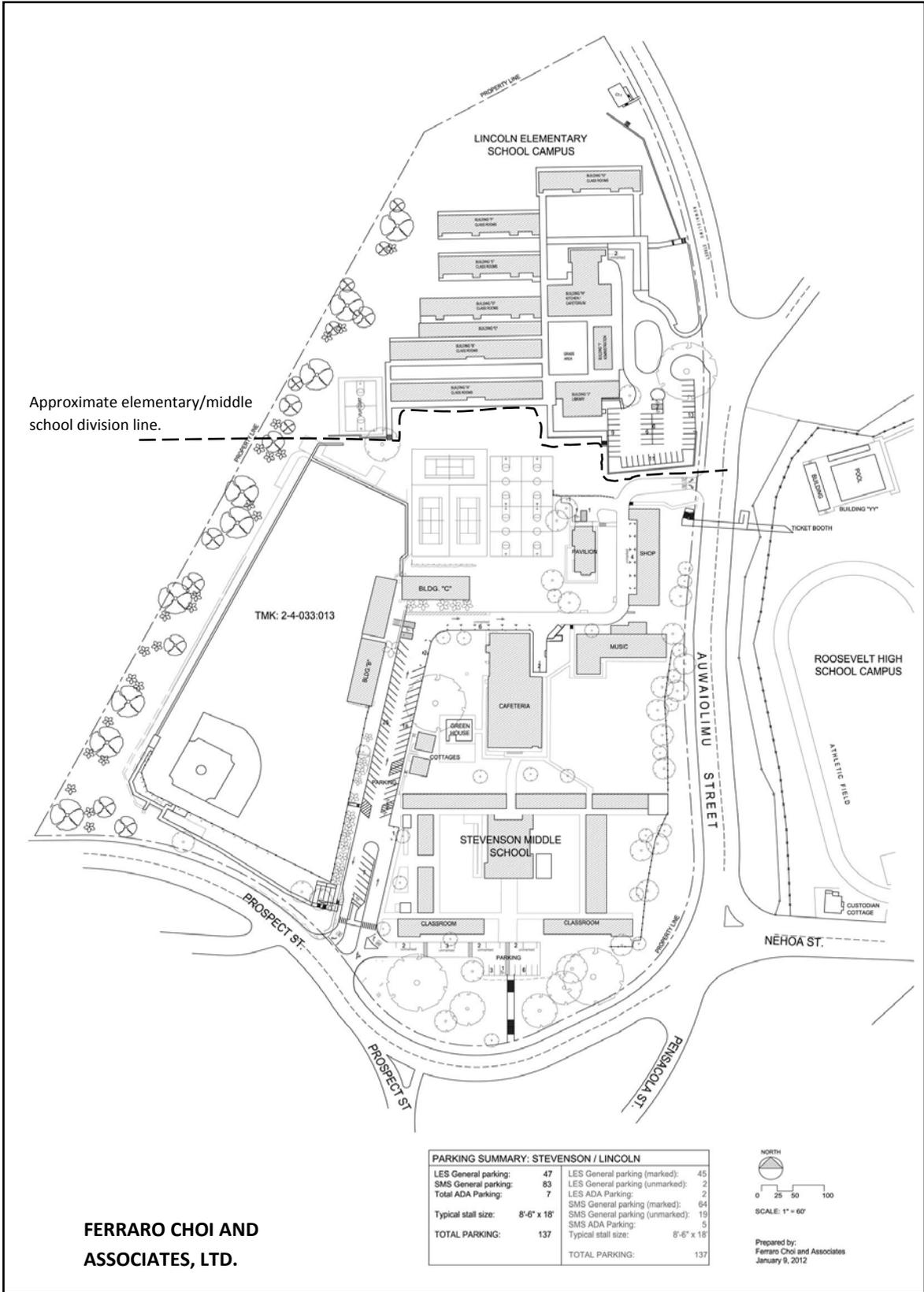


Figure 2: Existing Campus

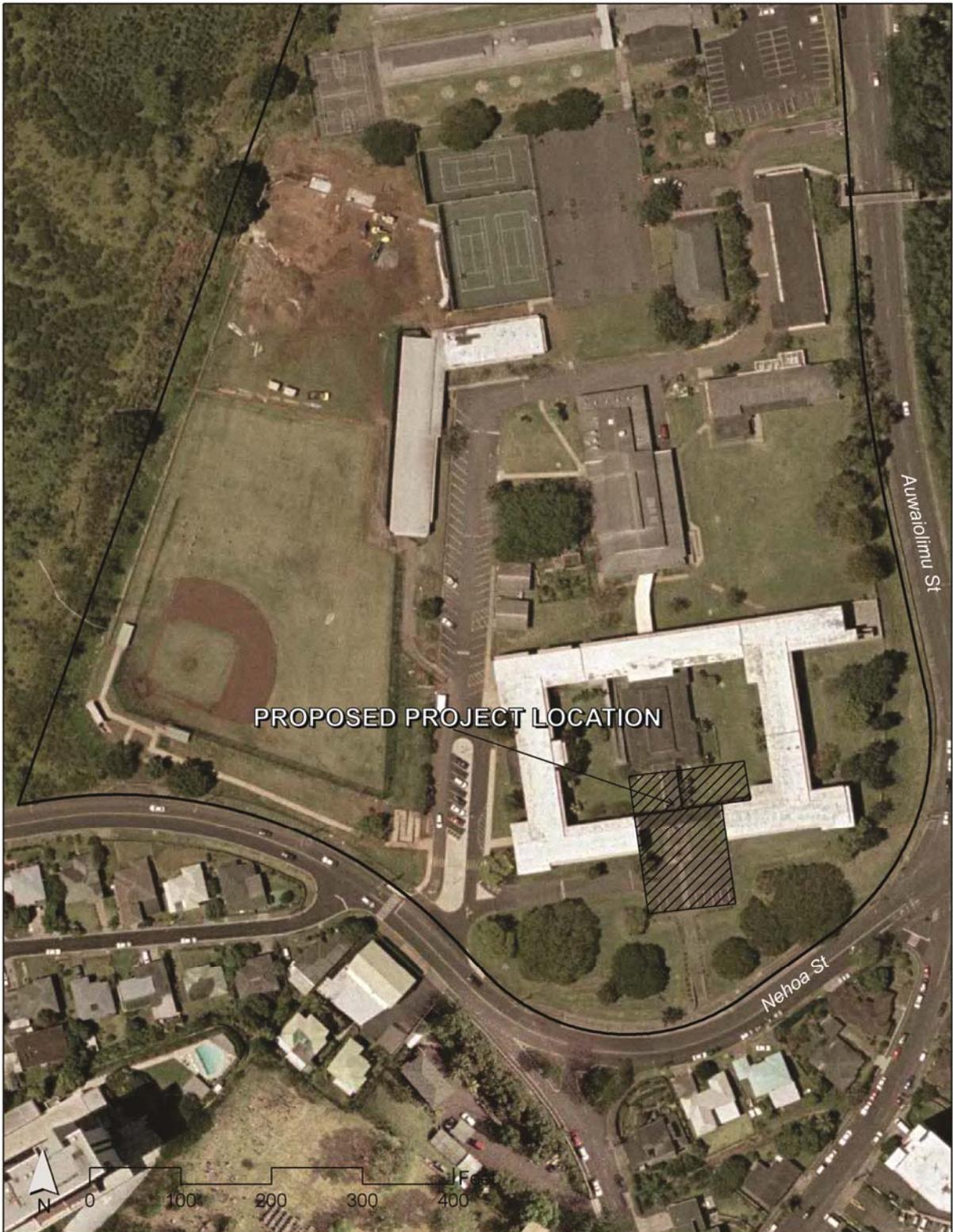


Figure 3: Project Area

2.3. PROJECT DESCRIPTION AND NEED

The proposed project is referred to as the Multi-Purpose Educational Facilities at Stevenson Middle School. The main components of the proposal are: 1) a two-story building addition for new science and technology classrooms, 2) an adjacent single-story building addition for a multi-purpose room, and 3) an adjacent covered walkway/lanai. The new additions will be constructed in the existing open walkway area and parking lot at the school's entry. Parking reconfiguration and other related site improvements for utilities connections and landscaping are also a part of the proposed project. If funding allows, the project also will involve the relocation of 10 marked parking stalls. Currently, Stevenson has an excess of parking. Figure 3 shows the project area and the location of the main proposed facilities.

The existing science program is currently served by four classrooms in the northwest wing of the main two-story classroom building. This existing classroom building is approximately 60 years old.

The underutilized area of the original main entry overlooking Nehoa Street was identified by the school as an ideal location for the proposed project because of its high visibility coupled with the potential for an unobstructed south-facing stargazing deck for the space science program. In addition, the proposed location is preferred because it:

- allows the school to keep the axial relationship with the historic stairway from Nehoa that would remain a campus feature,
- establishes a proximity with the current administration building to promote interaction and functional relationships,
- provides a covered science plaza for exhibits and outdoor teaching,
- establishes a strong connection with, and view from, the main vehicular entrance from Prospect Street, and
- connects with existing classrooms.

The new science and technology building is envisioned to become the centerpiece of the school and an affirmation – physical, visual, and programmatic -- of the school's commitment to its science curriculum and to its students' preparedness for the future.

The proposed project is needed because the current science facilities are aged, outdated, inadequate in size, inadequate in functionality, and lack proper equipment. The proposed project will help modernize the classrooms and bring them up to current

DOE standards, as well as provide new equipment. It is also consistent with the school's goal of being a Science Signature School. As a Science Signature School, the academic focus is on science, technology, engineering, and mathematics (STEM). Stevenson Middle School is the first school in the State of Hawai'i to become a Science Signature School.

2.4. PROJECT SCHEDULE AND COST

Based on the schematic design, the total cost for the new facilities is estimated to be \$7.4 million. Final design will not be completed until later this year. Construction is anticipated to begin in the first quarter of 2013. The project is funded by the State of Hawai'i Department of Education.

2.5. PERMITS AND APPROVALS REQUIRED

Several approvals and permits will be or may be required from various agencies within the City and County of Honolulu, the State of Hawai'i, and/or federal government to implement the proposed project. A summary listing is as follows:

State of Hawai'i

- Department of Health
 - Construction Permits
 - Noise Permit

City and County of Honolulu

- Department of Planning and Permitting
 - Punchbowl Special Design District Permit
 - Waiver Permits
 - Construction and Building Permits
 - Grading, Grubbing and Stockpiling Permits
 - Utility Connection Permits
 - Sewer Connection Application
 - Industrial Wastewater Discharge Permit
- Board of Water Supply
 - Construction/Connection Permit

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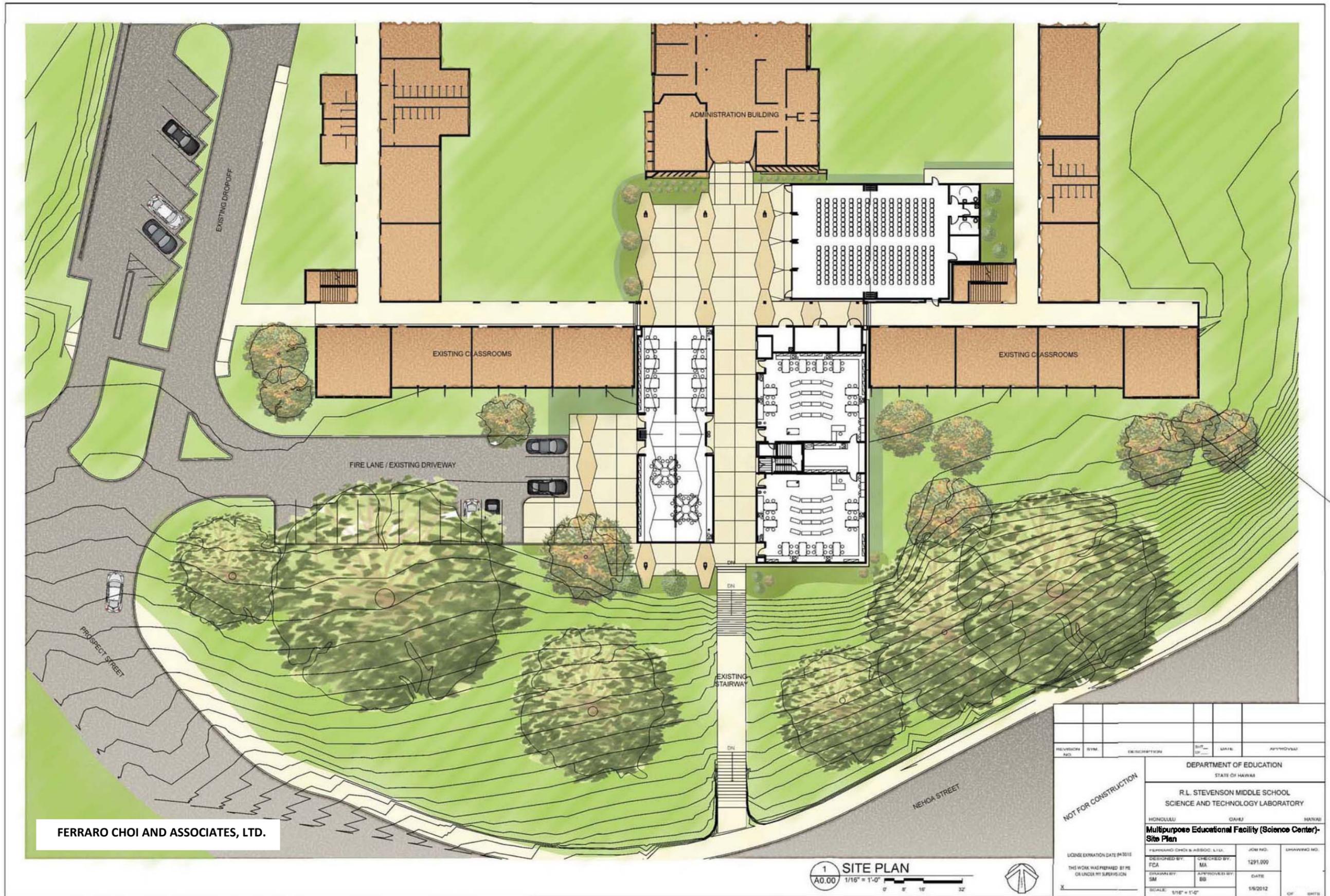
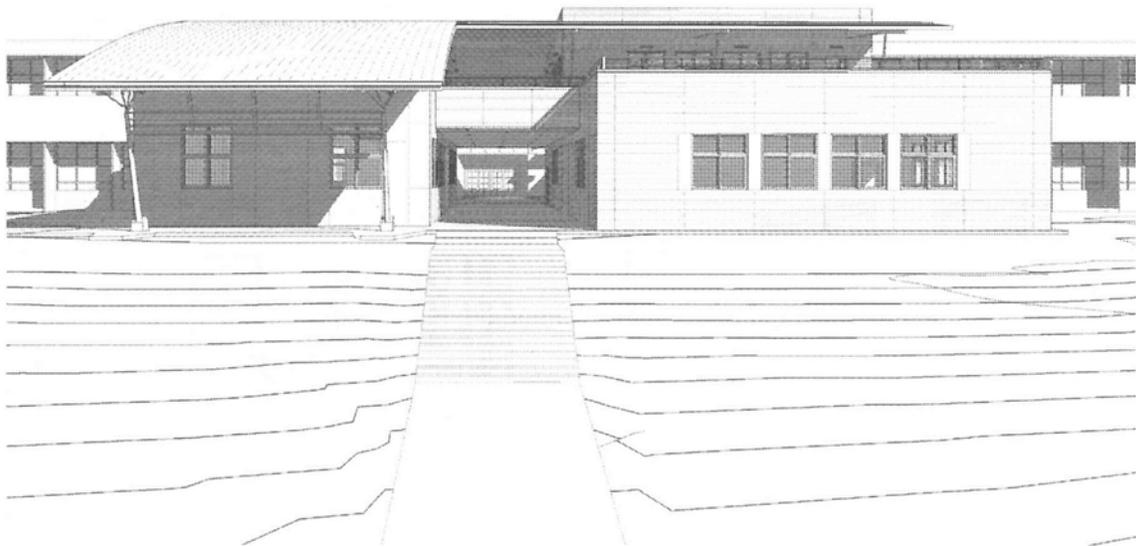
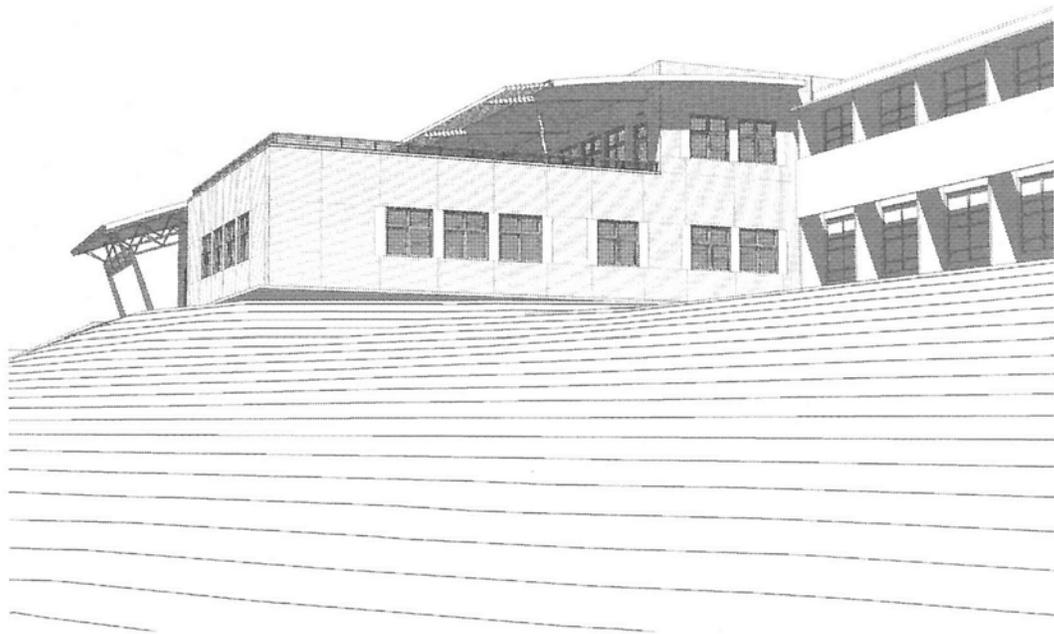


Figure 4: Proposed Site Plan



View from stairs on Nehoa Street



View from the intersection of Nehoa, Auwaiolimu, and Pensacola streets

FERRARO CHOI AND ASSOCIATES, LTD

Figure 5: Exterior Renderings

3. DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATIVE MEASURES

3.1. CLIMATE

Existing Condition

Oahu's subtropical location and topography are the primary influences on local climate. In general, prevailing northeasterly trade winds occur approximately 70 percent of the year with higher percentages in the summer months than winter, which give way to light, variable wind conditions. Warm ocean air flowing over the Ko'olau mountain range is the primary cause for local precipitation.

The average annual rainfall for the project area is 38.8 inches, which is slightly higher than most of urban Honolulu at 20 inches. During the winter months, the average monthly rainfall is 4.33 inches. During the summer months, the average monthly rainfall is 2 inches.

The project site is in an open area and is thus exposed to morning, midday, and afternoon sun. During the winter months, average temperature highs and lows are 81 and 65 degrees Fahrenheit. During the warmer summer months, average temperature highs and lows are 88 and 74 degrees Fahrenheit.

Potential Impacts and Mitigative Measures

The proposed multi-purpose facilities are to be constructed on an existing built campus and fitted as additions to an existing structure. The project will be replacing portions of an existing parking lot and grass areas, as well as removing a few trees, but no significant impacts to local temperature, rainfall, or wind patterns are anticipated for either the short-term or long-term. As such, no mitigation measures are required.

3.2. TOPOGRAPHY AND SOILS

Existing Condition

Stevenson Middle School is constructed on a man-made plateau that ranges in elevation from 118 feet above mean sea level on the southern edge of the plateau, to approximately 135 feet above mean sea level in the middle of the property (which corresponds to the northern edge of the middle school campus). The proposed project area is on the south and lower portion of the property, and construction would be occurring at the 118 to 120 foot level.

Soils information for the project area was obtained from a soil survey prepared by the U.S. Department of Agriculture, December 2006¹. According to the survey, the soil association for the entire property is Fill Land, Mixed (FL), Tantalus Silty Clay Loam 8 to 15% slopes (TCC), and Tantalus Silty Clay Loam 15 to 40% slopes (TCE). For the limited project area alone, the soil type is FL. See Figure 6.

The FL soil consists of dredged material from the ocean or transported material from nearby areas, garbage, or other general materials from other sources. Lands of this soil type are used for urban development including airports, housing areas, and industrial facilities. FL soil is nearly level with 0 to 3% slope and described as well drained with low water capacity (5.4”).

Potential Impacts and Mitigative Measures

The proposed project will involve grading and site preparation for the new structures, but the work area will be limited. No major earthwork to alter topography or changes in landforms will occur. The soil type will remain unchanged.

Short-term construction related impacts may include minor soil loss or erosion, but construction activities will employ Best Management Practices (BMPs) to minimize or prevent such occurrences. BMPs will include silt fences, periodic watering to minimize airborne dirt particles, and stabilized construction road access. Runoff will be controlled in compliance with the City and County of Honolulu’s “Rules Relating to Soil Erosion Standards and Guidelines” and grading work shall be done in accordance to Revised Ordinances of Honolulu (ROH) Chapter 14, Articles 13-16 as related to Grading, Soil Erosion and Sediment Control.

Permanent erosion control measures such as planting or hardscape will be used once construction is completed. See Appendix B for the landscaping plan.

¹ <http://websoilsurvey.nrcs.usda.gov>



Soil Types

FL – Fill Land, Mixed

TCC – Tantalus Silty Clay Loam, 8-15% slopes

TCE – Tantalus Silty Clay Loam, 15-40% slopes

Figure 6: Soil Survey

3.3. HYDROLOGY

Existing Condition

There are no streams or wetlands within the project area. The nearest stream is Kanaha Stream, located about 450 feet east, across Auwaiolimu Street and along the Roosevelt High School property edge. The nearest shoreline is at Ala Moana Beach, which is approximately 1.75 miles away.

Currently, surface runoff sheet flows across the site to landscaped areas where it becomes absorbed into the ground or goes to swales and drainage structures which connect to the subsurface drainage system.

Potential Impacts and Mitigative Measures

Over the long-term, the construction of the new structures and covered walkway/lanai will slightly increase the amount of impervious surface on the property and slightly increase the amount of runoff from the school property. Small detention areas within the landscaping will be created to store any increase in runoff. The proposed improvements will have negligible impact on surface or groundwater resources.

BMPs for construction activities to mitigate short-term construction-related impacts will include silt fences, dust fences, catch basin protection, drain inlet protection, and stabilized construction vehicle accessways. BMPs will be followed during construction to minimize soil erosion and runoff, which will also serve to protect water resources. Storm Water Quality requirements are not applicable because of the project's size.

The contractor will comply with Hawai'i Administrative Rules (HAR) regarding clean water and consult with the Clean Water Branch of the State of Hawai'i Department of Health, to ensure acceptable construction methodology and materials. The contractor will also secure permits, if required, prior to construction activities.

3.4. AIR QUALITY

Existing Condition

National Ambient Air Quality Standards (NAAQS) have been established for seven major air pollutants: carbon monoxide (CO), nitrogen oxides (NOx), ozone (O3), particulate matter smaller than 10 microns (PM10), particulate matter smaller than 2.5 microns (PM2.5), sulfur oxides (SOx), and lead. Air pollutant levels are monitored by the State Department of Health (DOH) at a network of sampling stations statewide. Based on ambient air monitoring data, the U.S. Environmental Protection Agency has

classified the island of O‘ahu and the entire State of Hawai‘i as being in attainment of the federal standards.

Potential Impacts and Mitigative Measures

Air quality impacts attributed to the proposed project would be short-term and include exhaust emissions and dust generated by construction activities. Proposed mitigation measures include the installation of dust screen barriers, periodic watering to minimize airborne dirt particles, and proper maintenance of construction vehicles. Construction activities will be conducted in accordance with State air pollution control regulations as outlined in HAR, Chapter 11-60.1-33, Fugitive Dust.

3.5. NOISE

Existing Condition

Noise levels in the vicinity of the project area are relatively low, consistent with the character of the school and surrounding residential uses. The primary source of noise near the project area is associated with school activities, including those of adjacent Lincoln Elementary and Roosevelt High schools, the community-shared recreation facilities, and vehicular traffic, including TheBus traffic, along Auwaiolimu and Nehoa Streets.

Potential Impacts and Mitigative Measures

Impacts on noise levels will be mostly due to construction activities over the short-term. The operation of construction vehicles, machinery, tools, and the increased activity due to construction will increase noise levels above the existing level. Additional noise will be mitigated by limiting the hours and days of construction activities. Construction noise is regulated by the DOH and construction activities will be in compliance with HAR Chapter 11-46, Community Noise Control. Under current procedures, noisy construction activities require a permit and are restricted to daylight hours between 7:00 AM and 6:00 PM, Monday through Friday, excluding certain holidays, and 9:00 AM and 6:00 PM on Saturdays. Construction is not permitted on Sundays.

Long-term impacts on noise will be due to operational noise from the new mechanical equipment, such as air conditioning, venting, and elevator machinery, that are associated with the proposed new structures. Noise generation will be limited to school hours and are not expected to be significant, especially in comparison to the existing regular vehicular traffic along Nehoa and Auwaiolimu streets.

3.6. FLOOD HAZARD

Existing Condition

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Stevenson Middle School is in Zone X, outside the flood prone areas. See Figure 7.

Based on evacuation maps prepared for the O’ahu Civil Defense Agency, the project site is outside the tsunami evacuation area. Stevenson Middle School is a designated public emergency shelter for the area.

Potential Impacts and Mitigative Measures

The project area is not within a flood prone area or the tsunami evacuation area. The proposed project will not increase flood hazard to the surrounding area. No mitigation measures are required.

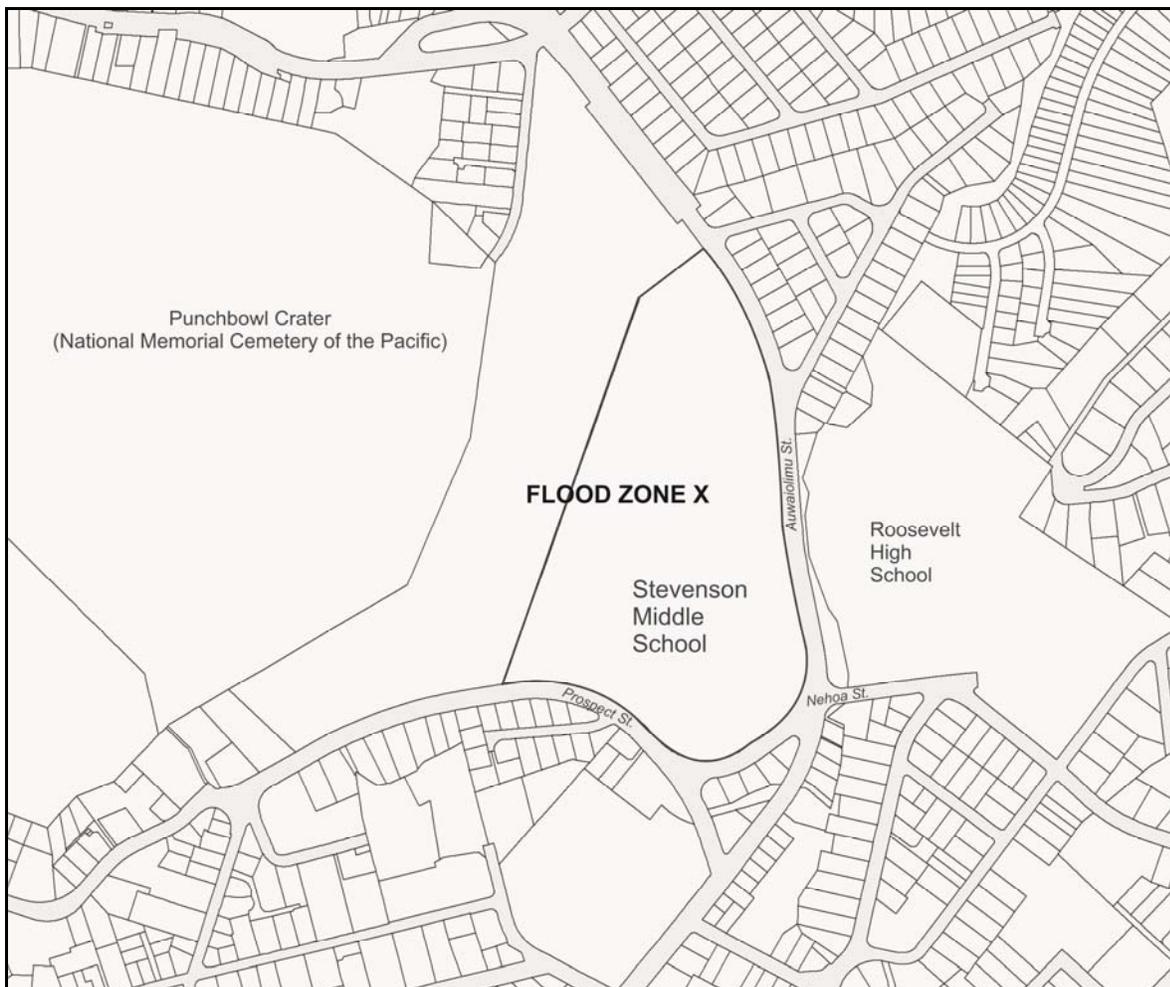


Figure 7: Flood Zone

3.7. FLORA AND FAUNA

Existing Condition

The proposed project area is on a man-made plateau and as such, the natural biota was disturbed long ago. Most of the vegetation today consists of landscaping and non-native species. Fauna that would likely be found within the project area include mammals that typically inhabit urban residential areas in this region of O‘ahu, including feral cats, rats, mice, and mongoose. Avifauna found on the project site also would include alien species common to urban environments, such as the Common Mynah, Java Sparrow, and Zebra Dove. No threatened or endangered species of plants or animals are associated with the project area.

Potential Impacts and Mitigative Measures

The proposed project involves the removal of one bottlebrush tree as well as the installation of new trees and plants, but there will be no significant impact to the composition of the existing flora or fauna or their habitats. A preliminary landscape plan is included as Appendix B. Under the County’s Punchbowl Special District regulations (refer to Section 4.2.3), the removal of any tree that is visible from the street and has a trunk size of at least six inches in diameter must be mitigated by the replacement of that tree (in an appropriate location relative to the proposed facilities) with another that is at least two inches in trunk diameter. The proposed removal of the bottlebrush tree will be mitigated by its replacement with two *Lonomea* trees with minimum two inch trunk diameters. No other mitigation is warranted. The proposed improvements will enhance the natural vegetation on the site and overall appearance of the school, as well as aid in mitigating potential erosion and drainage concerns.

3.8. HISTORICAL, CULTURAL, AND ARCHAEOLOGICAL RESOURCES

Existing Condition

Within the larger area surrounding Stevenson Middle School, there are two notable sites; Punchbowl Crater and Roosevelt High School. Punchbowl Crater is a volcanic crater that is currently home to the National Memorial Cemetery of the Pacific. The cemetery is in the interior and the vehicular entrance is on the same side as Stevenson Middle School, but far above at the rim of the crater. Punchbowl Crater was known historically as Pūowaina, defined by Pukui and Elbert² as “hill of placing”, where human sacrifices were offered.

² Pukui, Mary Kawena and Elbert, Samuel H., *Place Names of Hawai‘i*, 1974, University of Hawai‘i Press

Roosevelt High School is the nearest site listed on the Hawai'i and National Register of Historic Places. Roosevelt High School is on the register because one of the buildings is of notable architectural style.

The project area itself has been altered many decades ago when the ground was leveled and filled to form a plateau upon which the campus was built. There are no protected or known sites of historical or cultural significance on the property.

Potential Impacts and Mitigative Measures

Construction of the proposed multi-purpose facilities, and utility connections, and improvements will involve ground disturbance in the form of grading and excavation. These activities are not expected to impact historic, cultural, and archaeological resources, especially since the project site is on fill land. However, should subsurface remains, artifacts, or other historical deposits be discovered during excavation activities, all work shall cease and the appropriate agencies and authorities, including the State Historic Preservation Division (SHPD), will be notified.

Proposed activities will have no effect on the existing public use of any uplands, beach, or ocean waters, or traditional or customary gathering activities. No mitigation is proposed.

3.9. RECREATIONAL RESOURCES

Existing Condition

Stevenson Middle School's campus does not contain, nor is it located near any, trail or public right-of-way. It does, however, contain a ball field, three tennis courts, and four basketball courts that it shares with the community via a joint use agreement between the DOE and the Honolulu Department of Parks and Recreation (DPR). Under the joint use agreement for these facilities, Stevenson has exclusive use during school hours. The DPR refers to these facilities as the Stevenson Recreation Center.

Potential Impacts and Mitigative Measures

Construction activities will not have an impact on the recreation facilities, but there is a small possibility that they may temporarily impact the access route to these facilities. Recreational users may need to detour within the parking lots. These impacts to access would not prohibit use of the recreation facilities and would be short-term. The proposed project will not impact existing recreational resources on or near the campus once construction is completed.

3.10. VISUAL RESOURCES

Existing Condition

The adjacent Punchbowl Crater is a well-known landform, landmark, and national monument. Its natural appearance has been recognized by the City and County of Honolulu as a significant scenic resource and regulations are in place “to preserve and protect the public views of Punchbowl, and the appearance of its slopes and surrounding areas”³. As such, the City and County of Honolulu has designated the greater area as the Punchbowl Special Design District. The special district includes the Stevenson Middle School property and beyond. See Figure 8. The City and County of Honolulu has also recognized, in its Primary Urban Center Development Plan of 2002, that views from and towards Punchbowl Crater from afar, such as from the shoreline and from major streets, are also important resources.

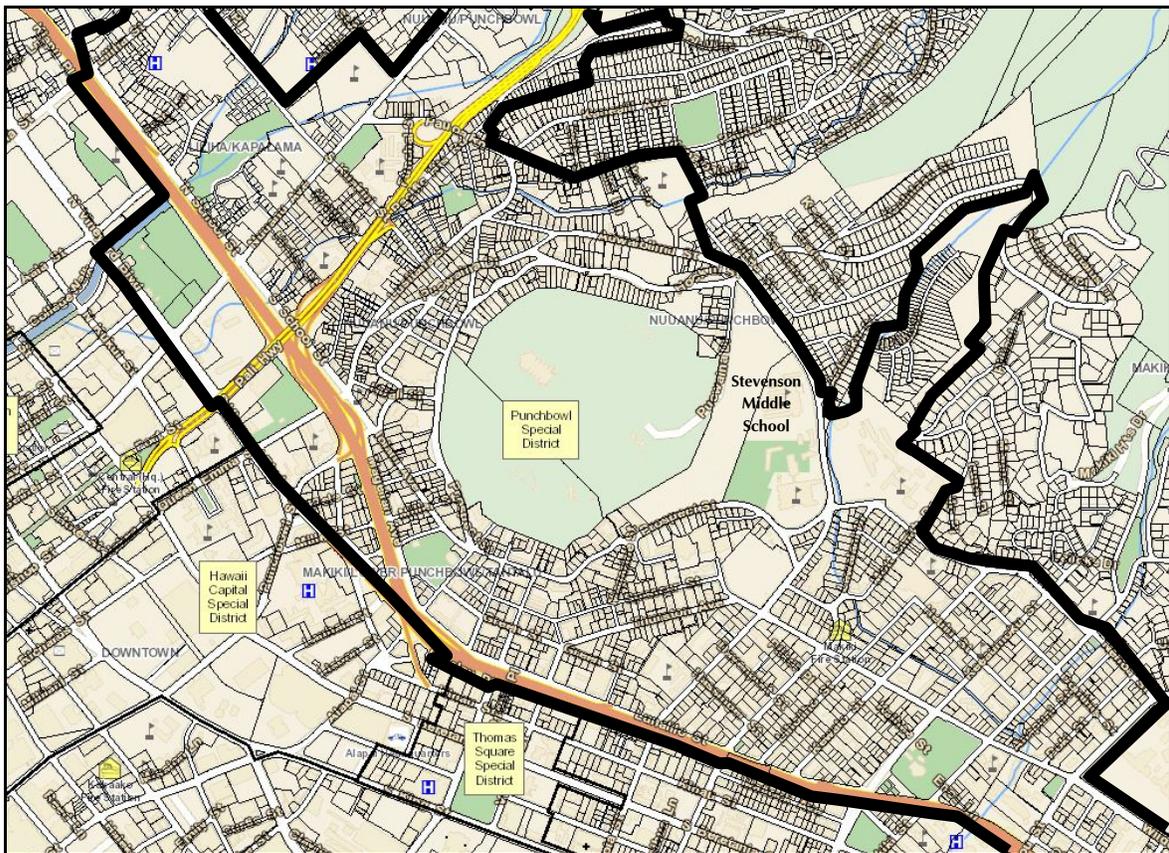


Figure 8: Punchbowl Special Design District

³ City and County of Honolulu, Department of Planning and Permitting, *Land Use Ordinance*, Section 21-9.50.

Potential Impacts and Mitigative Measures

The proposed project, over the short-term and long-term, will not alter the slope of Punchbowl Crater or its natural appearance.

The proposed two-story science classroom structure will exceed the 25 foot height limit by 5 feet, but the proposed two-story building matches the existing two-story classroom (which also exceeds the height limit) and views of and from Punchbowl Crater will not be significantly impacted. The proposed project may be noticeable within the immediate block, but beyond that, it will be hard to discern. The impact on views from the shoreline and from major streets will be negligible. The proposed project will require the request of a waiver for the height limit within the Punchbowl Special District, but a waiver is allowable in this case, and the project will still be in compliance with all other rules of the special district.

3.11. ROADS AND TRAFFIC

Existing Condition

Stevenson Middle School is bordered by Prospect, Nehoa, and Auwaiolimu streets. The school's vehicular entry connects to Prospect Street. Near this entrance, Prospect Street intersects with Nehoa Street. Nehoa Street continues around the school to the east for roughly 500 feet, then intersects with the terminus of Auwaiolimu Street and the terminus of Pensacola Street. All of these streets provide one lane of traffic in each direction, with separate turn lanes at the intersection of Auwaiolimu and Nehoa streets. The intersection of Auwaiolimu and Nehoa streets is signalized. All streets are under the jurisdiction of the City and County of Honolulu.

Public transportation in the form of TheBus system is provided along Auwaiolimu and Nehoa streets. TheBus routes 15 and 17 travel over these roads, but originate and terminate elsewhere.

Potential Impacts and Mitigative Measures

The project will have short-term construction impacts on local traffic, but since the proposed project is not increasing overall school enrollment, no long-term increase in traffic over what was originally approved is anticipated. Therefore, a traffic impact assessment report is not warranted.

The short-term impacts to local traffic may be increases in commute times passing the campus due to slower moving construction vehicles. This would also affect public transit (TheBus) and paratransit vehicles that travel through the area. This impact

would be mitigated by the timing of the construction vehicle movement, so that they avoid the busiest times of morning and afternoon rush hours. The City and County of Honolulu regulates this timing and other construction activities. These regulations will be followed by the contractor and the contractor shall notify the Honolulu Department of Transportation Services, Public Transit Division and Oahu Transit Services, Inc. at least 2 weeks prior to the start of construction.

There are no street or sidewalk closures planned for the adjacent or nearby streets due to the proposed project. If any sidewalk area is used to access the project site, it will be restored to its original condition or better upon the completion of the project.

3.12. UTILITIES

3.12.1. Wastewater

Existing Condition

The existing wastewater system consists of a 6" sewer main within the school grounds that connects to the City and County of Honolulu system along Auwaiolimu Street on the east boundary of the school.

Potential Impacts and Mitigative Measures

Wastewater generation is calculated using enrollment numbers. Since the proposed project is not increasing overall enrollment, but addressing current deficiencies, there will be no significant change in wastewater or wastewater facilities demand. The existing wastewater system capacity is adequate. No mitigation is needed.

3.12.2. Water

Existing Condition

The subject property connects to, and is serviced by, an existing Board of Water Supply (BWS) 12" water line along Prospect Street. This connection provides potable water supply as well as fire protection supply. An existing hydrant is located in the center of the school.

Potential Impacts and Mitigative Measures

The proposed project will create an estimated increase in potable water demand by approximately 3,425 gallons per day. The existing system is adequate and no mitigation is needed.

A new hydrant will be added near the proposed project area to comply with the standards of the Honolulu Fire Department. A reduced pressure principle backflow preventer will also be provided, as required by the BWS.

3.12.3. Electrical

Existing Condition

Electrical power for Stevenson Middle School is currently provided by Hawaiian Electric Company (HECO).

Potential Impacts and Mitigative Measures

The new facilities will require new electrical systems. The estimated electrical demand load is 103 kilovolt-amperes (kVA). The new multi-purpose facilities will mitigate the new demand load by having its design meet or exceed applicable energy conservation guidelines and building code requirements to be a fully sustainable project and pursue a Leadership in Energy and Environment Design (LEED) rating certification. HECO will provide the necessary electrical power for the proposed project. No mitigation for this connection is required.

3.12.4. Telecommunications, Data, Cable TV, and Security Systems

Existing Condition

Stevenson Middle School's telephone service is currently provided by Hawaiian Telcom. Data (internet) and CATV services are provided by Oceanic Time Warner Cable.

Potential Impacts and Mitigative Measures

The proposed new facilities will receive telephone, data (internet) and CATV services and connect to existing lines. The impacts to the existing service will be negligible. No mitigation is proposed.

3.13. PUBLIC SERVICES

Existing Condition

Stevenson Middle School is located in the Honolulu Police Department's District No. 1, Sector 2. The nearest fire station is the Makiki Fire Station. The school itself provides public services in the forms of the middle school and the community recreation facilities.

Potential Impacts and Mitigative Measures

The proposed project will not significantly increase the demand on public services, including law enforcement, fire protection, refuse collection, and educational, medical, and recreation facilities. No mitigation is proposed.

3.14. SOCIO-ECONOMIC CHARACTERISTICS

Existing Condition

Stevenson Middle School is situated in a well-established and mature community area. As such, there is a mix of socio-economic groups and ethnicities served by the school. The school serves Papakōlea Hawaiian Homestead, a State Department of Hawaiian Homelands community comprised of lower to lower-middle income Native Hawaiian and part-Hawaiian families. The school also serves Makiki Heights that is dominated by Asian middle-income families.

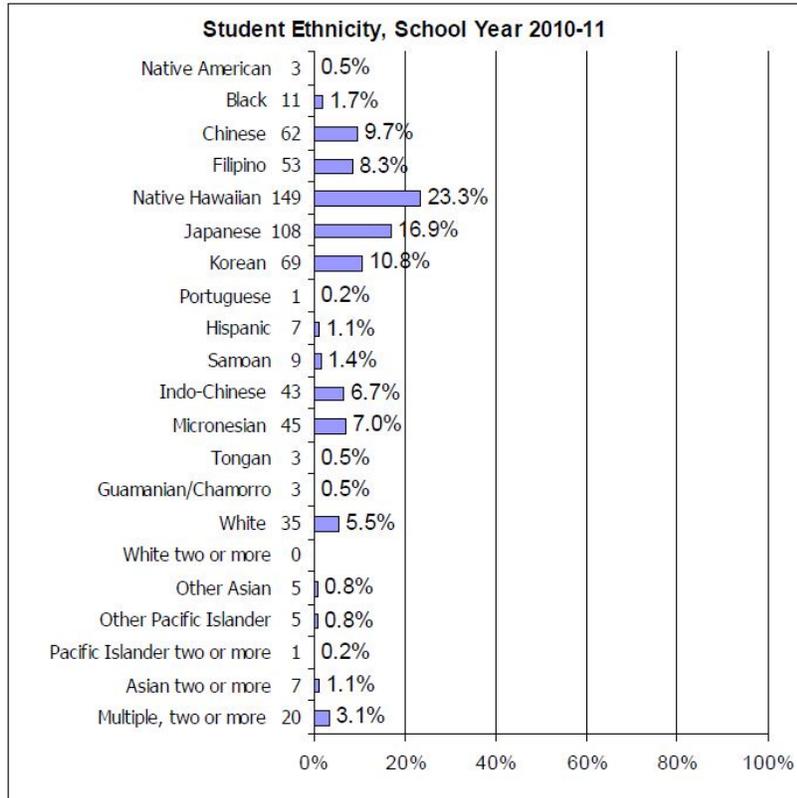
Based on the latest available data for Stevenson's student population, the highest percentage of students by ethnicity group is 23.3 percent. This represents the Native Hawaiian population. This is followed by Japanese at 16.9 percent, Korean at 10.8 percent, and all other ethnic groups below 10 percent each.

The school's data for the school year 2009-2010⁴ shows that the population of the community that it serves is 60,707 persons. The number of families in the area is 14,338.

Potential Impacts and Mitigative Measures

The proposed project is intended to serve primarily the existing school population and immediate community, but because the school is a Science Signature School, it may attract students from outside the school district. As such, over the long-term, there may be minor impacts to student population levels and socio-ethnic composition. However, the school will not discontinue service to its current student population or community, unless it is forced to close completely; therefore, there will be no displacement of the current population.

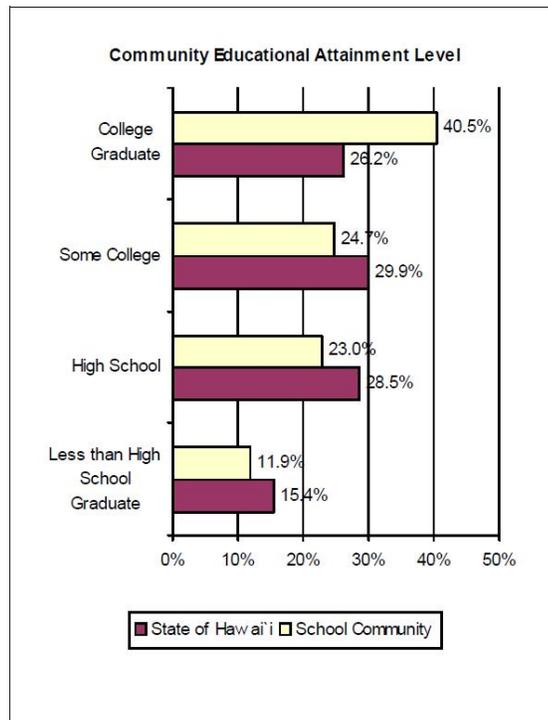
⁴ According to the State of Hawai'i Dept. of Education, System Evaluation and Reporting Section, Systems Accountability Office, it is the US DOE that compiles, projects and reports the school's student population and community area population information. Data for the school year 2010-2011 was not available at the time of this report. Data incorporating the 2010 census figures will be included in that report.



n = 639

Community Profile Based on the 2000 U.S. Census

Roosevelt Complex	School Community	State of Hawai'i
Total population	60,707	1,211,537
Percentage of population aged 5-19	14.7%	20.6%
Median age of population	42.2	36.2
Number of families	14,338	287,068
Percentage of families with children under 18	34.0%	45.0%
Percentage of families with children headed by a single mother	22.1%	18.3%
Average family size	3.1	3.42
Median household income	\$52,797	\$49,820
Percent of households with Public Assistance income	4.5%	7.6%
Percent of families with children living in poverty	11.7%	11.2%



Source: State of Hawaii Department of Education, System Evaluation and Reporting Section, Systems Accountability Office, *School Status and Improvement Report*, Honolulu, December 2, 2011. Population figures based on the 2010 US census was not available at the time of this report.

The proposed project will have many positive impacts, including helping to keep the school in operation⁵, strengthening the science and technology program to provide more opportunities and to better prepare students for college and/or competitive job markets, renewing pride in the school, and attracting community investment into the aging school.

In addition, the proposed project would create new short-term employment related to construction. The proposed project is not expected to affect resident population or demographics because the surrounding communities are already built up and matured.

⁵ Part of the Signature Schools initiative is to revitalize aging schools with declining student population.

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4. RELATIONSHIP TO LAND USE POLICIES AND CONTROLS

4.1. STATE OF HAWAI'I

4.1.1. Hawai'i State Plan

The Hawai'i State Plan (Chapter 226, HRS) establishes a statewide planning system with goals, objectives, policies, and priorities to guide future long-range development of the state toward a desired future.

The proposed project is consistent with the Hawai'i State Plan objectives and policies for socio-cultural advancement--education (§226-21), which states:

(a) Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.

(b) To achieve the education objective, it shall be the policy of this State to:

(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.

(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.

(3) Provide appropriate educational opportunities for groups with special needs.

(4) Promote educational programs which enhance understanding of Hawaii's cultural heritage.

(5) Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.

(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.

(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.

(8) Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.

(9) Support research programs and activities that enhance the education programs of the State.

The new science and technology facilities help achieve both objectives and the policies of Objective (b), especially policies 5, 7, and 9. Science and technology programs are becoming part of the basic academic requirements and employment in these industries continue to increase. Competitive school programs require adequate facilities at minimum, and the proposed project will bring the science classrooms at Stevenson Middle School up to current minimum standards. The Signature School program is fairly new and the proposed project is part of this educational program.

4.1.2. State Land Use Classification

State Land Use Districts are established by the State Land Use Commission in accordance with Chapter 205, HRS. The purpose of the districts is to regulate the use of lands within the state to accommodate population growth and development as needed, and to protect important agricultural and natural resources areas. There are four classifications of land under this districting system: Urban, Rural, Agricultural, and Conservation. Stevenson Middle School is within the Urban district. The Urban district is regulated by the counties. The following sections describe the county (City and County of Honolulu) regulations.

4.2. CITY AND COUNTY OF HONOLULU

4.2.1. General Plan

The General Plan for the City and County of Honolulu is a collection of broad objectives and policies supported by the City and County of Honolulu government to guide the future of O'ahu toward a desirable and attainable future.

The proposed project to construct multi-purpose educational facilities is consistent with the objectives and policies of the General Plan, particularly the following:

VII. Physical Development and Urban Design

Objective A: To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.

Policy 1:

Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban- fringe and rural areas.

Objective E: To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.

Policy 5:

Require new developments in stable, established communities and rural areas to be compatible with the existing communities and areas.

Policy 9:

Design public structures to meet high aesthetic and functional standards and to complement the physical character of the communities they will serve.

Objective F: To promote and enhance the social and physical character of Oahu's older towns and neighborhoods.

Policy 2:

Encourage, wherever desirable, the rehabilitation of existing substandard structures.

Policy 3:

Provide and maintain roads, public facilities, and utilities without damaging the character of older communities.

IX. Health and Education

Objective B: To provide a wide range of educational opportunities for the people of Oahu.

Policy 1:

Support education programs that encourage the development of employable skills.

Policy 4:

Encourage the construction of school facilities that are designed for flexibility and high levels of use.

Policy 5:

Facilitate the appropriate location of learning institutions from the preschool through the university levels.

The proposed project complies with the objectives and policies of the General Plan by building upon and improving the public facility that already exists in a stable older community, without changing the character of the diverse community. It supports investment first within the Primary Urban Center and can be accommodated by existing infrastructure and utilities.

The design and construction of the project takes into consideration the impacts to the surrounding neighborhoods, natural environment, and important views of Punchbowl Crater. The design also incorporates energy efficiency measures.

Furthermore, the proposed project will increase educational opportunities for the surrounding communities; and because the project involves a Signature School that

can accommodate students from outside areas, it increases the educational opportunities for all O’ahu communities. The new facilities will assist with the teaching of science and technology, as well as the teaching of other important skills for the future.

4.2.2. Primary Urban Center Development Plan

The City and County of Honolulu’s Development Plans (DPs) and Sustainable Communities Plans (SCPs) further refine the General Plan for the eight regions of O’ahu. The region in which the proposed project is located is the Primary Urban Center (PUC). The PUC spans from Pearl City to Wai’alae-Kāhala and contains almost half of the island’s population. The PUC DP puts forth policies and guidelines to guide future activities and development in the PUC area.

The proposed project complies with the following PUC DP policies and guidelines:

Section 3.1 Protecting and Enhancing Natural, Cultural, and Scenic Resources

Policies:

- Preserve historic and cultural sites. Preserve and protect sites that have high preservation value because of their good condition or unique features. Protection includes planning and design of adjacent uses to avoid conflicts or abrupt contrasts that detract from or destroy the physical integrity and historic or cultural value of the site. Retain, whenever possible, significant vistas associated with historic, natural and man-made features. Allow adaptive reuse of historic buildings to serve a new function and/or enhance interpretive value without destroying the historic value of a site.
- Preserve and protect natural resource and constraint areas. Establish an Urban Community Boundary to define the area for urban development. Place large contiguous areas of natural resource and constraint areas designated for Preservation, including all lands within the State Conservation District, outside of the Urban Community Boundary.
- Preserve panoramic views of natural landmarks and the urban skyline. Preserve views of the Koolau and Waianae Mountain Ranges, Punchbowl, Diamond Head, Pearl Harbor and other natural landmarks. Maintain important view corridors within and across urban Honolulu and keep Downtown as the most prominent feature of the urban skyline. Views along the Pearl Harbor shoreline and the Pearl Harbor Historic Trail toward the mountains, shoreline, significant landmarks, and adjacent communities should be created and maximized wherever possible and appropriate.

Guidelines:

3.1.3.3 Urban Skyline and Mauka-Makai Views

- Maintain the visual prominence of important districts by allowing a greater height and massing of buildings, such as in the Downtown area.
- Apart from Downtown and other central Honolulu locations, promote mid-rise or low-rise scale for new buildings.

- Preserve the following panoramic views indicated schematically in Figure 3.1 by establishing building height limits and setbacks that are based on viewplane analyses to determine the sight lines and desired view dimensions and characteristics:
 - From Ala Wai Canal Promenade toward the Koolau Range
 - From Ala Moana Beach Park toward the Koolau Range
 - From Kewalo Basin toward the Koolau Range and Punchbowl
 - From Kakaako Waterfront Park toward Punchbowl and the Koolau Range
 - From Punchbowl Lookout toward Diamond Head
- Preserve and enhance significant mauka or makai view corridors along major collector streets indicated in Figure 3.1 through a combination of zoning controls and streetscape improvements.
- Increase line-of-sight opportunities towards Pearl Harbor – particularly the U.S.S. Missouri and the U.S.S. Arizona memorials.

The proposed project is consistent with the above regarding scenic resources because the views of Punchbowl Crater from the major streets as identified in the PUC DP's Figure 3.1 (shown below) will not be significantly changed. Views from Punchbowl Lookout toward Diamond Head also will not be noticeably altered. The project is located at the foot of Punchbowl and not on the slopes; it is tucked into the existing classroom building and not stand-alone structures; and the additional height proposed for the tallest structure is only 2 feet above the existing classroom building.

The proposed project will be barely noticeable within the view corridors and from major streets described in the PUC DP. Historic and cultural sites will not be affected.

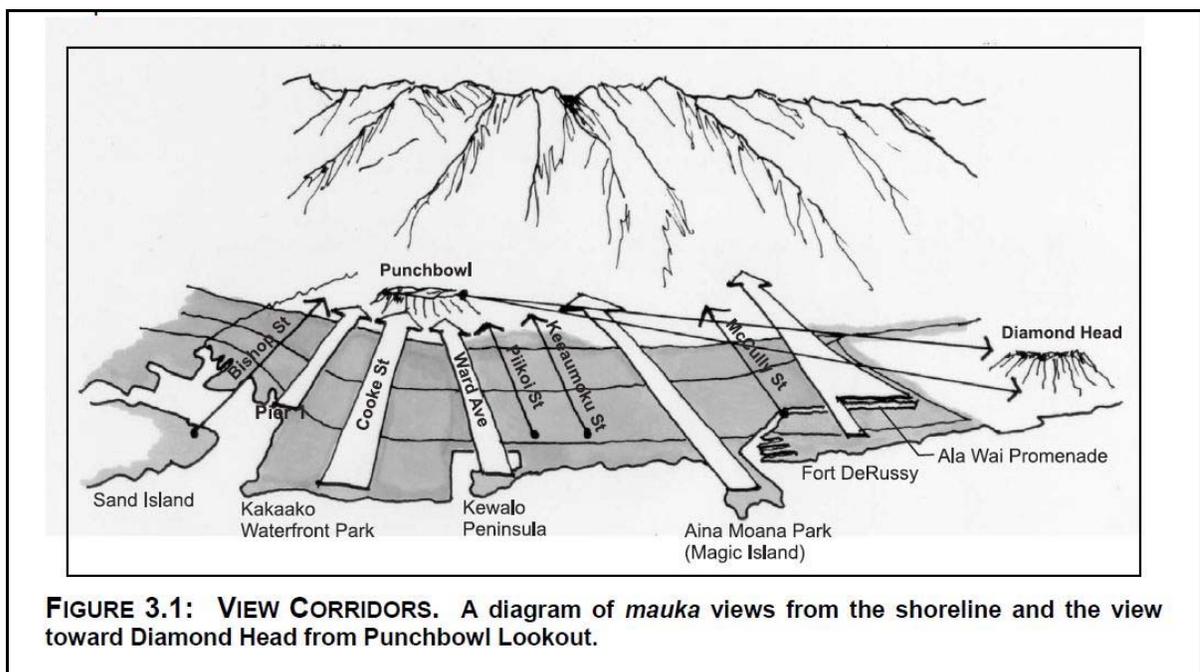


FIGURE 3.1: VIEW CORRIDORS. A diagram of *mauka* views from the shoreline and the view toward Diamond Head from Punchbowl Lookout.

Section 4.7 School and Library Facilities

Policies:

- Support the development of a high quality educational system of schools and post-secondary institutions that increase the attractiveness of the Primary Urban Center as a place to live and work.
- Work with the Department of Education to develop innovative shared-use facilities, particularly on City-owned school properties.

Guidelines:

- Identify ways for the City and the general community to improve conditions within and near school and college campuses. For example, the City could take a lead role in enhancing street appearance, security, and traffic and pedestrian safety near campuses.
- The City Department of Parks and Recreation should coordinate with the DOE regarding the development and use of athletic facilities such as playgrounds, playfields and courts, swimming pools, and gymnasiums, where joint use of such facilities would maximize use and reduce duplication of function without compromising the schools' athletic programs.

The proposed project is consistent with the above regarding school and library facilities as the multi-purpose educational facilities will update aged science classrooms and equipment and improve the overall quality of the school and its science and technology program. In addition, Stevenson Middle School participates in one of the PUC's few shared-use arrangements for recreational facilities and these will not be affected.

4.2.3. Land Use Ordinance

The purpose of the Land Use Ordinance (LUO) of the City and County of Honolulu is "to regulate land use in a manner that will encourage orderly development in accordance with adopted land use policies, including the [General Plan] and development plans..." Its intent is to provide "reasonable development and design standards for the location, height, bulk and size of structures, yard areas, off-street parking facilities, and open spaces, and the use of structures and land for agriculture, industry, business, residences or other purposes."

The LUO designates and defines categories or zoning districts of land use as well as the allowable developments and design criteria within each category or zoning district. The subject property for the proposed project is located within the R-5 Residential zoning district. The proposed project is consistent with this district. The school use and height are allowed via waiver. The waiver for height is required because the proposed two-story structure exceeds the 25 foot height limit of the R-5 residential district. A waiver permit for use and height will be sought in association with the proposed project.

Punchbowl Special District Guidelines

In addition to defining regulatory zones, the LUO also identifies areas of significant cultural, scenic, environmental, or historical value and designates these areas as Special Districts. The Punchbowl area is one of the identified Special Districts. The proposed project is located within the “core area” of the Punchbowl Special District. Refer to previous Figure 8 and Figure 9 below for the Punchbowl Special District and core area boundaries.

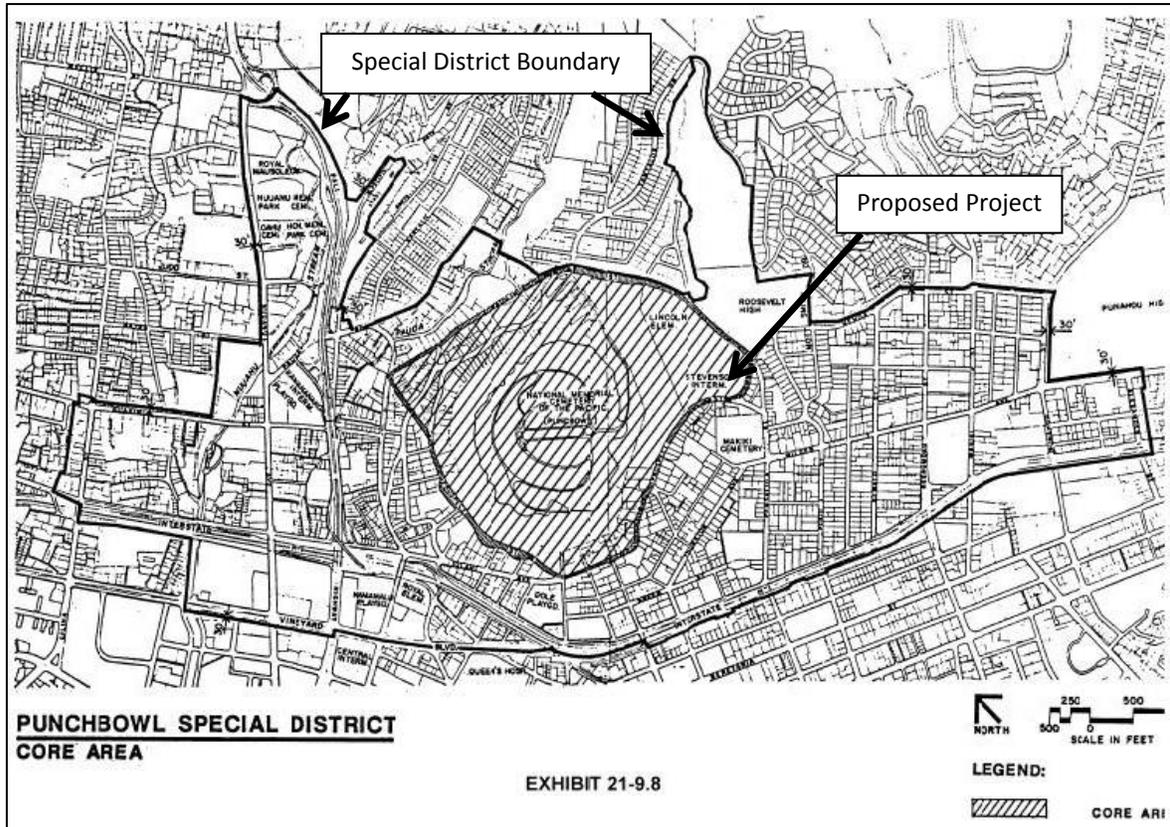


Figure 9: Punchbowl Special District Core Area

The Punchbowl Special District regulations (Section 21-9.50-4 of the LUO) further control height, maximum building area, architectural appearance and character, yard requirements, landscaping requirements, fences and walls, and tree plantings.

The proposed project is consistent with the general objectives of the Punchbowl Special District as its impact on the form and character of Punchbowl Crater is insignificant. As discussed in previous sections, views of the crater’s slopes and views from the crater toward Diamond Head, the coastline, or mauka, will not be significantly altered since the project is only two-stories tall and tucked into the existing classroom building.

The proposed project is compliant with the design controls of LUO Section 21-9.50-4 as it will meet all requirements with the exception of height limit, whereby a waiver will be requested. The height limit is 25 feet. A waiver will be requested for an additional 5 feet for the two-story structure. In addition, one bottlebrush tree will need to be removed in order to construct the two-story addition. This will be replaced by two Lonomea trees in accordance with the prescribed actions put forth in LUO Section 21-9.50-4 (also see previous Section 3.7).

The proposed project is consistent with the Punchbowl Special Design District Guidelines as follows:

Site Planning

Structures should be oriented to minimize intrusion into mauka/makai views to and from Punchbowl. Greater front yard setbacks, as delineated on the District Map, are required along major streets to expand view channels and provide opportunities for landscaping.

Views of parking, service areas and driveways, mechanical equipment and other obtrusive uses and structures should be minimized or screened to preserve the park-like mauka/makai views.

The proposed project minimizes intrusion into mauka/makai views by blending with the existing building. See Sections 3.10 and 4.2.2 for more discussion. The required front yard setback is 20 feet, but the proposed project upholds a greater front yard setback of approximately 70 to 130 feet. This setback is landscaped with trees and grass.

Architectural Character - Building bulk and Façade Treatment

Building bulks and facades should not visually detract from views of Punchbowl. Large, plain or smooth surface walls perpendicular to views to and from Punchbowl are inappropriate.

Building facades should be articulated to break up building mass and reduce visual impact. The use of recessed windows, lanais, projecting eyebrows, and offsets in wall planes are some ways to achieve desired articulation.

Structures shall be designed to blend with Punchbowl's olive and earth tone fluted slopes. Rear elevations and roof treatment are critical to the reverse view of buildings. Imposing masses, unarticulated or exotic forms, or designs which would otherwise detract from or block views are inappropriate.

Appropriate architectural character involves balance of variety and restraint. Offset wall planes, recessed and/or projected windows, eyebrows and lanais can provide necessary shade, shadow and architectural scale.

The visible portion of the proposed project is limited to the two-story building addition for the new science and technology classrooms. The design of this addition is such that it is consistent with the desired architectural character of the Punchbowl Special District. The exterior walls perpendicular to the views to and from Punchbowl Crater

are not large, plain, or smooth. The building mass is broken up by the covered walkway area that creates a large shaded open space that contrasts with the walls. In addition, the windows along the walls and second floor stargazing lanai further reduce the visual impact. The proposed project does not block views to and from Punchbowl Crater. The roof is one large plane that curves down and provides large overhangs while minimizing projections into the view planes.

The overall design is simple and restrained and does not detract from Punchbowl Crater. It is most important that the new building addition blend with the existing school buildings, but it will also be sensitive to the purpose of the Punchbowl Special District.

Additional architectural renderings and photo analyses will be included in the land use permit applications.

Lighting – Materials and Color

Building should be of subdued earth or olive tones to blend with the crater slopes.

Finishes can be dominating. Garish, iridescent colors or highly reflective materials such as roofing, reflective glass films and polished metals that are exposed to public view are not acceptable because they are distractive, cause reflections and glare and undermine views to and from Punchbowl.

Lighting should be generally subdued and shielded so as not to detract from the ambiance of the District. Incandescent light fixtures are recommended. High intensity light sources, such as sodium and fluorescent lamps, detract from the park-like setting and are discouraged.

Lighting in parking garages should be concealed or shielded to minimize glare and spillage onto passing vehicular and pedestrian traffic.

The building will be painted to match the existing school classroom building. The colors which will be used are neutral gray, white, and blue. This does not blend with the natural colors of the crater slopes, but perhaps when the entire classroom building needs repainting the color palette could be changed to olive or subdued earth tones. No garish or iridescent colors or highly reflective materials will be used.

Exterior lighting will be indirect and planned such that night time views of the sky will be preserved in the interest of the astronomy program. To promote energy efficiency, night time exterior lighting will be limited to those required only for security purposes, except for school event nights.

Landscaping

...In order to enhance the appearance of the District, all yards are required to be landscaped, and street trees are required along all streets. Existing trees over 6-inch caliper shall be retained unless there are no possible development alternatives. The planting of large, canopy-form trees, such as Monkeypod and Formosan Koa, is encouraged....

As previously mentioned in Section 3.7, the proposed project is consistent with the landscaping requirements of the zoning district and the Special District. The removal of one bottlebrush tree is necessary because it is in the way of the proposed addition. Two Lonomea trees will be planted as replacements, but in better locations within the front yard.

Parking and Mechanical Equipment

...Structures should be oriented to minimize intrusion into mauka/makai views to and from Punchbowl. Greater front yard setbacks as delineated on the District map are required along major streets, to enhance views and/or contribute to the park-like setting of the District.

Views of Parking, service areas and driveways, mechanical equipment and other obtrusive uses and structures, should be minimized or screened to preserve the park-like environment.

No parking structures are proposed.

5. ALTERNATIVES TO THE PROPOSED ACTION

The following sections describe alternatives to the proposed project.

5.1. NO ACTION

Under the No-Action alternative, none of the proposed project components would be realized. The Stevenson Middle School students and teachers would continue to work in aged and ill-equipped science classrooms. The existing facilities do not serve the school's existing needs, especially as a Science Signature School, nor will they serve the anticipated future needs. Existing room sizes do not meet current DOE standards. As such, under the No-Action alternative, the Stevenson Middle School science program would not have the same advantages of programs held in newer schools built with more modern facilities and equipment, and the classrooms would remain sub-standard. The No-Action alternative would hamper Stevenson Middle School in achieving their goal of being a Science Signature School.

5.2. ALTERNATIVES CONSIDERED

Using current DOE classroom standards, the amount of floor area needed was calculated at approximately 20,000 square feet. Because the Stevenson Middle School campus is already an existing developed campus, there were only two possible locations available to accommodate the needed floor area, without having to demolish and rebuild vertical structures or further encroach into required yards and height limits. The first location, Site 1, is an open space between two wings of the existing classroom building (Building A) adjacent to a small parking lot. This location originally served as the school's main entry, but it no longer serves that purpose. The second location, Site 2, is an open play field bounded by Building A, the cafeteria, and the music building. Each site was assessed against the following criteria:

Criteria	Site 1	Site 2
Fit of the building footprint	Acceptable	Acceptable
Fire Department Access	Complies	Complies
Infrastructure availability	Available	Available
Construction feasibility within funding limitations	Yes	Yes
DOE design standards	Yes	Yes
Takes advantage of underutilized space	Yes	No
Maintains valued open space	Yes	No
Compatibility with Master Plan	Yes	No

Criteria	Site 1	Site 2
Visible to the community (desired by the school)	Yes	No
Suitable for evening astronomy with southern sky	Yes	Partial
Integration with existing classroom building	Good	Fair

Based upon the above evaluation, Site 1 was selected. Site 1 was also the preferred location of the school’s administration and faculty.

The negative attributes of Site 2 were as follows:

- i. Site 2 is currently used by the school for a number of outdoor purposes whereas Site 1 is underutilized and serves no academic purpose.
- ii. Site 2 used the only open field at Stevenson, which was considered a negative impact to valued open space used for event parking, play and P.E.
- iii. Site 2 is planned to remain an open field in the campus master plan, thus, locating the new project there would impact future use.
- iv. Site 2 is not visible to the community. This was considered a negative as the new project is intended to strengthen the school’s identity as a Science Signature School.
- v. Site 2 did not lend itself to a clear southern sky exposure (it would be partially blocked by Building A) needed for the astronomy program.
- vi. Site 2 is remote from the existing classroom building and would require additional monitoring by the administration.

5.3. PREFERRED ALTERNATIVE

The preferred alternative is to locate the new facilities in the location of Site 1, as described above. This location would result in the least impact to existing buildings and allows direct connectivity to existing classrooms.

6. FINDINGS AND ANTICIPATED DETERMINATION

6.1. ANTICIPATED DETERMINATION

Based on the findings of this Environmental Assessment (EA), it is anticipated that the approving agency, the State of Hawai'i Department of Education, will determine that the proposed project will not have a significant environmental impact, and an Environmental Impact Statement (EIS) will not be required. Therefore, a Finding of No Significant Impact (FONSI) is anticipated.

6.2. REASONS SUPPORTING THE ANTICIPATED DETERMINATION

The Department of Health Administrative Rules Section 11-200-12 provides thirteen "Significance Criteria" for determining if an action will have a significant impact on the environment. This includes all phases of a project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the criteria listed below.

1. Involves an irrevocable commitment to loss or destruction of any natural cultural resources.

The project will not result in an irrevocable commitment to loss or destruction of any natural or cultural resources. Although the proposed project is located at the foot of Punchbowl Crater and within the Punchbowl Special District core area, it does not involve the crater itself. The National Memorial Cemetery of the Pacific and its functions are contained within the crater and will not be affected. No known historical or natural resources will be impacted. There is a possibility of encountering sub-surface archaeological resources during the construction of the project, but mitigative measures will be in place and in accordance with the State Historic Preservation Division.

2. Curtails the range of beneficial uses of the environment.

The proposed project will not curtail the range of beneficial uses of the environment. The subject property is already fully developed with Lincoln Elementary School and Stevenson Middle School. These schools have served the surrounding community for decades. The underlying Urban land use classification and R-5 residential zoning

commits the subject property to residential development and use, which includes community facilities that service the residences, such as Stevenson Middle School.

3. Conflicts with the State’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders.

The proposed project is consistent with the environmental policies established in HRS, Chapter 344. The proposed project will not alter the area’s existing natural processes or resources and will not lower the quality of life for Hawai’i residents. Construction will produce some short-term impacts to air quality and noise, but these impacts are minor, located over 50 feet away from the nearest residence, and will be mitigated in accordance with Department of Health regulations.

4. Substantially affects the economic or social welfare of the community or state.

The proposed project will not significantly affect the socio-economic welfare of the community or state, although it will contribute to the improvement of youth science and technology education. Positive effects on the community are anticipated with the upgrading of the existing public facility and provision of better opportunities for learning, but the project is still quite limited in scale.

5. Substantially affects public health.

The proposed project will not affect substantially affect public health. As mentioned above, construction will produce some short-term impacts to air quality and noise, but these impacts are minor and will be mitigated in accordance with Department of Health regulations.

6. Involves substantial secondary impacts, such as population changes or effects on public facilities.

The proposed project is part of a public facility and will have positive secondary impacts to the existing Stevenson school campus. The school is facing low enrollment amounts and seeks to attract more students, including those from outside its district. The Science Signature School designation, the modernizing of science classrooms, and the creation of technology classrooms are means to provide a better education for the students, attract more students, and renew school and community pride. Substantial secondary impact on resident population is not expected since the surrounding

community is matured and students do not necessarily need to live in the school's district. Demand on other public facilities, including utilities, will not increase significantly due to the proposed new multi-purpose facilities.

7. Involves a substantial degradation of environmental quality.

The proposed project will not further degrade overall environmental quality. Minor impacts to air quality as the result of construction will be short-term. The proposed project will fit into an existing campus and will not substantially change or disturb the existing natural processes occurring in the area.

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

The proposed project is individually limited, will itself have an insignificant effect on the environment, and does not involve a commitment of larger actions. The proposed multi-purpose facilities are for the Stevenson Middle School campus only.

9. Substantially affect a rare, threatened or endangered species or its habitat.

There are no rare, threatened, or endangered plants or animal species on the subject property. The project area and vicinity are urbanized and developed.

10. Detrimentially affects air or water quality or ambient noise levels.

As previously discussed, construction will produce temporary impacts to air quality, water quality, and noise levels. These impacts are short-term and will be mitigated by using Best Management Practice in compliance with City and County of Honolulu and State of Hawai'i rules and regulations regarding construction and related activities. Long-term impacts to air and water quality, and ambient noise levels will be negligible.

11. Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal water.

The project area is not in an environmentally sensitive area. It is far from the coastline and outside of flood prone areas. Although it is located next to a volcanic crater, it is not on geologically hazardous land as the volcanos of O'ahu are extinct.

12. Substantially affects scenic vistas and view planes identified in county or state plans or studies.

As discussed in the previous Section 4.0, views of Punchbowl Crater's natural slopes and views from the crater toward Diamond Head, the coastline, or mauka, will not be significantly altered since the project is only two-stories tall and tucked into the existing classroom building. The project is consistent with the preservation of scenic vistas and views as identified by government plans and studies.

13. Requires substantial energy consumption.

The proposed project will not require substantial energy consumption compared to other school classrooms. The project will integrate sustainable design features and strategies in accordance with the Leadership in Energy and Environmental Design (LEED) 2009 for New Construction system guidelines. These features and strategies will help conserve energy, as well as achieve other sustainable objectives.

7. CONSULTATION

7.1. EARLY CONSULTATION

The following agencies were sent early consultation letters informing them of the proposed project.

City & County of Honolulu

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

State of Hawai'i

Department of Land and Natural Resources, Historic Preservation Division
Department of Land and Natural Resources, Land Division
Department of Hawaiian Home Lands
Department of Health, Environmental Planning Office
Department of Transportation

Federal

U.S. Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office

Other

Hawaiian Electric Company

The agencies supplying comments to the letter described above are listed in the table below:

Agency	Response Letter Date/Reference No.
Dept. of Hawaiian Home Lands	Dec. 20, 2011
Dept. of Health	Dec. 19, 2011
DLNR, Land Division	Jan. 12, 2012
DLNR, Engineering Division	Dec. 27, 2011
DLNR, State Parks Division	Dec. 20, 2011
Dept. of Transportation	Jan. 12, 2012, HWY-PS 2.0641

Agency	Response Letter Date/Reference No.
Dept. of Parks and Recreation	Dec. 9, 2011
Dept. of Transportation Services	Dec. 13, 2011, TP12/11-443814R
Honolulu Police Dept.	Dec. 23, 2011, JT-LS
Dept. of Facility Maintenance	Dec. 27, 2011
Dept. of Design and Construction	Dec. 27, 2011
Honolulu Fire Dept.	Dec. 16, 2011
Dept. of Planning and Permitting	Dec. 21, 2011, 2011/ELOG-2713 (TC), UDB MISC
Board of Water Supply	Dec. 21, 2011

7.2. COMMENTS TO THE DRAFT ENVIRONMENTAL ASSESSMENT

The following agencies sent comments to the Draft Environmental Assessment during the public review period that ended on April 9, 2012:

City & County of Honolulu

Department of Planning and Permitting

Department of Parks and Recreation

Department of Transportation Services

See Appendix C for comment letters and responses.

References

- City and County of Honolulu, Department of Planning and Permitting. June 2004. *Primary Urban Center Development Plan*.
- City and County of Honolulu, Department of Planning and Permitting. *Land Use Ordinance (as amended)*.
- City and County of Honolulu, Department of Planning and Permitting. *Honolulu Land Information System*, <http://gis.hicentral.com/>
- City and County of Honolulu, Planning Department. 1992. *General Plan for City and County of Honolulu*.
- Pukui, Mary Kawena and Samuel H. Elbert. 1974. *Place Names of Hawai'i*, Honolulu: University of Hawai'i Press.
- State of Hawai'i Department of Education, System Evaluation and Reporting Section, Systems Accountability Office, Office of the Superintendent. December 2, 2011. *School Status and Improvement Report: Robert Louis Stevenson Middle School, School Year 2010-11*.
- U.S. Department of Agriculture, Natural Resources Conservation Service, *Web Soil Survey*, <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

APPENDICES

APPENDIX A
Photos



Photo A: View of vehicular entry from Prospect Street. Punchbowl Crater at left and the existing classroom building at right. Source: Google Street Views.

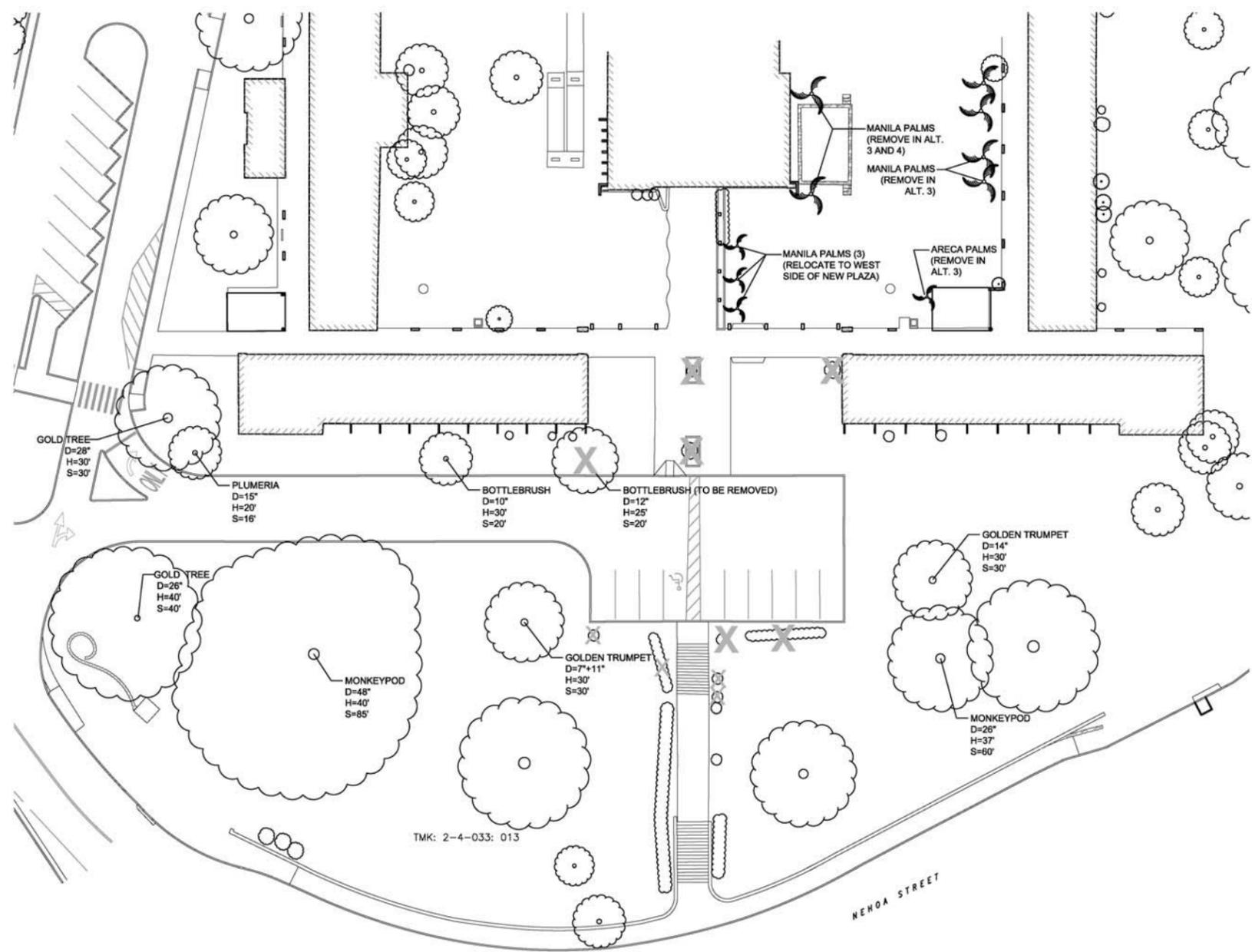


Photo B: View of the proposed project area. Source: Ferraro Choi and Associates.



Photo C: View of the existing bottlebrush tree proposed to be removed and replaced. Source: Ki Concepts, LLC.

APPENDIX B
Preliminary Landscape Plan



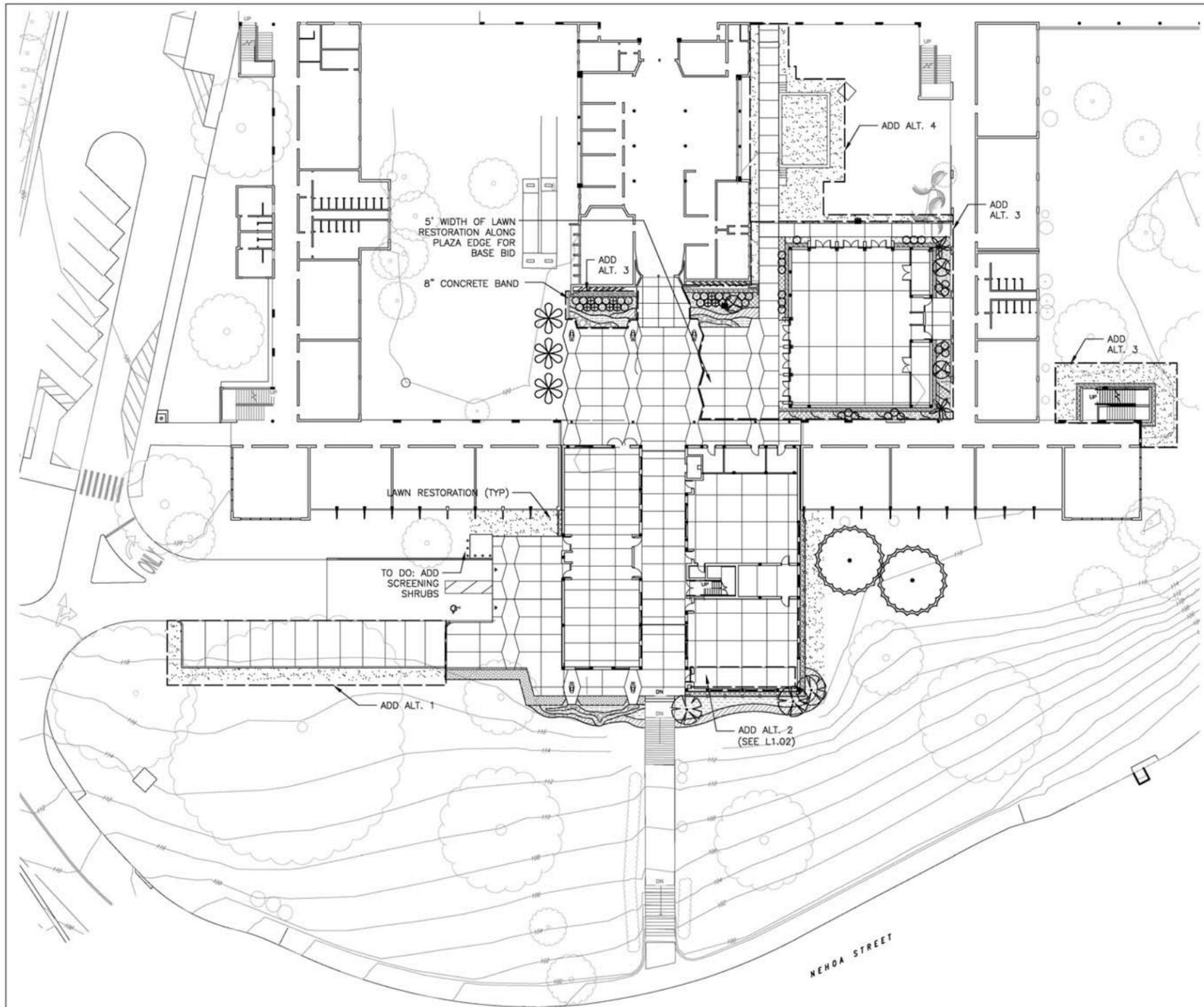
1 EXISTING TREE SURVEY
 L0.00 1" = 20'-0"

TMK: 2-4-033: 013

NEHOA STREET

REVISION NO.	SYM.	DESCRIPTION	BY	DATE	APPROVED
STATE OF HAWAII					
R.L. STEVENSON MIDDLE SCHOOL SCIENCE AND TECHNOLOGY LABORATORY					
HONOLULU		OAHU		HAWAII	
EXISTING TREE SURVEY					
LICENSURE EXPIRATION DATE 04/30/12		FERRARIO CIVIL & ASSOC. LTD.		JOB NO.	DRAWING NO.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION		DESIGNED BY: KI	CHECKED BY: KS	DATE	SHEET
		DRAWN BY: KI	APPROVED BY: JK	5/22/2012	L0.00
		SCALE:			OF 5/HTB





PLANT SCHEDULE

QTY	TREES
2	LONOMEA / SAPINDUS OAHUENSIS*
3	'OHI'A LEHUA (DWARF) / METROSIDEROS POLYMORPHA*
PALMS	
3	FAN PALM / PRITCHARDIA SP.
3	MANILA PALM / ADONIDIA MERRILLII (TRANSPLANTED EXISTING PALM)
SHRUBS	
2	HAPU'U / CIBOTIUM SP.*
40	GREEN TI LEAF / CORDYLINE FRUTICOSA
9	KOKI'O 'ULA'ULA / HIBISCUS CLAYI*
GROUNDCOVERS/GRASS	
	'AE'AE / BACOPA MONNIERI*
	'UKI'UKI / DIANELLA SANDWICENSIS*
	PARROT'S HELICONIA SASSY / HELICONIA PSITTACORUM 'SASSY'
	DWARF JAMAICAN HELICONIA / HELICONIA STRICTA 'DWARF JAMAICAN'
	PALAPALAI / MICROLEPIA STRIGOSA*
	DWARF LAUA'E (KANGAROO FERN) / MICROSORUM SCOLOPENDRIUM
	KUPUKUPU / NEPHROLEPIS CORDIFOLIA*
	ST. AUGUSTINE GRASS / STENOTAPHRUM SECUNDATUM

- NOTES:**
- * DENOTES NATIVE PLANT
 - DESIGN SHOWN REPRESENTS BASE DESIGN ALONG WITH ADD ALTS 1 AND 3. ADD ALT 2 (GREEN ROOF) NOT SHOWN.
 - NOT SHOWN, BUT BASE DESIGN WOULD INCLUDE 5' WIDTH OF LAWN RESTORATION PLANTING ON THE EAST SIDE OF THE PLAZA.
 - REGRASS AREAS NOT SHOWN THAT ARE DISTURBED BY CONSTRUCTION.

1
L1.01 1" = 20'-0"
0 10' 20' 40'

NEHOA STREET

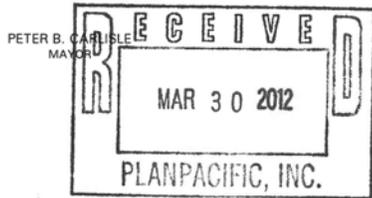
REVISION NO.	SYM.	DESCRIPTION	BY	DATE	APPROVED
STATE OF HAWAII					
R.L. STEVENSON MIDDLE SCHOOL SCIENCE AND TECHNOLOGY LABORATORY					
HONOLULU		OAHU		HAWAII	
LANDSCAPE PLAN					
FERRARIO CHOI & ASSOC. LTD.			JOB NO.	DRAWING NO.	
DESIGNED BY:	KI	CHECKED BY:	KS	L1.01	
DRAWN BY:	KI	APPROVED BY:	JK		
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION			DATE	SHEET	
X			5/22/2012	OF 1	
SCALE:			DATE		



APPENDIX C
*Comment Letters for the Draft Environmental
Assessment*

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



March 29, 2012

GARY B. CABATO
DIRECTOR

ALBERT TUFONO
DEPUTY DIRECTOR

Ms. Lisa Leonillo Imata, President
Plan Pacific
1001 Bishop Street, Suite 2755
Honolulu, Hawaii 96813

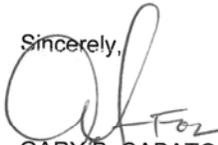
Dear Ms. Imata:

Subject: Draft Environmental Assessment
Multi-Purpose Educational Facilities at Stevenson Middle School

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Multi-Purpose Educational Facilities at Stevenson Middle School.

The Department of Parks and Recreation has no comment, as the proposed project will have no 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,

For GARY B. CABATO
Director

GBC:jr
(457160)



April 16, 2012

Mr. Gary Cabato, Director
Department of Parks and Recreation
City and County of Honolulu
100 Uluohia Street, Suite 309
Kapolei, HI 96707

Dear Mr. Cabato,

**Environmental Assessment for Multi-Purpose Educational Facilities at
Stevenson Middle School, TMK: 2-4-033: 013**

Thank you for your review of the Draft Environmental Assessment for the proposed Multi-Purpose Educational Facilities at Stevenson Middle School. We appreciate your affirmation that the proposed project will not impact any program or facility of the Department of Parks and Recreation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lisa Leonillo Imata".

Lisa Leonillo Imata
President

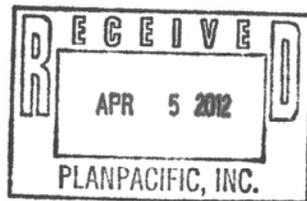
1001 Bishop Street
Suite 2755
Honolulu, HI
96813

Tel: (808) 521-9418
Fax: (808) 521-9468

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

PETER B. CARLISLE
MAYOR



April 2, 2012

WAYNE Y. YOSHIOKA
DIRECTOR

KAI NANI KRAUT, P.E.
DEPUTY DIRECTOR

TP3/12-457144R

Ms. Lisa Leonillo Imata
President
PlanPacific
1001 Bishop Street, Suite 2755
Honolulu, Hawaii 96813

Dear Ms. Imata:

Subject: Draft Environmental Assessment (DEA) Stevenson Middle School –
Multi-Purpose Educational Facilities; Honolulu, Oahu, Hawaii; Tax Map
Key (TMK): 2-4-33:013

This responds to your letter of March 6, 2012, requesting our comments
concerning this proposed project.

Our Traffic Engineering Division (TED) has the following comments:

- In addition to informing the Department of Transportation Services (DTS), Public Transit Division (PTD), and Oahu Transit Services Inc. (OTS), prior to the start of any construction activities, the Neighborhood Board should also be kept apprised.
- The sidewalk area used to access the project site shall be restored to its original condition or better upon completion of the project.
- On page 22, paragraph 3, the DEA states "The intersections are not signalized." However, the intersection of Auwaiolimu Street and Nehoa Street is signalized. The DEA should be corrected accordingly.

PTD repeats a comment it made in our pre-consultation response. Construction notes should include the following note concerning transit:

Ms. Lisa Leonillo Imata
Page 2
April 2, 2012

"This project may affect bus routes, bus stops, and paratransit operations, therefore, the Contractor shall notify the Department of Transportation Services, Public Transit Division at 768-8396 and Oahu Transit Services, Inc. (bus operations: 848-4578 or 852-6016 and paratransit operations: 454-5041 or 454-5020) of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project at least two weeks prior to construction."

Thank you for the opportunity to review this matter. Should you have any further questions, please contact Michael Murphy of my staff at 768-8359.

Very truly yours,



WAYNE Y. YOSHIOKA
Director

cc: Mr. Arnold Fukunaga, AIA
State Department of Education



April 16, 2012

Mr. Wayne Yoshioka, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, HI 96813

Dear Mr. Yoshioka,

**Environmental Assessment for Multi-Purpose Educational Facilities at
Stevenson Middle School, TMK: 2-4-033: 013**

Thank you for your review of the Draft Environmental Assessment for the proposed Multi-Purpose Educational Facilities at Stevenson Middle School. Our responses to your comments are as follows:

1. Neighborhood Board

We will forward your letter to the project manager so that the agencies mentioned and the Makiki/Lower Punchbowl/Tantalus Neighborhood Board may be informed of the project.

2. Sidewalk

If any sidewalk area is used to access the project site, it will be restored to its original condition or better upon the completion of the project. This statement will be included in the Final Environmental Assessment, Section 3.11.

3. Auwaiolimu Street and Nehoa Street

Section 3.11 of the Environmental Assessment will be corrected to state that the intersection of Auwaiolimu Street and Nehoa Street is signalized.

4. Construction Notes

We will forward your letter to the project engineer so that your comment can be included on their construction notes.

If you have further questions or concerns, please contact me at 521-9418 ext. 1002. Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Leonillo Imata".

Lisa Leonillo Imata
President

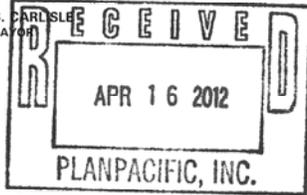
1001 Bishop Street
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96813

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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.honolulu.gov • CITY WEB SITE: www.honolulu.gov

PETER B. CARLS
MAYOR



DAVID K. TANOUE
DIRECTOR

JIRO A. SUMADA
DEPUTY DIRECTOR

2012/ELOG-487 (ko)

April 12, 2012

Mr. Arnold Fukunaga, AIA
State of Hawaii Department of Education
Kalanimoku Building, Room 431
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Fukunaga:

Subject: Draft Environmental Assessment
Stevenson Middle School - Multi-Purpose Educational Facilities
615 Auwaiolimu Street - Punchbowl
Tax Map Key 2-4-33: 13

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

A. Site Development Division (SDD):

1. Civil Engineering Branch (CEB):
 - a. Section 2.5 (Permits and Approvals Required): A trenching permit may be required.
 - b. Section 3.3 (Hydrology): Regardless of whether or not the downspouts are connected to the subsurface drainage system, the proposed project may still result in an increase in runoff. Evaluate whether there will be any increase in runoff and if so, describe how the increase will be addressed.
 - c. If applicable, the project shall comply with the prevailing Storm Water Quality requirements pursuant to the "Rules Relating to Storm Drainage Standards".
2. Wastewater Branch (WWB): A Sewer Connection Application (SCA) and an Industrial Wastewater Discharge Permit (IWDP) are required.

Mr. Arnold Fukunaga
April 12, 2012
Page 2

B. Land Use Permits Division:

Urban Design Branch (UDB): The Final EA should include statements as to how the proposal meets the special district design guidelines through elements such as an articulated façade. Particularly, the view of the proposed structure from the intersection of Nehoa, Auwaiolimu, and Pensacola Streets should be addressed.

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

cc: Lisa Leonillo Imata (Plan Pacific)

Doc. 927168



April 26, 2012

Mr. David Tanoue, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, HI 96813

Dear Mr. Tanoue,

**Environmental Assessment for Multi-Purpose Educational Facilities at
Stevenson Middle School, TMK: 2-4-033: 013**

Thank you for your review of the Draft Environmental Assessment for the proposed Multi-Purpose Educational Facilities at Stevenson Middle School and comments. Our responses to your comments are as follows:

1. Trenching Permit

According to the project engineer, no trenching work is expected within the City right-of-way and therefore, the need for a trenching permit is not expected.

2. Hydrology

Section 3.3 of the Final Environmental Assessment will be modified to state that a slight increase in runoff is expected to result from the proposed project. Small detention areas within the landscaping will be created to store any increase in runoff.

3. Storm Drainage Standards

According to the project engineer, the project's size of less than an acre does not meet the Storm Water Quality minimum development area of 5 acres for public facilities requiring structural BMPs. Thus, Storm Water Quality requirements are not applicable. However, the project will implement BMP practices to minimize sediment runoff as part of the project's Erosion Control Plan.

4. Sewer Connection Permit and Industrial Wastewater Discharge Permit

Section 2.5 of the Final Environmental Assessment will reflect that a Sewer Connection application and an Industrial Wastewater Discharge Permit will be required.

5. Urban Design

Section 4.2.3 of the Environmental Assessment document will be modified to include statements as to how the proposed project meets the special district guidelines. The additional statements will address the following: 1) Site Planning, 2) Architectural Character, including building bulk and façade treatment,

1001 Bishop Street
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Honolulu, HI
96813

Tel: (808) 521-9418
Fax: (808) 521-9468

3) Lighting Materials and Color, 4) Landscaping, and 5) Parking and Mechanical Equipment. Discussion on compliance with height regulations is already included. These additional statements will be found in the subsection of 4.2.3 entitled "Punchbowl Special District Guidelines".

Renderings of the proposed project as viewed from the street intersection of Nehoa, Auwaiolimu, and Pensacola will be included in the Punchbowl Special Design District permit application.

If you have further questions or concerns, please contact me at 521-9418 ext. 1002. Thank you very much.

Sincerely,



Lisa Leonillo Imata
President