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DEVELOPMENT AUTHORITY



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OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

October 28, 2014

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Ref. No.: DEV DP 2.81

Ms. Jessica Wooley, Director  
Office of Environmental Quality Control  
Department of Health  
State of Hawaii  
235 South Beretania Street, Room 702  
Honolulu, Hawaii 96813

Dear Ms. Wooley:

Re: Notice of Determination of Draft Environmental Assessment  
for Kakaako First School at Tax Map Key: 2-1-060: 008 Por.

It is the Hawaii Community Development Authority's understanding that Environmental Communications, Inc. has transmitted the Draft Environmental Assessment and anticipated Finding of No Significant Impact, in accordance with Hawaii Administrative Rules §11-200-11.1, for the Kakaako First School situated at Tax Map Key: 2-1-060: 008 Por., in the Honolulu District on the island of Oahu for publication in the next available edition of the Environmental Notice.

Should you have any questions or concerns regarding this Project, please contact Mr. Daniel Simonich at 594-0333.

Sincerely,

  
Anthony J. H. Ching  
Executive Director

AJHC/DN/DS:ak

Enc.

c: Environmental Communications, Inc.

**APPLICANT ACTIONS  
SECTION 343-5(C), HRS  
PUBLICATION FORM (JANUARY 2013 REVISION)**

**Project Name:** Kakaako First School  
**Island:** Oahu  
**District:** Honolulu  
**TMK:** 2-1-060: 008 (por.)  
**Permits:** Development Permit, Special Management Permit  
**Approving Agency:** State of Hawaii

**Hawaii Community Development Authority**  
Mr. Daniel Simonich  
461 Cooke Street  
Honolulu, Hawaii 96813  
T: (808) 594-0300  
E: daniel.p.simonich@hcdaweb.org

**Applicant:** Seagull Schools  
Mr. Chuck Larson  
1300 Kailua Road  
Kailua, Hawaii 96734  
T: (808) 261-8534  
E: chuck@seagullschools.com

**Consultant:** Environmental Communications, Inc.  
Taeyong Kim, Principal Planner  
P.O. Box 236097  
Honolulu, Hawaii 96823  
T: (808) 528-4661  
E: tkim@environcom.com

**Status (check one only):**

- DEA-AFNSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)); a 30-day comment period ensues upon publication in the periodic bulletin.
- FEA-FONSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)); no comment period ensues upon publication in the periodic bulletin.
- FEA-EISPN** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)); a 30-day consultation period ensues upon publication in the periodic bulletin.
- Act 172-12 EISPN** Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)). NO

environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.

\_\_\_ DEIS

The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)); a 45-day comment period ensues upon publication in the periodic bulletin.

\_\_\_ FEIS

The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)); no comment period ensues upon publication in the periodic bulletin.

\_\_\_ Section 11-200-23  
Determination

The approving agency simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.

\_\_\_ Statutory hammer  
Acceptance

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.

\_\_\_ Section 11-200-27  
Determination

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

\_\_\_ Withdrawal (explain)

**Summary** (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

Seagull Schools (applicant) is a major provider of early education centers on the island of Oahu. The applicant's campus located above the Frank F. Fasi Municipal Center will be required to close due to renovation and repairs required for the parking structure upon which the campus is presently located. Because a new campus is required, and due to the significant population increase in the Kakaako Improvement District, the applicant has selected the subject project site as the property having the highest and best potential to serve the community. Discussions for approval are presently under consideration by the Hawaii Community Development Authority.

The proposed improvements will consist of the renovation of the existing maintenance building into classrooms, a new second classroom building located immediately Ewa of the former maintenance building, and a new two-story administration and classroom building located makai of the former maintenance building. The completed project will serve 220 preschool through 3rd grade aged children and approximately 30 staff.

Access to the school will be through the Kakaako Water Front Park parking lot which least used during weekday school hours. The project will not result in the loss of any park space.

**DRAFT ENVIRONMENTAL ASSESSMENT  
KAKAAKO FIRST SCHOOL**



TMK 2-1-060: 008 (POR.)  
709 KELIKOI STREET  
HONOLULU, OAHU, HAWAII

APPLICANT:  
**SEAGULL SCHOOLS**

ACCEPTING AUTHORITY:  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

**DRAFT ENVIRONMENTAL ASSESSMENT**  
**KAKAAKO FIRST SCHOOL**

TMK 2-1-060: 008 (POR.)  
709 KELIKOI STREET  
HONOLULU, OAHU, HAWAII

This Environmental Assessment document has been prepared in accordance with the requirements of Chapter 343, Hawaii Revised Statutes, as the project requires the use of State lands. It is anticipated that this project, which is considered an Applicant Action, will be eligible for a Finding of No Significant Impact upon completion of the review process and publication of a Final Environmental Assessment.

APPLICANT:  
**SEAGULL SCHOOLS**

ACCEPTING AUTHORITY:  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY

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## APPENDICES

- A *Cultural Resources, Kakaako Community Development District Makai Area Plan Amendment Final Environmental Assessment*

**SECTION ONE  
PROJECT SUMMARY**

**APPLICANT:** Seagull Schools  
1300 Kailua Road  
Kailua, Hawaii 96734

**ACCEPTING AUTHORITY:** Hawaii Community Development Authority  
461 Cooke Street  
Honolulu, HI 96813

**AGENT:** Environmental Communications, Inc.  
P.O. Box 236097  
Honolulu, Hawaii 96823

**PROJECT NAME:** Seagull Schools Kakaako

**PROJECT LOCATION:** The project is located at northwestern boundary of the Kakaako Waterfront Park in Kakaako, Honolulu, Hawaii. The park address is 709 Kelikoi Street.

**TAX MAP KEY:** 2-1-060: portion of 008

**OWNERSHIP:** State of Hawaii

**LOT AREA:** Approximately 0.75 acres (32,670 square feet) of 21 acres

**ZONING:** The project is designated Park on the Hawaii Community Development Authority's Makai Area Plan applicable to this project.

**SPECIAL DISTRICT:** Special Management Area

**STATE LAND USE:** Urban

**EXISTING LAND USE:** The project site, which is located immediately Ewa (west) of the Kakaako Waterfront Park parking lot, consists of a flat area that is enclosed by a chain

link fence that runs along the perimeter of a vacant maintenance building and parking lot. The maintenance building is no longer needed and the dedicated parking for the building remains vacant and is not available for public use.

Immediately Ewa of the project site lies the Kakaako Waterfront Park amphitheater. The mauka (north) area contains the John A. Burns School of Medicine parking lot. In the Diamond Head (east) direction, lies the entry and parking lot for the Kakaako Waterfront Park. The hills and shoreline of the park lie in the makai (south) direction.

The Kakaako Waterfront Park serves as a major recreational resource for its access to the waterfront, passive park uses, and occasional amphitheater use. The park is a major activity center during weekends and to a lesser extent during late afternoon hours.

Surrounding uses include Fort Armstrong, a major shipping storage facility to the west, commercial and industrial uses to the north, and vacant lands presently used for parking and storage that are slated for future development in the easterly direction.

**NATURE OF DEVELOPMENT:**

Seagull Schools (applicant) is a major provider of early education centers on the island of Oahu. The applicant's campus located above the Frank F. Fasi Municipal Center will be required to close due to renovation and repairs required for the parking structure upon which the campus is presently located. Because a new campus is required, and due to the significant population increase in the Kakaako Improvement District, the applicant has selected the subject project site as the property having the highest and best potential to serve the community. Discussions for approval are presently under consideration by the Hawaii Community Development Authority.

The proposed improvements will consist of the renovation of the existing maintenance building to classrooms, a new second classroom building located immediately Ewa of the former maintenance building, and a new two-story administration and classroom building located makai of the former maintenance building. The completed project will serve 220 preschool through 3rd grade aged children and approximately 30 staff.

**PROJECT COST:**

Approximately \$6,000,000

**PROJECT SCHEDULE:**

The project is anticipated to be completed in early 2016.

## SECTION TWO PROPOSED PROJECT AND STATEMENT OF OBJECTIVES

### 2.1 PROJECT LOCATION

The project is located at northeastern boundary of the Kakaako Waterfront Park, near the intersection of Kelikoi and Cooke Streets in Kakaako, Honolulu, Hawaii. The Park and site are identified as Tax Map Key: 2-1-060: 008. The Park is approximately 21 acres in size and the proposed project would occupy approximately 0.75 acres of the overall site. The Kakaako Water Front Park is owned by the State of Hawaii.

The project is located within the Kakaako Makai Area of the Kakaako Community Development District (KCDD). The Hawaii Community Development Authority has the planning and zoning jurisdiction over the KCDD. The project area is zoned as park under the Makai Area Plan and is subject to the HCDA's Makai Area Rules.

The area under consideration for the proposed pre-school is flat and partially paved with a parking lot and a vacant metal maintenance building. The parking area and building are secured from the main park by a chain link fence. Additional lands located further Ewa of the fenced area will also be incorporated into the site. This area, which follows the existing maintenance vehicle pathway, terminates behind the amphitheater stage area. A pedestrian walkway marks the makai boundary of the improvement area..

Kelikoi Street, which is used for reserved parking for the University of Hawaii Cancer Center and the John A. Burns School of Medicine is located immediately mauka of the improvement area. In the Diamond Head direction lies the 300 stall Kakaako Waterfront Park parking lot. The areas makai of the improvement area consists of grass hill areas that serve as landscaping and occasional recreational use.

Areas further mauka of the project site beyond the Cancer Center and Medical School are primarily in commercial office, retail and industrial use. In the Diamond Head, notable uses include the Children's Discovery Center and several large vacant parcels that will eventually be developed with uses allowable under the Mauka Area Rules.

This use for the project site was selected for its central urban location, proximity to a high growth residential area, efficient use of non-peak hour parking, and availability. The site is also highly desirable for it cultural, educational and recreational use for active early education. The project site is presently not in park use and maintained as a storage and maintenance facility. Use of the site for education purposes will not result in the loss of any public park space.



## 2.2 PROJECT DESCRIPTION

### 2.2.1 PROJECT NEED

Seagull Schools (applicant) is a major provider of early education centers on the island of Oahu. The applicant's campus located above the Frank F. Fasi Municipal Center will be required to close due to renovation and repairs required for the parking structure upon which the campus is presently located. Because a new campus is required, and due to the significant population increase in the Kakaako Improvement District, the applicant has selected the subject project site as the property having the highest and best potential to serve the community. Discussions for the ground lease and Development Permit are presently under consideration by the Hawaii Community Development Authority.

Seagull Schools is Hawaii's largest early education and intergenerational care provider. Seagull Schools presently operates five facilities at the Civic Center (264 students), Kapolei (240 students and kapuna), KoOlina (150 students), Ewa Beach (230 students), and Kailua (76 students).

### 2.2.2 PROJECT PROGRAM

The proposed improvements will consist of three separate structures located on flat areas presently not used for recreational park activities.

As proposed, the project will consist of approximately 15,400 square feet of floor area with the following uses.

Use	Floor Area
Administrative	1561
Classroom	10,737
Multipurpose	405
Kitchen	838
Storage	82
Covered Exterior	1777

The total footprint of the buildings is 12,529 square feet with a lot coverage of 41% and an open space area of 59% on the approximate lot size of .702 acres. The actual acreage of the site will be determined upon final review and approval of the

development agreement request but it is anticipated the the final project acreage will remain approximately 0.75 acres or less.

### **2.2.3 BUILDINGS AND CONFIGURATION**

The project will consist of three separate buildings connected by walkways or a covered central courtyard. This courtyard area will serve as the primary point of entry where student pick-ups and drop-offs will be monitored. A second point of entry to the second floor of one of the new buildings will also provide handicap accessibility to the upper level.

The first classroom structure will reuse the existing metal maintenance building. This building will contain four classrooms with individual toilet facilities, and the schools kitchen. A new classroom building will be constructed immediately Ewa of the first classroom building. This addition will include three classrooms with individual toilets.

In the makai direction, a new two-story classroom and administration building will be constructed incorporating an existing lava rock retaining wall. The first floor of the structure will consist of two classrooms similar to those located in the first two buildings, as well as administrative and staff areas. Access to this floor is provided through the central courtyard area. The second floor of this new building will include two classrooms, an administrative office and a dedicated adult training room for use by mentors that are part of the Applicant's educational programs.

The buildings will be uniform in appearance and will use concrete slab on grade with metal stud frame load bearing wall structures. The exterior walls will be finished with a directly applied exterior finish system and cement wall panels. The interior walls will use metal framing and gyp board. The window and doors will be aluminum framed. The roof will consist of a standing seam metal over waterproof membrane, rigid insulation, plywood and wooden beams. The entire campus will be naturally ventilated.

The existing Maintenance Building at Kakaako Waterfront Park has one men's and one women's restroom with a shower in each. There is also a sink located in one of the back offices. All existing plumbing fixtures will be demolished, and new fixtures will be installed in the new Kakaako First School buildings.

New water closets and lavatories will be provided for each classroom in all buildings. There will also be sinks shared between classrooms. A new commercial kitchen will be located in Building 1. The total expected fixture unit count is approximately 77, assuming flush tank water closets (see table below), which does not include future hose bibbs, kitchen appliances other than sinks or any other fixtures that may be typical of a learning facility. The existing incoming

water line is 1-1/2", which will not be adequate for serving all the new additional fixtures. The entire campus would require a minimum 2" domestic water line. The existing 1-1/2" line would be adequate for 2 of 3 buildings.

The existing HECO electrical service (Meter #418694) to the maintenance shop (future Building 1) is currently a single phase 120/240V service from a 25 kVA pole mount transformer. The existing service will be upgraded to accommodate new building loads. The upgraded service will consist of replacing the existing pole-mounted transformer with a new, 3-phase, pad-mounted transformer. A riser will be installed at the existing pole to transition from overhead to underground service.

There is an existing electrical pad mount enclosure located west of the maintenance shop in the vicinity where future Building 3 will be located. The enclosure contains distribution equipment for Kaka'ako Park, metered by HECO (Meter #427189). This enclosure and associated infrastructure will be relocated. Location of the equipment TBD.

Provisions will be installed for Photovoltaic (PV) arrays on buildings consisting of raceways systems and space allocated for inverters. Electrical distribution equipment will be sized to accommodate the future PV.

The existing Telephone and Cable TV services are fed overhead from a utility pole. Existing infrastructure will be replaced with a riser at the existing pole to transition from overhead to underground service to a demark point (location TBD). A raceway system for Data/Telecommunications/CATV will be provided.

The foundation system for the new buildings may consist of a shallow spread footing with or without over-excavation of the existing soil and installation of fill under the footings and slab on grade. The foundation system may also be a deep foundation system with driven precast concrete piles or grouted steel micro-piles with or without over-excavation of the existing soil and installation of fill material under the slab on grade. The foundation system will be selected after the geotechnical investigation is completed. The existing butler building may require enlargement of the existing footing which are assumed to be shallow spread footings. This will include demolition of the existing slab on grade and excavation of the soil to install the addition to the existing footing.



#### **2.2.4 SCHOOL OPERATIONS**

The proposed school has been designed to meet a program target of 220 students and approximately 30 staff. This enrollment is slightly smaller than the current operation located at the City's Frank F. Fasi Municipal Building but is well suited in size for optimal student education and care. Primary education up to the third grade is presently under consideration based upon demand created by the significant increase in housing demand in the area.

School hours are from 6:30 am to 5:30 pm on weekdays. The campus will not offer class on weekends. The school hours and days of operation effectively use the Kakaako Waterfront Park and parking during the hours of lowest demand by the general public.

The campus will be secured by a fence for student safety but it is anticipated that the school will fully utilize the park areas for recreational and education purposes, and will effectively promote cultural activities within the park.

#### **2.3 PROJECT OBJECTIVE**

The Applicant is proposing the development of an early through primary education facility which will provide critical child care for Honolulu's high growth Kakaako District.

Use of the Kakaako Waterfront Park as an educational, recreational and cultural resource will be promoted with the inclusion of the Kakaako First School campus.

#### **2.4 FUNDING AND SCHEDULE**

The proposed campus plan is anticipated to cost approximately \$6,000,000 that will be conventionally financed and through fund raising programs. The Applicant has developed several schools throughout Oahu and is understood to be the largest childcare provider in the State.

The anticipated construction start date is mid-2015. The project is anticipated to be completed in early 2016.

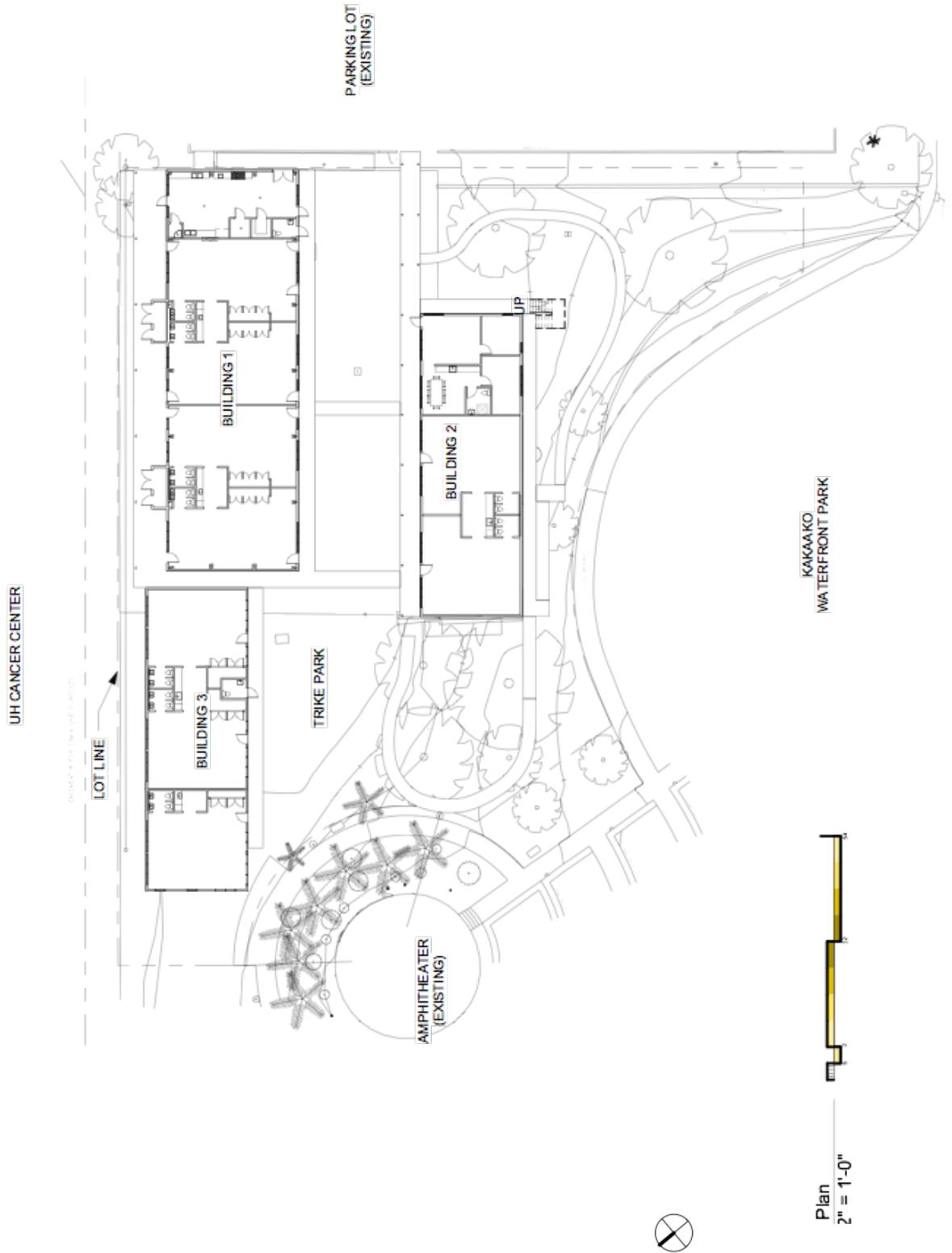


Figure 4: General Site Plan

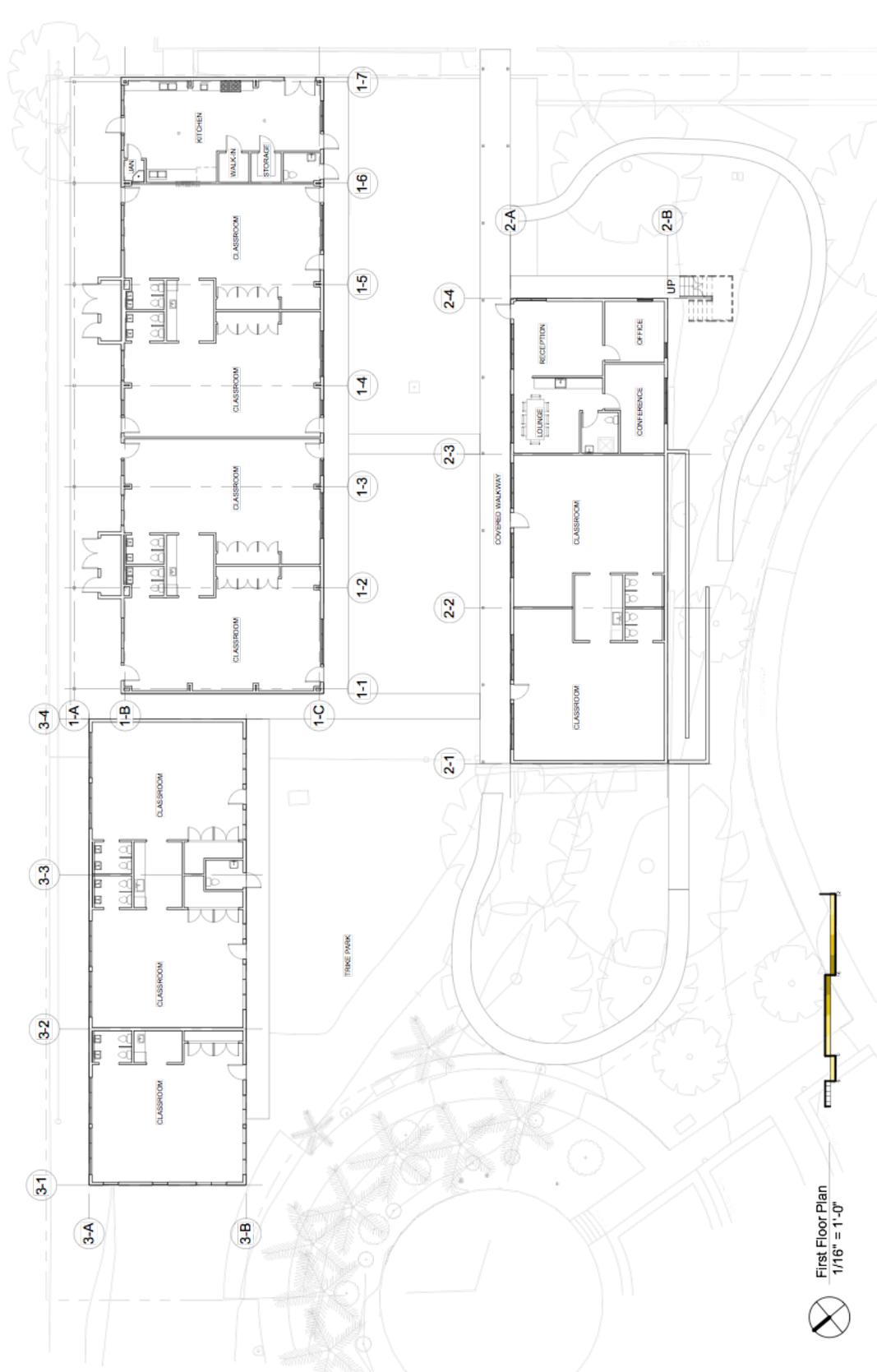


Figure 5: First Floor Plan

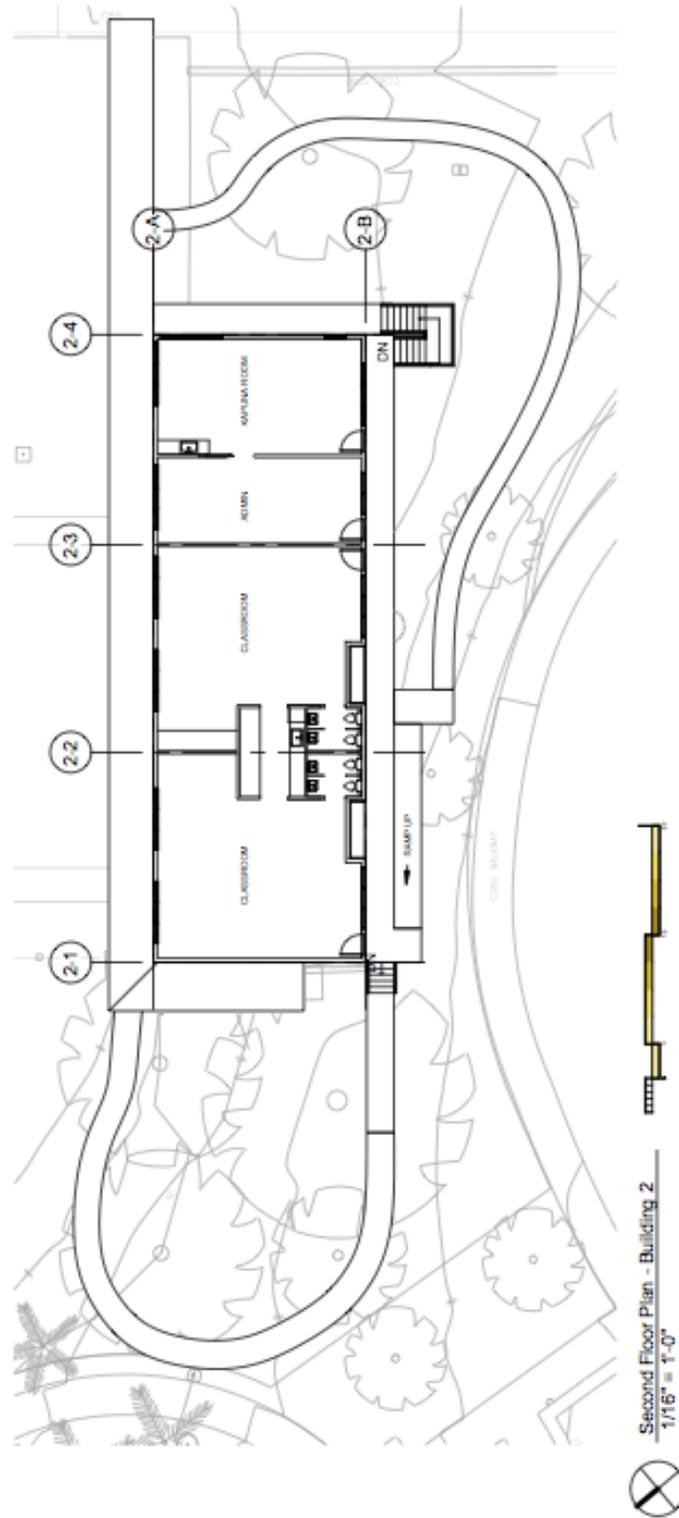


Figure 6: Second Floor Plan

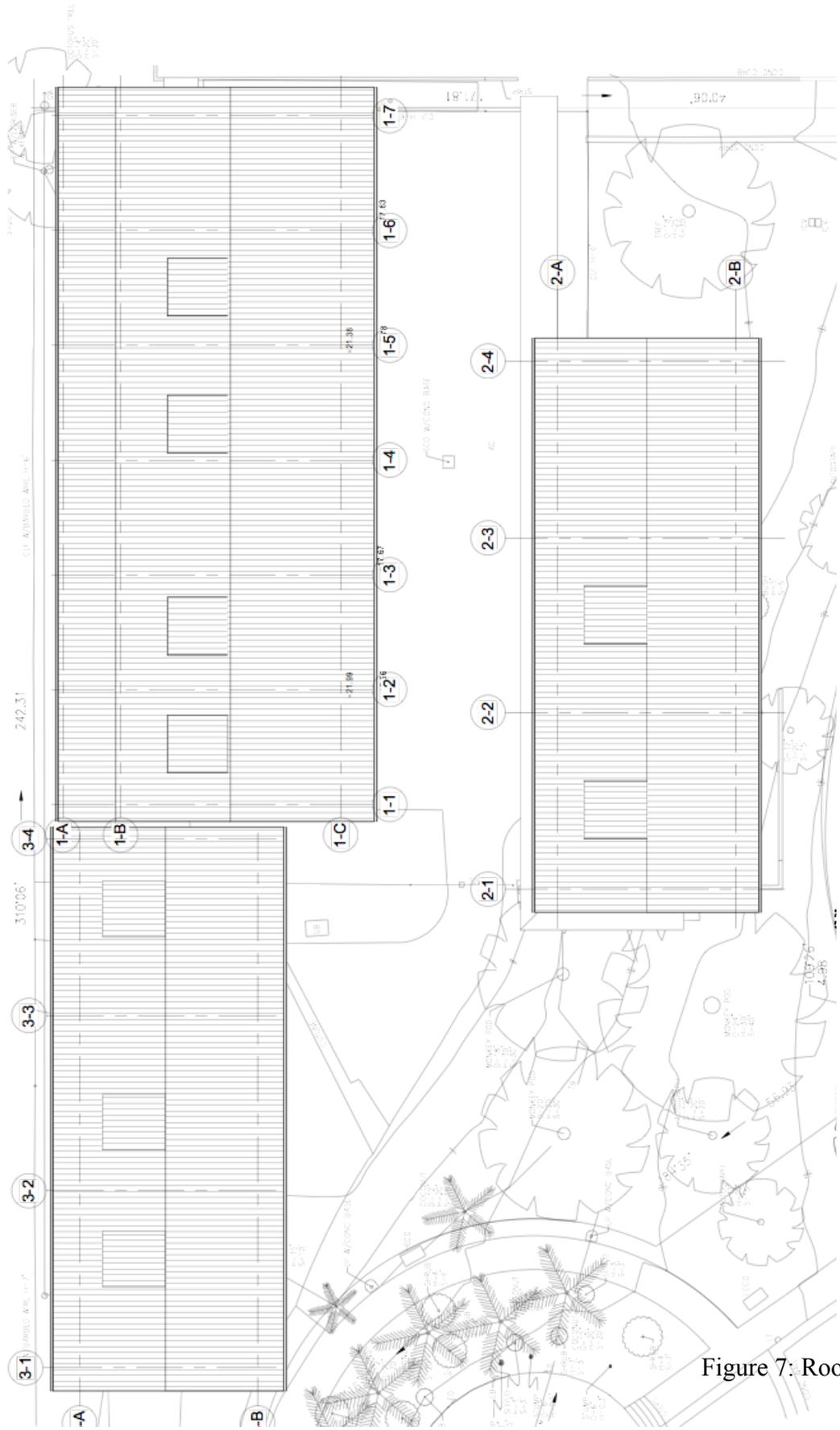
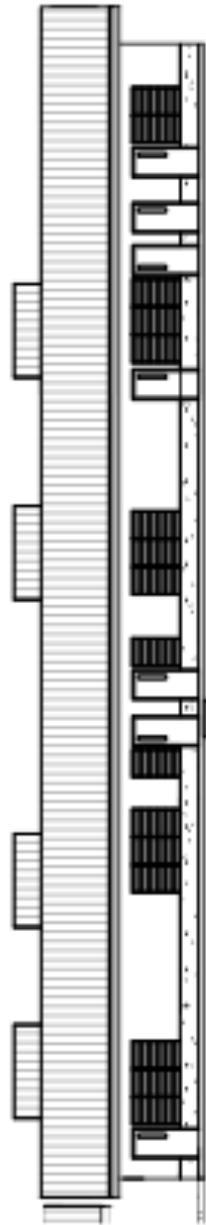


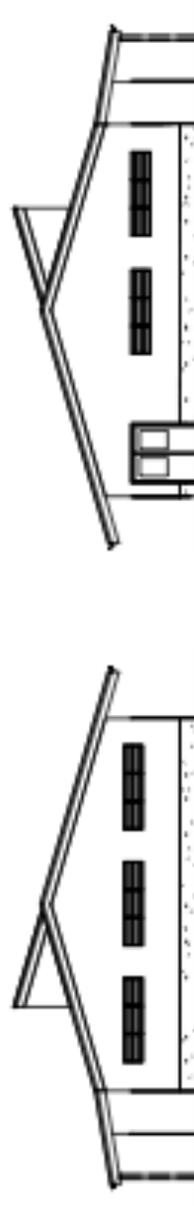
Figure 7: Roof Plan



Building 1 - Makai  
1/16" = 1'-0"



Building 1 - Mauka  
1/16" = 1'-0"



Building 1 - Ewa  
1/16" = 1'-0"



Building 1 - Diamond Head  
1/16" = 1'-0"

Figure 8: Building 1 Elevation

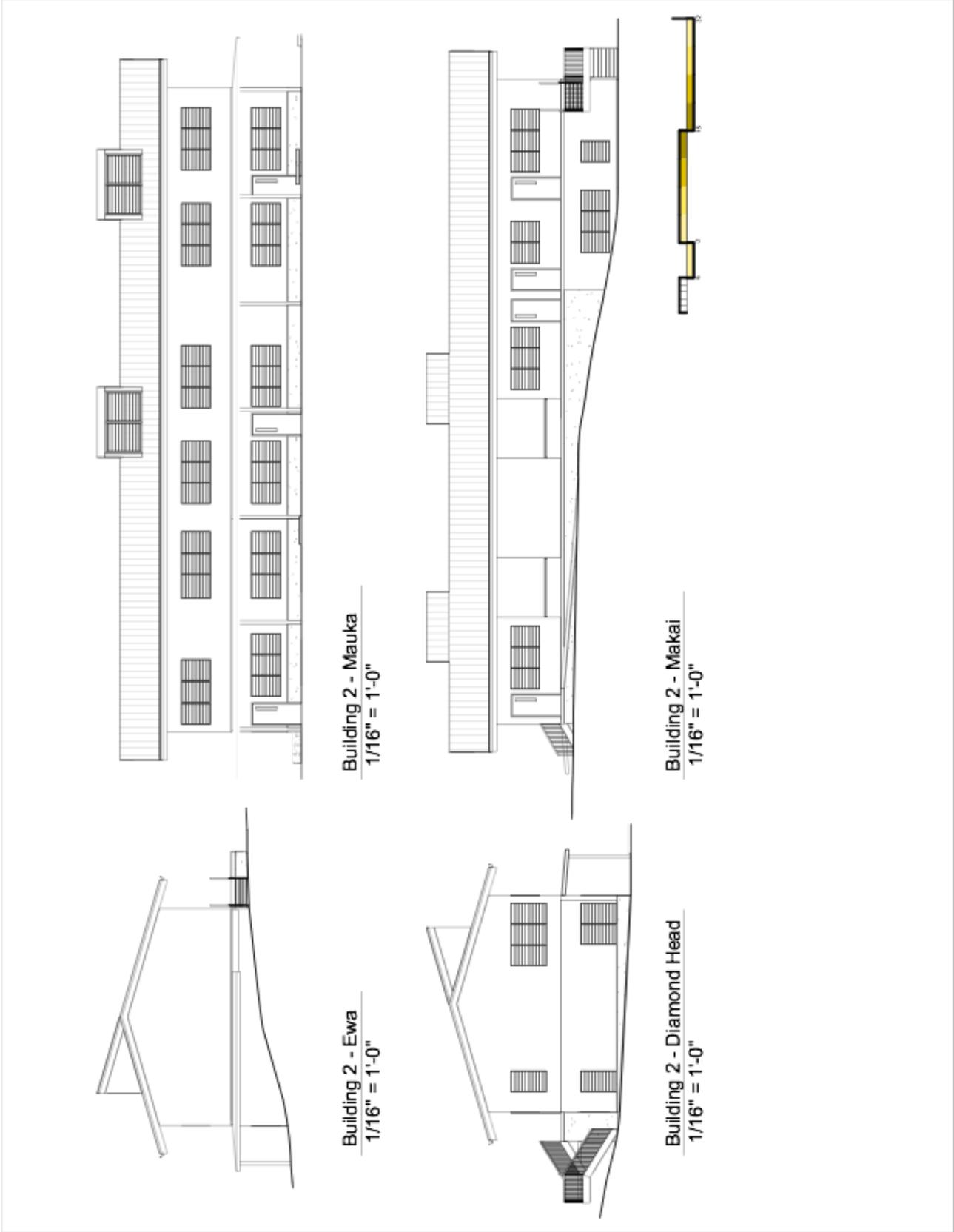


Figure 9: Building 2 Elevation

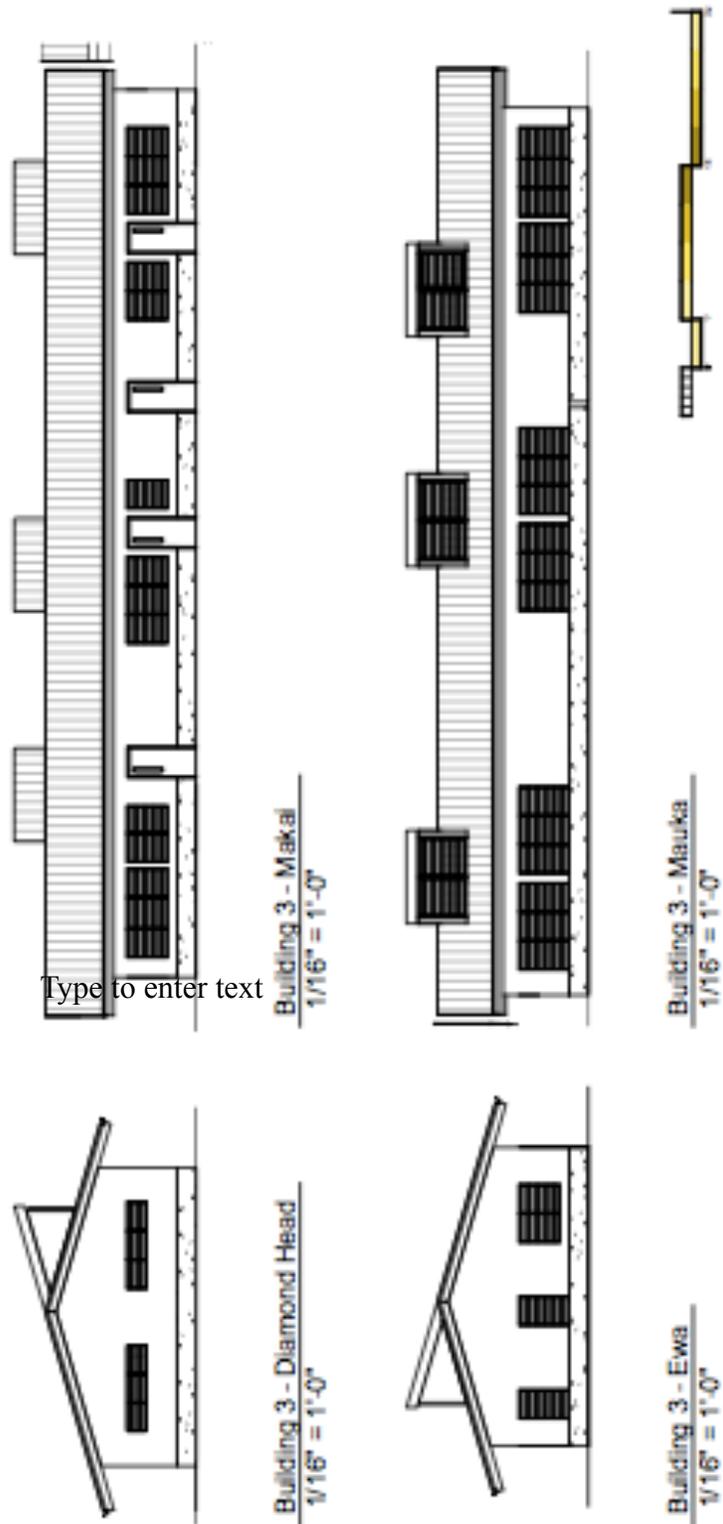


Figure 10: Building 3 Elevation

## **SECTION THREE**

### **DESCRIPTION OF ENVIRONMENT, ANTICIPATED IMPACTS AND MITIGATION MEASURES**

#### **3.1 ENVIRONMENTAL SETTING**

The project site is primarily located in an area of the Kakaako Waterfront Park that is restricted to maintenance staff and other official uses. It is also located adjacent to the Kelikoi Street parking lot for the University of Hawaii Cancer Center and the John A. Burns School of Medicine. The site is also adjacent to the Park parking lot which makes it well suited for pick-up and drop-off activities.

The park itself is a center piece of the Kakaako Makai District and well used during the weekends and later afternoon hours. The park features rolling hills, circuitous pedestrian pathways throughout the site, and an oceanfront promenade that the center of activity within the park. The park parking lot is lightly to moderately used throughout the day by as a break area for those using commercial vehicles and occasional recreational activities such as remote control cars. Higher levels of activity tend to occur along the Diamond Head portion of the park as opposed to the area under consideration.

Immediately adjacent to the project site is the outdoor amphitheater. This facility is infrequently used, and in general is in use during evening hours. The amphitheater is likely to be well used by proposed preschool use as is the near by Children's Discovery Center.

The park site is generally characterized as a large open space with varying topography unlike traditional parks. While the park does not have any fields for organized sports, the park offers activities greater than traditional passive parks. The grassy hills are frequently used for cardboard sledding, the pathways are frequently used by walkers and joggers, and the oceanfront promenade is used by swimmers, fishermen, and those simply enjoying the vast oceanscape views.

#### **3.2 SURROUNDING USES**

Adjacent uses reflect the dynamically changing environment of the Kakaako District. The Makai Area is largely undeveloped in the Diamond Head direction but new uses such as the University of Hawaii Cancer Center, John A. Burns School of Medicine and new commercial uses along the Kewalo Basin Waterfront signal new and dynamic uses within this emerging area. The Kakaako Waterfront Park is also the terminus of a mauka to makai access that will serve as the central core of Kakaako. The site has excellent access into the residential areas of Kakaako.

### 3.3 ENVIRONMENTAL CONSIDERATIONS

#### 3.3.1 GEOLOGICAL CHARACTERISTICS

##### Topography

The project area proposed for development is essentially flat and has been graded and paved to serve the former maintenance warehouse uses that occupies the site. Vegetation is limited to weedy species in fenced and paved areas.

##### Climate

The geography of the Honolulu District is typically warm and dry in climate. Prevailing tradewinds arrive from the northeast. According to the National Weather Service Honolulu Office, over a period of 30 years, normal monthly high temperatures range from 80 degrees in January to a high of 89 degrees in August for an average of 84 degrees. Normal month low temperatures range from a low of 65 degrees in February and a high of 74 degrees in August for a monthly average of 70 degrees. Precipitation typically ranges from 0.44 inches in August to a high of 3.8 inches in December. The annual average rainfall in Honolulu is 70 inches per year.



Figure 11: Soil Type Map

Source: City and County of Honolulu

## Soils

The project site is located on soils classified FL fill land according to the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii by the U.S. Department of Agriculture Soil Conservation Service. Fill land is typically found near Pearl Harbor and in Honolulu, adjacent to the ocean. It consists of areas filled with material dredged from the ocean or hauled from nearby areas, garbage, and general material from other sources. This land type is used for urban development including airports, housing areas, and industrial facilities.

According to the City and County of Honolulu GIS system, the project site is located on Fill Land, Mixed as would be expected from the site's former use as a sanitary landfill.

### **3.3.2 WATER RESOURCES**

#### Hydrologic Hazards and Resources

According to Panel 150003C0362G of the Federal Emergency Management Agency Flood Insurance Rate Map, the project site is located in Zone AE (EL10) an area determined to be subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. A Base Flood Elevations of 10 feet is designated for the project site. Mandatory flood insurance purchase requirements and floodplain management standards apply.

#### Tsunami Inundation

The NOAA Pacific Tsunami Warning Center tsunami inundation map shows that the project site is located in a tsunami hazard area. The nearest area of refuge for this site is the Makiki District Park.

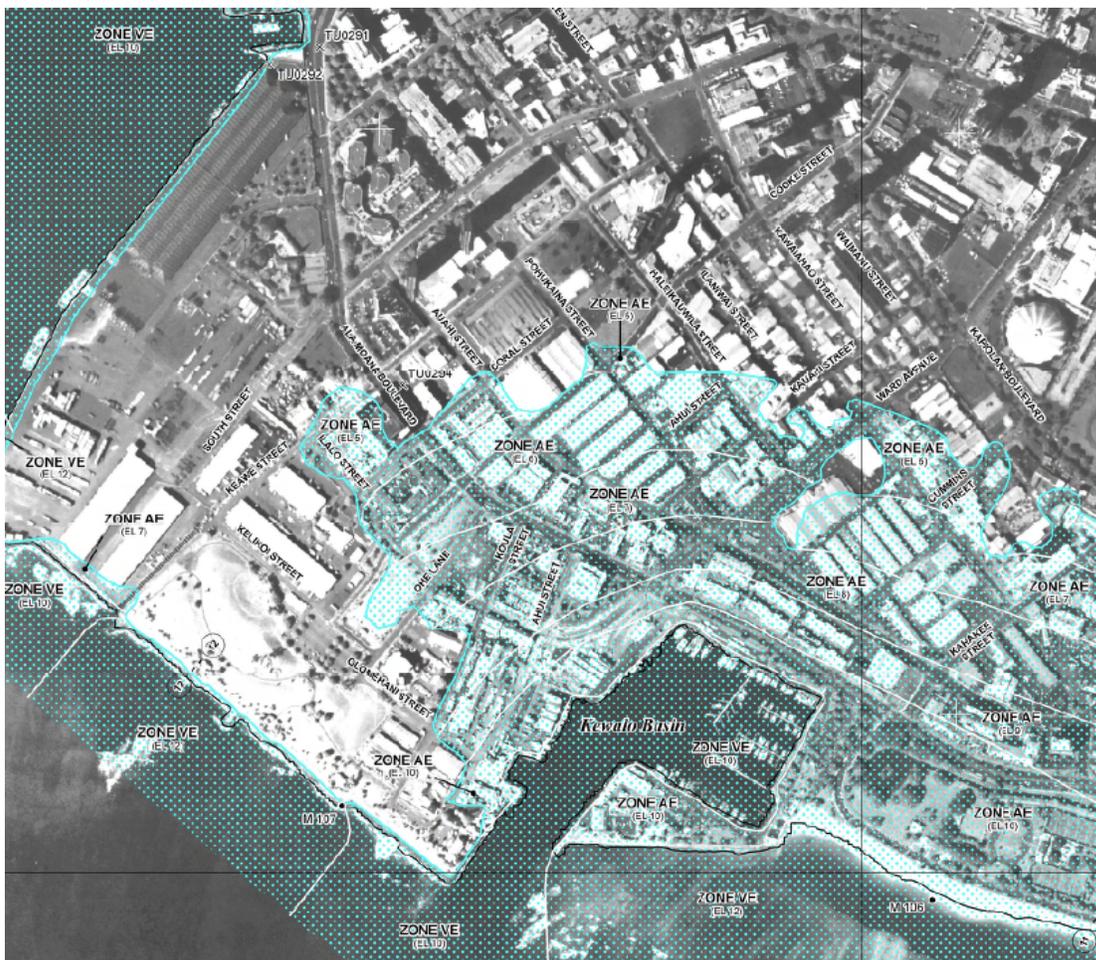


Figure 12: FIRM Map

Source: Federal Emergency Management Agency



Figure 13: Tsunami Hazard Map

Source: NOAA

## Special Management Area

The project site is located within the boundaries of the Special Management Area (SMA). The project will be required to obtain a Special Management Permit from the State Office of Planning.

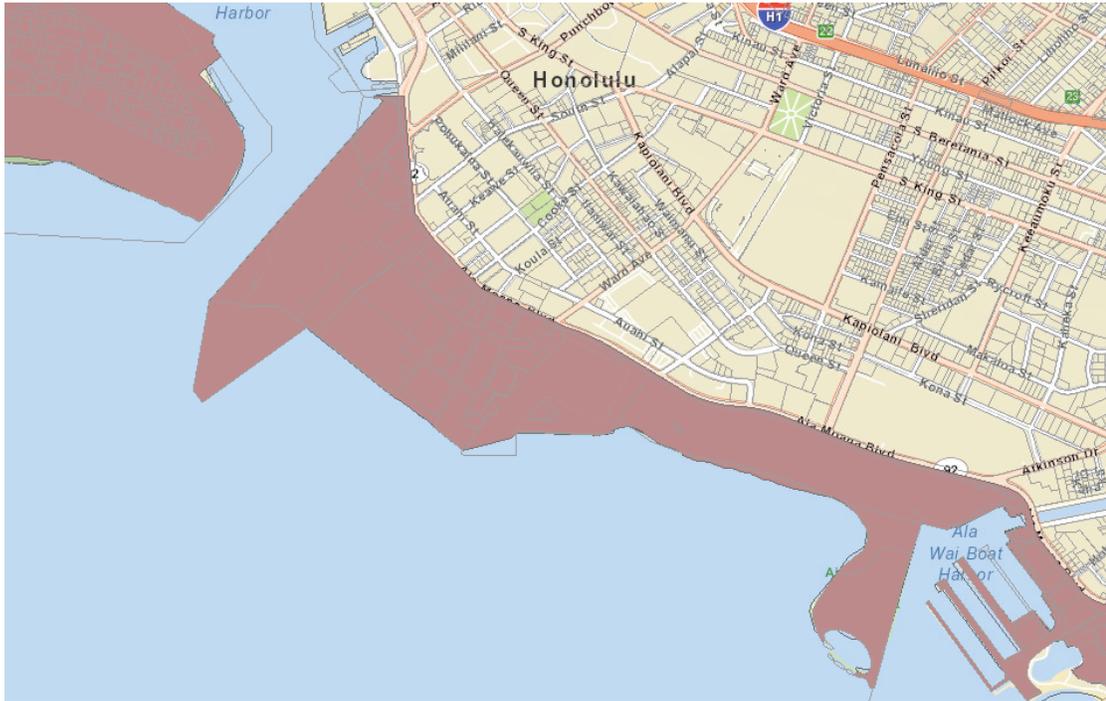


Figure 14: Special Management Area Source: Office of Planning

### **3.3.3 CULTURAL AND ARCHAEOLOGICAL ASSESSMENT**

A study titled *Cultural Resources* was prepared for the *Kakaako Community Development District Makai Area Plan Amendment Final Environmental Assessment* in July 2005. The study, which covered the project area, is summarized in this section and included in its entirety as Appendix.

Significant historic resources in the Makai Area include the Department of Health Building, the U.S. Immigration Station, and the former Ala Moana Wastewater Pump Station. These structures were constructed prior to 1941, and have been associated with a historic period or architectural style. The later two are currently listed on the National Register of Historic Places, although all of these buildings are considered to have “high” preservation potential, historic significance, and can be feasibly maintained and sustain in their present condition.

The project site is located on fill land that is identified as the near-shore waters and coral reef of Kaakauikukui on early historical maps. Kaakauikukui is an 'ili awarded to Victoria Kamamalu in the Great Mahele of 1848 that is situated between the areas traditionally referred to as Kewalo and Kakaako. Historical maps of the area from the 1800's indicate a "Beach Road" that follows along the shoreline and makai boundary of the 'ili. This road approximately coincides with the present day alignment of Ala Moana Boulevard.

The lands of Kaakauikukui, Kakaako and Kewalo were in close proximity to Kou, a favorite sheltered harbor of Oahu's chiefly class. In 1809 under the reign of King Kamehameha I, the seat of government was moved from Hawaii Island to Kou which quickly developed into Honolulu Harbor and Downtown Honolulu. The surrounding area, which included Kaakauikukui, grew from a coastal fishing village to support the new maritime industry and increased activities.

In the 1840's during the reign of Kauikeaouli Kamehameha II, son of Kamehameha I, land tenure in Hawai'i entered a transitional period terminating in the "Great Mahele" of 1848. King Kamehameha III who inherited from his brother control of all the lands within the kingdom chose to provide the opportunity for fee simple ownership of land to his chiefs and people. The makaainana, the native tenants, were able to make claims for and receive title to their kuleana, the areas of land which they personally used. Kauikeaouli Kamehameha III after reserving certain lands for himself as his own private property, surrendered the majority of the lands to his chiefs and people. The project site is located in what were the nearshore waters of the 'ili of Kaakauikukui, of which the majority of the lands, or 125 acres, was awarded to Victoria Kamamalu through Land Commission Award 7713. Similar kuleana lands were also awarded to seven other native tenants.

Claims by native tenants are recorded in the Native and Foreign Registers which typically includes information regarding the location of the claim, and sometimes information regarding the type of use. Additional information regarding the claims use of the land can also be found in Native and Foreign Testimony records. A review of Native and Foreign Register and Testimony records revealed that claimants registered for house lots, fishponds, salt beds and cultivation areas including mauka kalo patches.

In 1919 the Territory of Hawaii acquired the land from Bishop Estate which included lands inherited by Princess Bernice Pauahi Bishop from

Victoria Kamamalu. By this time a retaining wall had been constructed along the approximate alignment of the present Olomehani Street and the area makai of Ala Moana Boulevard was filled.

During this period of development a large settlement of squatters became established and by 1924 the Territorial government was evicting people from “Squattersville.” The following history of this period of change for the area can be found in *The Beaches of O ‘ahu* by John R.K. Clark.

*“The shoreline land that Squattersvitle occupied was known as Kaakaukukui, commonly shortened to Akaukukui. The majority of the homes were comfortable and sturdily built. The dwellings that lined’ the seashore, where the present Olomehani Street now runs, were protected from the ocean by a low sea wall about three feet high. Relatives and friends of the residents often went there to spend: weekends and summers. By the mid-19289, the community numbered about 700 Hawaiians’ and part-Hawaiians, but because of the illegality of their settlement all of the families were evicted by May 1926 and all of the dwellings were razed.*

*During the 1930s and 1940’s, the Kaakaukukui area continued to be heavily utilized as a fishing and swimming area, especially by children from the nearby community Kakaako. The children surfed on redwood planks in the break they called ‘Stonewall.’ Many varieties of fish were abundant. Younger divers were warned by old-time residents to stay away from the large shark hole on the Waikiki side of Kewalo Channel. Many people came to this area to pick limu and wana, and also to catch squid on the shallow reef.*

*in August 1948 a severe change took place. The City and County began work on a project to provide a dump for the noncombustible material from the nearby incinerator. A huge Seawall was constructed, 10 feet high, 10 feet wide on top, and 30 feet wide at the base, and it extended 500 feet seaward from the old shoreline. From its outer extremity, along the edge of Kewalo Channel, the wall was continued parallel to the coast all the way to Fort Armstrong. With the completion of the Seawall in 1949, filling operations began and in the mid-1950s the shallow reef of Kaakaukukui was completely covered over. Twenty-nine acres of new land had been added to the old shoreline.*

Since the area makai of Ala Moana Boulevard is comprised of fill land, the project site is located on previously submerged lands. Nevertheless, in the

early 1900s these leads supported an unauthorized fishing village until the Territorial government eventually evicted the squatters in 1926.

Although the existing shoreline is the result of land-filling activities that took place in the early 1900s and mid-1950s, the coastline continues to be used for fishing, shoreline gathering and recreational activities including swimming and surfing.

In the vicinity of the project site, these ocean-related activities primarily occur at Kaka'ako Waterfront Park which is located immediately makai of the project site.

The proposed project will have no impact on cultural resources or activities. In their letter dated February 18, 1998 the State Historic Preservation Division determined that "because the area makai of Ala Moana Boulevard is comprised of fill lands, we believe that the development of the area will have 'no effect' on subsurface cultural deposits because it is unlikely any are present".

### **3.4 TRAFFIC CONDITIONS**

The project site is not subject to direct street traffic as access to the site is provided by the Kakaako Waterfront Park parking lot. While the park access is located on Kelikoi Street, access to the site is also available through Ohe and Olomehani Streets with the Olomehani Street access being the most frequently used. Traffic in the project area is light due to the vacant land located Diamond Head of the site. Through traffic is generally circuitous with only a short drop-off period required for students and parents. The low use of the parking lot during the drop-off and pick-up times also facilitate traffic movement through the parking lot.

With a design program of 220 students and 30 staff, a maximum of 250 round trips per day is possible but it is likely that staff trips will be lower and as development within Kakaako continues, a greater number of walking trips is likely. Trip generation within the Kakaako Makai area is very low and no significant traffic impacts is expected. It is also expected that traffic will be dispersed over Keawe and Ilalo Streets as traffic will be both ewa and Diamond Head bound. Overall impacts on traffic have been addressed in the 2005 Makai Area Plan.

### **3.5 NOISE ENVIRONMENT**

Typical of school environments, the school will be a minor source of noise during transition times and play periods but during classroom time or structured activities, noise

levels are low and overall use is not expected to adversely affect park users or adjacent uses. It is possible that park activities may prove somewhat disturbing to the school activities but these noises are typical of any open area subject to maintenance activities such as grass cutting, leaf blowing and tree trimming.

Impacts on the adjacent medical school are anticipated to be minimal as the classroom building shields the primary play areas from the Cancer Center and Medical school. The large hill areas will also minimize any play activity noise from other park users that are generally found along the makai promenade. Vehicular traffic is expected to be minimal as traffic will flow through the Kakaako Waterfront Park parking lot and travel with the lot will be at low speeds.

### **3.6 BIOLOGICAL CHARACTERISTICS**

#### Flora

The project lot is presently covered with asphalt paving while smaller areas outside of the security fence are grassed. The project site is well shaded along the makai perimeter with several shade trees including monkey pod, sausage tree, koi and autograph trees. Shrubs found throughout the area include naupaka and hibiscus. The site will incorporate the trees in the plan both for their thermal characteristics as well as for site beautification.

#### Fauna

The site does not serve as a wildlife habitat although avifauna, feral cats, dogs and rodents may be found on-site. During site visits avifauna observed on site include egret, cardinal, mynah and it is expected that common pigeon, dove and sparrows will also be found onsite.

### **3.7 INFRASTRUCTURE AND UTILITIES**

The proposed improvements are readily serviced by existing utilities located in the immediate vicinity.

#### Water

There is an existing 1-1/2 inch water lateral servicing the existing building. The lateral is connected to an existing 8-inch water main

running along Keikoi Street, mauka of the project site. The lateral is connected to a 1-inch meter and 1-1/2 inch backflow preventer located at the Keikoi Street property line. The 1-1/2 inch water lateral was installed in the 1990s part of the Kakaako Waterfront Park improvements.

A new 2-1/2 inch water lateral is anticipated to replace the existing 1-1/2" water lateral and will be installed in approximately the same location. The increase of water lateral size is due to the increase demands from the new facility. A new 2-inch water meter and 2-1/2 inch backflow prevent will replace the existing system. The water system shall comply with the "Water System Standards", Board of Water Supply, City and County of Honolulu, 2002. Approvals for the proposed water system shall obtained from the Board of Water Supply.

### Fire Protection

An existing fire hydrant is located mauka of the existing building within the University of Hawaii, Cancer Center. The fire hydrant does not meet the requirements for fire protection to the proposed Seagull School.

A new 6-inch fire line will be installed from Keiko Street to the proposed Seagull school site. Two new fire hydrants will be installed to meet the fire protection requirements for the school. One will be located along the eastern side of the school site within the existing parking area. The second fire hydrant will be located along the west side of the school site. A detector check meter will be installed at the Keikoi Street property line. The fire line shall comply with the "Water System Standards", Board of Water Supply, City and County of Honolulu, 2002. Approvals for the proposed water system shall be with Board of Water Supply.

### Wastewater

There is an existing 6-inch sewer lateral servicing the existing building. The sewer lateral was installed in the 1990s part of the Kakaako Waterfront Park improvements. The system connects to the sewer main running along Kelikoi Street, mauka of the project site.

The existing 6-inch sewer lateral will be utilized to support the proposed Seagull school. The existing 6-inch sewer lateral will be extended west to support the two new structures. The sewer system shall comply to the

"Design Standards of the Department of Wastewater Management", Department of Wastewater Management, City and County of Honolulu, July 1993. Approvals for the proposed sewer system shall be with Department of Environmental Services.

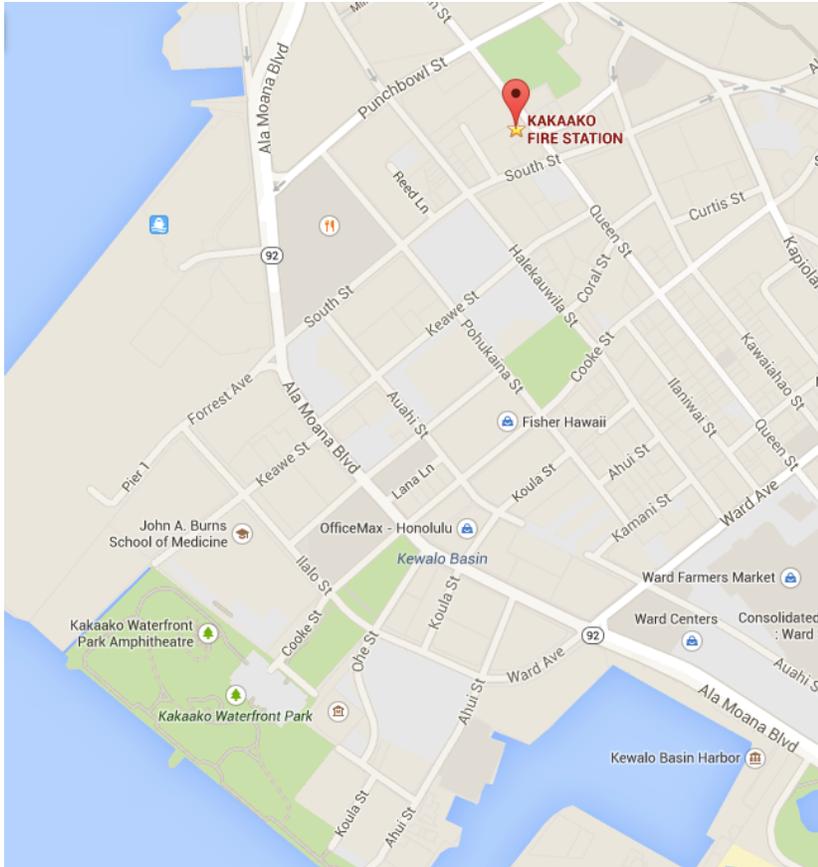
### Stormwater Drainage

Drainage in the vicinity of the proposed Seagull school is serviced by two existing grate inlets connected to a 36-inch drain line. This system was installed in the 1990s part of the Kakaako Waterfront Park improvements. Generally drainage sheet flows into these two grate inlets. Drainage runoff from the grassed mound makai of the proposed school sheet flows mauka to an existing grass swale where portions of the runoff discharge into one of the grate inlet west of the school. The second grate inlet is located makai of the existing building and receives runoff from the pavement area. Runoff from the existing parking east of the proposed school flows into a series of grate inlets within the parking area. Drainage mauka of the school is contained within the UH Cancer campus.

The existing drainage system around the vicinity of the school will be realigned to accommodate the new school structures. The existing impervious asphaltic concrete pavement will be demolished and removed, replaced with a pervious surface to reduce flows. The proposed drainage system shall comply to the "Rules Relating to Storm Drainage Standards", Department of Planning and Permitting, City and County of Honolulu, January 2000. The intent is to establish controls on the timing and rate of discharge of storm water runoff to reduce storm water runoff pollutions and quantity to the maximum extent practicable through the implementation of best management practices and engineering control facilities. Approvals for the proposed drainage system shall be with Department of Environmental Services.

### Solid Waste

It is expected that private refuse collection service will be used to service the project location. The applicant may implement recycling programs upon project completion. The Department of Health has indicated that recycled paving material should be used if available at acceptable prices and that solid waste generated during the project's construction should be directed to a permitted solid waste disposal, processing or recycling facility.



### Telephone and Electrical Services

Telephone and electrical services are available to the site. Coordination with the local electric and telephone service providers will be expected during the design and construction phases.

### **3.8 PUBLIC FACILITIES**

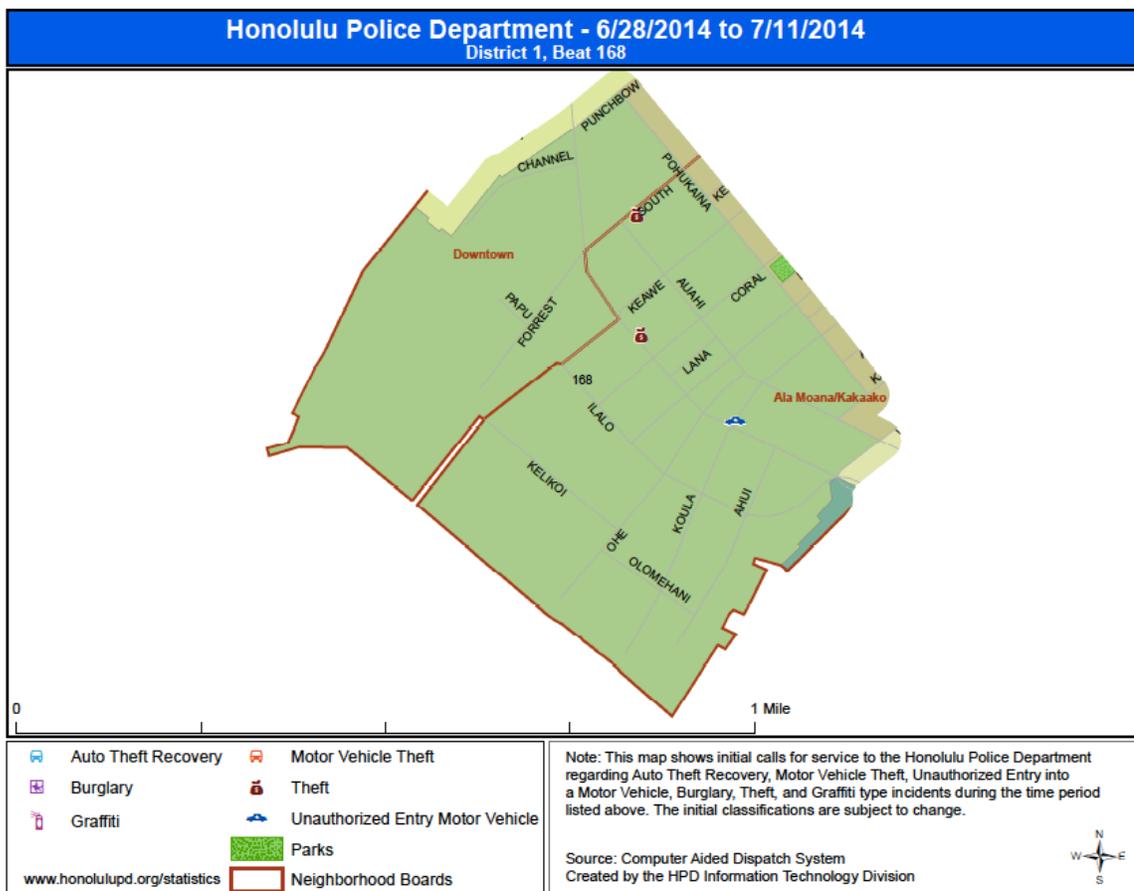
The proposed project is not expected to have any impact on any existing public facilities including schools, parks, police, and fire or emergency medical services.

Kakaako Fire Station Number 9 provides fire protection service to the project area as well as emergency medical service. The station is located at 555 Queen Street less than one mile from the project site. Response time to the park is less than 5 minutes.

Police service is provided by the Honolulu Police Department (HPD) BeatNumber 168. Response time to the site is less than 5 minutes.

Public transportation by TheBus is available along Queen Street, approximately 500-feet from the project site along either Keawe Street or Coral Street. Bus stops are located both mauka and makai of Queen Street near the Queen Street/Emily Street intersection. Bus service is also readily available on Ala Moana Boulevard.

By year 2020, it is anticipated that the Honolulu Area Rapid Transit rail system will be in operation serving the project area. The Civic Center rail station located at the intersection of Halekauwila and South Street will be the closest to project site, approximately 0.6 miles away.



Public schools serving the area include Royal Elementary School and McKinley High School. While the proposed pre-school is located within the district served by these schools, students matriculating from the schools will be bound to schools located within and outside of the area.

### **3.9 Relationship to Plans, Codes and Ordinances**

The project site is located within the Hawaii Community Development Authority (HCDA) Makai Area. The Makai Area Plan is part of the Hawaii Administrative Rule Title 15, Department of Business, Economic Development & Tourism: Subtitle 4, Hawaii Community Development Authority, Chapter 23, Makai Area Rules.

A Final Environmental Impact Statement for the Makai Area Plan was published in 1990 and was subsequently updated with a Supplemental document for a 1993-2002 plan, and most recently a 2005 plan. As in the original plan, each updated plan and area rules continue to recognize the Kakaako Waterfront Park site as a landmark park. The EIS and Supplemental EA published by the HCDA for the Makai Area Plan provide the disclosure for full build out of the Makai Area as envisioned in the Makai Area Plan. The subject EA for the Seagull First School is not a supplement to the Makai Area EIS but is required for the use of State Lands under Chapter 343. In a Declaratory Ruling by the Environmental Commission in 1980, it was determined that the entire Kakaako Development District should be viewed as a “group of proposed or possible actions” taken as a comprehensive whole.

Under the most current 2005 plan, the park site is envisioned as a site for active plan and interactive children's play. The plan also states that within the park zone cultural and educational uses are allowed and encourage. With respect to these vision statements, the proposed preschool use is consistent and fulfilling to the plan.

The State Land Use Commission Boundary Maps identify the project site as being within the Urban area. This is consistent with the surrounding uses that include commercial uses and high-density residential development.

The project site is located within the Special Management Area and will consequently require a Special Management Permit from the State Office of Planning.

Required permits will include an HCDA Development Permit, the aforementioned Special Management Permit, and grading and construction related permits from the City and County of Honolulu.

### **3.10 Probable Impact on the Environment**

The proposed project represents a significant change from its current and former uses. The project is consistent with surrounding land uses and the intent of the

prevailing Makai Area Plan. Impacts associated with the proposed project have generally been determined to be negligible. Views will be minimally impacted as a result of the new facility but should be considered an attractive addition with a minimal loss of open space. Parking during the hours of operation are readily available.

Construction of the school will result in the long-term loss of the area for other uses but this is largely off-set by the education and services provided by the preschool operation. In this context, the use is an essential component of the urban fabric of the Kakaako District. The use of a portion of the park site that was never available for visitor and resident use means that no loss of recreation space will result.

Positive environmental impacts are expected as a result of the increased activity in the relatively quiet corner of the park site. Increased use will decrease loitering in the area and will also increase the sense of activity and well being throughout the site.

Based on the information available at the time of this study, the collective implementation of all site components will result in significantly positive overall impacts that offset negative environmental impacts.

### **3.11 Adverse Impacts Which Cannot be Avoided**

Adverse impacts that cannot be avoided are generally related to short-term construction impacts. These impacts can be minimized by sound construction practices, Best Management Practices (BMPs) adherence to applicable construction regulations as prescribed by the Department of Health, and coordination with applicable County agencies.

Minor increases in traffic and air and noise pollution from vehicular traffic will occur as is expected of any development of this nature. This is particularly true for a facility specializing in young children as walking distances must be shorter necessitating the need for automobile transportation.

### **3.12 Alternatives to the Proposed Action**

No other use alternatives beyond the non-action alternative were considered for this project. Non-action was considered and rejected since no benefit to the community would be provided and the loss of childcare in the district would be significant and detrimental.

Within the scope of proposed improvements, alternative densities and configurations were considered. As presented in this report, the final program for this facility is slightly smaller than the Applicant's current campus at the Civic Center but this small decrease in student capacity allows the proposed campus to better fit the available site.

Alternative locations were not considered because no other suitable public owned lands (such as the existing campus) in the vicinity are available. Privately owned lands in the project area could accommodate the proposed project however acquisition costs would be prohibitive.

Open space, while also beneficial to the community, does not represent a highest and best use of the project lot.

### **3.13 Mitigation Measures**

Long-term impacts resulting from the proposed improvements are expected to be minimal or non-existent based upon the subject environmental assessment. Long-term traffic, air and noise impacts are not expected to change significantly after improvements are completed. Short-term construction related noise and air quality impact mitigation measures include general good housekeeping practices and scheduled maintenance to avoid a prolonged construction period. The contractor will be directed to use best management practices (BMP) wherever applicable.

### **3.14 Irreversible and Irretrievable Commitment of Resources**

Implementation of the proposed project will result in the irreversible and irretrievable commitment of resources in the use of non-recyclable energy expenditure and labor. Materials used for new construction may have salvage value; however, it is unlikely that such efforts will be cost-effective. The expenditure of these resources is offset by gains in construction-related wages, increased tax base and tertiary spending.

#### 4.0 NECESSARY PERMITS AND APPROVALS

Use of the project site for the proposed preschool requires a discretionary approval from the Hawaii Community Development Authority (HCDA). All other permits and approvals are generally ministerial in nature.

##### **State Agencies**

<u>Permit or Approval</u>	<u>Approving Agency</u>
Kakaako Community Development District Permit	HCDA
Special Management (Area) Permit	Office of Planning

##### **County Agencies**

<u>Permit or Approval</u>	<u>Approving Agency</u>
Building Permits	Dept. of Planning and Permitting
Grading and Stockpiling Permits	Dept. of Environmental Services
Sewer Connection Permit	Dept. of Environmental Services

## **5.0 FINDINGS AND REASONS SUPPORTING ANTICIPATED DETERMINATION OF FINDING OF NO SIGNIFICANT IMPACT**

As stated in Section 11-200-12, EIS Rules, Significance Criteria: in determining whether an action may have a significant effect on the environment, every phase of a proposed action shall be considered. The expected consequences of an action, both primary and secondary, and the cumulative as well as the short-term and long-term effects must be assessed in determining if an action shall have significant effect on the environment. Each of the significance criteria is listed below and is followed by the means of compliance or conflict (if extant).

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

The proposed action will occur on an existing developed site and will not impact any topographical resources. The area has been heavily disturbed and the proposed use will not involve the loss or destruction of any cultural resources.

- Curtails the range of beneficial uses of the environment.

The proposed use will result in a significant change from its existing use but represents an appropriate use that will benefit the public and will be environmentally consistent with the surrounding urban area. Beneficial uses of the environment will be expanded by the proposed project by providing needed early education opportunities in a convenient urban location in central Honolulu. Recreational uses on the surrounding Kakaako Waterfront Park will not be affected. The existing parking lot only be minimally impact by the proposed school operations.

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

The proposed action is consistent with the goals and guidelines expressed in Chapter 343, Hawaii Revised Statutes. The proposed action is triggered by the use of State lands and funds. The subject Environmental Assessment has been developed in compliance with the Chapter 343.

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

The proposed action will make a positive contribution to the welfare and economy of the State and City by providing desirable and needed early education opportunities to the State of Hawaii. The proposed use adaptively reuse the existing vacant maintenance building. The facility will also contribute positively to the community through the use of goods and services in the area, through construction related employment, and through secondary and tertiary spending and taxes.

- Substantially affects public health.

The proposed improvements are not expected to have any direct impact on public health. No recreational resources will be impacted by the project, nor will the project increase any undesirable environmental impacts.

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

The proposed action will not increase the population within the community nor will it increase the demand for public facilities. The proposed use is, in fact, a highly desirable service to the growing Kakaako community.

- Involves a substantial degradation of environmental quality.

The proposed action will not degrade environmental quality. Impacts associated with the project, such as traffic impact and air and noise quality have been assessed to be minimal. The project is located in a highly urban environment that is expected to be heavily developed in the future. In that respect, the project is consistent with the overall land use of the district.

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

The proposed action is not a first phase of, or related to, any larger action. The cumulative effect of the project is disclosed in this document (and associated figures and charts) and does not involve any planned future actions that will cumulatively impact the environment.

- Substantially affects rare, threatened or endangered species, or their habitats.

The proposed action will not affect any rare, threatened or endangered species of flora or fauna, nor is it known to be near or adjacent to any know wildlife sanctuaries.

- Detrimentially affect air or water quality or ambient noise levels.

The proposed action will not impact air or water quality. Noise levels will change from those of a heavy equipment maintenance facility to noise associated with children at play.

Minimal impacts on air quality and noise are anticipated during construction, and these impacts will be mitigated by normal construction practices and strict adherence to Department of Health construction mitigation standards.

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

The project will not have any impact on an environmentally sensitive area.

- Substantially affects scenic vistas and viewplanes identified in County or State plans or studies.

The proposed action will not affect any scenic vistas or viewplanes. The project is located in the lowest elevation area of the park site and is also located in a relatively quiet corner of the park.

- Require substantial energy consumption.

The project will increase electrical energy consumption over the existing use. The school will be naturally ventilated as is it is the policy of the applicant. General conservation goals include: meeting State energy conservation goals, using energy saving design practices and technologies, and recycling and using recycled-content products.

Based on the above stated criteria, the proposed preschool facility will not have a significant effect on the environment. As such, a Finding of No Significant Impact (FONSI) is anticipated for the project.

## **6.0 LIST OF PARTIES TO BE CONSULTED PRIOR TO PUBLICATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT**

Agencies with ministerial or specific interests regarding the proposed project were contacted for their early comments regarding the proposed project. Parties contacted are listed below.

### **Federal Agencies**

US Environmental Protection Agency  
Region IX Administrator

### **State Agencies**

Department of Accounting and General Services  
Department of Business Economic Development & Tourism  
Energy, Resources & Technology Division  
Department of Defense  
Department of Education  
Department of Health  
Department of Land and Natural Resources  
Department of Land and Natural Resources  
State Historic Preservation Officer  
Department of Transportation  
Hawaii Community Development Authority  
Hawaii State Library Main Branch  
Office of Hawaiian Affairs  
Office of Planning  
University of Hawaii at Manoa  
Environmental Center

### **County Agencies**

Board of Water Supply  
Department of Community and Social Services  
Department of Environmental Services  
Department of Parks and Recreation  
Department of Planning and Permitting  
Department of Transportation Services  
Fire Department  
Police Department

## **Officials and Organizations**

Children's Discovery Center

Friends of Kewalo

Hawaiian Electric Company

Howard Hughes Corporation

John A. Burns School of Medicine

Kakaako Improvement Association

Kakaako Makai Community Planning Advisory Committee (CPAC)

Kamehameha Schools

Neighborhood Board No. 11

UH Cancer Center

## **APPENDIX A**

### **Cultural Resources**

