

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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APR 08 2016

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2015/ED-18(MT)

March 29, 2016

Mr. Scott Glenn, Interim Director
State of Hawaii
Department of Health
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Glenn:

SUBJECT: Chapter 343, Hawaii Revised Statutes (HRS)
Final Environmental Assessment (EA)

Project: 208 Kapahulu/2583 Kuhio Restaurant/Retail Building
Applicant/ Landowner: Malu Investments I, LLC
Agent: Tom Schnell
Location: 208 Kapahulu Avenue - Waikiki
Tax Map Key: 2-6-27: 1, 48, and 52
Proposal: To allow the construction of a new restaurant/retail building, off-street parking and loading area, and ancillary improvements.

RECEIVED
16 MAR 29 P2:11
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Attached and incorporated by reference is the Final EA prepared by the Applicant for the Project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that the preparation of an Environmental Impact Statement is not required, and have issued a Finding of No Significant Impact. Please publish this Final EA in the next edition of "The Environmental Notice" on **April 8, 2016**.

We respectfully request publication. We have enclosed a hard copy of the Final EA, a hard copy of the Applicant completed Office of Environmental Quality Control publication form with Project summary, and a compact disc with the Final EA (pdf) and publication form (Microsoft word) copied on it.

Should you have any questions, please contact Mark Taylor at 768-8020.

Very truly yours,

Handwritten signature of George I. Atta in blue ink.

George I. Atta, FAICP
Director

Enclosure: Final EA
Publication Form
CD (Final EA and Publication Form)

**APPLICANT
PUBLICATION FORM**

APR 08 2016

Project Name:	208 Kapahulu /2583 Kūhiō Restaurant/Retail Building
Project Short Name:	Kapahulu/Kūhiō Restaurant/Retail Building
HRS §343-5 Trigger(s):	§343-5(a)(5): Proposed use within Waikīkī Special District
Island(s):	O'ahu
Judicial District(s):	Honolulu
TMK(s):	2-6-027:001, 2-6-027:048, and 2-6-027:052
Permit(s)/Approval(s):	Special District Permit (Major) Joint Development Agreement or Subdivision/Consolidation Building Permit Trenching Permit Grading Permit Right-of-Way Permit Sewer Connection Application NPDES Permit
Approving Agency:	City and County of Honolulu Department of Planning and Permitting
Contact Name, Email, Telephone, Address	Mark Taylor, Land Use Approval Branch Email: mtaylor1@honolulu.gov Phone: (808) 768-8020 Address: 650 South King Street, 7 th Floor, Honolulu, Hawaii 96813
Applicant:	Malu Investments I, LLC
Contact Name, Email, Telephone, Address	Email: dghhawaii@gmail.com
Consultant:	PBR HAWAII & Associates, Inc.
Contact Name, Email, Telephone, Address	Tom Schnell, Principal Email: tschnell@pbrhawaii.com Phone: (808) 521-5631 Address: 1001 Bishop Street, Suite 650, Honolulu, Hawaii 96813

Status (select one) DEA-AFNSI**Submittal Requirements**

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.

 FEA-FONSI

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.

 FEA-EISPN

Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.

 Act 172-12
EISPN ("Direct to
EIS")

Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.

 DEIS

Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list;

a 45-day comment period follows from the date of publication in the Notice.

FEIS Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.

FEIS Acceptance Determination The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.

FEIS Statutory Acceptance The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.

Supplemental EIS 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 or is not required; no EA is required and no comment period ensues upon publication in the Notice.

Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.

Other Contact the OEQC if your action is not one of the above items.

Project Summary

Malu Investments intends to construct a new restaurant/retail building, approximately 4,980 square feet in size, and related site improvements, such as a small parking lot and a loading area, outdoor seating area, and landscaping. The restaurant/retail building will be built on three contiguous, vacant parcels totaling approximately 0.3093 acres on the northwest corner of Kūhiō Avenue - Kapahulu Avenue. The building will be designed to accommodate up to three tenants, but Malu Investments currently intends to lease the entire building and premises to a single tenant for use as a Denny's Restaurant. The Final EA discusses potential impacts and proposes mitigation measures. Based on the information provided in the Final EA, the approving agency, the City and County of Honolulu Department of Planning and Permitting, has issued a Finding of No Significant Impact.

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16 MAR 29 P2:11
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

208 Kapahulu/2583 Kūhiō Restaurant/Retail Building

Final Environmental Assessment –
Finding of No Significant Impact (HRS 343)

TMKs 2-6-027:001, 048, and 052



Prepared for:

Malu Investments I, LLC

Prepared by:



April 2016

208 Kapahulu/2583 Kūhiō Restaurant/Retail Building

*Final Environmental Assessment –
Anticipated Finding of No Significant Impact
(HRS 343)*

Prepared for:
Malu Investments I, LLC

Prepared by:



April 2016

SUMMARY

This Environmental Assessment has been prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS) for a proposed restaurant/retail building, on three contiguous parcels (the Property) owned by Malu Investments I, LLC, a Hawaii limited liability company. The Property is located in Waikīkī, Honolulu, O‘ahu, State of Hawai‘i at the corner of Kūhiō Avenue and Kapahulu Avenue.

Project Name:	208 Kapahulu/2583 Kūhiō Restaurant/Retail Building
Location:	Waikīkī, Honolulu, O‘ahu. Address: 208 Kapahulu Avenue/2583 Kūhiō Avenue, Honolulu, Hawai‘i 96815 (Corner of Kūhiō Avenue and Kapahulu Avenue)
Judicial District:	Honolulu
Tax Map Keys (TMK):	2-6-027:001, 2-6-027:048, and 2-6-027:052 Throughout this EA, collectively, the three TMK parcels are referred to as the “Property.”
Area:	2-6-027:001 9,465 sf, 0.2173 acres 2-6-027:048 3,354 sf, 0.077 acres 2-6-027:052 652 sf, 0.015 acres Total area 13,471 sf, 0.3093 acres
Applicant:	Malu Investments I, LLC (Malu Investments)
Approving Agency:	City and County of Honolulu Department of Planning and Permitting (DPP)
Landowner:	Malu Investments
Existing Use:	The Property is currently vacant and undeveloped.
Project Description:	Malu Investments intends to construct a new restaurant/retail building, approximately 4,980 square feet in size, and related site improvements, such as a small parking lot and a loading area, on three contiguous, vacant parcels on the northwest corner of Kūhiō Avenue-Kapahulu Avenue. The building will be designed to accommodate up to three tenants, but Malu Investments currently intends to lease the entire building and premises to a single tenant for use as a Denny’s restaurant under a franchise agreement between the tenant and Denny’s.
Current Land Use Designations:	<i>State Land Use District:</i> Urban <i>Primary Urban Center Development Plan Land Use Map</i> – Resort <i>City and County of Honolulu Zoning</i> – Resort Mixed Use Precinct and Public Precinct (Waikīkī Special District) <i>Special District:</i> Waikīkī Special District and possibly Diamond Head Special District <i>Special Management Area (SMA)</i> – not in the SMA

208 Kapahulu /2583 Kūhiō Restaurant/Retail Building
 Final Environmental Assessment – Anticipated Finding of No Significant Impact

Major Approvals

Required/Issuing Agency:

Permit/Approval	Issuing/Agency
Chapter 343, HRS Compliance	City and County of Honolulu, Department of Planning and Permitting
Special District Permit - Major	
Joint Development Agreement or Subdivision/Consolidation	
Building Permit	
Trenching Permit	
Grading Permit	
Right-of-Way Permit	
Sewer Connection Application	
NPDES Permit	

Alternatives Considered:

The following alternatives were considered:

- No Action: no changes to existing conditions.
- Various other uses as permitted in the Resort Mixed Use Precinct (Waikīkī Special District)
- Alternative Location

**Anticipated
Determination:**

Finding of No Significant Impact

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Final Environmental Assessment – Anticipated Finding of No Significant Impact

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- Appendix B: Draft Environmental Assessment Correspondence
- Appendix C: Site Plan, Elevation Drawings, and Three-Dimensional Renderings
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- Figure 18: Roadway and Public Transit Map

ACRONYMS

ALISH	Agricultural Lands of Importance to the State of Hawai‘i
BMPs	Best management practices
BWS	Board of Water Supply, City and County of Honolulu
CDP	Census Designated Place
CWRM	State Commission on Water Resource Management
CZM	Coastal Zone Management
DBEDT	Department of Business, Economic Development, and Tourism, State of Hawai‘i
DLNR	Department of Land and Natural Resources, State of Hawai‘i
DOFAW	Division of Forestry and Wildlife, Department of Land and Natural Resources
DOH	Department of Health, State of Hawai‘i
DPP	Department of Planning and Permitting, City and County of Honolulu
DTS	Department of Transportation Services, 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
GDP	Gross domestic product
gpd	Gallons per day
gpm	Gallons per minute
HECO	Hawaiian Electric Company
HELCO	Hawaii Electric Light Company
HRS	Hawai‘i Revised Statutes
HAR	Hawai‘i Administrative Rules
LID	Low impact development
LOS	Level of Service
LSB	Land Study Bureau, University of Hawai‘i
MGD	million gallons per day
MLCD	Marine Life Conservation District
NRCS	Natural Resource Conservation Service, U.S. Department of Agriculture
PM _{2.5}	Particulate matter that is 2.5 microns or less in diameter
PM ₁₀	Particulate matter that is 10 microns or less in diameter
PUC	Primary Urban Center
ROH	Revised Ordinances of Honolulu
RPBP	Reduced Pressure Principle Backflow Prevention
SMA	Special Management Area
SHPD	State Historic Preservation Division, Department of Land and Natural Resources
SSA	Sole Source Aquifer
UIC	Underground Injection Control
USFWS	U.S. Fish and Wildlife Service

1 INTRODUCTION

This Environmental Assessment (EA) is prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS) and Title 11; Chapter 200, Hawai‘i Administrative Rules (HAR) for the proposed restaurant/retail building, Honolulu, Island of O‘ahu, State of Hawai‘i.

1.1 LANDOWNER/APPLICANT

Malu Investments I, LLC is the landowner and applicant.

Contact: Malu Investments I, LLC
Email: dghhawaii@gmail.com

1.2 ENVIRONMENTAL CONSULTANT

The environmental planning consultant is PBR HAWAII and Associates, Inc.

Contact: Tom Schnell AICP, Principal
PBR HAWAII and Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813
Phone: (808) 521-5631
Fax: (808) 523-1402

1.3 APPROVING AGENCY

City and County of Honolulu Department of Planning and Permitting is the approving agency.

Contact: George Atta, FAICP, Director
City and County of Honolulu
Department of Planning and Permitting
650 S. King Street, 7th Floor
Honolulu, HI 96813
Phone: (808) 768-8000
Fax: (808) 768-6743

1.4 COMPLIANCE WITH STATE OF HAWAI‘I ENVIRONMENTAL LAWS

Preparation of this document is in accordance with the provisions of Chapter 343, HRS and Title 11, Chapter 200, Hawai‘i Administrative Rules (HAR) pertaining to Environmental Impact Statements (EIS). Section 343-5, HRS established nine types of actions that “trigger” compliance. The “triggers” applicable to the proposed restaurant/retail building include: 1) propose any use within the Waikīkī area of O‘ahu; and 2) propose the use of State or County lands. Use of State or County lands in relation to the building is

expected to be limited to connections to, or easements across, State or County lands in relation to infrastructure required to serve the project.

1.5 STUDIES CONTRIBUTING TO THIS EA

The information contained in this EA is based on publicly available planning and other documents regarding the characteristics of the site and surrounding area, site visits, and technical studies prepared specifically for the restaurant/retail building. Technical studies are provided as appendices to this EA. These studies include:

- Arborist's report
- Archaeological assessments
- Architectural plans
- Preliminary site infrastructure assessment
- Traffic impact analysis report

2 PROJECT DESCRIPTION

2.1 BACKGROUND INFORMATION

Malu Investments intends to construct a new restaurant/retail building, approximately 4,980 square feet in size, and related site improvements, such as a small parking lot and a loading area, on three contiguous, vacant parcels on the northwest corner of the Kūhiō Avenue-Kapahulu Avenue (Figure 1 and Figure 2). The building will be designed to accommodate up to three tenants. The parcels are identified as TMK 2-6-027:001, TMK 2-6-027:048, and TMK 2-6-027:052 (Figure 3). Throughout this EA, collectively, the three TMK parcels are referred to as the “Property.”

The Property is currently vacant. Historical aerial photographs and fire insurance maps show that Parcels 1 and 48 of the Property were developed with apartment buildings as recently as 1983.

Malu Investments intends to construct the building and related site improvements and then lease the building and premises to another entity or entities for restaurant and/or retail uses as permitted under the zoning of the Property (see Section 6.3). While the building is designed to accommodate up to three tenants, Malu Investments currently intends to lease the entire building and premises to a single tenant for use as Denny’s restaurant (Diamond Head Denny’s) under a franchise agreement between the tenant and Denny’s. The tenant currently operates two other Denny’s franchises in Hawaii (Kunia and Kāne‘ohe) and several on the United States’ west coast. Denny’s is a diner-style chain of family restaurants operating since 1953. Denny’s establishments typically serve food 24 hours a day. There are over 1,700 Denny’s restaurants worldwide (Denny’s, 2015).

2.1.1 Location and Property Description

The Property is on the northwest corner of the Kūhiō Avenue-Kapahulu Avenue intersection, across Kapahulu Avenue from the Honolulu Zoo. A chain link fence encloses the Property, with locked gates on Kūhiō Avenue and just off of Kapahulu Avenue. The Property contains some patches of grass and several small trees, but is otherwise vacant. The Property does not currently accommodate any informal uses. The Property is not located within designated floodways, wetlands, or critical habitats. Figure 1 shows the location of the Property. Figure 2 shows an aerial photo of the Property.

2.1.2 Existing Land Use Designations

Current land use designations for the Property are:

- **State Land Use District:** Urban (Figure 4)
- **Primary Urban Center (PUC) Development Plan, Land Use Map:** Resort (Figure 5)
- **City and County of Honolulu Zoning:**
 - Resort Mixed Use Precinct (Waikīkī Special District) (TMKs 2-6-027:001 and 2-6-027:048).
 - Resort Mixed Use Precinct and Public Precinct (Waikīkī Special District) (TMK 2-6-027:052) (This parcel will be devoted to the required setback and will be landscaped.) (Figure 6)

- **Special District:** Waikīkī Special District (Figure 7, Figure 8) and possibly Diamond Head Special District (TMK 2-6-027:052) (Figure 9)¹
- **Special Management Area (SMA):** Not in the SMA (Figure 10)

2.1.3 Surrounding Land Uses

Surrounding land uses and zoning are as follows:

East (mauka)	<p>Existing Uses: Kūhiō Avenue borders the Property on its mauka (east) edge. Across Kūhiō Avenue from the Property are: President Thomas Jefferson Elementary School, Makee Road, a small “pocket park” (on the corner of Kūhiō Avenue and Makee Road), the Diamond Head View Hotel (on Makee Road), the Parkview condominium (on Makee Road), Kuhio Sands Apartments, and an electrical substation and switch vault operated by Hawaii Electric Light Company (HELCO).</p> <p>Zoning: Apartment Precinct and Public Precinct (President Thomas Jefferson Elementary School)</p>
North	<p>Existing Uses: Crescent Park condominium</p> <p>Zoning: Resort Mixed Use Precinct</p>
West (makai)	<p>Existing Uses: Makee ‘Ailana condominium</p> <p>Zoning: Resort Mixed Use Precinct</p>
South	<p>Existing Uses: Kapahulu Avenue. Across Kapahulu Avenue from the Property is Honolulu Zoo parking lot and the Honolulu Zoo beyond the parking lot</p> <p>Zoning: Public Precinct (Kapahulu Avenue) and P-2, General Preservation (Honolulu Zoo and parking lot)</p>

Figure 2 shows an aerial photo of the Property with surrounding uses labeled. Figure 11 shows photographs of the Property and surrounding area. Figure 6 shows the zoning map of the Property and surrounding uses.

¹ Exhibit 21-9.13, Chapter 21, ROH sets for the Waikīkī Special District boundaries. Exhibit 21-9.5, Chapter 21, ROH sets forth the Diamond Head Special District boundaries. Based on these exhibits, some areas northwest of Kapahulu Avenue are in both the Diamond Head Special District and the Waikīkī Special District. However because of the imprecise level of detail provided in Exhibit 21-9.5, Chapter 21, ROH, it is not possible to positively conclude if a portion of the Property near Kapahulu Avenue is in this overlapping area and thus is in both the Waikīkī Special District and the Diamond Head Special District.



PDF - Q:\Oahu\Denny's Kūhiō\PDF\Figures Path: Q:\Oahu\Denny's Kūhiō\GIS\Project\Figures\Regional Location.mxd

DATE: 12/2/2015

LEGEND

 Property

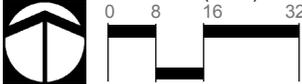
FIGURE 1:

Regional Location
208 KAPAHEULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

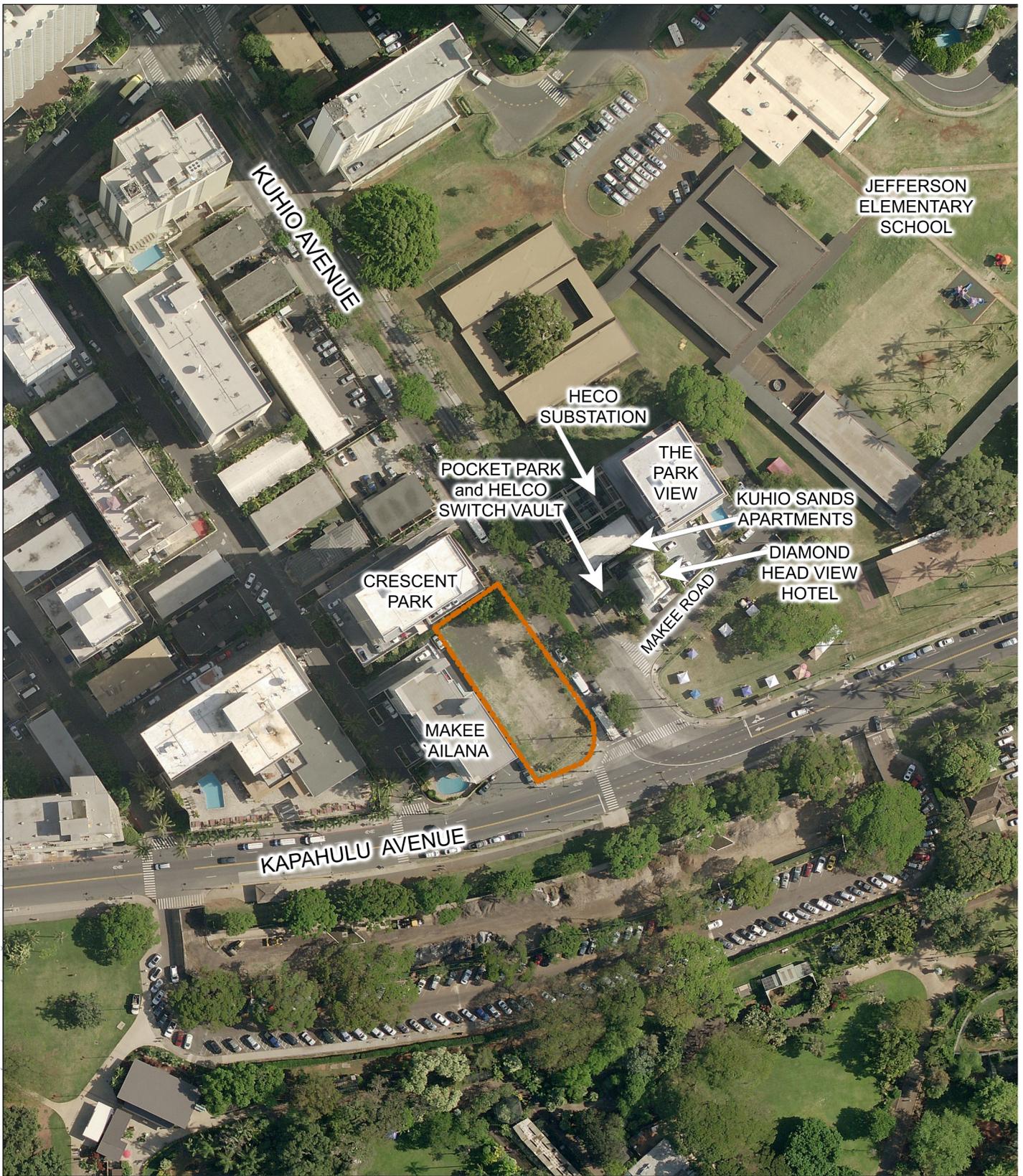
Malu Investments Island of O'ahu

North Linear Scale (miles)

0 8 16 32




Source: ESRI Online Basemaps.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 12/1/2015

LEGEND

 Property

FIGURE 2:

Aerial Photo

**208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING**

Malu Investments
North (Not to scale.)

Island of O'ahu





PDF - Q:\Oahu\Denny's Kūhiō\PDF\Figures
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DATE: 3/14/2016

LEGEND

- Property
- Property Lines (TMK Boundaries)

FIGURE 3:

Tax Map Key
208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

Malu Investments Island of O'ahu

North Linear Scale (feet)
 0 25 50 100

Source: City and County of Honolulu, 2015. Pictometry, 2013.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 12/7/2015

LEGEND

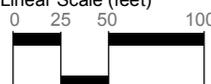
-  Property
- State Land Use District**
-  A - Agriculture
-  C - Conservation
-  R - Rural
-  U - Urban

FIGURE 4:

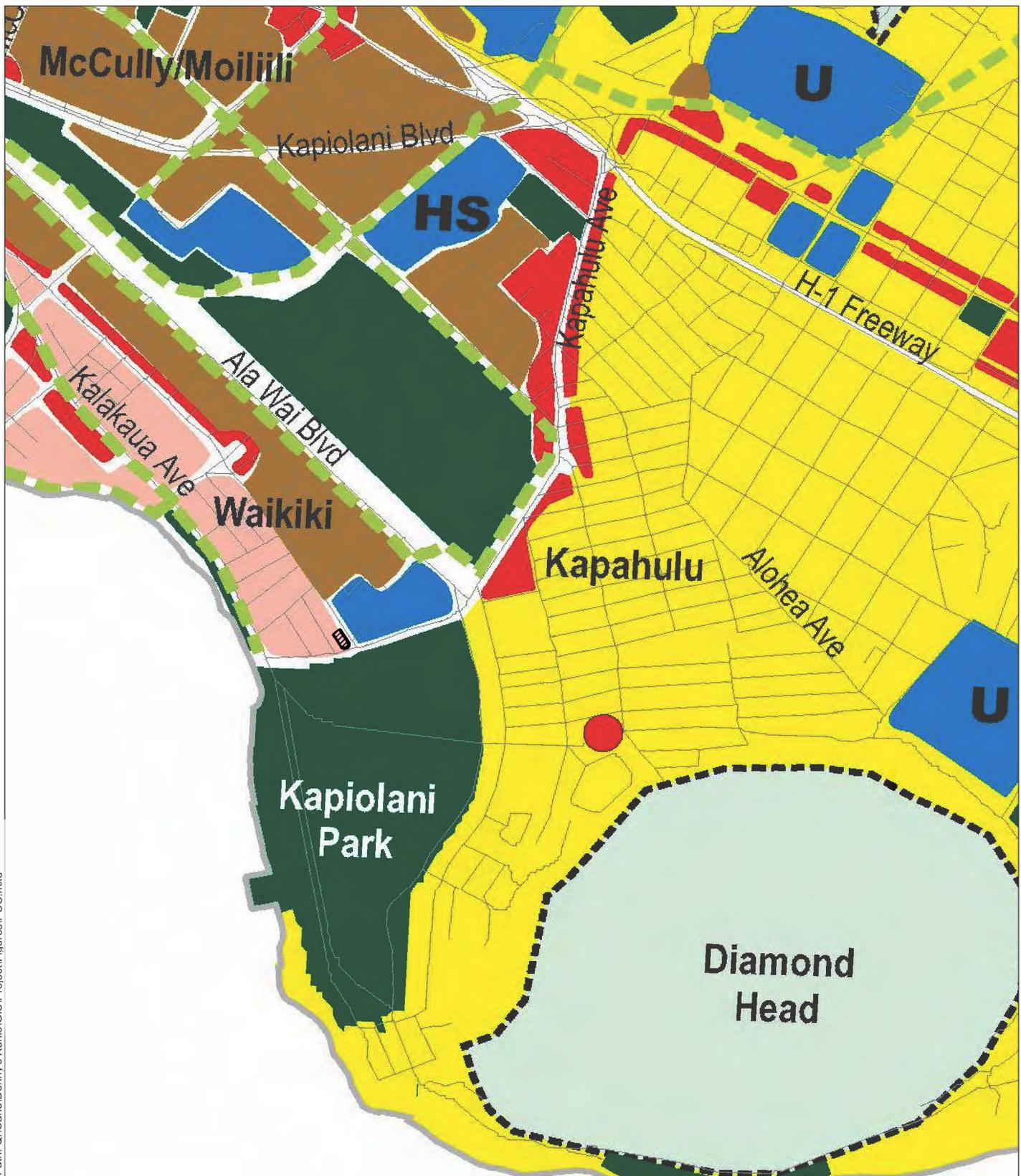
State Land Use District
208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

Malu Investments Island of O'ahu

North Linear Scale (feet)





DATE: 11/25/2015

LEGEND

- | | | | |
|--|---|--|-----------------------------|
| | Property | | Institutional |
| | Lower-Density Residential | | Major Parks and Open Space |
| | Medium and Higher-Density Residential/Mixed Use | | Preservation |
| | Community/Neighborhood Commercial | | Urban Community Boundary |
| | District Commercial | | Pedestrian Network |
| | Industrial | | College/University |
| | Resort | | Hospital/Medical Center |
| | | | Intermediate School (State) |

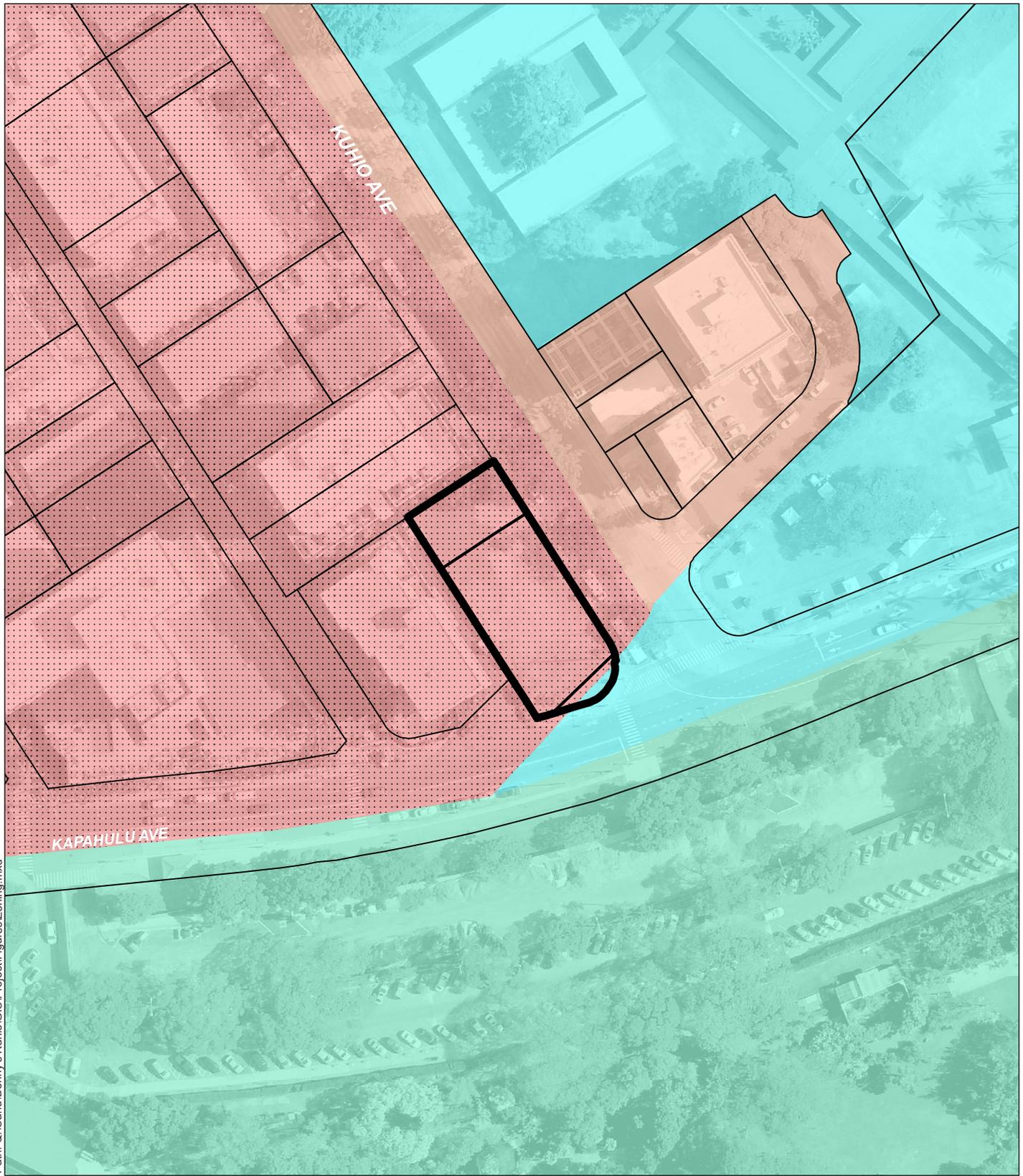
FIGURE 5:

PUC Development Plan
208 KAPAULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

Malu Investments Island of O'ahu

North Linear Scale (feet)

0 375 750 1,500



DATE: 12/7/2015

LEGEND

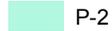


Property



Property Lines

2015 CC Honolulu Zoning

 P-2

 APT. PRECINCT

 RESORT MIXED USE PRECINCT

 PUBLIC PRECINCT

FIGURE 6:

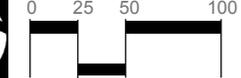
Zoning Map

**208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING**

Malu Investments



Linear Scale (feet)



Island of O'ahu





DATE: 3/9/2016

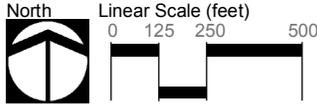
LEGEND

-  Property
-  TMK Parcels
- Special District Zoning (2011)**
-  Diamond Head Special District
-  Waikiki Special District
-  Waikiki Special District and Diamond Head Special District

FIGURE 7:
Special District Designation
208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

Malu Investments Island of O'ahu

North Linear Scale (feet)
 0 125 250 500




Source: Special District: City and County of Honolulu, 2011. Parcels: City and County of Honolulu, 2015.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 3/9/2016

LEGEND

-  Waikiki Special District Boundary
-  Zoning Precincts
-  Property Vicinity

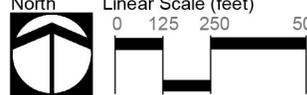
FIGURE 8:

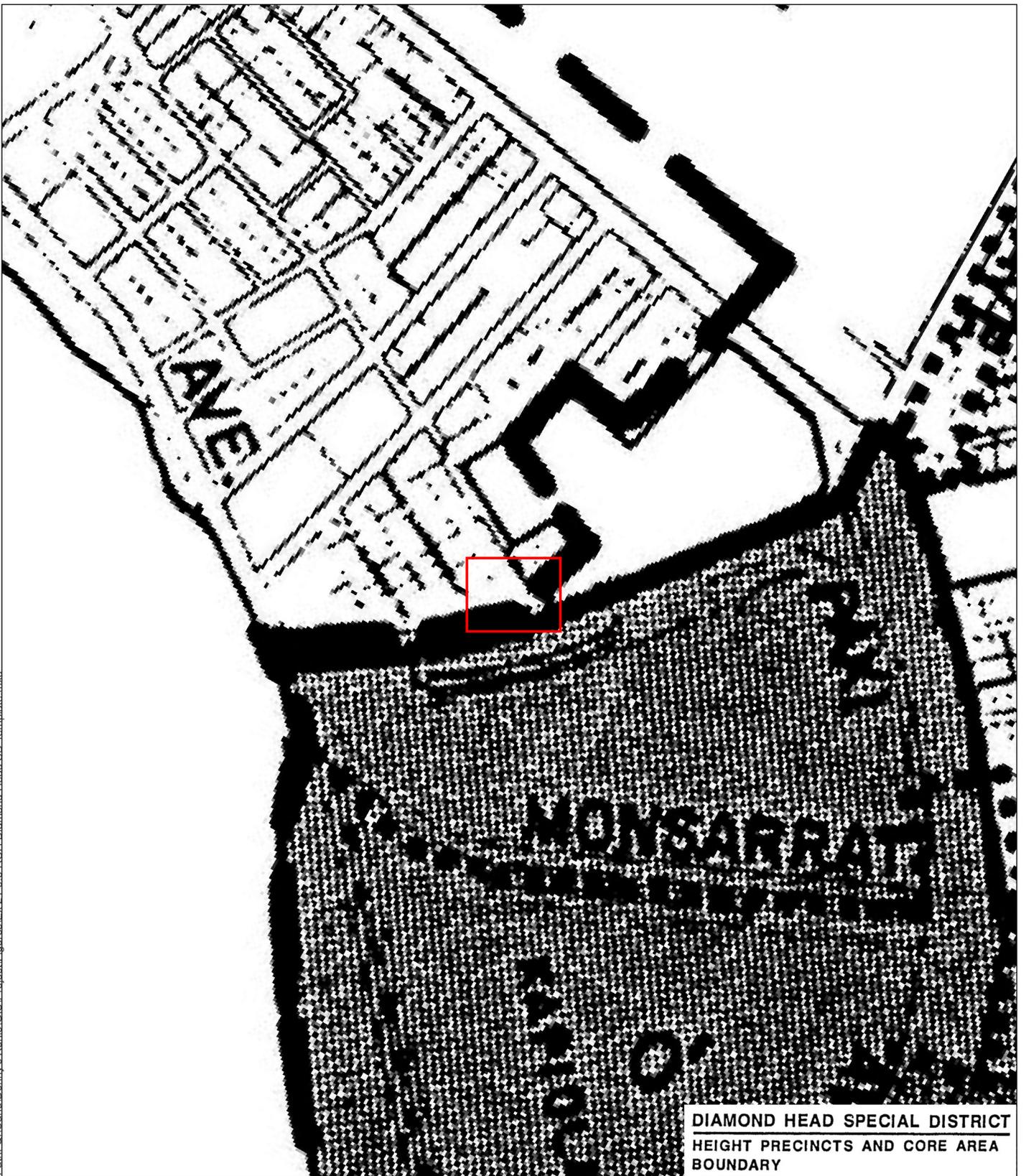
Waikiki Special District, LUO
208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

Malu Investments Island of O'ahu

North Linear Scale (feet)

0 125 250 500



**DIAMOND HEAD SPECIAL DISTRICT
HEIGHT PRECINCTS AND CORE AREA
BOUNDARY**

DATE: 3/9/2016

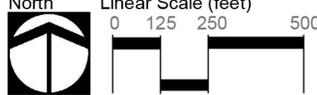
- LEGEND**
-  District Boundary
 -  25' Height Limitation
 -  Core Area
 -  Property Location

FIGURE 9:
Diamond Head Special District, LUO
208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

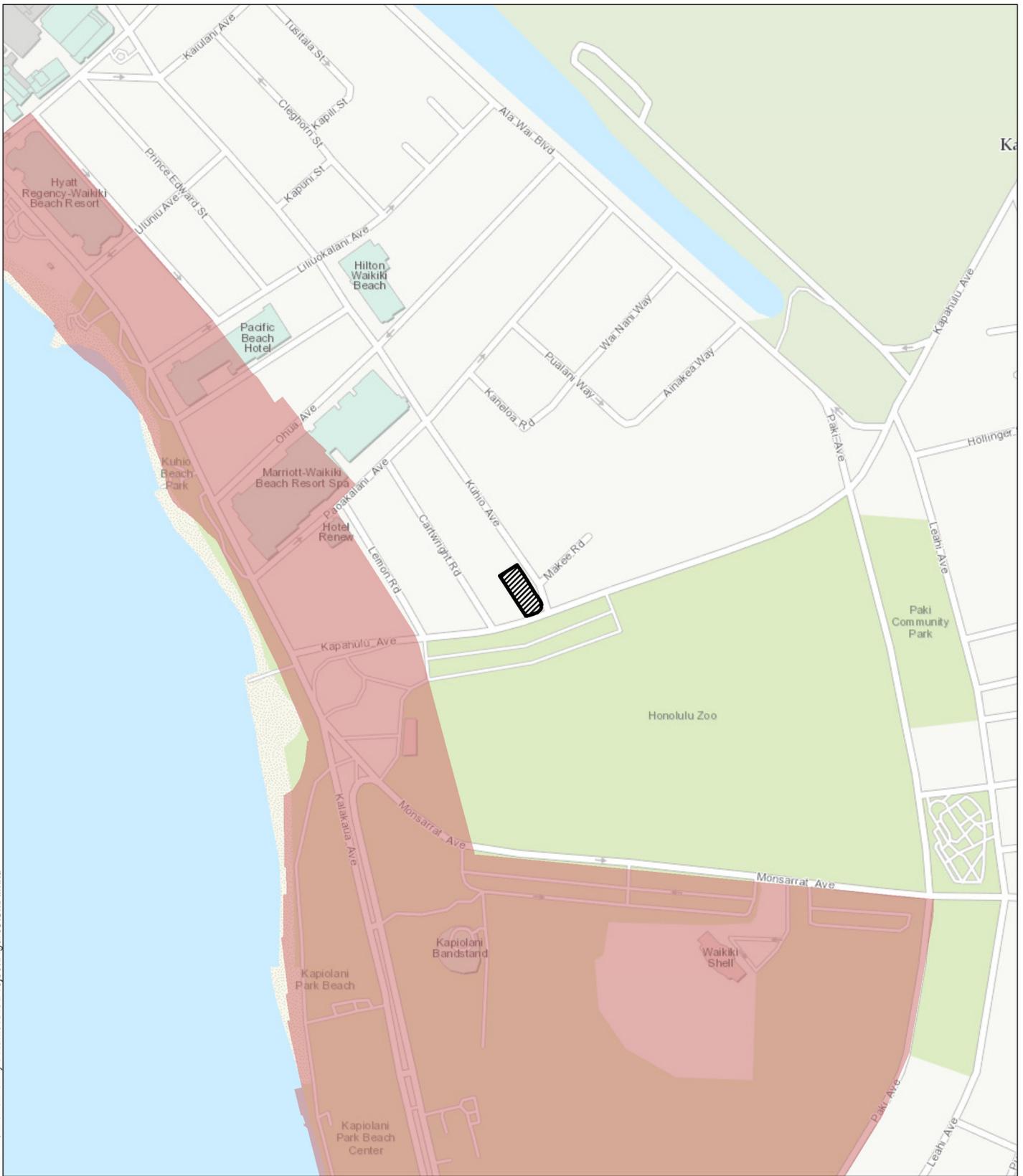
Malu Investments Island of O'ahu

North Linear Scale (feet)

0 125 250 500




Source: Exhibit 21-9.5, Revised Ordinances of Honolulu, 1990.
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 12/2/2015

LEGEND

-  Property
-  Within the SMA

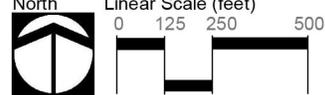
FIGURE 10

Special Management Area

**208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING**

Malu Investments Island of O'ahu

North Linear Scale (feet)





1. View of the Property looking Northwest from the Kūhiō Avenue/ Kapahulu Avenue intersection



2. View of the Property looking North from Kapahulu Avenue



3. View of the Property and sidewalk along Kūhiō Avenue



4. View of Kūhiō Avenue / Kapahulu Avenue intersection from Makee Road



5. View of the Property looking south across Kūhiō Avenue

Key Map

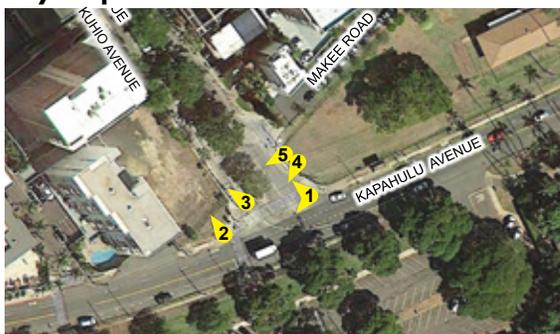


Figure 11: Site Photographs
 208 Kapahulu/2583 Kūhiō
 Restaurant/Retail Building

MALU INVESTMENTS I, LLC

ISLAND OF O'AHU



2.1.4 Regional Land Use History

Formerly a patch of sandy soil on a stream bank, the Property has been a part of the dense, urban Waikīkī Special District (formerly Waikīkī Special Design District) since 1976. Historically, Waikīkī was a coastal wetland featuring rice paddies, fishponds, and a narrow natural beach. The Property lay on the edge of Ku‘ekaunahi Stream, a historical waterway that was supplanted by Kapahulu Avenue (Hammatt & Schideler, Archaeological Assessment for a 0.015-Acre Parcel at the Corner of Kuhio and Kapahulu Avenues, Waikiki Ahupua‘a, Kona District, Oahu Island, 2006). The stream, which drains Pālolo Valley, now flows into the ocean through a culvert beneath Kapahulu Avenue. This was part of traditional ahupua‘a operations which continued until modern-day Waikīkī evolved in the late 19th and early 20th centuries.

In the late 19th century, the present Kalākaua Avenue was constructed through Waikīkī. King Kalākaua established Kapi‘olani Park in 1877. A system of ditches and canals was constructed to create a system of ponds and small islands separated by the waters of Ku‘ekaunahi Stream. The largest of these islands, Makee Island (Makee ‘Ailana in Hawaiian), was located at the present location of the Honolulu Zoo parking lot (Hammatt & Schideler, Archaeological Assessment for a 0.015-Acre Parcel at the Corner of Kuhio and Kapahulu Avenues, Waikiki Ahupua‘a, Kona District, Oahu Island, 2006).

The Moana Hotel opened in 1901, with a hotel dining room that extended almost to the water’s edge. Kalākaua Avenue (formerly Waikīkī Road) was completed in 1905. The Ala Wai Canal, completed in 1924, drained the wetland and provided the material to fill in rice paddies, taro patches, and fishponds. Sand, rock, and coral were dredged from the reef for beach expansion and land reclamation, which formed the foundation for the buildings and businesses that reside there now. A number of iconic Waikīkī amenities followed, including the Royal Hawaiian Hotel in 1925-26, The Natatorium in 1927, Ala Wai Yacht Harbor in 1935, the Honolulu Zoo in 1952, the Waikīkī Aquarium in 1955 (migrating from an earlier location in Kapi‘olani Park), Duke Kahanamoku Beach and Lagoon in 1956, and Magic Island in 1964 (Wiegel, 2008).

2.2 PURPOSE AND NEED

Inclusivity

Malu Investments aims to provide an inclusive restaurant/retail setting for visitors and Hawaii residents in Waikīkī and the surrounding neighborhoods of Kapahulu, Kaimukī, Diamond Head, and Kāhala. Malu Investments seeks to create a bike- and pedestrian-friendly, handicap-accessible space which feels comfortable and welcoming for visitors who want to eat or shop.

Atmosphere

Malu Investments’ goal is to create a distinctly Hawaiian atmosphere by designing an establishment that is in: 1) character with the community and culture of Waikīkī; and 2) compliance with the Waikīkī Special District Design requirements (§21-9.80, ROH) and the Waikīkī Special District Design Guidelines. As described in the Waikīkī Special District Design Guidelines, Waikīkī is a renowned place of hospitality and welcoming where visitors and locals gather to experience both beach culture and city life (City and County of Honolulu Department of Planning and Permitting, 2002). The proposed building will create a pleasant landmark at the corner of Kūhiō Avenue and Kapahulu Avenue (Figure 2).

Community

The proposed restaurant/retail building will establish a positive presence at the intersection with a new, attractive building, lighting, landscaping, and positive activity from customers and staff. The current vacant state of the Property does not contribute to the vitality of the area. At present, this Waikīkī gateway corner is unremarkable in the daytime and generally dark and unwelcoming in the evening. The new restaurant/retail building will brighten the area with a distinctive, safe, secure, welcoming, and well-run building.

2.3 BUILDING DESIGN

To create the restaurant/retail building, Malu Investments is proposing:

- Construction of a single-story, standard commercial retail building for one to three tenants approximately:
 - 4,980 square feet (the maximum floor area for the Property is 23,187 square feet with a maximum floor-area ratio of 1.0)
 - 24 feet in height (maximum permitted height for the Property is 220 feet (Exhibit 21-9.15, ROH))
- Creation of an outdoor lanai area around the outside of the building
- Construction of a landscaped parking lot with nine stalls and a loading zone.
- Landscaping of TMK 2-6-027:052 as part of the required setback

To create a unique landmark, Malu Investments is providing in a number of distinctive architectural elements to foster a Waikīkī sense of place:

- Hawaiian tile mansard roof
- Stucco finish
- Large windows
- Local woods, art and Hawai‘iana finishes
- Surfing themes
- Appropriate landscaping
- Tiki torches outside
- Moss rock wall to define lanai area
- Cut lava pavers
- Bike racks with grasscrete paving

These elements represent a departure from the typical design of a restaurant/retail building. Plans for the Property will comply with all relevant City and County of Honolulu requirements and design controls (§21-9.80-4, ROH). The restaurant/retail building will feature a Hawaiian tile mansard roof. Roof elements will be attractive and well-integrated into the building, with rooftop equipment, such as the ventilation outlet(s), screened from public view.

Figure 12 shows the site plan. Figure 13 shows the building elevation drawings. Figure 14 shows three-dimensional renderings of the building.

Indoor Space

The interior space will be approximately 4,980 square feet. The proposed restaurant tenant will fill this space with 160 indoor seats, 40 of which will be placed in a flexible banquet area. The interior will not include a bar area with separate seating, but the restaurant operator tenant intends to apply for a restaurant liquor license from the Honolulu Liquor Commission to allow for table alcohol service. The restaurant operator tenant will comply with all terms and conditions of the liquor license.

Lanai Area

The lanai area will be sheltered from the sun by extra-wide, 42-inch eaves (§21-9.80-4, ROH). These will be attractive, well maintained, and designed to be integrated with the overall design of the Property. Lush, tropical landscaping as encouraged by the City and County of Honolulu (§21-9.80-4 (f)(6), ROH) will provide some degree of noise reduction, as well as shade and privacy from the street. Landscaping and any berms or walls constructed to define the space will not block or isolate the building, or restrict the sense of being outdoors.

The proposed restaurant tenant will use the lanai area for outdoor dining. The tenant expects to accommodate 40 outdoor seats, for a total of 200 seats.

Outdoor Lighting

Outdoor lighting will be subdued or shielded to prevent glare and light spillage onto surrounding properties and rights-of-way. Indirect illumination may be used. The lights will not rotate, revolve, move, flash or flicker, in accordance with Section 21-9.80-4(c)(9), ROH. To the extent practicable, outdoor lighting will be shielded so the bulb can only be seen from below bulb height, to ensure the safety of passing seabirds and prevent light pollution to the surrounding properties.

Access, Parking, and Amenities

The restaurant/retail building will feature three entrances. One entrance will be a sidewalk entrance off of Kapahulu Avenue, with a second entrance off of Kūhiō Avenue, and third entrance from the Property's parking lot.

It is anticipated that many customers will walk to the restaurant/retail building because of the Property's location in a densely-populated urban area and proximity to resort and apartment buildings. The entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows, and building details.

Malu Investments will encourage people to bike to the Property by providing easy access, onsite bike racks. Bike racks will be located in a highly-visible area to discourage theft.

While no off-street vehicle parking is required under requirements for parking for ground level uses in the Waikīkī Special District (§21-9.80-4(h), ROH), nine parking stalls will be provided for convenience, including one handicap-accessible space. The required loading space for the Property (§21-6.100, ROH) will be provided and will meet the requirements set forth by the ROH.

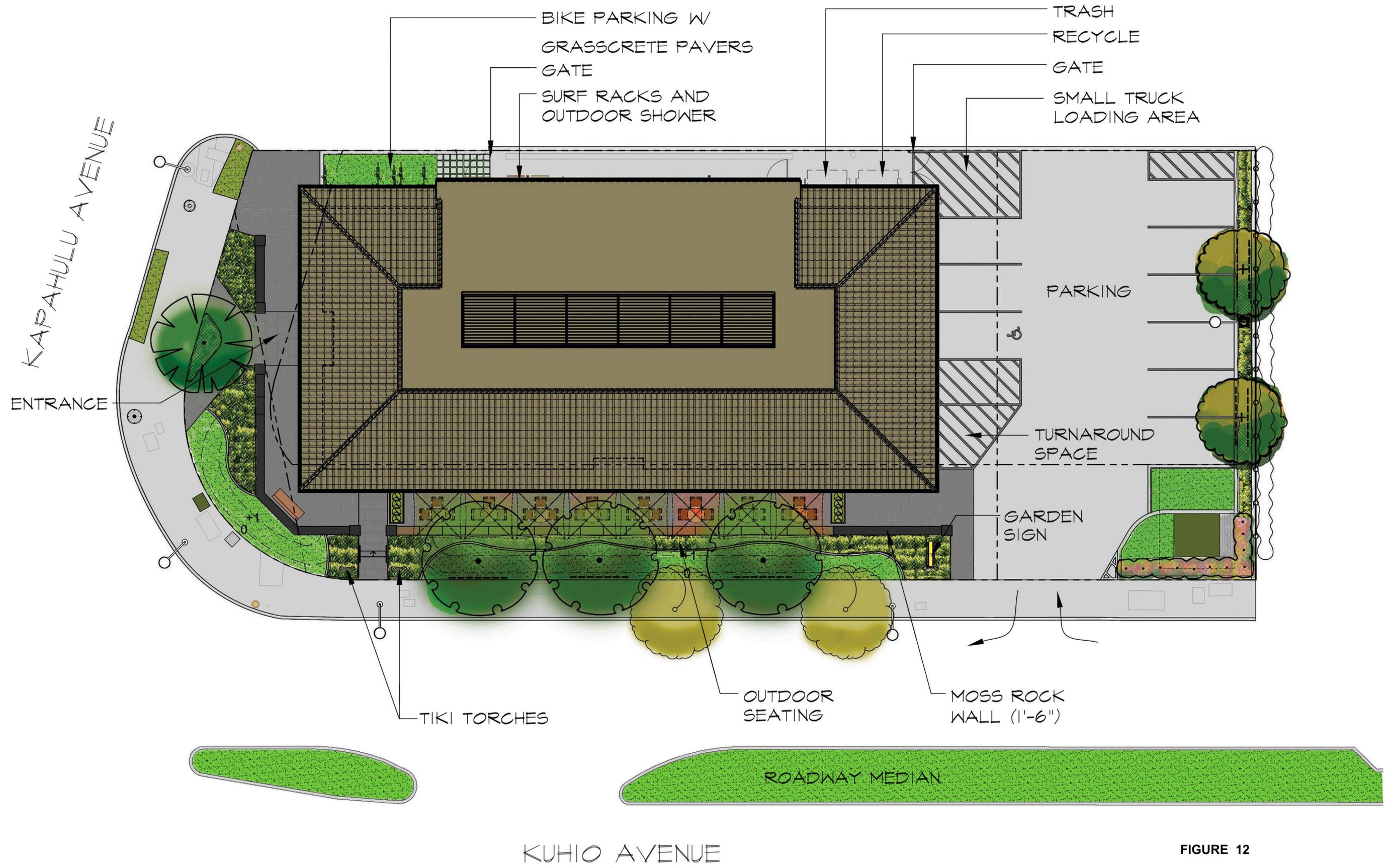


FIGURE 12
SITE PLAN
208 KAPAHEHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING



KAPAHULU AVE (DIAMOND HEAD) ELEVATION

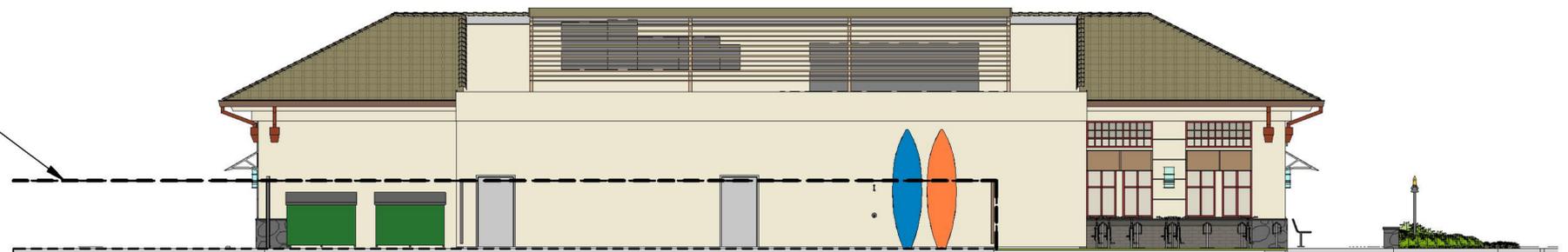


KUHIO AVE (MAUKA) ELEVATION



PARKING LOT (EWA) ELEVATION

EXST
CMU WALL



MAKAI ELEVATION

FIGURE 13
BUILDING ELEVATION DRAWINGS
208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING



208 KAPAHULU AVENUE



2583 KUHIO AVENUE

FIGURE 14
3D RENDERINGS
208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

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The parking lot will be accessed from Kūhiō Avenue. Its driveway will be limited to right-in, right-out movements. In compliance with Waikīkī Special District regulations on ground level parking facilities (§21-9.80-4(c)(8)(G), ROH), landscaping will be provided to screen the parking area.

2.4 SUSTAINABLE PLANNING AND DESIGN

The proposed building is a long-term investment in the Waikīkī community, and sustainable design is clearly featured in plans for the Property. Table 1 outlines proposed sustainable planning and design measures.

These features represent a sincere investment in the long-term well-being of the surrounding community, and ensure that the building is a sustainable addition to Waikīkī.

Table 1. Sustainable Planning and Design Measures

Sustainability Goal	Measure
<p><i>Thermal efficiency/sound control</i> Reduce energy consumption Increase building efficiency Reduce air-conditioning dependency</p>	<ul style="list-style-type: none"> • 42” eaves (§21-9.80-4, ROH) • Low-noise, efficient air-conditioning • Double pane windows with canvas awnings • Doors and windows designed to remain closed • Concrete masonry unit (CMU) wall construction • Added exterior veneer and interior drywall
<p><i>Energy efficiency</i> Reduce energy consumption Increase building efficiency Utilize natural lighting and ventilation</p>	<ul style="list-style-type: none"> • Large sheltered lanai area • Skylight to reduce energy consumption—evaluating feasibility • Energy Star equipment
<p><i>Sustainable Landscaping</i> Increase building efficiency Reduce urban heat island effect Capture stormwater on-site Reduce water consumption</p>	<ul style="list-style-type: none"> • Location-appropriate landscaping • Low Impact Development (LID) features including “grasscrete” paving materials in the bike parking area
<p><i>Waste and Emissions Reduction</i> Reduce waste generation Reduce odors Re-use post-consumer building materials Utilize renewable resources</p>	<ul style="list-style-type: none"> • 2 trash dispensers, 1 recycling • Use sustainable building materials and re-use material where possible • The restaurant tenant will use a state-of-the-art smoke scrubber to mitigate odors and grease
<p><i>Transportation Sustainability</i> Encourage alternative modes of transportation</p>	<ul style="list-style-type: none"> • Bike racks • Bus access via Stop #19, #20, #154, and #156 • Direct pedestrian access from Kapahulu Avenue

2.5 SCHEDULE AND COST

Construction is expected to commence once plans and permit applications are approved. As of the date of this EA, it is thought that all major land use and building permits may be obtained by January 2017. Construction of the building may take approximately 10 to 12 months. Therefore, building occupancy and on-going operations are estimated to start in November 2017 to January 2018. The total cost for design and construction is estimated at approximately \$ 2,000,000.

3 DESCRIPTION OF THE NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

3.1 CLIMATE

The climate of the Honolulu can be characterized as mild and subtropical. Average temperatures range from about 73 degrees Fahrenheit in the coolest months (January and February) to about 82 degrees Fahrenheit in the warmest month (August). Average annual rainfall is around 17 inches per year, with December typically being the wettest month and June the driest (U.S. Climate Data, 2015). The prevailing wind throughout the year is the northeasterly trade wind, although southerly or southwesterly winds are not uncommon between October and April.

Potential Impacts and Mitigation Measures

Activities on the Property both during and after construction are not expected to have a significant impact on the region's climate, and no mitigation measures are warranted or planned. Appropriate trees and landscaping are anticipated to have a positive impact on local microclimate by reducing the urban heat island effect, thereby improving the local microclimate relative to existing conditions under which the Property is nearly devoid of any significant landscaping.

3.2 GEOLOGY AND TOPOGRAPHY

Waikīkī is part of the Honolulu plain, which consists of a broad, elevated coral reef partly covered by water-borne sediment that eroded from the Ko'olau range. Lava flows are interbedded with reef deposits which date as far back as the late Pleistocene epoch over 11,000 years ago. Fossils in the reef deposits suggest that the reef grew when sea level was higher than it is today (Macdonald, Abbott, & Peterson, 1983).

Directly prior to becoming an international visitors' mecca, Waikīkī was a coastal wetland with a narrow strip of sand at the shore (Section 4.2). The city drained the area in the early 20th century, imported sand for the beaches, and filled streams and ponds to create the present conditions.

The elevation of the Property is low, at less than 10 feet above sea level. Topography is relatively flat in the Property, with the land sloping slightly inward from the parcel boundary. Surface water would be expected to follow this slope, draining toward the center of the site. (Belt Collins Hawaii Ltd., 2006)

Potential Impacts and Mitigation Measures

The restaurant/retail building is not expected to have a significant impact on the geology or topography of the Property. A minimal amount of grading may be required to accommodate the building, parking lot and access, proper drainage, and landscaping. All grading will be in conformance with the City and County of Honolulu's grading ordinance and §11-60.133, HAR, Fugitive Dust and §11-54-1.1, HAR, anti-degradation policy.

3.3 SOILS

There are three large-scale soil inventories which cover the Property:

- The U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Soil Survey (Section 3.3.1)
- The University of Hawai‘i Land Study Bureau (LSB) Detailed Land Classification (Section 3.3.2)
- The State Department of Agriculture’s Agricultural Lands of Importance to the State of Hawai‘i (ALISH) (Section 3.3.3)

The main focus of these three studies is to describe the physical attributes of land and the relative productivity of different land types for agricultural production.

Additionally, excavation work performed during archaeological assessments on the Property (Section 3.3.4) provided detailed information on shallow soils in the area.

3.3.1 NRCS Soil Survey

The NRCS soil survey identifies only one soil type underlying the Property, “Jaucas Sand” (Figure 15), defined as excessively drained calcareous soils occurring as narrow strips on coastal plains adjacent to the ocean. The Jaucas series developed in wind- and water- borne sand made of coral and seashell particles. Soil depth can exceed 60 inches. Jaucas Sand occurs on relatively level, 0- to 15-percent slopes and exhibits rapid permeability and slow to very slow runoff. The water erosion hazard is considered to be slight, but the wind erosion hazard area may be severe in areas with no vegetation (USDA, 1972).

3.3.2 Land Study Bureau Detailed Land Classification

The University of Hawai‘i LSB’s *Detailed Land Classification, Island of O‘ahu* classifies non-urban land by a five-class productivity rating system, using the letters A, B, C, D, and E, where “A” represents the highest class of productivity and “E” the lowest. Soils underlying the Property are not classified by the LSB.

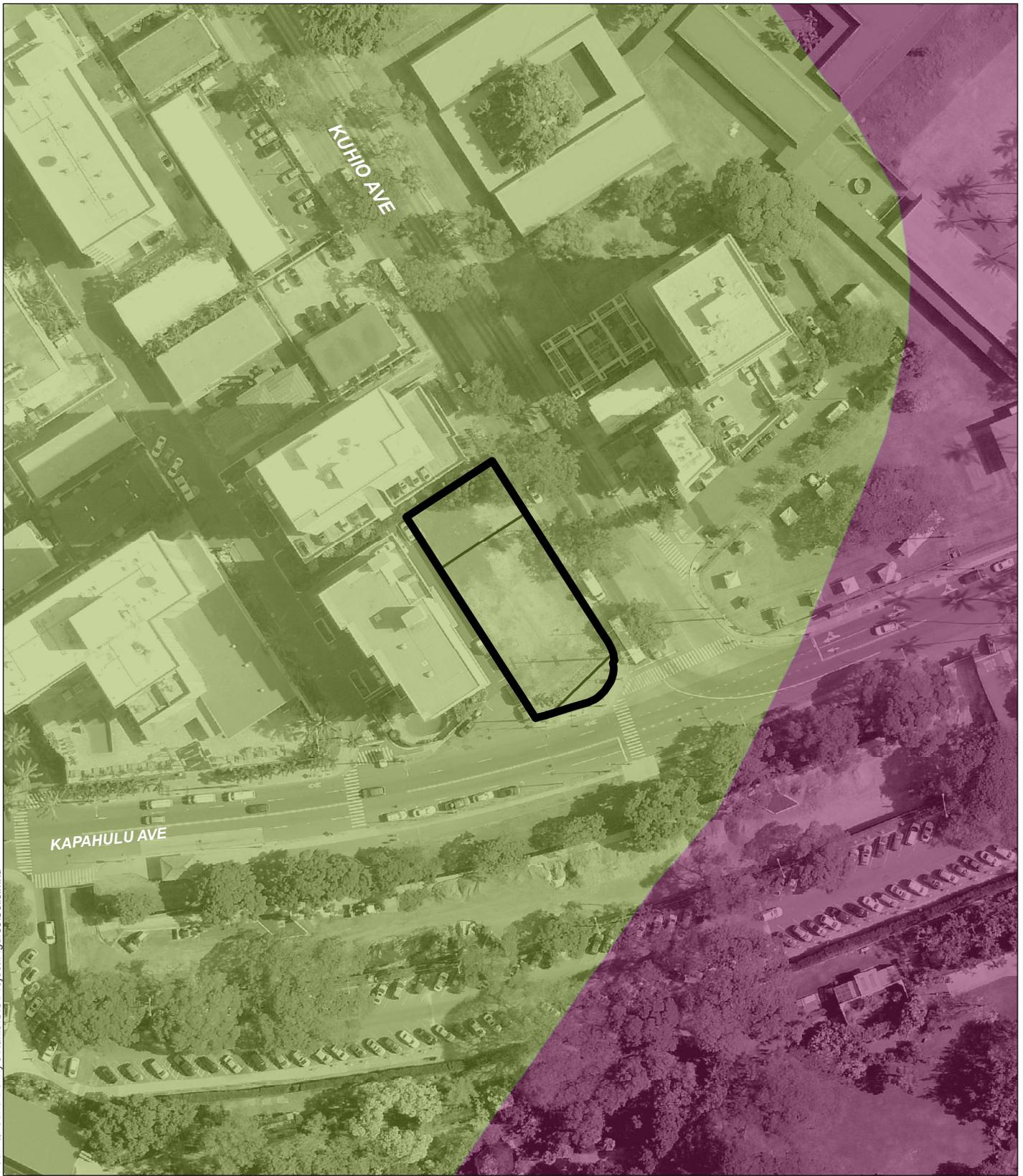
3.3.3 Agricultural Lands of Importance to the State of Hawai‘i

The State of Hawai‘i Department of Agriculture’s ALISH system rates agricultural land as “Prime,” “Unique” or “Other” lands. The remaining land is not classified. The land underlying the Property is not classified by the ALISH system and therefore is not considered important agricultural land.

3.3.4 Soil Data from 2006 Archaeological Assessment

Shallow trenches dug for archaeological purposes yielded information consistent with the geologic and land use history of the Property.

Trenches dug for archaeological purposes showed surface soils in the Property to mainly consist of natural sand deposits, overlain by a layer of fill made up of silt loam, gravel, and coral. During the archaeological assessment, nine backhoe trenches were dug at the Property. Seven of these were shown to



DATE: 11/25/2015

LEGEND

 Property

Soil Type

 Jaucas sand, 0 to 15 percent slopes

 Kawaihapai clay loam, 0 to 2 percent slopes

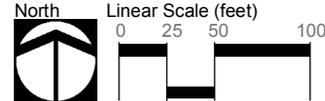
FIGURE 15:

Soil Map

**208 KAPAHULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING**

Malu Investments Island of O'ahu

North Linear Scale (feet)
0 25 50 100



consist mainly of imported fill (loose, brown silt loam with gravel, and a stabilizing gravel and coral mix) overlying the natural sand layer. The remaining two trenches also contained dark clay and partially-decomposed shell and seed matter, both associated with the dredging of the Ala Wai Canal, in addition to beach soils and marsh clay near Kapahulu Avenue from the historical Ku'ekaunahi Stream (Hammatt & Schideler, Archaeological Assessment for a 0.015-Acre Parcel at the Corner of Kuhio and Kapahulu Avenues, Waikiki Ahupua'a, Kona District, Oahu Island, 2006).

Potential Impacts and Mitigation Measures

The restaurant/retail building will not have a significant long-term impact on the soils underlying the Property. A minor amount of soil disturbance will be necessary for utility work and to install building foundations, but these activities will primarily disturb the manmade surface soil. While most if not all soils will be covered by the building, parking area, and landscaping, no significant disturbance of the existing soils is anticipated.

Construction and landscaping activities may have short-term impacts on soils, particularly regarding soil erosion and the generation of dust during construction. To mitigate this impact, all construction activities will comply with all applicable federal, state, and county regulations and rules for erosion control. Contractors will use best management practices (BMPs) such as employee training, silt fences, and dust control, to minimize erosion during construction and planting.

3.4 GROUNDWATER AND SURFACE WATER RESOURCES

3.4.1 Groundwater Resources

Underlying the Property are two aquifers, one of which is a drinking water resource but with low vulnerability to contamination. According to the State Commission on Water Resource Management (CWRM) coding system, the Property overlies the Pālolo Aquifer System (30101) of the Honolulu Aquifer Sector. The Pālolo Aquifer System is one of six aquifer systems that make up the Honolulu Groundwater Management Area. Water development and groundwater use within the Honolulu Groundwater Management Area is regulated by the CWRM through the issuance of water use permits, well construction permits, and pump installation permits.

The Pālolo Aquifer is a system of two aquifers, with a sustainable yield of 5 MGD and an area of about 26 square kilometers (State of Hawai'i Office of Planning, 2010).

The aquifer directly beneath the Property is vulnerable to contamination, but is not considered to be a drinking water or ecological resource. It is an unconfined, basal sedimentary aquifer composed of non-volcanic material. Is not state a drinking water resource, being of moderate salinity (1,000 to 1,500 mg/L Cl⁻) and high vulnerability to contamination. According to the aquifer's CWRM code, it is considered replaceable, and is not deemed to be of ecological importance. Groundwater depths range from 3.05 to 3.51 feet below ground surface. The direction of groundwater flow below the Property is not known, though can be reasonably assumed to be seaward.

The lower aquifer is considered an irreplaceable drinking water resource, but is protected from contamination by the local geology. It is a confined, basal flank aquifer defined by horizontally extensive

lava formations. This lower aquifer is used as a drinking water resource, is fresh (<250 mg/L Cl⁻) and has low vulnerability to contamination (State of Hawai‘i Office of Planning, 2011).

The Property is below (makai of) the Underground Injection Control (UIC) Line. Underground Injection Wells are used for injecting water or other fluids into a groundwater aquifer and are controlled by the Department of Health (DOH). The Property’s position below the UIC Line means that the underlying aquifer is not considered a drinking water source, a wider variety of wells are allowed, and some permit limitations are imposed.

The EPA classifies a large portion of O‘ahu, including the Pālolo Aquifer System, as the Southern O‘ahu Basal Aquifer, a Sole Source Aquifer (SSA). SSAs are designated in areas where few or no alternate drinking water sources are available and where, if contamination occurred, using an alternative source would be extremely expensive. A SSA designation gives the EPA the authority to review any proposed projects in the area using federal funds.

Policies of the Hawai‘i Department of Health Clean Water Branch are outlined below, in accordance with comments dated January 22, 2016 (Appendix B). These policies are as follows:

- It is the State’s position that all projects must reduce, reuse and recycle water to protect, restore and sustain water quality and beneficial uses of State waters.
- State policy encourages stormwater infiltration through Low Impact Development (LID) practices, and discourages the treatment of stormwater as a waste product off impervious surfaces.
- This Environmental Assessment recognizes stormwater as:
 - a potential source of irrigation
 - a source of groundwater recharge and stream base flow
 - an asset that sustains and protects natural ecosystems and traditional beneficial uses of State waters

In addition, the State has a General Policy of Water Quality Antidegradation (§11-54-1.1, HAR), which states that existing uses and the level of water quality necessary to protect them, shall be maintained and protected. In the case that water quality exceeds levels necessary to protect aquatic habitats, water quality may not be degraded without director approval.

Potential Impacts and Mitigation Measures

No significant impacts to groundwater resources are anticipated. It is not anticipated that the restaurant/retail building will impact the lower, confined aquifer since building operations will not require direct groundwater extraction or injection of any sort. The building is also not anticipated to impact the upper, unconfined aquifer. While water from the Property may infiltrate into the unconfined aquifer and the water table is relatively shallow, stormwater from the Property is anticipated to be relatively clean compared to runoff from conventional urban properties, due to proper management of waste and wastewater, bioretention through landscaping, and the small number of vehicles parking on the Property. Moreover, the receiving aquifer is non-drinkable, is not of ecological importance, and is below the UIC line. Therefore, water entering the upper aquifer from the Property is not expected to impact drinking water or ecological resources. No mitigation measures are warranted or planned at this time with regard to groundwater resources.

3.4.2 Surface Water Resources

The Property is within the Ala Wai Watershed. There are no surface water resources on the Property. The nearest stream as classified by the Hawai‘i Department of Aquatic Resources is the Ala Wai Canal, located approximately 390 meters mauka of the Property. The nearest surface water bodies are the Ala Wai Canal and Waikīkī Bay, located approximately 290 meters makai of the Property.

According to the U.S. Fish and Wildlife Service’s (USFWS) National Wetlands Inventory, the Property does not contain or border any lands designated as wetlands. The nearest inventoried wetland as classified by the State of Hawaii (State of Hawai‘i Office of Planning, 2013) is Waikīkī Bay, classified as “Estuarine and Marine Wetland” and “Estuarine and Marine Deepwater”. The Ala Wai Canal is the second nearest inventoried wetland and is classified by the USFWS as “Riverine”.

At Waikīkī Bay, the groin at the end of Kapahulu Avenue marks the ‘Ewa boundary of the 76-acre Waikīkī Marine Life Conservation District (MLCD), authorized by §190-3, HRS and Chapter 13-36, HAR a. The Waikīkī MCLD extends from the ‘Ewa edge of the Waikīkī Natatorium War Memorial to Kapahulu Groin (also known as Waikīkī Wall). It is one of 11 MLCDs currently established in the state for the protection of nearshore fish populations and the conservation and replenishment of marine resources (State of Hawai‘i Department of Land and Natural Resources, 2015). The Waikīkī MLCD is also considered by the Department of Health to be a water area to be protected as Class AA (§11-54-6, HAR). The objective of class AA waters is that these waters remain in their natural pristine state as nearly as possible with an absolute minimum of pollution or alternation of water quality from any human-caused source or actions (§11-54-3(c)(1), HAR). According to standard comments provided by the State of Hawai‘i Department of Health, Clean Water Branch, any project and its potential impacts to state waters must comply with §11-54-1.1, HAR, anti-degradation policy, comply with designated uses as determined by the classification of the receiving State waters, and meet water quality criteria as defined in Chapter 11-54, HAR.

The revised City and County of Honolulu, Rules Relating to Storm Drainage Standards, effective June 1, 2013, specifies that regulated new development and redevelopment projects include LID Site Design Strategies, Source Control BMPs and Post-Construction Treatment Control BMPs to meet water quality criteria (City and County of Honolulu Department of Planning and Permitting, 2000, Amended 2012).

Potential Impacts and Mitigation Measures

Potential short-term impacts on surface water resources can be mitigated. The Ala Wai Canal is located upgradient of the Property, and therefore no impact from the restaurant/retail building is anticipated. To mitigate construction-related, short-term impacts to Waikīkī Bay, best management practices (BMPs) will be incorporated during construction to prevent stormwater discharges and contaminants such as sediment, pollutants, petroleum products, and debris from affecting coastal water quality. Once construction commences, BMPs will be installed fronting all drainage facilities, such as catch basin and drainage inlets along Kapahulu and Kūhiō Avenue. The contractor shall be responsible for clearing storm drain facilities to mitigate flooding during construction and removing BMPs upon completion of the project.

No impacts to any other wetlands are anticipated. The Property does not border or contain any wetlands, and is located approximately 0.2 miles from the nearest inventoried wetland. Ku'ekaunahi Stream was replaced by Kapahulu Avenue and surface soils now consist of unsaturated man-made fill. Therefore, no portion of the Property in its current condition would support a wetland habitat. No mitigation measures are planned at this time.

The restaurant/retail building does not involve work in, over, or under waters of the United States, and is not anticipated to result in any discharge into navigable waters. In their comment letter dated February 11, 2016, the Honolulu District, U.S Army Corps of Engineers stated that the Property is not within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 or within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act, therefore, a Department of the Army permit will not be required.

To mitigate impacts to stormwater, Malu Investments will follow county guidance (City and County of Honolulu Department of Planning and Permitting, 2000, Amended 2012). As a precaution, plans for the restaurant/retail building include the following stormwater BMPs:

- Site Design Strategies
 - Minimize impervious surface
 - Direct storm water runoff to landscaped areas
- Source Control BMPs
 - Landscaped areas incorporated into drainage design
 - Automatic irrigation system designed to minimize runoff of excess irrigation water
 - Outdoor trash storage area graded and paved to prevent storm water run-on and runoff
 - Dumpsters to include attached lid

To address any *indirect* long-term impacts to Hawaii's marine environment and reduce the Property's overall hydrologic footprint, Malu Investments has minimized impervious surfaces on the Property to the extent practicable. Under current conditions, the Property contains no undisturbed areas of land or pre-development drainage and vegetation features. Nevertheless, it is recognized that urban areas are one of the main contributors to nonpoint source pollution in the state, and recognizes the role played by lower-density buildings in the health of urbanized watersheds. Plans for the building and grounds include significant portions of landscaping as well as grasscrete paving in the bike parking area (Figure 12). Where applicable and feasible, Malu Investments will follow State guidance on Stormwater Impact Assessments (State of Hawai'i Office of Planning, State Coastal Zone Management Program, 2013), Hawaii Watershed Guidance (State Hawai'i Office of Planning, State Coastal Zone Management Program, 2010), and Low Impact Development (State of Hawai'i Office of Planning, State Coastal Zone Management Program, 2006), including some of the measures discussed above to mitigate impacts to Waikīkī Bay.

Section 3.5 addresses concerns that the Property may be affected by flooding from the Ala Wai Canal. Section 4.7.3 includes mitigation measures regarding drainage.

3.5 NATURAL HAZARDS

The Hawaiian Islands are susceptible to potential natural hazards, including flooding, tsunami inundation, hurricanes, and earthquakes. The Property's vulnerability to such hazards is described below. The nearest outdoor civil defense warning siren is located approximately one-third mile from the Property at the end of the Ala Wai Canal.

Flood Hazard

The Property is designated Flood Zone X, minimal flood hazard, according to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP). See Figure 16. Zone X lies outside the limits of the 0.2-percent-annual-chance flood (500-year flood), and developments within Zone X are not regulated by NFIP. For reference, the 1-percent-annual-chance flood is base flood (Federal Emergency Management Agency, 2015).

Other data suggest that large storm events will cause the Ala Wai Canal to flood. Using the Hydrologic Engineering Center's River Analysis System (HEC-RAS) model to predict the canal's behavior, the US Army Corps of Engineers determined that floodwaters from the 1-percent-annual-chance rainfall event would reach the Property (U.S. Army Corps of Engineers, 2015).

Climate change is predicted to result in both increased rainfall intensity and sea level rise, both of which will exacerbate flooding. In the last 30 years, Hawai'i has seen an increasing frequency intense rainfall events. Climate change models suggest a continuation of this trend (U.S. Army Corps of Engineers, 2015).

Sea Level Rise

The Property elevation is high enough above sea level that direct inundation due to sea level rise is not anticipated to be likely in the context of 21st century climate change projections and associated sea level rise. The Center for Island Climate Adaptation and Policy and the University of Hawai'i Sea Grant notes that sea level is expected to rise one foot by 2050 and three feet by 2100, and recommends that state and local governments plan accordingly (Center for Island Climate Adaptation and Policy, 2011). While an accelerating rise in local sea level should be planned for, specific water levels should not be anticipated because sea level rise models are inherently uncertain. Sources of this uncertainty include sparse local data, intrinsic uncertainty in climate warming and ice melt models, and prospective shifts in human behavior to curb green-house gas emissions.

Tsunami Hazard

The Property is within the tsunami evacuation zone designated by the Hawai'i State Civil Defense, as shown in Figure 17. Since the early 1800s, approximately 50 tsunamis have been reported in Hawai'i. Seven caused major damage and two were generated locally. Compared to other areas in Hawai'i, the reach of tsunami waves at Waikīkī Beach is relatively low. This is due to the shoreline's orientation, as well as its wide, protective reef (Wiegel, 2008). Sea level rise will exacerbate tsunami-related hazards.



DATE: 12/2/2015

LEGEND

Property

FEMA Flood Zone

AE (subject to inundation by the 1% annual chance flood)

VE (subject to inundation and wave action by the 1% annual chance flood)

X (undesignated)

FIGURE 16:

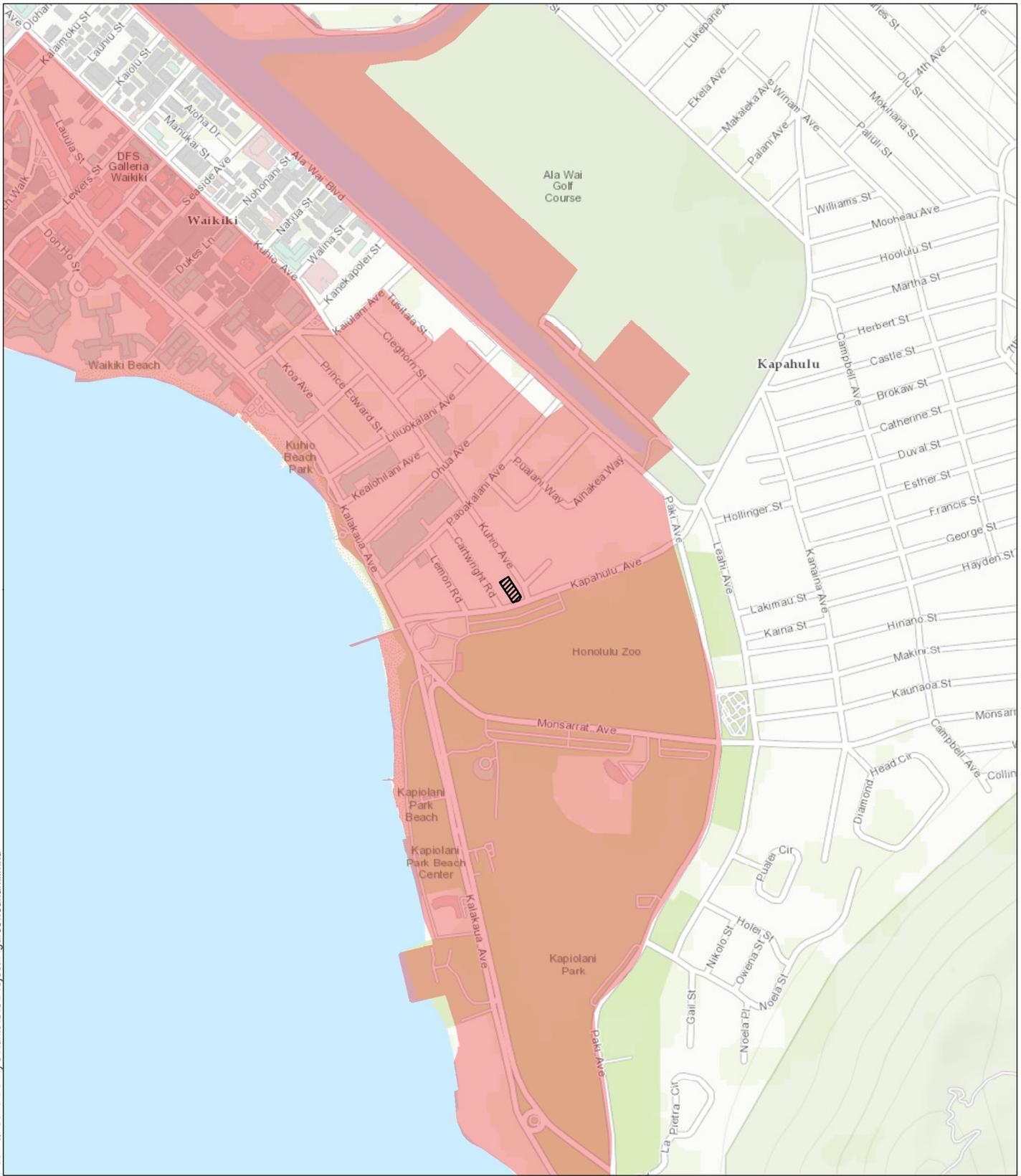
Flood Insurance Rate Map
208 KAPAHEULU/2583 KŪHIŌ RESTAURANT/RETAIL BUILDING

Malu Investments Island of O'ahu

North Linear Scale (feet) 0 100 200 400

PBR HAWAII & ASSOCIATES, INC.

Source: Federal Emergency Management Administration, 2012. ESRI online basemap.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



DATE: 12/2/2015

LEGEND

-  Property
-  Tsunami Evacuation Zone

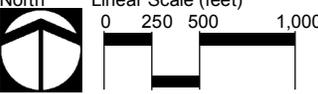
FIGURE 17:

Tsunami Evacuation Zone
208 KAPAHEAIONE/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

Malu Investments Island of O'ahu

North

Linear Scale (feet)
 0 250 500 1,000




Source: ESRI online basemap, City and County of Honolulu, 2013.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Hurricanes

Hurricanes are relatively rare in Hawai‘i, but since 1980, two hurricanes have had a major effect on Hawai‘i – Hurricane ‘Iwa in 1982 and Hurricane ‘Iniki in 1992. Hurricane season in Hawai‘i typically runs from May to November. While it is difficult to predict such natural occurrences, it is reasonable to assume that future incidents are likely, given historical events. During a hurricane, the Property will likely not be impacted by storm surge, but the building may be vulnerable to wind damage and wind-borne debris. Hurricane-related impacts may be exacerbated by climate change and associated sea level rise.

Earthquakes

Unlike other areas where a shift in tectonic plates is the cause of an earthquake, in Hawai‘i most earthquakes are linked to volcanic activity. Because of this unique situation, most of the thousands of earthquakes that occur in Hawai‘i each year are primarily located on Hawai‘i Island and do not cause major damage on O‘ahu. The vast majority of earthquakes are so small they are detectable only with highly sensitive instruments, but there have been several damaging earthquakes in the past.

Potential Impacts and Mitigation Measures

The creation of the restaurant/retail building will not present or exacerbate any hazard condition relating to flood, tsunamis, hurricanes, and earthquakes, and no mitigation measures are planned or warranted at this time.

While the Property is not anticipated suffer direct inundation due to sea level rise within the 21st Century (based on projections from Center for Island Climate Adaptation and Policy and the University of Hawai‘i Sea Grant), it is relatively low-lying relative to the surrounding area, which may create flooding concerns and infrastructure risk in the future. Furthermore, flooding during large storm events is already possible, according to some models (U.S. Army Corps of Engineers, 2015). Should FIRM maps be updated to indicate that the Property resides in a flood zone, or should increasing frequency of large storm events become a concern, mitigation strategies could include elevating electrical appliances for safety and to prevent water damage, reinforcing or relocating utilities as feasible, and adhering to NFIP requirements, building code updates, and/or County, State or Federal guidance.

The potential impacts of hurricanes and earthquakes will be mitigated by designing all structures in compliance with the City and County of Honolulu Building Code and Hawaii State Building Code. The State of Hawaii has begun planning for decentralized flood infrastructure in the Ala Wai watershed. Across Kūhiō Avenue, President Thomas Jefferson Elementary School is a designated community shelter with accommodations for special needs. Impacts from natural hazards will be further mitigated by adherence to appropriate civil defense evacuation procedures.

3.6 FLORA AND FAUNA

No rare, threatened, or endangered plants or animals are known to exist on the Property. The Property presently provides little habitat for flora and fauna. The Property has been historically disturbed and its surface consists of imported fill. Furthermore, the Property has been developed in the past. Historical aerial photographs and fire insurance maps show that there were apartment buildings on the Property (Parcels 1 and 48) in 1983. The area is considered to contain little or no threatened and endangered species, and is not considered critical habitat for any particular plant or animal species (State of Hawai‘i Office of Planning, 1992) (State of Hawai‘i Office of Planning, 2014).

An arborist’s report noted nine trees and one shrub on the Property, all species of which are commonly found in urban, disturbed areas of Honolulu. Appendix G contains the arborist’s report. The trees and shrub are publicly visible, since the Property is vacant. Most of the plants show signs of stress and improper pruning, and are located close enough to the sidewalk and neighboring property so as to create a potential hazard. Five of the trees have a trunk diameter which exceeds six inches.

Potential Impacts and Mitigation Measures

Because no rare, threatened, or endangered plants or animals are known to exist on the Property, the restaurant/retail building is not anticipated to have an impact on rare, threatened, or endangered plants or animals. The Hawai‘i State Department of Land and Natural Resources (DLNR) Division of Forestry and Wildlife (DOFAW) commented on October 23, 2015 that given the disturbed, urban nature of the Property, it is not expected that the creation of the proposed building will negatively impact threatened or endangered species. As such, no mitigation measures regarding threatened or endangered species are warranted or planned.

DOFAW recommended that seabird-friendly lighting will be used to mitigate potential impacts to seabirds flying over the area. Outdoor lighting will be subdued or shielded to prevent glare and light spillage onto surrounding properties and rights-of-way. Lights will not rotate, revolve, move, flash or flicker in accordance with Section 21-9.80-4(c)(9), ROH. To the extent practicable, outdoor lighting will be shielded so the bulb can only be seen from below bulb height. If nighttime construction occurs, all lighting will be shielded and directed toward the ground to avoid attracting adult seabirds as they travel from the ocean to their breeding areas.

In addition, DOFAW recommended that all organic waste, food, and refuse be secured to avoid access by animals. Food and waste will be managed properly.

The restaurant/retail building is anticipated to have a positive impact on local flora. The site plan includes appropriate landscaping which will be professionally maintained to prevent poor tree health and potential hazards. Existing trees to be removed due to potential hazard and/or poor structural condition include:

- Two Octopus (*Schefflera actinophylla*) trees
- One Formosan Koa (*Acacia confuse*) tree
- One Pink Tecoma (*Tabebuia rosea*) tree
- Two Autograph (*Clusia rosea*) trees
- One Hala (*Pandanus tectorius*) tree

It also may be necessary to remove the two Fan Palm (*Pritchardia spp.*) trees and one *Ficus* shrub.

Malu Investments will procure all permits necessary for tree removal on the Property, and will provide approved replacement plants or landscaping in accordance with Waikīkī Special District Design Controls (§21-9.80-4 (f), ROH) and, where applicable, Diamond Head Special District Design Controls (§21-9.40-4 (a), ROH).

Existing street trees that front the Property will not be modified or removed. Plans for the Property do not include the planting of new street trees.

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4 DESCRIPTION OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

Two separate archaeological assessments were conducted for the Property. The State Historic Preservation Division (SHPD) accepted both assessment reports. Appendix F contains the archaeological assessment reports and SHPD acceptance letters.

No archaeological sites, cultural layers, or human remains were identified during the course of the assessments. One trash pit post-dating 1944 is present on the Property; however, in consultation with SHPD, it was agreed that the trash pit will not be treated as an archaeological site (i.e. assigned State Inventory of Historic Places site numbers). Glass bottles discovered across the Property were not discovered in a cultural context and are believed to have been discarded by picnickers visiting Kapi‘olani Park and Makee Island between 1880 and 1920. Fill material and marsh mud present in trenches dug as part of the first assessment suggest that the 652 square foot parcel identified as TMK 2-6-027:052, may have been part of the former Ku‘ekaunahi Stream and experienced “periodic washout” by the stream, as well as “significant historic disturbance” (Hammatt & Schideler, Archaeological Assessment for a 0.015-Acre Parcel at the Corner of Kuhio and Kapahulu Avenues, Waikiki Ahupua'a, Kona District, Oahu Island, 2006).

Potential Impacts and Mitigation Measures

No impacts to significant archaeological or historic resources are anticipated, as archaeological assessments have determined that none are present. The archeological assessment recommended, and SHPD agreed, that a combination of on-site and on-call monitoring be employed during ground-disturbing activities, due to the presence of Jaucas sand deposits on the Property.

Malu Investments and its contractors will comply with all state and county laws and rules regarding the preservation of archaeological and historic sites. Should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, or concentrations of shell or charcoal be inadvertently encountered during the construction activities, work will cease immediately in the immediate vicinity of the find, and the find will be protected. The contractor shall immediately contact SHPD, which will assess the significance of the find and recommend appropriate mitigation measures, if necessary.

4.2 CULTURAL RESOURCES

The Property has likely not been used for cultural purposes since the 1920s. Since traditional use of coastal Waikīkī was for water-based agriculture, production would have stopped with construction of the Ala Wai Canal in 1924, mosquito control-related filling in the 1930s, and the filling of Ku‘ekaunahi Stream sometime between 1927 and 1943. Parcels 2-6-027:001 and 2-6-027:048 contained a house as far back as 1914, as well as a portion of the former Makee Road. Parcel 2-6-027:052 may also have contained a portion of Makee Road (Hammatt & Schideler, Archaeological Assessment for a 0.015-Acre Parcel at the Corner of Kuhio and Kapahulu Avenues, Waikiki Ahupua'a, Kona District, Oahu Island, 2006).

The Property is located on man-made fill in the moku of Kona and ahupua‘a of Waikīkī. Historically, Waikīkī was a coastal wetland featuring taro patches, duck ponds, fishponds, and a narrow natural beach. The ahupua‘a also supported crops of yams, cloth plants, sugar cane and ti leaf. Later, rice supplanted taro to accommodate Chinese laborers.

Beginning in the fifteenth century, a vast system of irrigated taro fields was constructed, extending across the plain from Waikīkī to lower Mānoa and Pālolo valleys. This field system –traditionally attributed to the chief Kalamakua – took advantage of streams descending from Makiki, Mānoa, and Pālolo valleys which also constituted the community water supply.

By the arrival of Europeans in the late eighteenth century, Waikīkī had long been a center of population and political power on O‘ahu. King Kamehameha resided there upon taking control of the Hawaiian Islands in 1795.

By the early 19th century, the sheltered harbor in Honolulu ahupua‘a began attracting trade and residents away from Waikīkī. King Kamehameha moved to Honolulu to maintain control of the sandalwood trade. The fields of Waikīkī became overgrown as the population emigrated out of the ahupua‘a or was decimated by European diseases. However, some residents and ali‘i remained, and Waikīkī continued to sustain the traditional Hawaiian lifestyle.

In the mid- to late- 19th century, Waikīkī was also becoming a popular site for Americans living on O‘ahu. No mid-19th-century Māhele Land Commission Awards were identified within 100 meters of the Property. The historical landscape continued to support traditional ahupua‘a operations until modern-day Waikīkī evolved in the late 19th and early 20th centuries.

The late 19th century brought the construction of the present Kalākaua Avenue and a tram line connecting Waikīkī to Honolulu. King Kalākaua established Kapi‘olani Park in 1877. Businessman James Makee was the first president of the Kapi‘olani Park Association. Together with Archibald Cleghorn (father of princess Ka‘iulani), Makee constructed a system of ditches and canals to create a system of ponds and small islands separated by the waters of Ku‘ekaunahi Stream. The largest of these islands, Makee Island (Makee ‘Ailana in Hawaiian), was located at the present location of the Honolulu Zoo parking lot and inspired a song of the same name by James K. ‘Ī‘Ī (Hammatt & Schideler, Archaeological Assessment for a 0.015-Acre Parcel at the Corner of Kuhio and Kapahulu Avenues, Waikiki Ahupua'a, Kona District, Oahu Island, 2006).

The 20th century brought major changes to Waikīkī, placing prominent visitors’ landmarks in the ahupua‘a and draining the former wetland. The Moana Hotel opened in 1901, with a hotel dining room that extended almost to the water’s edge. Kalākaua Avenue (formerly Waikīkī Road) was completed in 1905. The Ala Wai Canal, completed in 1924, drained the wetland and provided the material to fill in rice paddies, taro patches, and fishponds. Sand, rock, and coral were dredged from the reef for beach expansion and land reclamation, which formed the foundation for the buildings and businesses that reside there now. A number of iconic Waikīkī amenities followed, including the Royal Hawaiian Hotel in 1925-26, The Natatorium in 1927, Ala Wai Yacht Harbor in 1935, the Honolulu Zoo in 1952, the Waikīkī

Aquarium in 1955 (migrating from an earlier location in Kapi‘olani Park), Duke Kahanamoku Beach and Lagoon in 1956, and Magic Island in 1964 (Wiegel, 2008).

Mosquito control-related filling projects were conducted with in the 1930s, and the filling of Ku‘ekaunahi Stream occurred sometime between 1927 and 1943. Parcels 2-6-027:001 and 2-6-027:048 contained a house as far back as 1914, as well as a portion of the former Makee Road. Parcel 2-6-027:052 may also have contained a portion of Makee Road.

Potential Impacts and Mitigation Measures

The creation of the proposed building is not anticipated to affect the exercise of Native Hawaiian rights, or rights of any ethnic group, related to gathering, access, or other customary activities on the Property. As no impacts are anticipated, no mitigation measures are warranted or planned at this time.

4.3 VISUAL RESOURCES

Views from within the Property include the surrounding buildings and the Honolulu Zoo parking lot. The Property is not located in any of Waikīkī’s major view corridors.

The PUC Development Plan identifies significant panoramic views in the region. The Property is not within the region of any of the view lines depicted on the PUC Development Plan’s “Significant Panoramic Views” map, with the possible exception of an east-west view of Diamond Head (City and County of Honolulu Department of Planning and Permitting, 2004).

The Revised Ordinances of Honolulu (ROH) identify prominent view corridors and historic properties in the Waikīkī Special District. The ordinance states that development should “preserve, maintain, and enhance” these views and historic properties whenever possible (§21-9.80-3, ROH). The Property is not located along any significant public views of Waikīkī landmarks, the ocean, and the mountains from public vantage points.

Potential Impacts and Mitigation Measures

The restaurant/retail building will have a positive impact on visual resources of the neighborhood and will not alter either panoramic views identified in the PUC Development Plan or public views and Diamond Head Special District prominent public vantage points identified in the ROH, from either within or outside the Property. While the Property is located near (and possibly partially within) the Diamond Head Special District and is located close to an east-west Significant Panoramic View of Diamond Head, the small size and low-height of the building will not present a potential impact to panoramic views. The restaurant/retail building will be a single-story structure, approximately 24 feet high, flanked by much higher multi-story apartment residential and resort buildings where the maximum building height is 220 feet (Exhibit 21-9.15, ROH).

The proposed restaurant/retail building will establish a positive presence at the intersection with a new, attractive building, lighting, landscaping, and positive activity from customers and staff. The current vacant state of the Property does not contribute to the vitality of the area. At present, this Waikīkī gateway corner is unremarkable in the daytime and generally dark and unwelcoming in the evening. The new

restaurant/retail building will brighten the area with a distinctive, safe, secure, welcoming, and well-run building.

4.4 NOISE

The existing ambient noise level in the vicinity of the Property is relatively high due to its proximity to Kapahulu Avenue, Kūhiō Avenue, an electrical substation, and dense residential and other urban uses.

Principal sources of noise in the vicinity of the Property include vehicle traffic (including buses and commercial vehicles), air conditioning units from surrounding buildings, and general noise from human activity at Honolulu Zoo and its parking lot, Waikīkī Beach, and President Thomas Jefferson Elementary School.

Potential Impacts and Mitigation Measures

In the short-term, noise from construction can be expected from construction machinery, paving equipment, material transport vehicles, and other construction activities. Proper mitigation measures will be employed to minimize construction-related noise impacts. All construction activities will be in compliance with State DOH noise regulations on Community Noise Control (Chapter 11-46, HAR). When construction noise exceeds, or is expected to exceed, the DOH's allowable limits, a permit must be obtained from the DOH. Specific permit restrictions for construction activities as described in Chapter 11-46-7 (j) are:

- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 7:00 a.m. and after 6:00 p.m. of the same day, Monday through Friday;
- No permit shall allow any construction activities that emit noise in excess of the maximum permissible sound levels before 9:00 a.m. and after 6:00 p.m. on Saturday; and
- No permit shall allow any construction activities that would emit noise in excess of the maximum permissible sound levels on Sundays and holidays.

In the long-term, a change in ambient noise conditions relative to the current vacant state of the Property is anticipated due to regular restaurant/retail operations. Sources of noise at the restaurant/retail building will include human activity, vehicles (customer, delivery, and service vehicles), operating machinery, and other business-related activities. Operating hours on the Property may be up to 24 hours a day. It is possible that the restaurant tenant will choose to keep the restaurant open 24 hours per day, as Denny's establishments typically serve food 24 hours a day.

Several strategies will be employed to ensure that activity on the Property does not create a disturbance inconsistent with the surrounding urban Waikīkī environment. To mitigate any impacts to the surrounding area from inside the restaurant/retail building, the building design will include insulated walls and windows (double-pane glass). Both doors and windows will be designed to remain closed. Efficient, state-of-the-art ventilation and air conditioning systems will serve the building. The proposed restaurant/retail building is much smaller (single story and less than 5,000 square feet) than many surrounding residential buildings and nearby hotels. Therefore, sound from the building's air system is anticipated to be less than that from surrounding buildings due to smaller system demand. To mitigate any impacts regarding sound

from the lanai area, appropriate landscaping will provide a noise barrier both to and from the street. Of note is that the lanai area is along Kūhiō Avenue, a relatively noisy area already due to vehicle traffic, and not directly near any residential buildings. In compliance with Waikīkī Special District Design requirements (which encourage outdoor dining areas), outdoor dining areas will not be used after 11 p.m. and before 7 a.m. (§21-9.80-4(a)(5)(G), ROH).

All restaurant/retail building operations will be in compliance with State DOH community noise control requirements as specified under Section 11-46-4, HAR. This regulation requires that stationary noise sources in areas designed for multi-family dwellings, apartments, businesses, commercial uses, hotel uses, and resort uses be limited to maximum permissible sound levels of 60 decibels (dBA) from 7 am to 10 pm and 50 dBA from 10 pm to 7 am).

As in many other areas of Waikīkī, and other urban areas of Honolulu, noise from delivery trucks, trash pickup trucks, other non-stationary sources, and humans may be present at certain times. The restaurant tenant will be leasing not only the building interior space but will also be responsible for all parking areas and all common areas outside the restaurant. The tenant is a highly experienced, successful Denny's restaurant operator in both Hawai'i (Kunia and Kāne'ōhe communities) and California (12 locations in various communities). Thus, it is expected that the restaurant will be managed and operated in a highly professional manner so that noise from delivery trucks, solid waste pickup trucks, other non-stationary sources, and restaurant customers do not create an undue disturbance to neighbors.

4.5 AIR QUALITY

Air quality in the vicinity of the Property is generally considered to be good due to the presence of northeasterly trade winds that tend to disperse pollutants seaward. Vehicular traffic on nearby roadways is anticipated to be the primary source of air pollutants in the area. DOH operates several air monitoring stations throughout O'ahu. The closest air monitoring station to the Property is the Honolulu Station located on Punchbowl Street on the roof of the DOH building (Kīna'u Hale), about three and one-third miles northwest of the Property. The Honolulu Station measures concentrations of PM_{2.5} (particulate matter that is 2.5 microns or less in diameter), PM₁₀ (particulate matter that is 10 microns or less in diameter), carbon monoxide, sulfur dioxide, wind direction, and wind speed.

According to the State of Hawai'i Annual Summary 2014 Air Quality Data, maximum levels of ozone, PM_{2.5}, PM₁₀, carbon monoxide, and sulfur dioxide at the Honolulu Station are consistently below the limits set by state and federal ambient air quality standards (State of Hawai'i Department of Health, Clean Air Branch, 2015).

Potential Impacts and Mitigation Measures

In the short-term, emissions from construction vehicles and equipment and dust from ground disturbing activities may temporarily affect ambient air quality in the immediate vicinity. Impacts will be minimized through proper maintenance of construction equipment and vehicles and, as necessary, through development and implementation of a dust control management plan. Dust control measures may include watering loose soils, erecting dust screens, phasing land disturbing activities to minimize open soils, or establishing temporary groundcover. All construction activities will comply with the provisions of §11-

60.1-33, HAR on fugitive dust. No state or federal air quality standards will be violated during or after construction.

In the long-term, the restaurant/retail building is not anticipated to significantly impact air quality.

The restaurant tenant will implement a state-of-the-art, high efficiency, multiple-filter, exhaust pollution control system to mitigate odor, grease, and smoke related impacts from ventilation exhaust. As per the requirements of Section 11-39-12, HAR, this pollution control system must include a grease vapor collector, exhaust fan, and fire barrier system approved by a nationally-recognized testing agency. Details of the system must be provided in the tenant's ventilation permit application, which is subject to the review and approval of the State DOH. There are many such exhaust pollution control systems in operation in Waikīkī, where there is a high prevalence of ground floor restaurants in close proximity to high-rise residential and hotel buildings.

4.6 ROADWAYS AND TRAFFIC

AECOM Technical Services prepared a traffic impact assessment report (TIAR) for the restaurant/retail building. The information from the report and the report conclusions are summarized below. Appendix D contains the complete TIAR. Figure 18 shows roads, intersections, and public transit routes and stops in the vicinity of the Property.

The Property is conveniently located for drivers, users of public transit, bicyclists, and pedestrians alike on the northwest corner of the signalized Kūhiō Avenue-Kapahulu Avenue intersection.

Roadway and Traffic Conditions

Overall, the TIAR concluded that the Kūhiō Avenue-Kapahulu Avenue intersection currently operates well under daily conditions including during peak hours.

Kūhiō Avenue is one of three major Diamond Head-ʻEwa roadways through Waikīkī. In front of the Property, Kūhiō Avenue consists of two lanes in each direction separated by a raised center median. The two lanes are configured as a left-turn and a shared left-right turn lane.

Kapahulu Avenue is a mauka-makai roadway and a major access route into and out of Waikīkī. In front of the Property, Kapahulu consists of an undivided roadway with two lanes in each direction. The mauka-bound lanes are configured as a shared through/left-turn lane and a through lane. There is no left-turn signal phase for mauka-bound traffic. The makai-bound lanes are configured as a shared through/right-turn lane and a through lane.

Access

Access is currently restricted by a chain link fence that encloses the Property. A gated driveway off Kūhiō Avenue is limited to right-in/right-out movements, due to the configuration of the existing raised median on Kūhiō Avenue. A secondary vehicle access is through a gate off Kapahulu Avenue. The gate separates the Property from a roadway easement used as a driveway and parking area by neighboring condominium Makee ʻAilana.

Parking

On-street parking is prohibited on the segment of Kūhiō Avenue that borders the Property, and also on Kapahulu Avenue near the intersection with Kūhiō Avenue. On the ‘Ewa side of Kapahulu Avenue, on-street parking is allowed mauka of the Property, between Paki Avenue and Kūhiō Avenue. Across Kapahulu Avenue from the Property, on-street parking is allowed makai of the Property between Cartwright Road and Kūhiō Avenue, and several hundred feet mauka of the Property between Kūhiō Avenue and Paki Avenue.

No off-street parking currently exists on the Property, as it is currently vacant.

Bicycle and Pedestrian Conditions

Both Kūhiō Avenue and Kapahulu Avenue feature sidewalks on both sides of the roadway and crosswalks. A multi-use path is located across Kapahulu Avenue from the Property. Bicyclists also use the roads in front of the Property. These facilities are consistent with the O‘ahu Bike Plan. (City and County of Honolulu Department of Transportation Services, 2012).

At the Kūhiō Avenue-Kapahulu Avenue intersection, pedestrians crossing Kūhiō Avenue outnumber those crossing Kapahulu Avenue. This pattern is attributed to the location of a bus stop mauka across Kūhiō from the Property (Figure 18). During peak hours, the highest pedestrian flow is across Kūhiō Avenue with a maximum of 63 pedestrians per hour traveling mauka-to-makai and 50 pedestrians traveling makai-to-mauka. Pedestrian flow across Kapahulu Avenue is substantially lower, with a maximum of 22 pedestrians per hour in the Diamond Head to ‘Ewa direction and 12 pedestrians per hour in the ‘Ewa to Diamond Head direction

Public Transit

The Property is served by four bus stops: Stop #19, Stop #20, Stop #154, and Stop #156. These stops are served by Routes 2, 2L, 8, 13, 14, 19, 20, 22, 23, 24, 42, E, W1, W2, and W3.

The City and County of Honolulu Department of Transportation Services (DTS) is planning a high-capacity bus circulator to connect Waikīkī to the future Honolulu High-Capacity Rail station at Ala Moana Center. While the formal route has not yet been established, the bus circulator will likely improve public transit conditions around the Property.

Potential Impacts and Mitigation Measures

Roadway and Traffic Conditions

No significant long-term impacts on vehicle traffic are anticipated. The City and County Department of Transportation Services (DTS) and the DPP Traffic Review Branch both provided comments on the Draft EA; however in their comment letters (DTS letter dated February 3, 2016; DPP letter dated February 8, 2016) neither noted any concerns regarding significant long-term impacts on vehicle traffic. Furthermore, in their comments on the Draft EA dated February 3, 2016, the State Department of Transportation stated that “...the project is not expected to significantly impact the State highway facility.”

The TIAR concluded that the Kūhiō Avenue-Kapahulu Avenue intersection is not anticipated to experience significant impacts with regard to vehicle traffic associated with the restaurant/retail building even under a “worst-case” scenario. The “worst-case” scenario assumed full vehicle trip generation typically associated with a more auto-oriented location, even though the amount of vehicular traffic generated by the restaurant/retail building is expected to be low because of its location within Waikīkī and the pedestrian-oriented customer base typical of the area.

The TIAR further concludes that pedestrian, bicycle and public transit facilities are projected to be able to accommodate future demand generated by the restaurant/retail building. The TIAR recommends that the building owner and/or the restaurant operator make arrangements for smaller delivery vehicles to make deliveries on-site. As such, the building includes an on-site loading and turnaround area. Although the Kūhiō Avenue/Kapahulu Avenue intersection operates well for existing and projected future conditions, the location of the restaurant/retail building makes it prudent to take measures to assure that delivery operations do not adversely impact the vehicular circulation on Kūhiō Avenue.

The TIAR also recommends monitoring parking lot operations during Waikīkī special events that close Kalākaua Avenue (such as parades), and if it is found that the special events require maximum vehicle capacity on Kūhiō Avenue, building owner and/or the restaurant operator should work with DPP and DTS to adjust the operation of the parking lot.

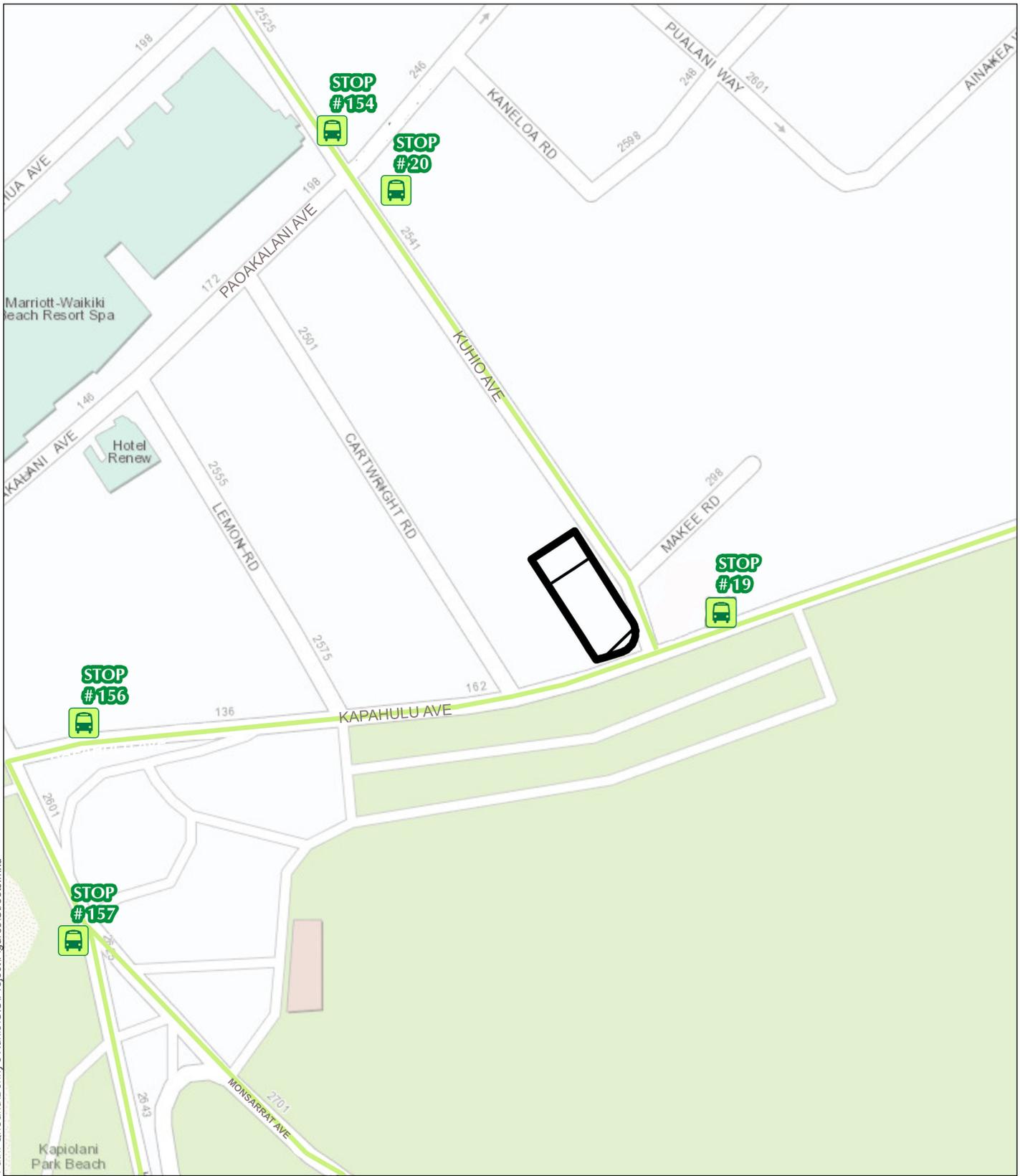
To minimize impact to roadways and traffic conditions during the construction phase, construction materials and equipment will be transferred to and from the Property during off-peak traffic hours (8:30 a.m. to 3:30 p.m.) whenever possible. Should any construction-related work require the temporary closure of any traffic lane on a City street, a street usage permit will be obtained from DTS. If necessary, a Permit to Operate or Transport Oversize and/or Overweight Vehicles and Loads over State Highways will be obtained from the State Department of Transportation, Highways Division.

Access

The existing driveway off of Kūhiō Avenue will provide vehicle access to the Property. There will not be vehicle access via Kapahulu Avenue.

Parking

While no off-street vehicle parking is required under requirements for parking for ground level uses in the Waikīkī Special District (§21-9.80-4(h), ROH), nine parking stalls will be provided, including one handicap-accessible space. A required loading space (§21-6.100, ROH) will be provided. The parking lot will be accessed from Kūhiō Avenue. Due to the configuration of Kūhiō Avenue in the vicinity of the Property, vehicular access associated with this parking lot will be restricted to right-in/right-out movements, further reducing impact on the surrounding street system. In compliance with Waikīkī Special District regulations on ground level parking facilities (§21-9.80-4(c)(8)(G), ROH), landscaping will be provided to screen the parking area.



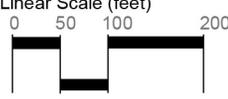
DATE: 11/25/2015

LEGEND

-  Property
-  Bus Routes
-  Bus Stops

FIGURE 18:
Roadway and Public Transit Map
208 KAPAHEULU/2583 KŪHIŌ
RESTAURANT/RETAIL BUILDING

Island of O'ahu

North  Linear Scale (feet) 0 50 100 200 

 PBR HAWAII & ASSOCIATES, INC.

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Source: ESRI online basemap. City and County of Honolulu, 2012.
 Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Bicycle and Pedestrian Conditions

A positive impact to bicycle and pedestrian conditions is anticipated. The TIAR concludes that pedestrian, and bicycle facilities are projected to be able accommodate future demand generated by the restaurant/retail building.

The section of Kapahulu Avenue that borders the Property makes up part of the Waikīkī Promenade and part of the Primary Urban Center (PUC) pedestrian network (City and County of Honolulu Department of Planning and Permitting, 2004). It is anticipated that many customers will walk to the building because of the Property's location in a densely-populated urban area and proximity to resort and apartment buildings. The main building entrance off of Kapahulu Avenue will be pedestrian-focused. The portion of the building and the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows, and building details. Plans for the building and grounds include significant portions of landscaping as well as grasscrete paving in the bike parking area (Figure 12).

Public Transit

The TIAR concludes that public transit facilities are projected to be able accommodate future demand generated by the restaurant/retail building. There is also high probability of improvement in transit service in the vicinity of the building given current plans to implement a high-capacity Waikīkī Circulator with a stop likely be located on Kapahulu Avenue. The high-capacity Waikīkī Circulator would connect Waikīkī to the future Honolulu High-Capacity Rail station at Ala Moana Center.

4.7 INFRASTRUCTURE AND UTILITIES

Engineering Dynamics prepared a preliminary site infrastructure assessment report for the restaurant/retail building, based on a restaurant that seats 1,200 people per day. The information from the report is summarized below. Appendix E contains the complete report.

4.7.1 Water System

The existing Board of Water Supply (BWS) water system in the vicinity of the Property consists of one 16-inch and one 24-inch water main along Kūhiō Avenue. The Property contains two two-inch water laterals, neither of which is currently outfitted with a water meter. The Property is vacant, and therefore does not currently place demand on the water system.

The nearest fire hydrant is on Kūhiō Avenue, directly across the street from the Property.

Potential Impacts and Mitigation Measures

The computed average daily water demand of the restaurant tenant is 6,000 gallons per day (gpd). BWS stated in a letter dated September 17, 2015 that the existing water system is adequate to accommodate building operations based on current data, but the final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

Based on computed demand, a new 1-1/2 inch water meter will be installed in one of the available 2-inch water service laterals. In accordance with the Board of Water Supply, Water System Standards, a new 2-

inch Reduced Pressure Principle Backflow Prevention device (RPBP) would be located directly downstream of the new domestic water meter.

To provide water for landscape irrigation, water would be supplied by either: (1) a new water meter installed in the remaining 2-inch water service lateral with a new BWS approved RPBP, or (2) a new irrigation system connection to the domestic water system downstream of the BWS approved RPBP. Malu Investments may enroll in the Sub metering for Irrigation program through the Department of Environmental Services, to account for water which is consumed by landscaping and which does not place demand on the municipal sewer.

If the restaurant/retail building requires an automatic fire sprinkler system, a new detector check assembly and water lateral will be required. The new detector check assembly would connect to one of the existing water main along Kūhiō Avenue. The fire department connection(s) from the building automatic fire sprinkler riser(s) would be located within 20-feet from a fire department access road.

4.7.2 Wastewater System

Wastewater service to the Property is provided by the City and County of Honolulu Department of Environmental Services. The Property is serviced by three 6-inch municipal sewer laterals that discharge into a 12-inch municipal sewer main on Kūhiō Avenue. The capacity of the 6-inch sewer lateral is computed to be 0.372 million gallons per day (MGD). The Property is vacant, and therefore does not currently place any demand on the wastewater system.

Potential Impacts and Mitigation Measures

The restaurant tenant is estimated to generate an average wastewater flow of 48,000 gpd. Peak wastewater flow is estimated to be 0.073 MGD, therefore the existing 6-inch sewer lateral is expected to be adequate. DPP has approved a Sewer Connection Application for the Property, indicating that municipal sewer system has the capacity to accommodate the increased wastewater flow.

The wastewater system will be designed in accordance with the Uniform Plumbing Code (2006 Edition). A new 4-inch private sewer line will be connected to one of the 6-inch municipal sewer laterals. A new sewer manhole may be required for the transition between the private sewer system and the municipal sewer lateral.

4.7.3 Drainage System

The majority of stormwater runoff from the Property sheet flows to Kūhiō Avenue, where it is intercepted by the existing municipal catch basin and drainage system at the corner of Kūhiō Avenue and Kapahulu Avenue. Remaining stormwater runoff from the Property is intercepted by the existing catch basin along Kapahulu Avenue. The existing on-site drainage area has an estimated flow rate of 1.61 cubic feet per second (cfs), based on calculations for a 10-year, 1-hour storm event

According to City records, an existing 18-inch, reinforced concrete pipe drain line traverses through the southeast portion of the Property between municipal catch basins at the corner of Kūhiō and Kapahulu Avenue.

Potential Impacts and Mitigation Measures

After construction, the flow rate is estimated to be 1.66 cfs (based on calculations for a 10-year, one-hour storm event), a net increase of 0.05 cfs compared to existing conditions. The net increase is considered to be negligible, and therefore no adverse conditions to downstream properties and/or drainage systems are anticipated. The on-site drainage system will be designed to manage a 10-year, one-hour storm event in accordance with DPP's Rules Relating to Storm Drainage Standards (January, 2000 as amended June 2013).

Best management practices (BMPs) will be incorporated during construction to prevent stormwater discharges and contaminants such as sediment, pollutants, petroleum products, and debris from affecting coastal water quality. Once construction commences, BMPs will be installed fronting all drainage facilities, such as catch basin and drainage inlets along Kapahulu and Kūhiō Avenue. The contractor shall be responsible for clearing storm drain facilities to mitigate flooding during construction and removing BMPs upon completion of the project. Section 3.4 includes mitigation measures regarding stormwater quality.

A new 10-foot wide easement for drainage purposes will be created to accommodate the existing 18-inch, reinforced concrete pipe drain line that traverses through the southeast portion of the Property. The easement will be dedicated to the City and County of Honolulu. The easement will be within the building setback area so that the drain line remains accessible.

4.7.4 Electrical and Communication Systems

The Property is vacant, and therefore does not currently place any demand on electrical and communication systems.

Existing electrical conduits traverse the southeast portion of the Property, according to City records.

Potential Impacts and Mitigation Measures

The creation of the restaurant/retail building is not anticipated to significantly impact electrical and communication systems, although the restaurant/retail building will increase demand relative to existing conditions.

A new easement will be created to accommodate the electrical conduits that traverse the southeast portion of the Property. The easement will be dedicated to the applicable agency and/or utility company.

4.7.5 Solid Waste

The Property is vacant, and therefore no solid waste is generated on the Property under existing conditions. Most residential and general commercial trash from Honolulu is hauled to the Campbell Industrial Park H-POWER (Honolulu Program of Waste Energy Recovery) Plant. This waste-to-energy plant processes over 600,000 tons of waste per year and produces up to 10 percent of this island's electricity. Residual ash and non-combustible construction and demolition debris, as well as industry waste is disposed of in a landfill. The two landfills on O'ahu are the Waimanalo Gulch Sanitary Landfill

and the landfill in Nānākuli currently administered by PVT Land Company (City and County of Honolulu Department of Environmental Services, 2005).

Businesses are required to arrange or provide for the collection of all refuse (§39-3.1(a), ROH). Bars and restaurants serving alcoholic beverages such as the tenant are required to recycle glass containers (§9-3.1(c), ROH). A number of local recycling companies provide pickup services for recyclable material.

Potential Impacts and Mitigation Measures

The creation of the restaurant/retail building is not anticipated to create significant short- or long-term impacts with regard to solid waste.

Short-term impacts associated with construction are not anticipated. Because the Property is currently vacant, the generation of demolition debris is not anticipated. Solid waste from construction and landscaping is anticipated, but is not expected to generate substantial amounts of refuse due to the relatively small scale of the Property and building in addition to sustainability measures discussed in Section 2.4.

In the long-term, tenant operations are not anticipated to have a significant long-term impact on solid waste facilities. Tenants will arrange and provide for the collection of all refuse from the Property (§39-3.1(a), ROH). Solid waste containers will include an attached lid. All organic waste, food, and refuse will be managed properly.

The restaurant tenant will recycle glass containers as required by city ordinance (§9-3.1(c), ROH). Sustainability measures to reduce waste include a commitment to separate recyclable material and re-use building material where possible (discussed in Section 2.4). As in many other areas of Waikīkī, and other urban areas of Honolulu, noise from delivery trucks, solid waste pickup trucks, and other non-stationary sources and may be present at certain times. The restaurant tenant will manage noise from delivery trucks, solid waste pickup trucks, and other non-stationary sources on the property so as to not create an undue disturbance to neighbors.

4.8 SOCIO-ECONOMIC CHARACTERISTICS

4.8.1 Population and Housing

The Property is part of the Urban Honolulu Census Designated Place (CDP). The Urban Honolulu CDP is roughly made up of 2,451 Census blocks and currently holds 35.3 percent of O‘ahu’s population, at 350,399 people (State of Hawai‘i Department of Business, Economic Development and Tourism (DBEDT), 2015). The General Plan for the City and County of Honolulu seeks to distribute between 45.1 to 49.8 percent of O‘ahu’s population within the Primary Urban Center Development Plan area. In 2000, the PUC had a population of 419,333 people, or 47.9 percent of O‘ahu’s population. Based on projections by the City DPP, O‘ahu’s population is projected to increase to 969,467 people by 2020. This corresponds to the desired population of 437,230 to 487,794 people within the PUC area.

Waikīkī is arguably the densest place in the state, with a population density of 119,380 persons per square mile (State of Hawai‘i Department of Business, Economic Development & Tourism, 2012). The Waikīkī

Special District is made up of 10 Census Tracts comprising 117 Census blocks (State of Hawai‘i Office of Planning, 2011) and experienced a population increase of 3.9 percent from April 2010 to July 2014, slightly lower than the rest of Honolulu and the island of O‘ahu (State of Hawai‘i Department of Business, Economic Development and Tourism (DBEDT), 2015). Waikīkī had a total population of 23,073 as of the 2010 U.S. Census, and a de facto population of 94,310.

Compared to the rest of O‘ahu, Waikīkī has a larger Caucasian population (43.95 percent, compared to 21.08 percent) and smaller Asian population (37.27 percent, compared to 44.84 percent). Table 2 shows general demographic characteristics of the Waikīkī Special District and O‘ahu.

The resident population of the City and County of Honolulu is projected to increase at an annual rate of 0.4 percent from 2010 to 2040, with the state population projected to increase from 1,363,621 in 2010 to 1,708,900 by 2040 (State of Hawaii Department of Business, Economic Development and Tourism, 2012).

Potential Impacts and Mitigation Measures

The creation of the restaurant/retail building will not increase the population of Waikīkī or Honolulu. Rather, it is expected to provide a service to Waikīkī visitors and residents from surrounding neighborhoods. Plans for the Property do not include residential use and thus will not add any permanent population. The restaurant tenant anticipates the creation of approximately 75 new jobs (25 full-time and 50 part-time), but the area of O‘ahu is just under 600 square miles and it is not anticipated that employees would relocate from their current residences. Therefore, no mitigation measures are warranted or proposed.

Table 2. Demographic Characteristics of Waikīkī Special District and O‘ahu

	Waikīkī Special District (2,451 Census Blocks)	O‘ahu
Resident Population	23,073	953,207
De Facto Population	94,310	987,406
Under 5 years	724	61,261
18 years and over	21,102	742,707
65 years and over	3,948	138,490
Total Households	12,287	311,047
Total housing units	18,821	336,899
Vacant units	5,819	25,852

Source: (State of Hawai‘i Department of Business, Economic Development & Tourism, 2012). O‘ahu 2010 Census household data from (State of Hawai‘i Department of Business, Economic Development & Tourism, 2011) and 2010 State of Hawai‘i Data Book.

4.8.2 Economy and Employment

Waikīkī contributes 6.5 percent of the State Gross Domestic Product (GDP), 6.3 percent of civilian employment and 7.9 percent of state tax revenues. Hosting 4.0 percent of Hawaii’s firms and employing 6.0 percent of the state’s payroll workforce, the area is a major business hub. Waikīkī is also home to a

significant proportion (36.3 percent) of the state’s tourist accommodations, and a vast majority (80.7 percent) of accommodations on O’ahu (State of Hawai‘i Department of Business, Economic Development & Tourism, 2012).

The workforce of Waikīkī primarily commutes from other areas of O’ahu, with a smaller percentage commuting from neighbor islands and, more rarely, the mainland. Only nine percent of Waikīkī’s workforce resides in Waikīkī. Despite having a higher Caucasian population and smaller Asian population, Waikīkī has a larger Asian workforce and smaller Caucasian workforce than average for the state. The workforce has fewer Bachelor’s or advanced degrees (23.1 percent, vs. 28.0 percent in the state) and the majority is female (52 percent, as opposed to a minority of 48.9 percent in the state workforce) (State of Hawai‘i Department of Business, Economic Development & Tourism, 2012) .

The Waikīkī workforce is slightly older than the state average. The percentage the workforce aged 29 years or younger in Waikīkī is 22.0 percent, compared to 23.4 percent in the state. The percentage of the workforce aged 55 years or older is 21.5 percent, compared to 20.8 percent in the state (State of Hawai‘i Department of Business, Economic Development & Tourism, 2012).

In 2014, Hawai‘i’s real GDP was 74 billion dollars. GDP is expected to grow by about one and a half to two percent annually through at least 2018 (State of Hawaii Department of Business, Economic Development and Tourism, 2015).

The Hawai‘i economy is highly dependent on tourism. The Economic Research Organization at the University of Hawai‘i Office (UHERO) notes that visitor volume is at or near record levels. In the first seven months of 2015, visitor arrivals, days, and real spending were up between three and four percent, and the number of visitors to the state will top 8.4 million for the first time this year (The Economic Research Organization at the University of Hawai‘i, 2015). While Japanese tourism and spending are declining, U.S. mainland visitors are contributing the most to growth of Hawai‘i’s visitor industry.

The state’s broader economy showed improvements in job growth and personal income, with most industries seeing job growth in the one- to two-percent range. The construction industry is showing particular growth, with job counts rising about 6.5 percent from 2014 levels. Despite strong tourism performance, the accommodation and food services industry has seen limited hiring after several years of rapid growth (The Economic Research Organization at the University of Hawai‘i, 2015). In 2014, median household income in Hawai‘i was \$67,402 (U.S. Census Bureau, 2014). The national average for the same year was \$53,657.

The top employment sectors in Hawai‘i are “Educational services, and health care and social assistance,” “Arts, entertainment, and recreation, accommodation, and food services,” and “Retail trade.” At \$53,213, public administration is the industry with the highest median earnings (U.S. Census Bureau, 2014).

Potential Impacts and Mitigation Measures

The building is anticipated to have a positive impact on the economy and employment of Waikīkī and Hawai‘i. The restaurant tenant anticipates the creation of approximately 75 new jobs (25 full-time and 50 part-time). In addition, construction of the restaurant/retail building will provide economic benefits in the

form of design work, construction work, construction spending, and a multiplier effect on the local economy.

4.9 PUBLIC SERVICES AND FACILITIES

4.9.1 Schools

The Property is located in the Department of Education’s Kaimukī Complex Area. Table 3 shows the present enrollment for schools within the Complex, as listed by the Department of Education. Schools marked with an asterisk are located within approximately one mile of the Property. Hawaii Center for the Deaf & Blind and Waikīkī Elementary are located outside the Complex, but are within one mile of the Property.

Potential Impacts and Mitigation Measures

The creation of the restaurant/retail building will not impact student enrollment at public or private high schools as it will have no permanent residents. Therefore, no mitigation measures are warranted or planned.

Table 3: 2014-2015 Enrollment for Public Schools

School	Enrollment in 2014-2015 School Year
Ala Wai Elementary*	402
Aliiolani Elementary	213
Hokulani Elementary	351
Jarrett Middle School	205
Jefferson Elementary*	387
Kaimuki High School*	592
Kaimuki Middle School	915
Kuhio Elementary	259
Lunalilo Elementary*	398
Palolo Elementary	246
Washington Middle School	715
School for Examining Essential Questions of Sustainability (Charter School, grades 6-12)	400 approx.
Waikiki Elementary School*	487
Hawaii Center for the Deaf & Blind*	58 (2012-13)

Source: (State of Hawai‘i Department of Education, 2015), (SEEQS, 2015), (U.S. News and World Report, 2015)

4.9.2 Police, Fire, and Medical

Police. The Property is located within the jurisdiction of the City and County of Honolulu Police Department’s District 6 (Waikīkī), Sector 2. The nearest police station is the Honolulu Police Department Waikīkī Substation, located at 2425 Kalākaua Avenue, roughly a 1.3 mile drive or 0.6 mile walk.

Fire. The Waikīkī Fire Station is located at 381 Kapahulu Avenue, a 0.2 mile drive from the restaurant/retail building. An existing hydrant is located directly across Kūhiō Avenue from the Property.

Medical. Within three miles of the Property, there are emergency medical facilities at two locations: Straub Clinic and Hospital, and Kapi‘olani Medical Center. Emergency medical service is provided by the City and County of Honolulu Emergency Services Department, Emergency Medical Services Division.

Urgent care (non-emergency medical services) is provided at a number of clinics in Waikīkī, including Kūhiō Walk In Medical Clinic, Straub Doctors on Call - Sheraton Waikīkī, Urgent Care Clinic of Waikīkī, and The Medical Corner.

Potential Impacts and Mitigation Measures

The restaurant/retail building is expected to have positive impact on public safety in the neighborhood by establishing a positive presence at the intersection with a new, attractive building, lighting, landscaping, and positive activity from customers and staff. The current vacant state of the Property does not contribute to the vitality of the area. At present, this Waikīkī gateway corner is unremarkable in the daytime and generally dark and unwelcoming in the evening. The new restaurant/retail building will brighten the area with a distinctive, safe, secure, welcoming, and well-run building.

There may be an occasional and unavoidable demand for police, fire, and medical services associated with the building, however, it is anticipated that the existing services will not be adversely affected.

The City and County of Honolulu Police Department noted in its comments dated September 8, 2015 and January 27, 2016, that the building should have no significant impact on its services or operations. Further, the City and County of Honolulu Fire Department stated in its comments regarding the building dated January 27, 2016, that it “...determined that there will be no significant impact to fire department services.”

The restaurant/retail building is not expected to impact existing fire services. Plans for the Property will allow for adequate fire protection, fire water service, and fire vehicle access. An existing hydrant is located directly across Kūhiō Avenue from the Property, and therefore the need to install a new hydrant is not anticipated. The main building entrance will be a sidewalk entrance off of Kapahulu Avenue, with a second entrance off of Kūhiō Avenue and third entrance from the parking lot. All three of these exterior doors could be opened from the outside to provide access to the interior of the building. All areas of the Property are within 150 feet of Kūhiō and/or Kapahulu Avenue. If the building requires an automatic fire sprinkler system, a new detector check assembly and water lateral will be required. The new detector check assembly would connect to one of the existing water mains along Kūhiō Avenue. The Fire Department connection(s) from the building automatic fire sprinkler riser(s) would be located within 20-feet from a fire department access road.

The restaurant/retail building is not expected to impact existing medical services. Within three miles of the Property, there are emergency medical facilities at two locations: Straub Clinic and Hospital, and Kapi‘olani Medical Center. Urgent care (non-emergency medical services) is provided at a number of

clinics in Waikīkī, including Kūhiō Walk-In Medical Clinic, Straub Doctors on Call - Sheraton Waikīkī, Urgent Care Clinic of Waikīkī, and The Medical Corner.

4.9.3 Recreational Facilities

Kapahulu Avenue lies on the Property's southeast edge, separating it from the 42-acre Honolulu Zoo. The Zoo is within Kapi'olani Regional Park, the largest and oldest public park in Hawaii. Other nearby public recreational facilities include Kapi'olani Beach Park, Queen's Beach, and Kūhiō Beach Park.

Potential Impacts and Mitigation Measures

The restaurant/retail building is not expected to have a negative impact on nearby public recreational facilities. The City and County of Honolulu Department of Parks and Recreation stated that the building will have no impact of any of its programs or facilities in a letter dated September 1, 2015.

5 LAND USE CONFORMANCE

This section describes the State of Hawai‘i and City and County of Honolulu land use plans, policies, and ordinances relevant to the creation of the restaurant/retail building. Each subsection includes a discussion of how the project conforms to the plans and requirements.

5.1 STATE OF HAWAI‘I

5.1.1 State of Land Use Law, Chapter 205, Hawai‘i Revised Statutes

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission and authorizes this body to designate all lands in the State into one of four (4) Districts: “Urban”, “Rural”, “Agricultural”, or “Conservation”.

The Property is within the State Land Use Urban District (Figure 4). Restaurants are consistent with uses permitted in the Urban District.

5.1.2 Hawaii Coastal Zone Management (CZM) Program

The U.S. Congress enacted the Coastal Zone Management (CZM) Act to assist states in better managing coastal and estuarine environments. The act provides grants to states that develop and implement federally-approved CZM plans. The State of Hawai‘i’s CZM Act Program was enacted pursuant to Chapter 205A, HRS. The program outlines management objectives centered around ten areas: 1) Recreational Resources; 2) Historic Resources; 3) Scenic and Open Space Resources; 4) Coastal Ecosystems; 5) Economic Uses; 6) Coastal Hazards; 7) Managing Development; 8) Public Participation in Coastal Management; 9) Beach Protection; and 10) Marine Resources. All lands within the State of Hawai‘i fall within the CZM area, including the Property.

The objectives and policies of the Hawai‘i CZM Program, along with a detailed discussion of how the renovations and improvements in the Project Area conform to these objectives and policies, are discussed below.

(1) Recreational resources;

Objective: *Provide coastal recreational opportunities accessible to the public.*

Policies

- *Improve coordination and funding of coastal recreational planning and management; and*
- *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:*
 - *Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
 - *Requiring replacement of coastal resources having significant recreational value including, but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable*

monetary compensation to the State for recreation when replacement is not feasible or desirable;

- *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
- *Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
- *Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;*
- *Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;*
- *Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*
- *Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6;*

Discussion: The creation of the restaurant/retail building will not impede any of the policies of the Recreational Resources management objective. The building will not restrict recreational opportunities to the public, and may have an indirect positive impact by providing an eating or shopping opportunity for those accessing coastal recreation areas in Waikīkī. The City and County of Honolulu Department of Parks and Recreation stated that creation of the building will have no impact of any of its programs or facilities, in a letter dated September 1, 2015

Furthermore, Malu Investments is committed to preserving the recreational value of coastal waters. Plans for the building and grounds include significant portions of landscaping as well as grasscrete paving in the bike parking area (Figure 12). Where applicable and feasible, Malu Investments will follow State guidance on Stormwater Impact Assessments (State of Hawai‘i Office of Planning, State Coastal Zone Management Program, 2013), Hawaii Watershed Guidance (State Hawai‘i Office of Planning, State Coastal Zone Management Program, 2010), and Low Impact Development (State of Hawai‘i Office of Planning, State Coastal Zone Management Program, 2006).

(2) *Historic resources;*

Objective: *Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

Policies

- (A) *Identify and analyze significant archaeological resources;*
- (B) *Maximize information retention through preservation of remains and artifacts or salvage operations; and*
- (C) *Support State goals for protection, restoration, interpretation, and display of historic resources.*

Discussion: The creation of the restaurant/retail building is not anticipated to have a negative impact on historic resources. While Waikīkī Ahupua‘a has a rich cultural history (Section Cultural Resources), the Property itself has been heavily modified by human activity and is not known to contain historic resources. No archaeological sites, cultural layers, or human remains have been identified on the Property. (See Appendix F.)

To preserve the cultural character of Waikīkī, Malu Investments is providing in a number of distinctive architectural elements to foster a Waikīkī sense of place. Outlined in Section 2.3, these elements represent a significant departure from the typical design of a restaurant/retail building.

(3) Scenic and open space resources;

Objective: *Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.*

Policies:

- *Identify valued scenic resources in the coastal zone management area;*
- *Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*
- *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*
- *Encourage those developments which are not coastal dependent to locate in inland areas.*

Discussion: Malu Investments anticipates a positive impact to visual resources, including scenic and open space resources in the coastal zone management area. The restaurant/retail building will be compatible with its visual environment, requiring minimal grading and being designed in compliance with the Waikīkī Special District Design requirements (§21-9.80, ROH) and the Waikīkī Special District Design Guidelines.

The restaurant/retail building will have a positive impact on visual resources of the neighborhood and will not alter either panoramic views identified in the PUC or public views and Diamond Head Special District prominent public vantage points identified in the ROH, from either within or outside the Property. While the Property is located near (and possibly partially within) the Diamond Head Special District and is located close to an east-west Significant Panoramic View of Diamond Head, the small size and low-height of the building will not present a potential impact to panoramic views. The building will be a single-story structure, approximately 24 feet high, flanked by multi-story apartment residential and resort buildings where the maximum building height is 220 feet (Exhibit 21-9.15, ROH).

Operations at the restaurant/retail building are not coastal dependent, therefore the Property is a logical location.

(4) Coastal ecosystems;

Objective: *Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*

Policies:

- (A) *Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
- (B) *Improve the technical basis for natural resource management;*
- (C) *Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*
- (D) *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*
- (E) *Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.*

Discussion: The creation of the restaurant/retail building will not impede any of the policies of the Coastal Ecosystems management objective. An overall conservation ethic has been employed in the design of the restaurant/retail building, and sustainable design is clearly featured. Sustainable planning and design measures are outlined in Table 1 of Section 2.4. These features represent a sincere investment in the long-term well-being of the surrounding community, and ensure that the building is a sustainable addition to Waikīkī.

To minimize disruption to coastal ecosystems, best management practices (BMPs) will be incorporated during construction to prevent stormwater discharges and contaminants such as sediment, pollutants, petroleum products, and debris from affecting coastal water quality (Section 3.4.2).

Seabird-friendly lighting will be used to mitigate potential impacts to seabirds flying over the area. Outdoor lighting will be subdued or shielded to prevent glare and light spillage onto surrounding properties and rights-of-way. Lights will not rotate, revolve, move, flash or flicker in accordance with §21-9.80-4(c)(9), ROH. Outdoor lighting will be shielded so the bulb can only be seen from below bulb height. If nighttime construction occurs, all lighting will be shielded and directed toward the ground to avoid attracting adult seabirds as they travel from the ocean to their breeding areas.

No significant long-term impact on surface water resources is anticipated. The Property will capture and infiltrate much of its stormwater onsite through landscaping and, to a limited extent, grasscrete paving in the bike parking area. Excess water may discharge to the municipal storm drain during heavy rain events. However, stormwater from the Property is anticipated to be relatively clean compared to runoff from conventional urban properties, due to proper management of waste and wastewater, retention through landscaping, and the small number of vehicles parking on the Property.

To address any *indirect* long-term impacts to Hawaii’s marine environment and reduce the Property’s overall hydrologic footprint, Malu Investments has minimized impervious surfaces on the Property to the extent practicable. Plans for the building and grounds include significant portions of landscaping as well as grasscrete paving in the bike parking area (Figure 12). Where applicable and feasible, Malu Investments will follow State guidance on Stormwater Impact Assessments (State of Hawai‘i Office of Planning, State Coastal Zone Management Program, 2013), Hawaii Watershed Guidance (State Hawai‘i

Office of Planning, State Coastal Zone Management Program, 2010), and Low Impact Development (State of Hawai‘i Office of Planning, State Coastal Zone Management Program, 2006).

(5) Economic uses;

Objective: Provide public or private facilities and improvements important to the State’s economy in suitable locations.

Policies:

- Concentrate coastal dependent development in appropriate areas;
- Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
- Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - Use of presently designated locations is not feasible;
 - Adverse environmental effects are minimized; and
 - The development is important to the State's economy.

Discussion: The creation of the restaurant/retail building will not impede any of the policies of the Economic Uses management objective. Operations at the building are not coastal dependent, therefore the Property is a logical location. Operations on the Property will not restrict economic uses of coastline areas, and may contribute positively to economic uses by creating demand for supplies which will be routed through Hawaii’s ports and harbors.

The restaurant/retail building is anticipated to have a positive impact on the economy of the coastal zone management area. The restaurant tenant anticipates the creation of approximately 75 new jobs (25 full-time and 50 part-time). In addition, construction of the building will provide economic benefits in the form of construction work, construction spending, and a multiplier effect on the local economy.

(6) Coastal hazards;

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

- Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;
- Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and non-point source pollution hazards;
- Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- Prevent coastal flooding from inland projects.

Discussion: The creation of the restaurant/retail building will not present or exacerbate any hazard condition relating to flood, tsunamis, hurricanes, or other coastal hazards, and will not be impacted by these hazards in the near future. The Property is designated Flood Zone X, minimal flood hazard, according to the FIRM. The potential impacts of hurricanes and earthquakes will be mitigated by designing all structures in compliance with the City and County of Honolulu Building Code and Hawaii State Building Code. Impacts from natural hazards will be further mitigated by adherence to appropriate civil defense evacuation procedures.

Section 3.5, Figure 16 and Figure 17 of this EA provide additional information regarding currently available information relating to coastal hazards.

(7) *Managing development;*

Objective: *Improve the development review process, communication, and public participation in the management of coastal resources and hazards.*

Policies:

- (1) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*
- (2) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and*
- (3) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.*

Discussion: The purpose of this EA is to communicate the potential short and long-term impacts of the creation of the restaurant/retail building at an early stage in the process. After it was published on January 8, 2016, the Draft EA was made available to government agencies and community groups and individuals for review. In addition, during the design process for the Property, Malu Investments consulted with several State, and County agencies, President Thomas Jefferson Elementary School, the Honolulu Zoo, and a number of nearby condominium managers and associations and/or association members. Malu Investments also presented plans to the Waikīkī Neighborhood Board No. 9 and Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5.

(8) *Public participation;*

Objective: *Stimulate public awareness, education, and participation in coastal management.*

Policies:

- Promote public involvement in coastal zone management processes;*
- Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and*
- Organize workshops, policy dialogues, and site- specific mediations to respond to coastal issues and conflicts.*

Discussion: The creation of the restaurant/retail building will not impede any of the policies of the Managing Development objective. While building operations will not be coastal dependent in nature, the design and atmosphere of Property will foster a Waikīkī sense of place which is, by definition, that of a beachside community.

(9) Beach protection;

Objective: *Protect beaches for public use and recreation.*

Policies:

- *Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;*
- *Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and*
- *Minimize the construction of public erosion-protection structures seaward of the shoreline.*
- *Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and*
- *Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.*

Discussion: The creation of the restaurant/retail building will not impede any of the policies of the Beach Protection management objective. The Property is not located within the shoreline setback, and plans do not entail construction of coastal erosion controls. The site plan (Figure 12) includes appropriate landscaping which will be professionally maintained to prevent poor tree health and potential hazards.

(10) Marine resources;

Objective: *Promote the protection, use, and development of marine and coastal resources to assure their sustainability.*

Policies:

- *Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*
- *Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*
- *Assert and articulate the interests of the State as a partner with Federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*
- *Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and*
- *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

Discussion: The creation of the restaurant/retail building will not impede any of the policies of the Marine Resources management objective. The building will not affect management of marine and coastal resources, State, or Federal initiatives, or marine or coastal research initiatives.

5.1.3 Hawai'i State Plan

The Hawai'i State Plan (Chapter 226, HRS), establishes goals, objectives, priorities, and priority guidelines for growth, development, and the allocation of resources throughout the state. Below is discussion regarding the ability of the restaurant/retail building to meet Hawaii State Plan planning objectives, policies, and priority guidelines related to: growth of the state economic base, improving Hawaii's visitor experience.

§226-6 Objectives and policies for the economy—in general.

§226-6(b)(1) Promote and encourage entrepreneurship within Hawaii by residents and nonresidents of the State.

§226-6(b)(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.

§226-6(b)(15) Maintain acceptable working conditions and standards for Hawaii's workers.

§226-6(b)(16) Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.

§226-6(b)(19) Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.

§226-8 Objectives and policies for the economy—visitor industry.

§226-8(b)(1) Support and assist in the promotion of Hawaii's visitor attractions and facilities.

§226-8(b)(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people.

§226-8(b) (5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaii's people.

§226-8(b) (7) Foster a recognition of the contribution of the visitor industry to Hawaii's economy and the need to perpetuate the aloha spirit.

§226-8(b)(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaii's cultures and values.

Discussion: The restaurant/retail building will add to employment opportunities in the state and is anticipated to have a positive impact on the economy and employment of Waikīkī and Hawai'i. The restaurant tenant anticipates the creation of approximately 75 new jobs (25 full-time and 50 part-time). In addition, construction of the building will provide economic benefits in the form of construction work, construction spending, and a multiplier effect on the local economy.

Malu Investments aims to provide an inclusive setting for visitors and Hawaii residents in Waikīkī and the surrounding neighborhoods of Kapahulu, Kaimukī, Diamond Head, and Kāhala. Malu Investments seeks to create a bike- and pedestrian-friendly, handicap-accessible space which feels comfortable and welcoming for visitors who want to eat or shop. Malu Investments' goal is to create a distinctly Hawaiian atmosphere by designing an establishment that is in: 1) character with the community and culture of

Waikīkī; and 2) compliance with the Waikīkī Special District Design requirements (§21-9.80, ROH) and the Waikīkī Special District Design Guidelines. As described in the Waikīkī Special District Design Guidelines, Waikīkī is a renowned place of hospitality and welcoming where visitors and locals gather to experience both beach culture and city life (City and County of Honolulu Department of Planning and Permitting, 2002). The proposed building will create a pleasant landmark at the corner of Kūhiō Avenue and Kapahulu Avenue (Figure 2).

§226-58 County general plans.

§226-58 (a) The county general plans and development plans shall be formulated with input from the state and county agencies as well as the general public.

County general plans or development plans shall indicate desired population and physical development patterns for each county and regions within each county. In addition, county general plans or development plans shall address the unique problems and needs of each county and regions within each county. The county general plans or development plans shall further define applicable provisions of this chapter; provided that any amendment to the county general plan of each county shall not be contrary to the county charter. The formulation, amendment, and implementation of county general plans or development plans shall take into consideration statewide objectives, policies, and programs stipulated in state functional plans approved in consonance with this chapter.

§226-58 (b) County general plans shall be formulated on the basis of sound rationale, data, analyses, and input from state and county agencies and the general public, and contain objectives and policies as required by the charter of each county. Further, the county general plans should:

- (1) Contain objectives to be achieved and policies to be pursued with respect to population density, land use, transportation system location, public and community facility locations, water and sewage system locations, visitor destinations, urban design, and all other matters necessary for the coordinated development of the county and regions within the county; and*
- (2) Contain implementation priorities and actions to carry out policies to include but not be limited to land use maps, programs, projects, regulatory measures, standards and principles, and interagency coordination provisions.*

Discussion: The creation of the restaurant/retail building will be in conformance with the relevant objectives and policies of General Plan for the City and County of Honolulu. In particular, the restaurant/retail building will advance the objectives related to economic activity, transportation and utilities, physical development and urban design, and public safety (Section 5.2.1). Plans for the Property are also in conformance with the relevant policies and guidelines of PUC Development Plan (Section 5.2.2).

§226-108 Sustainability

§226-108 Sustainability. Priority guidelines and principles to promote sustainability shall include:

- (1) Encouraging balanced economic, social, community, and environmental priorities;*
- (2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;*
- (3) Promoting a diversified and dynamic economy;*
- (4) Encouraging respect for the host culture;*

- (5) *Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;*
- (6) *Considering the principles of the Ahupua‘a system; and*
- (7) *Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaii.*

Discussion: The restaurant/retail building is a long-term investment in the Waikīkī community, and sustainable design is clearly featured in plans for the Property. Sustainable planning and design measures are outlined in Table 1 of Section 2.4, and illustrate the building’s sustainability goals in regard to thermal efficiency/sound control, energy efficiency, sustainable landscaping, waste and emissions reduction, and transportation sustainability. These features represent a sincere investment in the long-term well-being of the surrounding community, and ensure that the building is a sustainable addition to Waikīkī.

§226-109 Climate change adaptation priority guidelines.

§226-109 Priority guidelines to prepare the State to address the impacts of climate change, including impacts to the areas of agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; education; energy; higher education; health; historic preservation; water resources; the built environment, such as housing, recreation, transportation; and the economy shall:

- (1) *Ensure that Hawaii's people are educated, informed, and aware of the impacts climate change may have on their communities;*
- (2) *Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;*
- (3) *Invest in continued monitoring and research of Hawaii's climate and the impacts of climate change on the State;*
- (4) *Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;*
- (5) *Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;*
- (6) *Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;*
- (7) *Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;*
- (8) *Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;*
- (9) *Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and*
- (10) *Encourage planning and management of the natural and built environments that effectively integrate climate change policy.*

Discussion: The Property elevation is high enough above sea level that direct inundation is not anticipated to be likely in the context of 21st century climate change projections and associated sea level rise. The Center for Island Climate Adaptation and Policy and the University of Hawai‘i Sea Grant notes that sea level is expected to rise one foot by 2050 and three feet by 2100, and recommends that state and local governments plan accordingly (Center for Island Climate Adaptation and Policy, 2011). While the Property should not be inundated under either of these scenarios, it is relatively low-lying relative to the surrounding area, which may create flooding concerns and infrastructure risk in the future.

The creation of the restaurant/retail building will not present or exacerbate any hazard condition relating to flood, tsunamis, hurricanes, or other coastal hazards, and will not be impacted by these hazards in the near future. The Property is designated Flood Zone X, minimal flood hazard, according to the FIRM. The potential impacts of hurricanes and earthquakes will be mitigated by designing all structures in compliance with the City and County of Honolulu Building Code and Hawaii State Building Code. Impacts from natural hazards will be further mitigated by adherence to appropriate civil defense evacuation procedures.

Section 3.5, Figure 16 and Figure 17 of this EA provide additional information regarding currently available information relating to coastal hazards.

5.2 CITY AND COUNTY OF HONOLULU

County-specific land use plans and ordinances pertaining to the Project include the O‘ahu General Plan, PUC Development Plan and Land Use Ordinance.

5.2.1 General Plan

The General Plan for the City and County of Honolulu is the policy document for the long-range development of the Island of O‘ahu. The General Plan is a statement of social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. These objectives outline desirable conditions achievable within a 20-year planning horizon, as well as conditions to be sought in the long term. The General Plan was originally adopted in 1977 and most recently amended in 2002. The General Plan also includes policies to help direct attainment of the plan’s objectives (City and County of Honolulu Department of Planning and Permitting, 2002).

Discussion: The creation of the restaurant/retail building will be in conformance with the relevant objectives and policies of General Plan for the City and County of Honolulu. In particular, the restaurant/retail building will advance the objectives related to population, economic activity, transportation and utilities, physical development and urban design, and public safety.

The creation of the restaurant/retail building is consistent with population objectives in that it facilitates the full development of the PUC. The Property has been vacant since the mid- to late- 1980s, but has been developed in the past. Compliance with the PUC Development plan is discussed in Section 5.2.2.

The restaurant/retail building is anticipated to have a positive impact on the economy and employment of Waikīkī and Hawai‘i. The restaurant tenant anticipates the creation of approximately 75 new jobs (25 full-

time and 50 part-time). In addition, construction of the building will provide economic benefits in the form of construction work, construction spending, and a multiplier effect on the local economy.

The section of Kapahulu Avenue that borders the Property makes up part of the Waikīkī Promenade and part of the Primary Urban Center (PUC) pedestrian network (City and County of Honolulu Department of Planning and Permitting, 2004). It is anticipated that many customers will walk to the building because of the Property's location in a densely-populated urban area and proximity to resort and apartment buildings. The main building entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows, and building details.

Malu Investments will encourage people to bike to the Property by providing easy access, onsite bike racks. Bike racks will be located in a highly-visible area to discourage theft.

Plans for the Property help meet goals regarding environmentally-sound waste disposal systems. Stormwater from the Property is anticipated to be relatively clean compared to runoff from conventional urban properties, due to proper management of waste and wastewater, bioretention through landscaping, and the small number of vehicles parking on the Property.

Utility capacity is sufficient to accommodate building operations. (Section 4.7)

The proposed restaurant/retail building, which abuts some residential buildings, will not be a major source of noise and air pollution. In the short-term, noise from construction can be expected from construction machinery, paving equipment, material transport vehicles, and other construction activities. Proper mitigation measures will be employed to minimize construction-related noise impacts and comply with all Federal and State noise control regulations.

In the long-term, a change in ambient noise conditions relative to the current vacant state of the Property is anticipated due to regular building operations. Sources of noise at the restaurant/retail building will include human activity, vehicles (customer, delivery, and service vehicles), operating machinery, and other business-related activities.

Proper mitigation measures will be employed to mitigate impacts to air quality from the Property and are discussed in Section 4.5.

Plans for the Property will contribute to the design and development controls of the Waikīkī Special District, and will be compatible with the surrounding land uses (Section 2.1.3). Malu Investments' goal is to create a distinctly Hawaiian atmosphere by designing an establishment that is in: 1) character with the community and culture of Waikīkī; and 2) compliance with the Waikīkī Special District Design requirements (§21-9.80, ROH) and the Waikīkī Special District Design Guidelines. The proposed building will create a pleasant landmark at the corner of Kūhiō Avenue and Kapahulu Avenue (Figure 2).

The restaurant/retail building will not create any health or safety hazards with respect to natural hazards, traffic, fire, or safety. Existing conditions and mitigation measures related to these aspects of public safety are discussed in Sections 0, 4.6, and 4.9.2.

5.2.2 Primary Urban Center Development Plan

The Property is within O‘ahu’s Primary Urban Center (PUC). The PUC Development Plan is intended to help guide public policy, investment, and decision-making through the 2025 planning horizon. The PUC is one of two areas on O‘ahu where major growth in population and economic activity will be directed. The PUC’s Vision for Honolulu emphasizes retaining the qualities that attract both residents and visitors while encouraging growth and redevelopment to accommodate the projected increases in jobs and residential population.

The PUC Development Plan identifies Waikīkī as the State’s largest and most popular visitor destination (24-30.12). One of this plan’s key policies is:

Develop and implement a plan for a vibrant and livable Waikīkī : This plan needs to address the quality of the resident experience as well as the quality of the visitor experience. Based on development parameters set by the Waikīkī Special District, the plan should encompass mobility, the quality of the street environment for pedestrians, public spaces, the scale and design of new buildings, and Waikīkī ’s relationship to the Convention Center and neighboring districts (24-30.5, 24-30.51).

The PUC Development Plan also recognizes a need to upgrade Waikīkī to support the visitor industry, stating that:

Waikīkī is competing in the global marketplace and, as a mature destination, needs to be refurbished and improved. In addition to upgrading streets and public spaces, the City and State need to adopt policies that will elicit private reinvestment in Waikīkī ’s physical plant (34-30.46).

The PUC Development Plan identifies Waikīkī as a district with high level of pedestrian activity (24-30.60). The plan includes guidelines to:

Establish pedestrian districts where walking is intended to be a primary mode of travel, such as within Downtown and Waikīkī . Develop specific facility standards for these districts: encourage midblock pathways or arcades; and implement sidewalk improvements, such as widening, paving, and landscaping (24-30.64).

Discussion: Plans for the Property are in conformance with the relevant policies and guidelines of PUC Development Plan, particularly those mentioned above. Malu Investments aims to provide an inclusive setting for visitors and Hawaii residents in Waikīkī and the surrounding neighborhoods of Kapahulu, Kaimukī, Diamond Head, and Kāhala. Malu Investments seeks to create a bike- and pedestrian-friendly, handicap-accessible space which feels comfortable and welcoming for visitors who want to eat or shop.

Malu Investments’ goal is to create a distinctly Hawaiian atmosphere by designing an establishment that is in: 1) character with the community and culture of Waikīkī; and 2) compliance with the Waikīkī

Special District Design requirements (§21-9.80, ROH) and the Waikīkī Special District Design Guidelines. The proposed building will create a pleasant landmark at the corner of Kūhiō Avenue and Kapahulu Avenue (Figure 2).

The proposed restaurant/retail building will establish a positive presence at the intersection with a new, attractive building, lighting, landscaping, and positive activity from customers and staff. The current vacant state of the Property does not contribute to the vitality of the area. At present, this Waikīkī gateway corner is unremarkable in the daytime and generally dark and unwelcoming in the evening. The new restaurant/retail building will brighten the area with a distinctive, safe, secure, welcoming, and well-run building.

The section of Kapahulu Avenue that borders the Property makes up part of the Waikīkī Promenade and part of the Primary Urban Center (PUC) pedestrian network (City and County of Honolulu Department of Planning and Permitting, 2004). It is anticipated that many customers will walk to the restaurant/retail building because of the Property's location in a densely-populated urban area and proximity to resort and apartment buildings. The main building entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows, and building details.

5.2.3 Land Use Ordinance

The Property is within the Waikīkī Special District (Figure 7, Figure 8). A portion of the Property near Kapahulu Avenue may also be in the Diamond Head Special District. Exhibit 21-9.13, Chapter 21, ROH sets forth the Waikīkī Special District boundaries. Exhibit 21-9.5, Chapter 21, ROH sets forth the Diamond Head Special District boundaries. Based on these exhibits some areas northwest of Kapahulu Avenue, such as Jefferson Elementary School, are in both the Waikīkī Special District and the Diamond Head Special District. Because of the imprecise level of detail provided in Exhibit 21-9.5, Chapter 21, ROH (Figure 9), it is not possible to positively conclude from this Exhibit whether a portion of the Property near Kapahulu Avenue is in this overlapping area and thus is in both the Waikīkī Special District and the Diamond Head Special District. Thus, below:

- Section 5.2.3.1 addresses compliance with the Waikīkī Special District requirements;
- Section 5.2.3.3 address compliance with the Waikīkī Special District Design Guidelines; and
- Section 5.2.3.4 addresses compliance with the Diamond Head Special District requirements in relation to the portion of the Property the near Kapahulu Avenue that may be in both the Waikīkī Special District and the Diamond Head Special District.

5.2.3.1 Special District Regulations-Waikīkī

Waikīkī is a critical contributor to Hawaii's tourist industry, and also provides critical housing and employment opportunities for residents. Section 21-9.80, ROH, Waikīkī Special District regulations were created to guide the development of Waikīkī in a way that ensures economic, social, and physical health while preserving its Hawaiian identity. The Property lies at the eastern boundary of the Waikīkī Special District (Figure 7), and makes up part of the Waikīkī Promenade along Kapahulu Avenue.

The objectives of the Waikīkī special district are to:

(a) Promote a Hawaiian sense of place at every opportunity.

Discussion: To preserve the cultural character of Waikīkī, Malu Investments is providing in a number of distinctive architectural elements to foster a Waikīkī sense of place. Outlined in Section 2.3, these elements represent a significant departure from the typical design of a restaurant/retail building.

In addition, plans for the Property will contribute to the design and development controls of the Waikīkī Special District, and will be compatible with the surrounding land uses (Section 2.1.3). Malu Investments' goal is to create a distinctly Hawaiian atmosphere by designing an establishment that is in: 1) character with the community and culture of Waikīkī; and 2) compliance with the Waikīkī Special District Design requirements (§21-9.80, ROH) and the Waikīkī Special District Design Guidelines. The proposed building will create a pleasant landmark at the corner of Kūhiō Avenue and Kapahulu Avenue (Figure 2).

(b) Guide development and redevelopment in Waikīkī with due consideration to optimum community benefits. These shall include the preservation, restoration, maintenance, enhancement, and creation of natural, recreational, educational, historic, cultural, community, and scenic resources.

Discussion: The creation of the restaurant/retail building will not degrade the natural, recreational, educational, historic, cultural, community, or scenic resources of Waikīkī. Any anticipated short- and long-term impacts are mitigable, and are addressed in the following sections of this EA:

- Natural Resources. See Section 3.
- Recreational Resources. See Section 4.9.3.
- Educational Resources. See Section 4.9.1.
- Historic and Cultural Resources. See Sections 4.1 and 4.2.
- Community Resources. See Sections 4.8 and 4.9.
- Scenic Resources. See Section 4.3.

(c) Support the retention of a residential sector in order to provide stability to the neighborhoods of Waikīkī.

Discussion: Plans for the Property will not impede retention of the residential sector. Malu Investments aims to provide an inclusive setting for visitors and Hawaii residents in Waikīkī and the surrounding neighborhoods of Kapahulu, Kaimukī, Diamond Head, and Kāhala. Malu Investments seeks to create a bike- and pedestrian-friendly, handicap-accessible space which feels comfortable and welcoming for visitors who want to eat or shop.

The proposed restaurant/retail building will establish a positive presence at the intersection with a new, attractive building, lighting, landscaping, and positive activity from customers and staff. The current vacant state of the Property does not contribute to the vitality of the area. At present, this Waikīkī gateway

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corner is unremarkable in the daytime and generally dark and unwelcoming in the evening. The new restaurant/retail building will brighten the area with a distinctive, safe, secure, welcoming, and well-run building.

(d) Provide for a variety of compatible land uses which promote the unique character of Waikīkī, emphasizing mixed uses.

Discussion: The surrounding land uses and zoning are as follows (shown also in Section 2.1.3). A restaurant/retail building is allowed within the Resort Mixed Use Precinct, and is compatible with the surrounding land uses.

East (mauka)	<p>Existing Uses: Kūhiō Avenue borders the Property on its mauka (east) edge. Across Kūhiō Avenue from the Property are: President Thomas Jefferson Elementary School, Makee Road, a small “pocket park” (on the corner of Kūhiō Avenue and Makee Road), the Diamond Head View Hotel (on Makee Road), the Parkview condominium (on Makee Road), Kuhio Sands Apartments, and an electrical substation and switch vault operated by Hawaii Electric Light Company (HELCO).</p> <p>Zoning: Apartment Precinct and Public Precinct (President Thomas Jefferson Elementary School)</p>
North	<p>Existing Uses: Crescent Park condominium</p> <p>Zoning: Resort Mixed Use Precinct</p>
West (makai)	<p>Existing Uses: Makee ‘Ailana condominium</p> <p>Zoning: Resort Mixed Use Precinct</p>
South	<p>Existing Uses: Kapahulu Avenue. Across Kapahulu Avenue from the Property is Honolulu Zoo parking lot and the Honolulu Zoo beyond the parking lot</p> <p>Zoning: Public Precinct (Kapahulu Avenue) and P-2, General Preservation (Honolulu Zoo and parking lot)</p>

Figure 2 shows an aerial photo of the Property with surrounding uses labeled. Figure 11 shows photographs of the Property and surrounding area. Figure 6 shows the zoning map of the Property and surrounding uses.

(e) Support efficient use of multimodal transportation in Waikīkī, reflecting the needs of Waikīkī workers, businesses, residents, and tourists. Encourage the use of public transit rather than the private automobile, and assist in the efficient flow of traffic.

Discussion: The section of Kapahulu Avenue that borders the Property makes up part of the Waikīkī Promenade and part of the Primary Urban Center (PUC) pedestrian network (City and County of Honolulu Department of Planning and Permitting, 2004). It is anticipated that many customers will walk to the restaurant/retail building because of the Property’s location in a densely-populated urban area and proximity to resort and apartment buildings. The main building entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows, and building details.

Malu Investments will encourage people to bike to the Property by providing easy access, onsite bike racks. Bike racks will be located in a highly-visible area to discourage theft.

(f) Provide for the ability to renovate and redevelop existing structures which otherwise might experience deterioration. Waikīkī is a mature, concentrated urban area with a large number of nonconforming uses and structures. The zoning requirements of this special district should not, therefore, function as barriers to desirable restoration and redevelopment lest the physical decline of structures in Waikīkī jeopardize the desire to have a healthy, vibrant, attractive, and well-designed visitor destination.

Discussion: The creation of the restaurant/retail building will not impede the renovation or redevelopment of existing structures. Nine parking stalls will be provided on the Property for convenience, including one handicap-accessible space.

(g) Enable the city to address concerns that development maintain Waikīkī's capacity to support adequately, accommodate comfortably, and enhance the variety of worker, resident and visitor needs.

Discussion: The creation of the restaurant/retail building will not impede the pursuit of this objective. Capacity of existing infrastructure and utilities will sufficiently accommodate the restaurant/retail operations. (See Section 4.7.)

(h) Provide opportunities for creative development capable of substantially contributing to rejuvenation and revitalization in the special district, and able to facilitate the desired character of Waikīkī for areas susceptible to change.

Discussion: The creation of the restaurant/retail building will not impede the pursuit of this objective. Nine parking stalls will be provided on the Property for convenience, including one handicap-accessible space.

(i) Encourage architectural features in building design which complement Hawaii's tropical climate and ambience, while respecting Waikīkī's urbanized setting. The provision of building elements such as open lobbies, lanais, and sunshade devices is encouraged.

Discussion: Plans for the Property will contribute to the design and development controls of the Waikīkī Special District, and will be compatible with the surrounding land uses (Section 2.1.3). Malu Investments' goal is to create a distinctly Hawaiian atmosphere by designing an establishment that is in: 1) character with the community and culture of Waikīkī; and 2) compliance with the Waikīkī Special District Design requirements (§21-9.80, ROH) and the Waikīkī Special District Design Guidelines. The proposed building will create a pleasant landmark at the corner of Kūhiō Avenue and Kapahulu Avenue (Figure 2).

(j) Maintain, and improve where possible: mauka views from public viewing areas in Waikīkī, especially from public streets; and a visual relationship with the ocean, as experienced from

Kalākaua Avenue, Kālia Road and Ala Moana Boulevard. In addition, improve pedestrian access, both perpendicular and lateral, to the beach and the Ala Wai Canal.

Discussion: The restaurant/retail building will have a positive impact on visual resources of the neighborhood and will not alter either panoramic views identified in the PUC or public views and Diamond Head Special District prominent public vantage points identified in the ROH, from either within or outside the Property. While the Property is located near (and possibly partially within) the Diamond Head Special District and is located close to an east-west Significant Panoramic View of Diamond Head, the small size and low-height of the building will not present a potential impact to panoramic views.

(k) Maintain a substantial view of Diamond Head from the Punchbowl lookouts by controlling building heights in Waikīkī that would impinge on this view corridor.

Discussion: The restaurant/retail building will not alter either panoramic views identified in the PUC or public views and Diamond Head Special District prominent public vantage points identified in the ROH, from either within or outside the Property. The small size and low-height of the building will not present a potential impact to panoramic views. The building will be a single-story structure, approximately 24 feet high, flanked by multi-story apartment residential and resort buildings where the maximum building height is 220 feet (Exhibit 21-9.15, ROH).

(l) Emphasize a pedestrian-orientation in Waikīkī. Acknowledge, enhance, and promote the pedestrian experience to benefit both commercial establishments and the community as a whole. Walkway systems shall be complemented by adjacent landscaping, open spaces, entryways, inviting uses at the ground level, street furniture, and human-scaled architectural details. Where appropriate, open spaces should be actively utilized to promote the pedestrian experience.

Discussion: The section of Kapahulu Avenue that borders the Property makes up part of the Waikīkī Promenade and part of the Primary Urban Center (PUC) pedestrian network (City and County of Honolulu Department of Planning and Permitting, 2004). It is anticipated that many customers will walk to the restaurant/retail building because of the Property's location in a densely-populated urban area and proximity to resort and apartment buildings. The main building entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows, and building details.

(m) Provide people-oriented, interactive, landscaped open spaces to offset the high-density urban ambience. Open spaces are intended to serve a variety of objectives including visual relief, pedestrian orientation, social interaction, and fundamentally to promote a sense of "Hawaiianess" within the district. Open spaces, pedestrian pathways, and other ground level features should be generously supplemented with landscaping and water features to enhance their value, contribute to a lush, tropical setting and promote a Hawaiian sense of place.

Discussion: Because of the Property's location in a densely-populated urban area and proximity to resort and apartment buildings, it is anticipated that many customers will choose to walk to the Property. The main building entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off

of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows and building details.

Malu Investments seeks to create a pedestrian-friendly, handicap-accessible space which feels comfortable and welcoming for visitors who want to eat or shop. Malu Investments' goal is to create a distinctly Hawaiian atmosphere by designing an establishment that is in: 1) character with the community and culture of Waikīkī; and 2) compliance with the Waikīkī Special District Design requirements (§21-9.80, ROH) and the Waikīkī Special District Design Guidelines. As described in the Waikīkī Special District Design Guidelines, Waikīkī is a renowned place of hospitality and welcoming where visitors and locals gather to experience both beach culture and city life (City and County of Honolulu Department of Planning and Permitting, 2002). The proposed building will create a pleasant landmark at the corner of Kūhiō Avenue and Kapahulu Avenue (Figure 2).

To preserve the cultural character of Waikīkī, Malu Investments is providing in a number of distinctive architectural elements to foster a Waikīkī sense of place. Outlined in Section 2.3, these elements represent a significant departure from the typical design of a restaurant/retail building. Plans for the Property will comply with all relevant City and County of Honolulu requirements and design controls (§21-9.80-4, ROH).

(n) Support a complementary relationship between Waikīkī and the convention center.

Discussion: Due to the Property's location this objective is not relevant, but the creation of the restaurant/retail building will not impede the pursuit of this objective.

5.2.3.2 Waikīkī Special District Urban Design Controls

According to Waikīkī Special District Urban Design Controls (Exhibit 21-9.15, ROH), the maximum allowable building height is 220 feet. Plans for the Property conform to this limit, as the building will be approximately 24 feet in height.

The Property is not located near any land areas recommended as open space or any of the five designated Waikīkī Gateways, nor is it located within the 100-foot shoreline setback. The Property is not located along any major view corridors. Both Kūhiō Avenue and Kapahulu Avenue are designated major streets according to the urban design controls.

5.2.3.3 Waikīkī Special District Design Guidelines

As described in the Waikīkī Special District Design Guidelines, Waikīkī is an iconic gathering place for visitors and locals who want to enjoy beach culture and city life (City and County of Honolulu Department of Planning and Permitting, 2002). The Design Guidelines seek to restore the unique identity of the Waikīkī Special District, with priority placed on design which is pedestrian-friendly, features ground-level open space, and fosters a Hawaiian sense of place.

The Design Guidelines state that design in Waikīkī should:

- Encourage experiencing the natural environment
- Encourage social interaction by:
 - Creating spaces where people may congregate

- Encouraging people to walk outside to get from one space to another
- Encouraging interaction between people and landscaping
- Create rich visual textures and symbolic references to Hawaii’s environment, people or culture

The proposed restaurant/retail building facilitates these general objectives in the design of its building and landscaping, as well as a basic purpose of creating inclusivity, atmosphere, and community. The following guidelines in particular are relevant to this project:

Building Design—Orientation and Form

Plans for the Property contribute to a mixture of low, mid, and high-rise buildings. The restaurant/retail building will be one story high and will have a comparatively small footprint relative to the surrounding apartments. The design of the building and landscaping ensure a pedestrian scale.

The section of Kapahulu Avenue that borders the Property makes up part of the Waikīkī Promenade and part of the Primary Urban Center (PUC) pedestrian network (City and County of Honolulu Department of Planning and Permitting, 2004). Because of the Property’s location in a densely-populated urban area and proximity to resort and apartment buildings, it is anticipated that many customers will choose to walk to the Property. The main building entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows and building details.

The restaurant/retail building will have a positive impact on visual resources of the neighborhood and will not alter either panoramic views identified in the PUC or public views and Diamond Head Special District prominent public vantage points identified in the ROH, from either within or outside the Property. While the Property is located near (and possibly partially within) the Diamond Head Special District and is located close to an east-west Significant Panoramic View of Diamond Head, the small size and low-height of the building will not present a potential impact to panoramic views. The proposed building will be a single-story structure, approximately 24 feet high, flanked by multi-story apartment residential and resort buildings where the maximum building height is 220 feet (Exhibit 21-9.15, ROH).

Building Design—Open Space

The restaurant tenant will use the lanai area for outdoor dining. The tenant expects to accommodate 40 outdoor seats. Figure 12 shows the site plan.

Malu Investments aims to provide an inclusive setting for visitors and Hawaii residents in Waikīkī and the surrounding neighborhoods of Kapahulu, Kaimukī, Diamond Head, and Kāhala. Malu Investments seeks to create a bike- and pedestrian-friendly, handicap-accessible space which feels comfortable and welcoming for visitors who want to eat or shop.

Architectural elements contributing to a social, pedestrian focus include:

- Large windows
- Local woods, art and Hawai‘iana finishes
- Surfing themes
- Appropriate landscaping
- Tiki torches outside

- Moss rock wall to define outdoor lanai area
- Cut lava pavers
- Bike racks with grasscrete paving

The lanai area will be sheltered from the sun by extra-wide, 42-inch eaves (§21-9.80-4, ROH). Lush, tropical landscaping as encouraged by the City and County of Honolulu (§21-9.80-4 (f)(6), ROH) will provide some degree of noise reduction, as well as shade and privacy from the street. Landscaping and any berms or walls constructed to define the space will not block or isolate the building, or restrict the sense of being outdoors.

Building Design—Parking Facilities

While no off-street vehicle parking is required for the restaurant/retail building, consistent with city ordinances regarding parking for ground level uses in the Waikīkī Special District (§21-9.80-4(h), ROH), nine parking stalls will be provided for convenience, including one handicap-accessible space. The required loading space for the Property (§21-6.100, ROH) will be provided and will meet the requirements set forth by the ROH.

The Property’s parking lot will be accessed from Kūhiō Avenue. Its driveway will be limited to right-in, right-out movements.

In conformance with Waikīkī Special District regulations on ground level parking facilities (§21-9.80-4(c)(8)(G), ROH), landscaping will be provided to screen the parking area.

Building Design—Articulation, Scale, Material, and Color

The lanai area will be sheltered from the sun by extra-wide, 42-inch eaves (§21-9.80-4, ROH). Lush, tropical landscaping as encouraged by the City and County of Honolulu (§21-9.80-4 (f)(6), ROH) will provide some degree of noise reduction, as well as shade and privacy from the street. Landscaping and any berms or walls constructed to define the space will not block or isolate the building, or restrict the sense of being outdoors.

Plans for the Property contribute to a mixture of low, mid, and high-rise buildings. The proposed restaurant/retail building will be one story high and will have a comparatively small footprint relative to the surrounding apartments. The design of the building and landscaping ensure a pedestrian scale.

The section of Kapahulu Avenue that borders the Property makes up part of the Waikīkī Promenade and part of the Primary Urban Center (PUC) pedestrian network (City and County of Honolulu Department of Planning and Permitting, 2004). Because of the Property’s location in a densely-populated urban area and proximity to resort and apartment buildings, it is anticipated that many customers will choose to walk to the building. The main building entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows and building details.

The restaurant/retail building will have a positive impact on visual resources of the neighborhood and will not alter either panoramic views identified in the PUC or public views and Diamond Head Special District prominent public vantage points identified in the ROH, from either within or outside the Property. While

the Property is located near (and possibly partially within) the Diamond Head Special District and is located close to an east-west Significant Panoramic View of Diamond Head, the small size and low-height of the building will not present a potential impact to panoramic views. The proposed building will be a single-story structure, approximately 24 feet high, flanked by multi-story apartment residential and resort buildings where the maximum building height is 220 feet (Exhibit 21-9.15, ROH).

Architectural elements contributing to human-scale design include:

- Hawaiian tile mansard roof
- Stucco finish
- Large windows
- Appropriate landscaping
- Tiki torches outside
- Moss rock wall to define lanai area
- Bike racks

Building materials will be appropriate to Hawaii’s tropical climate, and will be selected for durability as well as appeal.

Ground-Level Features—Entries, Lobbies, and Arcades

The main building entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows and building details.

Features in Required Yards—Walls and Fences

Malu Investments’ goal is to create a distinctly Hawaiian atmosphere by designing an establishment that is in: 1) character with the community and culture of Waikīkī; and 2) compliance with the Waikīkī Special District Design requirements (§21-9.80, ROH) and the Waikīkī Special District Design Guidelines. Figure 12 shows the site plan, which illustrates that all walls and fences on the Property will be in conformance with these guidelines.

Features in Required Yards—Outdoor Dining

The restaurant tenant will use the lanai area for outdoor dining in conformance with these guidelines. The tenant expects to accommodate 40 outdoor seats.

Features in Required Yards—Shading Devices

The lanai area will be sheltered from the sun by extra-wide, 42-inch eaves (§21-9.80-4, ROH). These will be attractive, well maintained and designed to be integrated with the overall design for the Property.

Features in Required Yards—Roof Design and Equipment Screening

The restaurant/retail building will feature a mansard Hawaiian tile roof. Roof elements will be attractive and well-integrated into the building, with rooftop equipment, such as the ventilation outlet, screened from public view.

Landscaping

Malu Investments will procure all permits necessary for tree removal on the Property, and will provide approved replacement plants or landscaping in accordance with Waikīkī Special District Design Controls (§21-9.80-4 (f), ROH) and, where applicable, Diamond Head Special District Design Controls (§21-9.40-4 (a), ROH).

Street trees will be on the Property and will be in compliance with Waikīkī Special District Design Guidelines (City and County of Honolulu Department of Planning and Permitting, 2002), “Standards and Procedures for the Planting of Street Trees” (City and County of Honolulu, Department of Planning and Permitting, 1999), and Rules and Regulations Relative to Planting and Maintenance of Street Trees (City and County of Honolulu Department of Parks and Recreation, Adopted 1971). In providing street trees, tenants will comply with the City and County of Honolulu’s Standards and Procedures for the Planting of Street Trees. (See Section 3.6.)

In compliance with Waikīkī Special District regulations on ground level parking facilities (§21-9.80-4(c)(8)(G), ROH), landscaping will be provided to screen the parking area.

Signs

All signs will be in compliance with city ordinances, as well as Waikīkī Special District Design Guidelines.

Lighting

Outdoor lighting will be subdued or shielded to prevent glare and light spillage onto surrounding properties and rights-of-way. Indirect illumination may be used. The lights will not rotate, revolve, move, flash or flicker, in accordance with Section 21-9.80-4(c)(9), ROH. In addition, to the extent practicable, outdoor lighting will be shielded so the bulb can only be seen from below bulb height, to ensure the safety of passing seabirds and prevent light pollution to the surrounding properties.

Urban Design Controls—Major Streets

The restaurant/retail building will have a positive impact on visual resources of the neighborhood and will not alter either panoramic views identified in the PUC or public views and Diamond Head Special District prominent public vantage points identified in the ROH, from either within or outside the Property.

Urban Design Controls—Waikīkī Promenade

The Waikīkī Promenade is intended to give pedestrians an uninterrupted path around Waikīkī. Its path follows the perimeter of Waikīkī along the coastline, past Ala Wai Yacht Harbor, up Ala Wai Boulevard, along the Ala Wai Canal, and down Kapahulu Avenue.

The main building entrance off of Kapahulu Avenue will be pedestrian-focused, as will a second entrance off of Kūhiō Avenue. The portion of the Property fronting both streets will be designed to engage pedestrians through landscaping, large windows and building details.

Street trees will be on the Property and will be in compliance with Waikīkī Special District Design Guidelines (City and County of Honolulu Department of Planning and Permitting, 2002), “Standards and

Procedures for the Planting of Street Trees” (City and County of Honolulu, Department of Planning and Permitting, 1999), and Rules and Regulations Relative to Planting and Maintenance of Street Trees (City and County of Honolulu Department of Parks and Recreation, Adopted 1971). In providing street trees, tenants will comply with the City and County of Honolulu’s Standards and Procedures for the Planting of Street Trees. (See Section 3.6.)

Urban Design Controls—Significant Public Views

The Revised Ordinances of Honolulu (ROH) identify prominent view corridors and historic properties in the Waikīkī Special District. The ordinance states that development should “preserve, maintain, and enhance” these views and historic properties whenever possible (§21-9.80-3, ROH). The Property is not located along any significant public views of Waikīkī landmarks, the ocean and the mountains from public vantage points.

The restaurant/retail building will have a positive impact on visual resources of the neighborhood and will not alter panoramic views identified in the PUC or public views and Diamond Head Special District prominent public vantage points from either within or outside the Property. While the Property is located near (and possibly partially within) the Diamond Head Special District and is located close to an east-west Significant Panoramic View of Diamond Head, the small size and low-height of the building will not present a potential impact to panoramic views. The restaurant/retail building will be a single-story structure, approximately 24 feet high, flanked by much higher multi-story apartment residential and resort buildings where the maximum building height is 220 feet (Exhibit 21-9.15, ROH).

5.2.3.4 Special District Regulations-Diamond Head

A portion of the Property near Kapahulu Avenue may be in both the Waikīkī Special District and the Diamond Head Special District (Figure 9). Thus, this section addresses compliance with the Diamond Head Special District requirements in relation to the portion of the Property that may be in both the Waikīkī Special District and the Diamond Head Special District. Any portion of the Property determined to be in both the Waikīkī Special District and Diamond Head Special District will be designed in compliance with the requirements for both Special Districts, including the more restrictive Diamond Head Special District requirements.

Diamond Head volcanic crater is a state and national monument, one whose appearance and public views have local, state, national and international value. Section 21-9.40, ROH, Diamond Head Special District regulations were created to preserve and protect the views of the Diamond Head monument.

The objectives of the Diamond Head special district are:

- (a) To preserve existing prominent public views and the natural appearance of Diamond Head by modifying construction projects that would diminish these resources.*

Discussion: The restaurant/retail building will have a positive impact on visual resources of the neighborhood and will not alter prominent public vantage points identified in Section 21-9.40-3, ROH. Furthermore the restaurant/retail building will not alter panoramic views identified in the PUC

Development Plan or public views identified in the ROH, from either within or outside the Property. While the Property is located near (and, possibly partially within) the Diamond Head Special District and is located close to an east-west Significant Panoramic View of Diamond Head, the small size and low-height of the building will not present a potential impact to panoramic views.

(b) To preserve and enhance the park like character of the immediate slopes of the Diamond Head monument, which includes Kapi‘olani Park.

Discussion: The restaurant/retail building is not expected to have a negative impact on nearby public recreational facilities, including the immediate slopes of Diamond Head and Kapi‘olani Park. The City and County of Honolulu Department of Parks and Recreation stated that the building will have no impact of any of its programs or facilities in a letter dated September 1, 2015.

Sec. 21-9.40-4 Design controls.

Implementation of the district objectives shall consist primarily of landscaping requirements, height limitations and architectural design review. Specific regulations are enumerated below.

(a) Landscaping.

(1) All required yards within the district shall be landscaped and maintained.

Discussion: Any portion of the Property that may be in within both the Waikīkī Special District and the Diamond Head Special District will be designed in conformance with the requirements for both Special Districts, including the more restrictive Diamond Head Special District requirements. This area will be devoted to the required setback and will be landscaped. The site plan (Figure 12) includes appropriate landscaping which will be professionally maintained to prevent poor tree health and potential hazards.

(2) On the ocean side of Diamond Head, including makai of Kalakaua Avenue, palm trees are appropriate since they convey the tropical characteristics of Hawaii, and provide vertical accents in counterpoint to the high crater behind them.

Discussion: The Property is not located on the ocean side of Diamond Head.

(4) Within the core area, along Diamond Head Road, Monsarrat Avenue and Kalakaua Avenue, all fences or walls exceeding 36 inches in height shall be set back a minimum of 18 inches along all street frontages and landscaped with vine, hedge or other approved planting on the street side(s).

Discussion: The Property is not located within the core area of the Diamond Head Special District.

(5) Street trees shall be provided at a minimum two-inch caliper. Species and spacing shall be chosen from an approved tree list on file with the department and the department of parks and recreation;

(6) If location of street trees in the sidewalk area is infeasible, the tree(s) shall be located in the required front yard; and

(7) In the event there are no feasible locations for street trees, substitute landscaping may be permitted upon approval by the director.

Discussion: Existing street trees that front the Property will not be modified or removed. Plans for the Property do not include the planting of new street trees.

- (8) *Credit shall be given, at a ratio of one to one, for existing trees that are to be preserved;*
- (9) *Any tree six inches or greater in trunk diameter located within the core area identified on Exhibit 21-9.5, set out at the end of this article, shall not be removed or destroyed except as follows:*
 - (A) *The tree is not visible from any street, park or other public viewing area.*
 - (B) *Appropriate development of the site cannot be achieved without removal of the tree.*
 - (C) *The tree is a hazard to the public safety or welfare.*
 - (D) *The tree is dead, diseased or otherwise irretrievably damaged.*
 - (E) *The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation;*
- (10) *Any tree removed which is visible from any street, park or other public viewing area identified in Section 21-9.40-3(b) shall be replaced by an approved tree of a minimum two-inch caliper or by alternative- approved landscaping material, unless the replacement results in overcrowded vegetation;*
- (11) *Where possible, trees proposed for removal shall be relocated to another area of the project site; and*
- (12) *Vertical form trees shall be planted and maintained along the front yard perimeter of parking structures to reduce the visual impact of blank walls and parked vehicles. A minimum two-inch caliper tree, or in the case of palm trees, a minimum trunk height of 15 feet, shall be planted for every 20 feet of linear building length. Acceptable tree species include coconut palms, paperbark and eucalyptus. If there is sufficient space, canopy form trees may be substituted. Alternatively, planter boxes with vines may be provided on the facades of every parking level.*

Discussion: The restaurant/retail building is anticipated to have a positive impact on local flora. The site plan includes appropriate landscaping which will be professionally maintained to prevent poor tree health and potential hazards. No trees are proposed to be removed from TMK 2-6-027:052, as none are present on the parcel. The site plan is shown in Figure 12. Appendix G contains the arborist’s report.

Malu Investments will procure all permits necessary for tree removal on the Property, and will provide approved replacement plants or landscaping in accordance with Waikīkī Special District Design Controls (§21-9.80-4 (f), ROH) and, where applicable, Diamond Head Special District Design Controls (§21-9.40-4 (a), ROH).

- (b) *Heights.*
 - (1) *Height precincts for the district are identified on Exhibit 21-9.5, set out at the end of this article;*
 - (2) *The director may grant exceptions to special district height limits, not to exceed the height regulations for the underlying zoning district, if the applicant can demonstrate the following:*
 - (A) *That the proposed construction would not substantially diminish any views from any of the prominent public vantage points described for the special district; or*
 - (B) *That the extra height is necessary to achieve some public objective of importance. Such demonstrations shall include:*

- (i) *Information which provides a basis for the objective in terms of a public need or problem;*
 - (ii) *Other reasonable alternatives to achieve the objective; and*
 - (iii) *An appropriate analysis of the alternatives which indicates that the proposed construction is the most beneficial to the public's interest;*
- (3) *The director may exempt the following architectural features from the height regulations of the special district, provided they are erected only to such height as is necessary to accomplish the purpose for which they serve, but in no case exceeding 12 feet above the maximum height limit. These building elements may be exempted only if the director finds they do not obstruct any significant views which are to be preserved, protected and enhanced and are consistent with the intent and objectives of the Diamond Head special district.*
- (A) *Necessary mechanical appurtenances of the building on which they are erected, provided they are screened from view.*
 - (B) *Necessary utilitarian features, including stairwell enclosures, ventilators and skylights.*
 - (C) *Decorative or recreational features, including rooftop gardens, planter boxes, flagpoles, parapet walls or ornamental cornices; and*
- (4) *Except for flagpoles and smokestacks, all items listed in Section 21-4.60(c) shall also be exempt from the height provisions of this section.*

Discussion: Any portion of the Property that may be within both the Waikīkī Special District and the Diamond Head Special District would fall within the 25-foot height precinct of the Diamond Head Special District as identified in Exhibit 21-9.5, ROH. This area will be devoted to the required setback and will be landscaped. The site plan is shown in Figure 12.

(c) Architectural Appearance and Character.

- (1) *The exterior facades of all structures and structural forms shall be designed to have architectural scale, exterior finish, material, colors, components and features that relate in a compatible manner to nearby existing structures, particularly small-scale development.*
- (2) *Materials, finishes and colors, including roofs, shall be nonreflective and subdued in nature.*

Discussion: Any portion of the Property that may be in within both the Waikīkī Special District and the Diamond Head Special District will be designed conformance with the requirements for both Special Districts. The area will be devoted to the required setback and will be landscaped. The site plan is shown in Figure 12. Architectural elements of the restaurant/retail building may include:

- Hawaiian tile mansard roof
- Stucco finish
- Large windows
- Local woods, art and Hawai‘iana finishes
- Surfing themes
- Appropriate landscaping
- Tiki torches outside
- Moss rock wall to define lanai area
- Cut lava pavers
- Bike racks with grasscrete paving

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6 ALTERNATIVES

6.1 NO ACTION

Under the No Action Alternative, the Property would remain in its current condition. Malu Investments seeks to create a pedestrian-friendly, handicap-accessible space which feels comfortable and welcoming for visitors who want to eat or shop. The community would be deprived of the amenities that Malu Investments seeks to provide, including a new opportunity to eat or shop, a Hawaiian-themed atmosphere, and bike- and pedestrian-friendly building. The status quo regarding neighborhood safety would be preserved. It would not be possible for the proposed restaurant/retail building to brighten the area with a new, attractive building, lighting, landscaping, and positive activity from customers and staff. The intersection of Kūhiō Avenue and Kapahulu Avenue would remain unoccupied, and would nurture continuing concerns about alcohol and trespassing.

In addition, the No Action Alternative would preclude the economic benefits of the restaurant/retail building including construction demand, economic multiplier effects, and the creation of jobs by restaurant tenant or future tenants. For these reasons, the No Action Alternative is undesirable.

6.2 ALTERNATE LOCATION

Malu Investments does not currently own any other properties suitable for the restaurant/retail building. Furthermore, it is unlikely that many other locations in Waikīkī would be as suitable for the placement of the restaurant/retail building, as the proposed location is accessible from several different neighborhoods. The proposed location is also poised to offer both social and economic benefits to the neighborhood surrounding the currently-vacant lot. These reasons make the Alternate Location Alternative an undesirable alternative.

6.3 OTHER USES AS PERMITTED IN THE RESORT MIXED USE PRECINCT; WAIKĪKĪ SPECIAL DISTRICT

The Resort Mixed Use Precinct (Waikīkī Special District) allows for a variety of uses of the Property. As alternatives to the selected use as an eating establishment or retail space, the following are permitted uses: car rental, nightclub, commercial parking, convenience store, hotel, medical clinic, time share and transient vacation unit (Table 21-9.6(A), ROH).

According to Waikīkī Special District Urban Design Controls (Exhibit 21-9.15, ROH), the maximum allowable building height is 220 feet. The maximum floor-area ratio (FAR) is 1.0, calculated based on the zoning lot area, plus one-half the abutting right-of-way area of any public street or alley. (Table 21-9.6(B), ROH.)

Malu Investments considered several development options including residential use of the Property as a medium rise multi-unit condominium building for rent, time share, or sale as individual units. Alternative commercial uses were also reviewed and included a boutique hotel. Malu Investments also considered

developing the Property as a retail commercial building with expanded square footage, and mixed uses, and residential uses on upper floors. These alternatives were not implemented for several reasons, including concerns from neighboring residents, high construction costs, infrastructure concerns and fees, parking requirements, and setback requirements. The proposed restaurant/retail building was selected for its small size and relatively low financial complexity. The primary investment objective was to maintain the Property as a family investment for the immediate future. However this does not preclude redevelopment of the property at some point in the long-term future.

7 FINDINGS AND DETERMINATION

To determine whether the creation of the restaurant/retail building may have a significant impact on the physical and human environment, all phases and expected consequences of the proposed project have been evaluated, including potential primary, secondary, short-range, long-range, and cumulative impacts. Based on this evaluation, DPP has issued a Finding of No Significant Impact (FONSI). The supporting rationale for this finding is presented below.

7.1 SIGNIFICANCE CRITERIA

The discussion below evaluates the significance of the Project's impacts based upon the Significance Criteria set forth in Hawaii Administrative Rules section 11-200-12.

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

Discussion: The creation of the restaurant/retail building will not involve an irrevocable commitment to, loss, or destruction of any natural or cultural resource.

The Property is currently vacant, but has been developed in the past. Waikīkī was heavily altered in response to development needs in the late 19th and early 20th centuries. Parcels 2-6-027:001 and 2-6-027:048 contained a house as far back as 1914, as well as a portion of the former Makee Road. Parcel 2-6-027:052 may also have contained a portion of Makee Road (Hammatt & Schideler, Archaeological Assessment for a 0.015-Acre Parcel at the Corner of Kuhio and Kapahulu Avenues, Waikiki Ahupua'a, Kona District, Oahu Island, 2006). Mitigable impacts to water resources are discussed in Section 3.4.

The Property has likely not been used for cultural purposes since the 1920s. Since traditional use of coastal Waikīkī was for water-based agriculture, production would have stopped with construction of the Ala Wai Canal in 1924, mosquito control-related filling in the 1930s, and the filling of Ku'ekaunahi Stream sometime between 1927 and 1943. The creation of the restaurant/retail building is not anticipated to affect the exercise of Native Hawaiian rights, or rights of any ethnic group, related to gathering, access, or other customary activities.

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

Discussion: The restaurant/retail building will not curtail the range of beneficial uses of the environment. Since traditional use of coastal Waikīkī was for water-based agriculture, production would have stopped with construction of the Ala Wai Canal in 1924, mosquito control-related filling in the 1930s, and the filling of Ku'ekaunahi Stream sometime between 1927 and 1943.

(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;*

Discussion: The environmental policies enumerated in Chapter 344, HRS promote conservation of natural resources, and an enhanced quality of life for all citizens. The creation of the restaurant/retail building is not expected to significantly impact any natural resources. Mitigable impacts to water resources are discussed in Section 3.4. Appropriate trees and landscaping are anticipated to have a positive impact on local microclimate by reducing the urban heat island effect, thereby improving the local microclimate relative to existing conditions under which the Property is nearly devoid of any significant landscaping.

The restaurant/retail building is anticipated to have a positive impact on local flora. The site plan (Figure 12) includes appropriate landscaping which will be professionally maintained to prevent poor tree health and potential hazards. No rare, threatened, or endangered plants exist on the Property. Mitigation measures to protect passing seabirds are discussed in Section 3.6.

The restaurant/retail building is a long-term investment in the Waikīkī community, and sustainable design is clearly featured in the building and site plans. Sustainable planning and design measures are outlined in Table 1. These features represent a sincere investment in the long-term well-being of the surrounding community, and ensure that the building is a sustainable addition to Waikīkī.

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

Discussion: The restaurant/retail building is anticipated to have a positive impact on the economy and employment of Waikīkī and Hawai‘i. The restaurant tenant anticipates the creation of approximately 75 new jobs (25 full-time and 50 part-time). In addition, construction of the restaurant/retail building will provide economic benefits in the form of construction work, construction spending, and a multiplier effect on the local economy.

The restaurant/retail building is not expected to significantly impact the population of Waikīkī or Honolulu. Rather, it is expected to provide a service to Waikīkī visitors and residents from surrounding neighborhoods. Plans for the Property do not include residential use and thus will not add any permanent population. It is not anticipated that employees would relocate from their current residences. The restaurant/retail building may enhance the use of nearby recreational facilities by providing an opportunity to eat or shop for families that visit the beach, park, or zoo.

(5) *Substantially affects public health;*

Discussion: The creation of the restaurant/retail building is not anticipated to substantially affect public health. Anticipated short- and long-term impacts to air quality are discussed in Section 4.5, along with mitigation measures. Mitigable short-term impacts due to construction are anticipated, and restaurant/retail operations are not anticipated to significantly impact air quality in the long-term. (See Section 4.5.)

Impacts to water resources are discussed in Section 3.4. Indirect impacts to water resources are also addressed. No significant impacts to groundwater resources are anticipated.

Noise-related impacts and mitigation strategies are discussed in Section 4.4.

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

Discussion: The restaurant/retail building will not have substantial negative secondary impacts. The restaurant/retail building is not expected to significantly impact the population of Waikīkī or Honolulu. Rather, it is expected to provide a service to Waikīkī visitors and residents from surrounding neighborhoods. Plans for the Property do not include residential use and thus will not add any permanent population. It is not anticipated that employees would relocate from their current residences.

No impacts to public services including schools, fire, and medical services are anticipated. The restaurant/retail building may enhance the use of nearby recreational facilities by providing an opportunity to eat or shop for families that visit the beach, park, or zoo.

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

Discussion: The restaurant/retail building will not involve a substantial degradation of environmental quality. The building is a long-term investment in the Waikīkī community. Sustainable planning and design measures are outlined in Table 1 of Section 2.4, and illustrate sustainability goals in regard to thermal efficiency/sound control, energy efficiency, sustainable landscaping, waste and emissions reduction, and transportation sustainability. These features represent a sincere investment in the long-term well-being of the surrounding community, and ensure that the building is a sustainable addition to Waikīkī.

Anticipated short- and long-term impacts to air quality are discussed in Section 4.5, along with mitigation measures. Mitigable short-term impacts due to construction are anticipated, and restaurant/retail operations are not anticipated to impact air quality in the long-term. (See Section 4.5.)

Impacts to water resources are discussed in Section 3.4. Indirect impacts to water resources are also addressed. No significant impacts to groundwater resources are anticipated.

No rare, threatened, or endangered animals are known to exist on the Property. Mitigation measures such as seabird-friendly lighting will be used to mitigate potential impacts to seabirds flying over the area.

No rare, threatened, or endangered plants exist on the Property. The proposed restaurant/retail building is anticipated to have a positive impact on local flora. The site plan (Figure 12) includes appropriate landscaping which will be professionally maintained to prevent poor tree health and potential hazards..

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

Discussion: The restaurant/retail building is not anticipated to contribute toward a considerable effect on the environment, and no commitment for larger actions will be involved. The purpose of this EA is to communicate the potential short and long-term impacts of the creation of the proposed building at an early stage in the process. After it was published, the Draft EA was made available to agencies and

stakeholders for review. As discussed in the relevant sections of this document, Malu Investments does not anticipate any immitigable impacts resulting from the creation of the proposed building.

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

Discussion: No impacts to rare, threatened, or endangered species or habitats are anticipated as no rare, threatened, or endangered plants or animals are known to exist on the Property. As such, no mitigation measures regarding threatened or endangered species are warranted or planned. The DLNR Division of Forestry and Wildlife (DOFAW) commented on October 23, 2015 that given the disturbed, urban nature of the Property, it is not expected that the creation of the restaurant/retail building will negatively impact threatened or endangered species.

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

Discussion: No detrimental impacts to the environment regarding air, water, or noise are anticipated. Anticipated short- and long-term impacts to air quality are discussed in Section 4.5, along with mitigation measures.

Impacts to water resources are discussed in Section 3.4. Indirect impacts to water resources are also addressed. No significant impacts to groundwater resources are anticipated.

Noise-related impacts and mitigation strategies are discussed in Section 4.4. Mitigable short-term impacts due to construction are anticipated. Long-term noise impacts noise-related impacts are not anticipated to be significant.

(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, fresh water, or coastal waters;*

Discussion: The creation of the restaurant/retail building will not present or exacerbate any hazard condition relating to tsunamis, hurricanes, or other coastal hazards, and will not be impacted by these hazards in the near future.

Section 3.5, Figure 16 and Figure 17 of this EA provide additional information regarding currently available information relating to coastal hazards.

The Property is designated Flood Zone X, minimal flood hazard, according to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP). See Figure 16.

The Property elevation is high enough above sea level that direct inundation is not anticipated to be likely in the context of 21st century climate change projections and associated sea level rise. The Center for Island Climate Adaptation and Policy and the University of Hawai‘i Sea Grant notes that sea level is expected to rise one foot by 2050 and three feet by 2100.

The Property is within the tsunami evacuation zone designated by the Hawai‘i State Civil Defense, as shown in Figure 17. Impacts from tsunamis mitigated by adherence to appropriate civil defense evacuation procedures.

To avoid exacerbating coastal flooding, plans for the building and grounds include significant portions of landscaping as well as grasscrete paving in the bike parking area (Figure 12). Where applicable and feasible, Malu Investments will follow State guidance on Stormwater Impact Assessments (State of Hawai‘i Office of Planning, State Coastal Zone Management Program, 2013), Hawaii Watershed Guidance (State Hawai‘i Office of Planning, State Coastal Zone Management Program, 2010), and Low Impact Development (State of Hawai‘i Office of Planning, State Coastal Zone Management Program, 2006).

(12) *Substantially affects scenic vistas and view planes identified in County or State plans or studies;*

Discussion: The restaurant/retail building will have a positive impact on visual resources of the neighborhood and will not alter panoramic views identified in the PUC or public views and Diamond Head Special District prominent public vantage points identified in the ROH, from either within or outside the Property. While the Property is located near (and possibly partially within) the Diamond Head Special District and is located close to an east-west Significant Panoramic View of Diamond Head, the small size and low-height of the building will not present a potential impact to panoramic views. The proposed building will be a single-story structure, approximately 24 feet high, flanked by multi-story apartment residential and resort buildings where the maximum building height is 220 feet (Exhibit 21-9.15, ROH).

(13) *Requires substantial energy consumption.*

Discussion: Plans for the Property will not require substantial energy consumption. The restaurant/retail building is a long-term investment in the Waikīkī community, and sustainable design is clearly featured in the building and site plans. Sustainable planning and design measures are outlined in Table 1 of Section 2.4, and illustrate Malu Investments’ sustainability goals in regard to thermal efficiency/sound control, energy efficiency, sustainable landscaping, waste and emissions reduction, and transportation sustainability. These features represent a sincere investment in the long-term well-being of the surrounding community, and ensure that the building is a sustainable addition to Waikīkī.

7.2 DETERMINATION

Pursuant to Chapter 343, HRS, DPP has issued a Finding of No Significant Impact (FONSI) based on this EA. This finding is founded on the basis of impacts and mitigation measures examined in this document, public comments received during the pre-consultation and public review phases, and analyzed under the above criteria.

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8 CONSULTATION

In the course of planning for the creation of the proposed restaurant/retail building, a pre-consultation letter was mailed out to government agencies and community stakeholders.

8.1 PRE-CONSULTATION

A pre-consultation letter regarding plans for the Property was provided to following individuals, community organizations, private groups, and government agencies. The letter notified them that an EA was being prepared in support of a Special District Permit (Major) application, and solicited concerns or comments. Recipients that provided comments are marked with an asterisk. The comments received and the corresponding responses are reproduced in Appendix A.

8.1.1 STATE

- Department of Accounting and General Services *
- Department of Business, Economic Development & Tourism
- DBEDT - Energy Division
- DBEDT - Office of Planning
- Department of Defense *
- Department of Education *
- Department of Hawaiian Home Lands
- Department of Health
- Department of Health - Environmental Planning Office *
- Department of Health - Office of Environmental Quality Control (OEQC)*
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources*
- DLNR – State Historic Preservation Division
- Department of Transportation
- Office of Hawaiian Affairs

8.1.2 FEDERAL

- U.S. Army Corps of Engineers
- Federal Emergency Management Agency

8.1.3 CITY AND COUNTY OF HONOLULU

- Department of Community Services
- Department of Environmental Services
- Department of Design and Construction *
- Department of Facility Maintenance
- Department of Parks and Recreation *
- Department of Planning and Permitting (Approving Agency) *

- Board of Water Supply
- Fire Department *
- Police Department *
- Department of Transportation Services

8.1.4 ELECTED OFFICIALS

- State Senator Brickwood Galuteria
- State Representative Tom Brower
- County Council Member Trevor Ozawa

8.1.5 CITIZEN GROUPS/INDIVIDUALS, CONSULTED PARTIES

- Hawaiian Electric Company, Inc.
- Waikīkī Neighborhood Board No. 9
- Waikīkī Improvement Association
- President Thomas Jefferson Elementary School
- The Honolulu Zoo
- The Parkview Inc.
- Makee 'Ailana *
- Diamond Head View Hotel
- Crescent Park
- Chun Family Real Estate Trust
- Bernard Gaet, Makee 'Ailana Resident (Pre-consultation not mailed directly to this respondent.)*
- Rosemary McShane, Makee 'Ailana Resident (Pre-consultation not mailed directly to this respondent.)*
- Jean Cox, Makee 'Ailana Resident (Pre-consultation not mailed directly to this respondent.)*

Parties that were consulted in community meetings include:

- Waikīkī Neighborhood Board No. 9 (September 8, 2015 meeting)
- Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5 (October 8, 2015 meeting)

8.2 DRAFT ENVIRONMENTAL ASSESSMENT

The Draft EA was published on January 8, 2016 and was distributed to the following individuals, community organizations, private groups, and government agencies. Each recipient received either a hard copy of the EA or a CD containing a digital copy. The accompanying letter from DPP notified recipients of the publication, and solicited concerns or comments. Recipients that provided comments are marked with an asterisk. The comments received and the corresponding responses are reproduced in Appendix B.

8.2.1 STATE

- Department of Accounting and General Services *
- Department of Business, Economic Development & Tourism
- DBEDT - Energy Division
- DBEDT - Office of Planning *
- Department of Defense *
- Department of Education
- Department of Hawaiian Home Lands
- Department of Health * (Clean Water Branch)
- Department of Health - Environmental Planning Office *
- Department of Health - Office of Environmental Quality Control (OEQC) *
- Department of Labor and Industrial Relations
- Department of Land and Natural Resources * (Engineering Division and Land Division)
- DLNR – State Historic Preservation Division
- Department of Transportation *
- Office of Hawaiian Affairs

8.2.2 FEDERAL

- U.S. Army Corps of Engineers *
- U.S. Environmental Protection Agency
- Federal Emergency Management Agency

8.2.3 CITY AND COUNTY OF HONOLULU

- Department of Community Services
- Department of Environmental Services
- Department of Design and Construction
- Department of Facility Maintenance *
- Department of Planning and Permitting (Approving Agency) * (Traffic Review Branch, Civil Engineering Branch, Wastewater Branch, Subdivision Branch)
- Board of Water Supply *
- Fire Department *
- Police Department *
- Department of Transportation Services *

8.2.4 ELECTED OFFICIALS

- State Senator Brickwood Galuteria
- State Representative Tom Brower
- County Council Member Trevor Ozawa

8.2.5 CITIZEN GROUPS/INDIVIDUALS, CONSULTED PARTIES

- Hawaiian Electric Company, Inc.
- Waikīkī Neighborhood Board No. 9
- Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5
- Waikīkī Improvement Association
- President Thomas Jefferson Elementary School
- The Honolulu Zoo
- The Parkview Inc.
- Makee ‘Ailana
- Diamond Head View Hotel
- Crescent Park
- Chun Family Real Estate Trust
- Kukilakila Apartments
- Bernard Gaet, Makee ‘Ailana Resident *
- Rosemary McShane, Makee ‘Ailana Resident
- Jean Cox, Makee ‘Ailana Resident
- Edward Springer, Makee ‘Ailana Resident * (Draft EA not mailed directly to this respondent)
- Michelle Matson, ‘Oahu Island Parks Conservancy *

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APPENDIX A:

PRE-CONSULTATION CORRESPONDENCE

BOARD OF WATER SUPPLY

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



September 17, 2015

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chair
ADAM C. WONG, Vice Chair
DAVID C. HULIHEE
KAPUA SPROAT
BRYAN P. ANDAYA

ROSS S. SASAMURA, Ex-Officio
FORD N. FUCHIGAMI, Ex-Officio

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

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer *ek*

Mr. Tom Schnell
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

Subject: Your Letter Dated August 20, 2015 Requesting Comments on the Draft Environmental Assessment for the Proposed Restaurant/Retail Building on Kuhio Avenue – Tax Map Key: 2-6-027: 001, 048, and 052

Thank you for the opportunity to comment on the proposed restaurant/retail building in Waikiki.

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

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

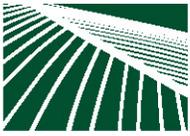
The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.

Very truly yours,

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



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

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HILO OFFICE
1719 Haleloke Street
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Tel/Cel: (808) 315-6878

December 7, 2015

Mr. Ernest Lau, Manager and Chief Engineer
City and County of Honolulu Board of Water Supply
630 S. Beretania Street
Honolulu, HI 96843

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Lau,

Thank you for your letter dated September 17, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following response.

We appreciate your comment that the existing water system is adequate to accommodate the project, based on current data. We recognize that your final decision will be confirmed when the building permit application is submitted for approval.

We acknowledge that, when water is made available, charges for resource development, transmission and daily storage will apply.

In answer to your comment about on-property fire protection, we received comments from the Honolulu Fire Department which will be addressed in the forthcoming Draft Environmental Assessment (Draft EA). The Draft EA will address fire safety and describe any mitigation strategies that are needed.

The project will comply with all applicable laws, including Cross-Connection Control and Backflow Prevention requirements (§11-21, HAR and Chapter 2-213, BWS Rules and Regulations) prior to the issuance of the Building Permit Applications.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

DAVID Y. IGE
GOVERNOR



DOUGLAS MURDOCK
Comptroller

AUDREY HIDANO
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P.O. BOX 119, HONOLULU, HAWAII 96810-0119

SEP - 1 2015

(P)1224.5

Mr. Tom Schnell, AICP
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

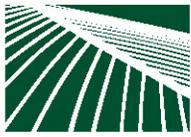
Subject: Pre-Assessment Consultation for
A Restaurant/Retail Building in Waikiki, Oahu
TMK: (1) 2-6-027: 001, 048 and 052

Thank you for the opportunity to comment on the subject project. The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, your staff may please contact Ms. Gayle Takasaki of the Public Works Division at 586-0584.

Sincerely,

for DOUGLAS MURDOCK
Comptroller



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

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Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y. J. CHUNG, FASLA, LEED®AP BD+C
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Senior Associate

ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Douglas Murdock, Comptroller
State of Hawai'i Department of Accounting and General Services
P.O. Box 119, Honolulu, HI 96810-0119

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Murdock,

Thank you for your letter dated September 1, 2015 (Reference number (P)1224.5) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge that, since the project does not impact any of your Department's projects or existing facilities, you have no comments to offer at this time.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
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Fax: (808) 523-1402
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Hilo, Hawai'i 96720-1553
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DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 768-7762 • FAX: 768-7792

KIRK CALDWELL
MAYOR



GARY K. NAKATA
DIRECTOR

BARBARA YAMASHITA
DEPUTY DIRECTOR

September 21, 2015

Mr. Tom Schnell
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

SUBJECT: Pre-Assessment Consultation for a Restaurant/Retail
Building in Waikiki, Oahu, Hawaii
Tax Map Key: (1) 2-6-027:001

We have reviewed your letter dated August 20, 2015, and the attached project map.

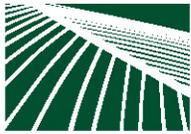
Our review of the documents provided indicates the proposed project will have no adverse impacts on any Department of Community Services' activities or projects at this time. Thank you for providing us with the opportunity to comment on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be "Gary K. Nakata", written in a cursive style.

Gary K. Nakata
Director

GKN:jc



PBR HAWAII

& ASSOCIATES, INC.

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Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Gary Nakata, Director
City and County of Honolulu Department of Community Services
715 S. King Street, Suite 311
Honolulu, HI 96813

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Nakata,

Thank you for your letter dated September 21, 2015 (Reference number GKN:jc) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comment that the project is anticipated to have no adverse impact on any of your Department's activities or projects at this time.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

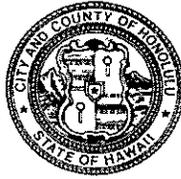
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DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

KIRK CALDWELL
MAYOR



ROBERT J. KRONING, P.E.
DIRECTOR

MARK YONAMINE, P.E.
DEPUTY DIRECTOR

September 4, 2015

PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96816-3715

Attn: Tom Schnell

Dear Mr. Schnell:

Subject: Pre-Assessment Consultation for a Restaurant/Retail Building
in Waikiki, TMK (1) 2-6-027:001, 048, and 052

The Department of Design and Construction does not have comments to offer on the pre-assessment consultation for the above subject.

Thank you for the opportunity to review and comment. Should there be any questions, please contact me at 768-8480.

Sincerely,

A handwritten signature in black ink, appearing to read "R. J. Kroning".

Robert J. Kroning, P.E.
Director

RJK: cf (621695)



PBR HAWAII

& ASSOCIATES, INC.

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MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Robert Kroning, Director
City and County of Honolulu Department of Design and Construction
650 S. King Street, 11th Floor
Honolulu, HI 96813

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Kroning,

Thank you for your letter dated September 4, 2015 (Reference number RJK:cf (621695))
in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge
that you have no further comments to offer at this time.

We value your participation in the environmental review process. Your letter will be
included in the forthcoming Draft Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbhawaii.com

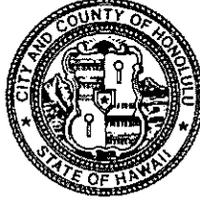
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DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

KIRK CALDWELL
MAYOR



ROSS S. SASAMURA, P.E.
DIRECTOR AND CHIEF ENGINEER

EDUARDO P. MANGLALLAN
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 15-665

September 17, 2015

Mr. Tom Schnell, AICP
Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

SUBJECT: Pre-Assessment Consultation for a Restaurant/Retail Building
in Waikiki, TMK (1) 2-6-027:001, 048, and 052

Thank you for the opportunity to review and provide our input regarding your letter dated August 20, 2015, on the above-subject project.

Our comments are as follows:

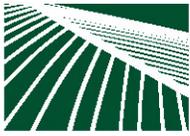
- Once construction phase commences, install approved Best Management Practices (BMPs) fronting all drainage facilities, such as catch basin and drainage inlets along Kapahulu Avenue and Kuhio Avenue.
- During construction and upon completion of the project, any damages/deficiencies to Kapahulu Avenue and Kuhio Avenue right-of-ways shall be corrected to City Standards, and at the owner's cost.
- The contractor shall be responsible for clearing storm drain facilities to mitigate flooding during construction and removing BMPs upon completion of the project.

If you have any questions, please contact Mr. Dexter Akamine of the Division of Road Maintenance at 768-3696.

Sincerely,

A handwritten signature in black ink, appearing to read "Ross S. Sasamura".

Ross S. Sasamura, P.E.
Director and Chief Engineer



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

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Associate

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Associate

CATIE CULLISON, AICP
Associate

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December 7, 2015

Mr. Ross Sasamura, Director and Chief Engineer
City and County of Honolulu Department of Facility Maintenance
1000 Ulu'ohia Street, Suite 215
Kapolei, HI 96707

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Sasamura,

Thank you for your letter dated September 17, 2015 (Reference number DRM-15-665) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

We acknowledge your comment that BMPs should be installed along drainage facilities at the start of construction. The forthcoming Draft Environmental Assessment (Draft EA) will address drainage-related impacts, along with any mitigation strategies that are planned.

We also acknowledge your comment that throughout the construction phase and at the completion of construction, any damage to the right-of-ways bordering the property caused by construction shall be corrected to City Standards at the owner's cost.

You also stated in your letter that the contractor shall be responsible for clearing storm drain facilities to mitigate flooding during construction and removing BMPs upon completion of the project. The Draft EA will address management of on-site BMPs during the construction phase.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII



JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

SHAN S. TSUTSUI
LT. GOVERNOR
STATE OF HAWAII

WILLIAM J. AILA, JR.
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879
HONOLULU, HAWAII 96805

September 9, 2015

PBR Hawaii & Associates, Inc.
Attn: Tom Schnell, AICP Principal
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell,

Subject: PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKIKI
TMK (1) 2-6-027:001, 048 AND 052

Dear Mr. Schnell:

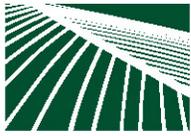
Thank you for the opportunity to review the Pre-Assessment Consultation for the Restaurant/Retail Building in Waikiki being proposed by Malu Investments 1, LLC.

The Department of Hawaiian Home Lands has no comment to offer at this time.

If you have any questions, please contact our Planning Office at (808) 620-9517.

Aloha,

Marvin Kaleo Manuel
Acting Planning Program Manager



PBR HAWAII

& ASSOCIATES, INC.

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Executive Vice-President

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Senior Associate

ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Marvin Kaleo Manuel, Acting Planning Program Manager
State of Hawai'i Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, HI 96805

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Manuel,

Thank you for your letter dated September 9, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge that you have no comments to offer at this time.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
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DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

September 10, 2015

PBR HAWAII & Associates, Inc.
Attn: Tom Schnell, Principal
1001 Bishop Street, Suite 650
Honolulu, HI 96813

via email: tschnell@pbrhawaii.com

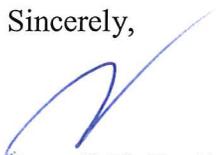
Dear Mr. Schnell,

SUBJECT: Pre-Assessment Consultation for a Restaurant/Retail Building in Waikiki,
TMK (1) 2-6-027:001, 048, and 052

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

At this time, enclosed are comments from (1) Land Division; and (2) Engineering Division. No other comments were received as of our suspense date. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at 587-0439. Thank you.

Sincerely,


Russell Y. Tsuji
Land Administrator

Enclosure(s)



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 25, 2015

MEMORANDUM

TO:

DLNR Agencies:

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

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Pre-Assessment Consultation for a Restaurant/Retail Building in Waikiki, TMK (1) 2-6-027:001, 048, and 052

LOCATION:

“Vacant property in Waikiki, Hawai‘i, at the corner of Kuhio Avenue and Kapahulu Avenue”; TMK (1) 2-6-027:001, 048, and 052

APPLICANT:

Malu Investments I, LLC by its consultant, PBR HAWAII & Associates, Inc.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document.

Please submit any comments by **September 10, 2015**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

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

Signed: T. Chee
 Print Name: Tommy Chee
 Date: 8/26/15

pc



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

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President

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Executive Vice-President

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Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
Vice-President

TOM SCHNELL, AICP
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RAYMOND T. HIGA, ASLA
Senior Associate

KIMI MIKAMI YUEN, LEED®AP BD+C
Senior Associate

ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Russell Tsuji, Land Administrator
State of Hawai'i Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, HI 96809

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Tsuji,

Thank you for your Division's response dated August 26, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge that the Land Division has no further comments to offer at this time.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

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15 AUG 27 AM 09:52 ENGINEERING

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 25, 2015

MEMORANDUM

TO: *FR*

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division**
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District
- Historic Preservation

FROM: *FR*

Russell Y. Tsuji, Land Administrator

SUBJECT:

Pre-Assessment Consultation for a Restaurant/Retail Building in Waikiki, TMK (1) 2-6-027:001, 048, and 052

LOCATION:

“Vacant property in Waikiki, Hawai‘i, at the corner of Kuhio Avenue and Kapahulu Avenue”; TMK (1) 2-6-027:001, 048, and 052

APPLICANT:

Malu Investments I, LLC by its consultant, PBR HAWAII & Associates, Inc.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document.

Please submit any comments by **September 10, 2015**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: _____

Print Name: Carty S. Chang, Chief Engineer

Date: 9/2/15

RECEIVED
LAND DIVISION
2015 SEP -9 AM 11:03
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/ Russell Y. Tsuji

REF: Pre-Assessment Consultation for Proposed Restaurant/Retail Building in Waikiki
Oahu.066

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) **Please take note that the project site according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The National Flood Insurance Program (NFIP) does not regulate developments within Zone X.**
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

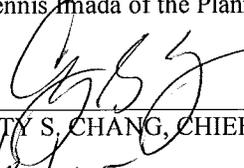
Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable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

- () Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Carter Romero (Acting) at (808) 961-8943 of the County of Hawaii, Department of Public Works.
- () Mr. Carolyn Cortez at (808) 270-7253 of the County of Maui, Department of Planning.
- () Mr. Stanford Iwamoto at (808) 241-4896 of the County of Kauai, Department of Public Works.
- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

- () Additional Comments: _____

- () Other: _____

Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

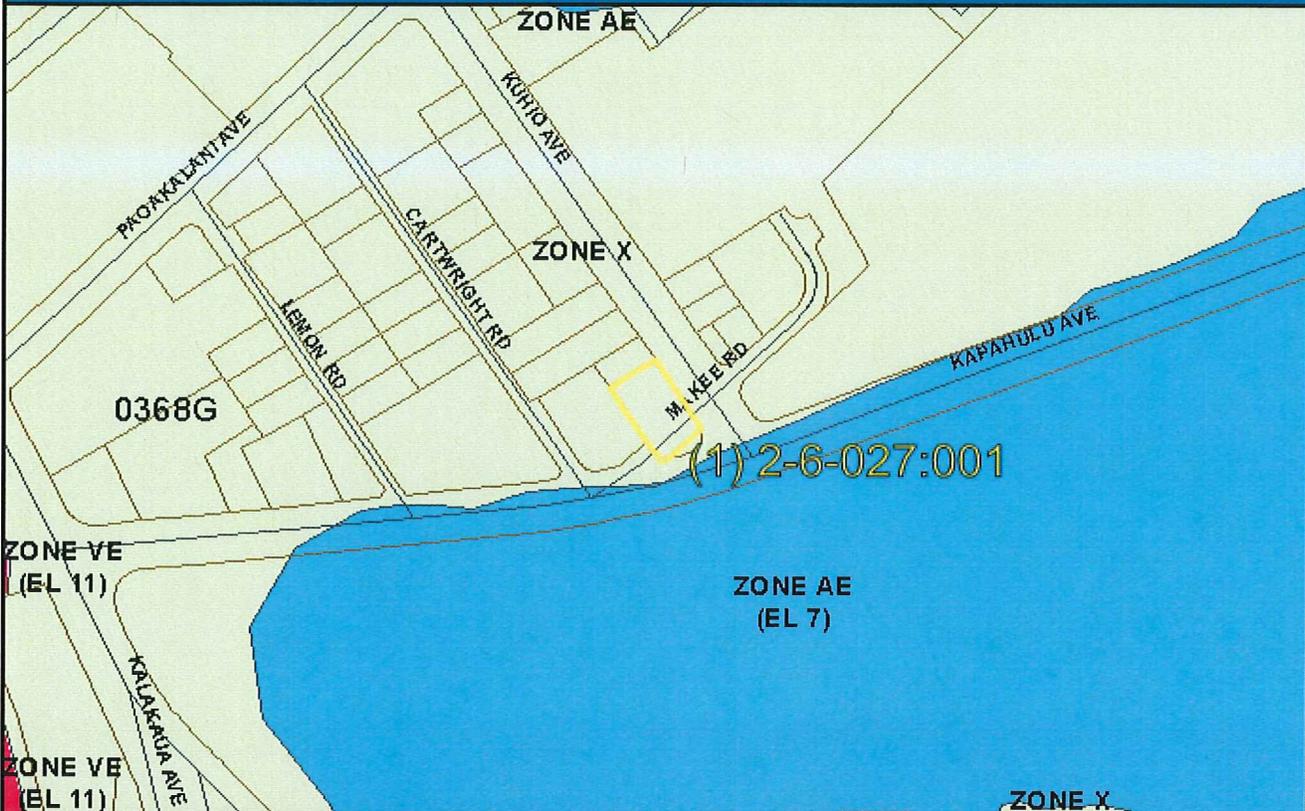
Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: 7/2/15



State of Hawaii

FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY:	HONOLULU
TMK NO:	(1) 2-6-027-001
PARCEL ADDRESS:	208 KAPAHULU AVE HONOLULU, HI 96815
FIRM INDEX DATE:	NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL(S):	15003C0368G
PANEL EFFECTIVE DATE:	JANUARY 19, 2011

PARCEL DATA FROM:	APRIL 2014
IMAGERY DATA FROM:	MAY 2006

IMPORTANT PHONE NUMBERS

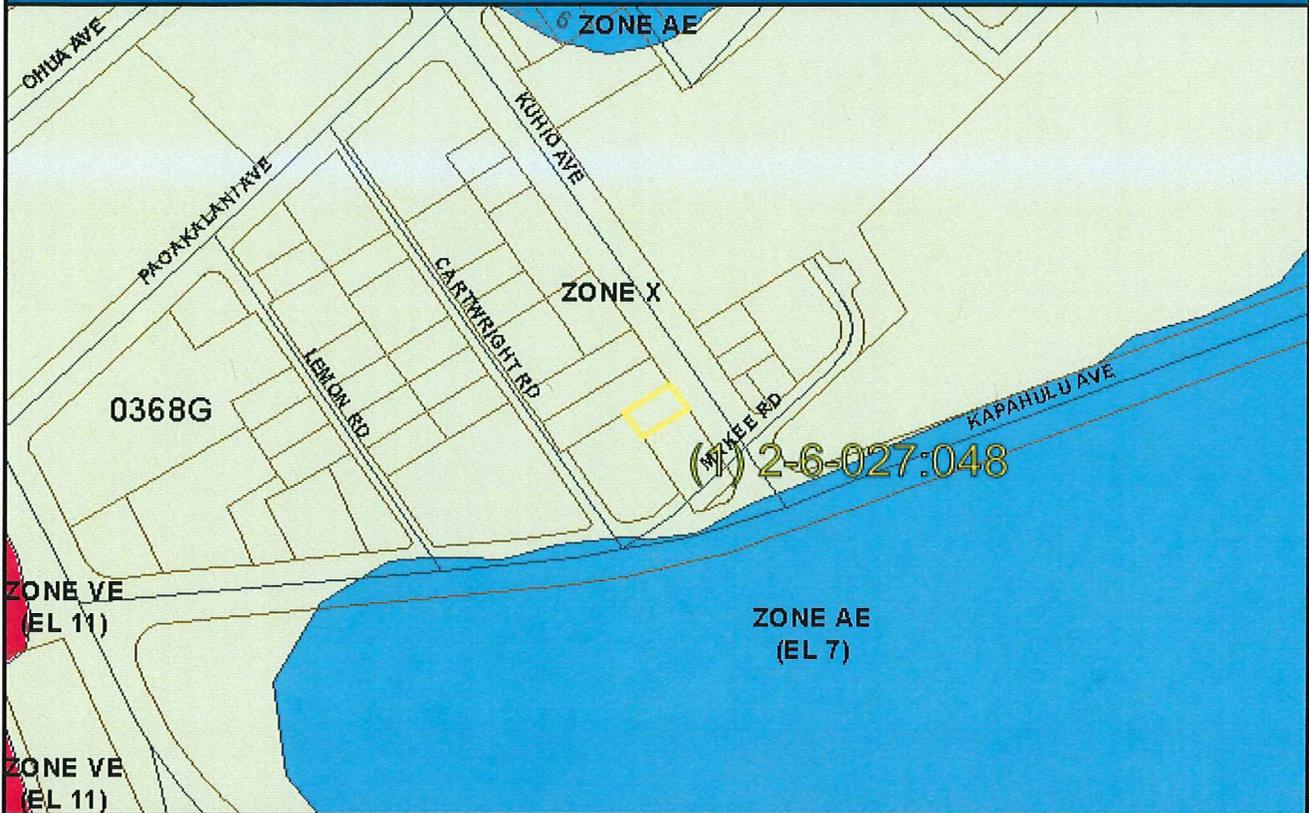
<u>County NFIP Coordinator</u>	
City and County of Honolulu	
Mario Siu-Li, CFM	(808) 768-8098
<u>State NFIP Coordinator</u>	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and shall not be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.



FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY: HONOLULU
TMK NO: (1) 2-6-027-048
PARCEL ADDRESS: 2583 KUHIO AVE
 HONOLULU, HI 96815
FIRM INDEX DATE: NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL(S): 15003C0368G
PANEL EFFECTIVE DATE: JANUARY 19, 2011

PARCEL DATA FROM: APRIL 2014
IMAGERY DATA FROM: MAY 2006

IMPORTANT PHONE NUMBERS

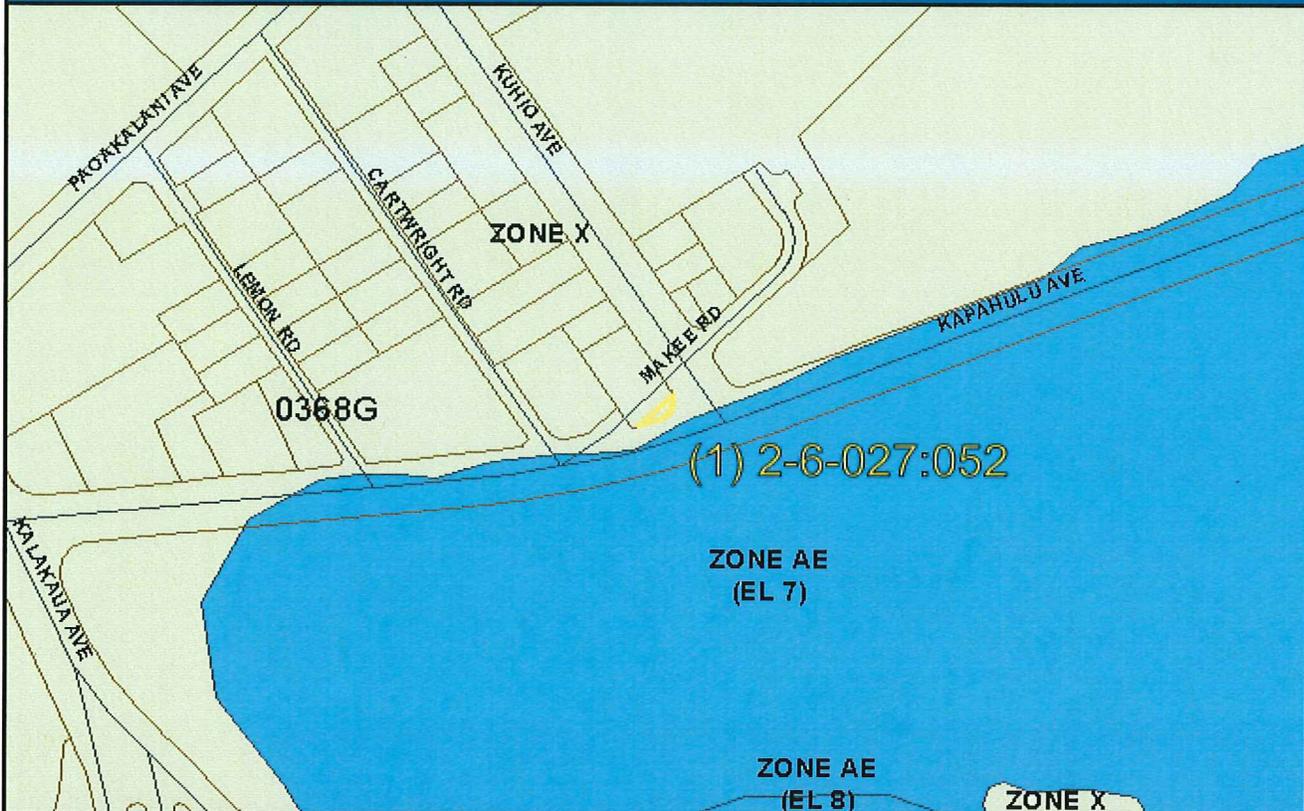
County NFIP Coordinator
 City and County of Honolulu
 Mario Siu-Li, CFM (808) 768-8098
State NFIP Coordinator
 Carol Tyau-Beam, P.E., CFM (808) 587-0267

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FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY: HONOLULU
TMK NO: (1) 2-6-027-052
PARCEL ADDRESS:
FIRM INDEX DATE: NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL(S): 15003C0368G
PANEL EFFECTIVE DATE: JANUARY 19, 2011

PARCEL DATA FROM: APRIL 2014
IMAGERY DATA FROM: MAY 2006

IMPORTANT PHONE NUMBERS

County NFIP Coordinator
 City and County of Honolulu
 Mario Siu-Li, CFM (808) 768-8098
State NFIP Coordinator
 Carol Tyau-Beam, P.E., CFM (808) 587-0267

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If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and shall not be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y. J. CHUNG, FASLA, LEED®AP BD+C
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
Vice-President

TOM SCHNELL, AICP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

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ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Carty Chang, Chief Engineer
State of Hawai'i Department of Land and Natural Resources
Engineering Division
P.O. Box 621
Honolulu, HI 96809

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Chang,

Thank you for your comments dated September 2, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comment that the property is located in Zone X according to the Flood Insurance Rate Map and, as such, developments on the property would not be regulated by National Flood Insurance Program. This information will be included in the forthcoming Draft Environmental Assessment (Draft EA), along with a flood zone map.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

printed on recycled paper

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 29, 2015

PRB HAWAII & Associates, Inc.
Attn: Tom Schnell, Principal
1001 Bishop Street, Suite 650
Honolulu, HI 96813

via email: tschnell@pbrhawaii.com

Dear Mr. Schnell,

SUBJECT: Pre-Assessment Consultation for a Restaurant/Retail Building in Waikiki, TMK (1)
2-6-027:001, 048, and 052

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments sent to you dated September 10, 2015, enclosed are additional comments from the Division of Forestry & Wildlife on the subject matter. Should you have any questions, please feel free to call Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 25, 2015

MEMORANDUM

TO:

DLNR Agencies:

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

RECEIVED
LAND DIVISION
2015 OCT 29 AM 11:07
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Pre-Assessment Consultation for a Restaurant/Retail Building in Waikiki, TMK (1) 2-6-027:001, 048, and 052

LOCATION:

“Vacant property in Waikiki, Hawai`i, at the corner of Kuhio Avenue and Kapahulu Avenue”; TMK (1) 2-6-027:001, 048, and 052

APPLICANT:

Malu Investments I, LLC by its consultant, PBR HAWAII & Associates, Inc.

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document.

Please submit any comments by **September 10, 2015**. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: Shari S. Mann
Print Name: Shari S. Mann
Date: 10/27/15

DAVID Y. IGE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF FORESTRY AND WILDLIFE
1151 PUNCHBOWL STREET, ROOM 325
HONOLULU, HAWAII 96813

October 23, 2015

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND

MEMORANDUM

To: Russell Y. Tsuji, Land Administrator
DLNR, Land Division

From: Sheri S. Mann, Acting Administrator SSM
DLNR, Division of Forestry and Wildlife (DOFAW)

Subject: Comments on Pre-Assessment Consultation for a Restaurant/Retail Building in Waikīkī, TMK (1)2-6-027:001, 0484, & 052

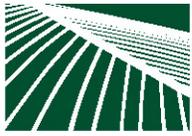
Thank you for the memo received on August 25, 2015 and the opportunity to comment on the proposed Waikiki Restaurant/Retail Building located at the corner of Kūhiō Avenue and Kapahulu Avenue in Waikīkī, Honolulu County, Hawaii. The project is proposed by PBR Hawai'i & Associates, Inc. The proposed action includes the construction of a 4,995 square foot restaurant/retail building, an outdoor seating area, a parking, bicycle parking area, and loading area. The project footprint lies on TMK parcels (1)2-6-027:001, 0484, & 052, which is currently a vacant lot in Waikīkī that appears to be primarily bare, graded, unvegetated land.

Given the highly disturbed, urban nature of the proposed project area, it is not expected that construction of the proposed project area will negatively impact threatened or endangered species. Artificial lighting can adversely impact seabirds causing disorientation which may result in collision with manmade artifacts. In addition, during the fledging period (September – December), young seabirds attracted to artificial lighting may become grounded due to exhaustion from circling these light sources. Unable to take-off these birds become vulnerable to predation from cats and dogs, or collision with vehicles. DOFAW encourages the use of seabird-friendly lighting to the maximum extent practicable.

As an additional best management practice, DOFAW recommends that all organic waste, food, refuse be securely contained to prevent access by pests, predators, and vermin.

Should the scope of the project change significantly, or should it become apparent that threatened or endangered species may be impacted, please contact our staff as soon as possible. DOFAW appreciates the opportunity to provide comments on this project and requests that Land Division continue to seek input from DOFAW on impacts to wildlife.

If you have any questions, please contact James Cogswell, Wildlife Program Manager, at 808-587-4187.



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

THOMAS S. WITTEN, EASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y. J. CHUNG, EASLA, LEED®AP BD+C
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Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Ms. Sheri Mann, Acting Administrator
State of Hawai'i Department of Land and Natural Resources
Division of Forestry and Wildlife
1151 Punchbowl Street, Room 325
Honolulu, HI 96813

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Ms. Mann,

Thank you for your comments dated October 23, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

We acknowledge your comment that, given the highly disturbed, urban nature of the property, you do not expect that construction will negatively impact threatened or endangered species.

We acknowledge your comment that seabird-friendly lighting should be used to the maximum extent practicable. The forthcoming Draft Environmental Assessment (Draft EA) will include a section addressing impacts to flora and fauna, including passing seabirds.

We acknowledge that waste, food, and refuse be securely contained to prevent access by animals. The Draft EA will address this in the flora and fauna section.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

cc: Malu Investments I

HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

DAVID Y. IGE
GOVERNOR



ARTHUR J. LOGAN
MAJOR GENERAL
ADJUTANT GENERAL

KENNETH S. HARA
COLONEL
DEPUTY ADJUTANT GENERAL

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

September 3, 2015

PBR HAWAII & Associates, Inc.
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813

Attn.: Mr. Tom Schnell, AICP

Subject: Pre-Assessment Consultation for a Restaurant/Retail Building in Waikiki, TMK (1) 2-6-027: 001, 048 and 052

Dear Mr. Schnell:

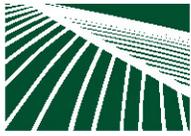
Thank you for the opportunity to comment on the above project. The State of Hawaii Department of Defense has no comments to offer relative to the project.

If you have any questions or concerns, please have your staff contact Mr. Lloyd Maki, Assistant Chief Engineering Officer at (808) 733-4250.

Sincerely,


ARTHUR J. LOGAN
Major General
Hawaii National Guard
Adjutant General

c: Ms. Havinne Okamura, Hawaii Emergency Management Agency



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

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Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Major General Arthur Logan, Adjutant General
State of Hawai'i Department of Defense
Hawaii National Guard
3949 Diamond Head Road
Honolulu, HI 96816-4495

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Major General Logan,

Thank you for your letter dated September 3, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge that you have no further comments to offer at this time.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
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STATE OF HAWAII
DEPARTMENT OF EDUCATION

P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

September 2, 2015

Mr. Tom Schnell
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Re: Pre-Assessment Consultation for a Restaurant/Retail Building in Waikiki
TMKs (1) 2-6-027:001, (1) 2-6-027:048, and (1) 2-6-027:052

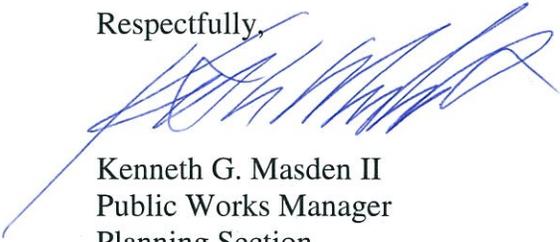
Dear Mr. Schnell:

Thank you for your letter dated August 20, 2015, regarding the proposed restaurant and retail building at the corner of Kuhio and Kapahulu Avenues.

The Department of Education looks forward to receiving a copy of the Environmental Assessment. Due to the proximity of the project in relation to Jefferson Elementary School, we are particularly interested in any and all traffic and noise impacts during construction and operation of the project.

Should you have any questions, please call Roy Ikeda of the Facilities Development Branch at 377-8301.

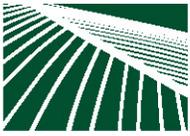
Respectfully,



Kenneth G. Masden II
Public Works Manager
Planning Section

KGM:jmb

c: Ruth Silberstein, Complex Area Superintendent, Kaimuki/McKinley/Roosevelt Complex Areas



PBR HAWAII

& ASSOCIATES, INC.

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Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Kenneth Masden, Public Works Manager
Department of Education
Planning Section
P.O. Box 2360
Honolulu, HI 96804

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Masden,

Thank you for your letter dated September 2, 2015 (Reference number KGM:jmb) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

The forthcoming Draft Environmental Assessment (Draft EA) will address noise-related impacts both during and after construction, and describe mitigation strategies that are planned. A traffic study will be included in the Draft EA, as well as mitigation strategies that are planned.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
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DAVID Y. IGE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
File:

EPO 15-216

September 3, 2015

Mr. Tom Schnell
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

SUBJECT: Pre-Assessment Consultation (PAC) for a Restaurant/Retail Building in Waikiki
TMK: (1) 2-6-027:001, 048, and 052

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your PAC to our office on August 25, 2015. Thank you for allowing us to review and comment on the proposed project. EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/landuse>. Projects are required to adhere to all applicable standard comments.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: <https://eha-cloud.doh.hawaii.gov>

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,

A handwritten signature in blue ink, appearing to read "Laura Leialoha Phillips McIntyre".

Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office



PBR HAWAII

& ASSOCIATES, INC.

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DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

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E-mail: sysadmin@pbrhawaii.com

HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

December 3, 2015

Ms. Laura McIntyre, Program Manager
State of Hawai'i Department of Health
Environmental Planning Office
P.O Box 3378
Honolulu, HI 96801-3378

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Ms. McIntyre,

Thank you for your letter dated September 3, 2015 (Reference number EPO 15-216) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following response.

We have reviewed the standard comments on the DOH EPO website for applicability to the project.

We have reviewed the Hawaii Environmental Health Portal and its links to various sources of state environmental data. The forthcoming Draft Environmental Assessment (Draft EA) will include any relevant information from these sources.

We acknowledge your objective to promote sustainable, innovative, inspirational, transparent, and healthy design in the state of Hawai'i. We hope to contribute to that vision through appropriate use of social and environmental data in the planning process.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:
STP 8.1850

September 4, 2015

Mr. Tom Schnell, AICP
Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

Subject: Restaurant/Retail Building in Waikiki
Pre-Assessment Consultation for an Environmental Assessment
Waikiki, Oahu, Hawaii
TMK: (1) 2-6-027:001, 048 and 052

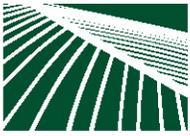
The subject project is not expected to significantly impact the State highway facility. However, a permit from DOT Highways Division, is required for the transport of oversized and/or overweight materials and equipment on State highway facilities.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ford N. Fuchigami".

FORD N. FUCHIGAMI
Director of Transportation



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

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ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Ford Fuchigami, Director of Transportation
State of Hawai'i Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Fuchigami,

Thank you for your letter dated September 4, 2015 (Reference number STP 8.1850) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following response.

We acknowledge your comment that the project will not significantly impact the State highway facility and that a permit from DOT Highways Division is required for the transport of oversized and/or overweight materials and equipment on State highway facilities.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

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1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
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E-mail: sysadmin@pbrhawaii.com

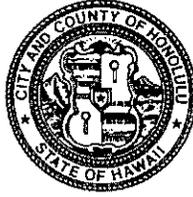
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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2015/ELOG-1754(MT)

September 1, 2015

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

Dear Mr. Schnell:

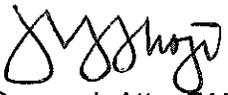
SUBJECT: Request for Comments
Pre-Draft Environmental Assessment Consultation
Malu Investments I, LLC
Tax Map Key 2-6-27: 1, 48, and 52

This letter responds to your request received on August 24, 2015, for preliminary comments on the future Draft Environmental Assessment for the Malu Investments I, LLC restaurant/retail building. All parcels are located within the Waikiki Special District (WSD). Parcels 1 and 48 are zoned Resort Mixed Use Precinct and Parcel 52 is zoned Resort Mixed Use Precinct and Public Precinct. All parcels are located within Flood Zone X. You propose a new one-story structure with eating and retail establishment uses; as such, we have the following comments:

- Any use within the WSD is subject to Hawaii Revised Statutes Chapter 343, related to Environmental Impact Statements.
- A Special District Permit (Major) is required for the new building.
- The site is in a high cultural sensitivity area identified by the State Historic Preservation Division.

Please contact Mark Taylor of our Land Use Approval Branch at 768-8020, if you have any questions.

Very truly yours,


for George I. Atta, FAICP
Director



PBR HAWAII

& ASSOCIATES, INC.

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Chairman

R. STAN DUNCAN, ASLA
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Executive Vice-President

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TOM SCHNELL, AICP
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DACHENG DONG, LEED®AP
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MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

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HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

December 7, 2015

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

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Atta,

Thank you for your letter dated September 1, 2015 (Reference number 2015/ELOG-1754(MT)) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

We acknowledge that the property is subject to Chapter 343, HRS.

The forthcoming Draft Environmental Assessment (Draft EA) will support a Special District Permit (Major) Application.

We acknowledge the site is in a high cultural sensitivity area identified by the State Historic Preservation Division (SHPD). The Draft EA will include a discussion regarding archaeological and cultural resources. No impacts to archaeological or historic resources are anticipated as archaeological assessments have determined that none are present. SHPD accepted both assessment reports. The Draft EA will include the archaeological assessment reports and SHPD acceptance letters.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

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

KIRK CALDWELL
MAYOR



MICHAEL D. FORMBY
DIRECTOR

MARK N. GARRITY, AICP
DEPUTY DIRECTOR

TP8/15-621882R

September 18, 2015

Mr. Tom Schnell, AICP
Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

SUBJECT: Pre-Consultation for Draft Environmental Assessment (DEA)
Restaurant/Retail Building in Waikiki; Tax Map Key: (1) 2-6-
027:001,048 and 052

In response to your letter dated August 20, 2015, we have the following comments:

1. The DEA should contain an analysis of potential traffic impacts on the surrounding City streets as a result of the project, including the short-term impacts during construction. The design should be based on complete streets principles that emphasize pedestrian and bicycle access. Vehicle ingress and egress to the project should be located and designed to ensure the safety of pedestrians, especially students.
2. The site plan needs to include accommodations for loading and unloading of deliveries on-site and not on Kuhio nor Kapahulu Avenues.
3. The Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5, and the Waikiki Neighborhood Board No. 9, as well as the area residents, businesses, etc., should be kept apprised of the details of the proposed project and the impacts, particularly during construction, the project may have on the adjoining local street area network.

Mr. Tom Schnell
September 18, 2015
Page 2

4. A street usage permit from the City's Department of Transportation Services shall be obtained for any construction-related work that may require the temporary closure of any traffic lane on a City street.
5. Any construction materials and equipment should be transferred to and from the project site during off-peak traffic hours (8:30 a.m. to 3:30 p.m.) to minimize any possible disruption to traffic on the local streets.

We reserve further comment pending submission of the DEA.

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,



Michael D. Formby
Director



PRINCIPALS

THOMAS S. WITTEN, EASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y.I. CHUNG, EASLA, LEED®AP BD+C
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
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December 7, 2015

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

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Formby,

Thank you for your letter dated September 18, 2015 (Reference number TP8/15-621882R) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following response.

1. The Draft Environmental Assessment (EA) will include a traffic impact assessment report and mitigation strategies that are planned.
2. The site plan will include a loading zone to accommodate loading and unloading of deliveries on-site and not on Kuhio or Kapahulu Avenues.
3. We presented the project to the Waikiki Neighborhood Board No. 9 on September 8, 2015. At that meeting the Waikiki Neighborhood Board voted to support the project concept. We also presented the project to the Diamond Head/Kapahulu/St. Louis Height Neighborhood Board No. 5 on October 8, 2015. At that meeting the Diamond Head/Kapahulu/St. Louis Height Neighborhood Board took no vote but favorable comments from the Board are included in the minutes from that meeting.

The Draft EA will contain a list of government agencies, community organizations (including Neighborhood Board Nos. 5 and 9), and individuals consulted. The neighborhood boards, residents, and businesses will be kept apprised of the proposed project and impacts, particularly during construction.

4. We acknowledge that a street usage permit from the City DTS must be obtained for construction-related work that may require the temporary closure of any traffic lane on a City Street.
5. We acknowledge your recommendation regarding the transfer of construction materials during off-peak hours as a mitigation strategy for traffic-related impacts. The Draft EA will include this information.

Mr. Formby

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL
BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

December 3, 2015

Page 2 of 2

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

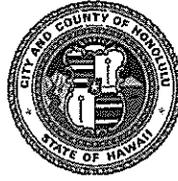
Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR



MANUEL P. NEVES
FIRE CHIEF
LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

September 8, 2015

Mr. Tom Schnell, AICP
Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

Subject: Pre-Assessment Consultation for a Restaurant/Retail Building in Waikiki
Tax Map Keys: 2-6-027: 001, 048, and 052

In response to your letter dated August 20, 2015, regarding the above-mentioned subject, the Honolulu Fire Department (HFD) reviewed the material provided and requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1, Uniform Fire Code [UFC]TM, 2006 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 feet of at least one exterior door that can be opened from the outside and provides access to the interior of the building. (NFPA 1, UFCTM, 2006 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county, capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet from a water supply on a fire apparatus access road, as measured by an approved route around

Mr. Tom Schnell, AICP
Page 2
September 8, 2015

the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction]. (NFPA 1, UFC™, 2006 Edition, Section 18.3.1, as amended.)

3. The unobstructed width and unobstructed vertical clearance of a fire apparatus access road shall meet county requirements. (NFPA 1, UFC™, 2006 Edition, Section 18.2.3.4.1.1, as amended.)
4. Submit civil drawings to the HFD for review and approval.

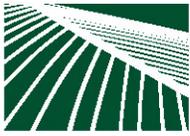
Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or tseelig@honolulu.gov.

Sincerely,



SOCRATES D. BRATAKOS
Assistant Chief

SDB/SY:bh



PBR HAWAII

& ASSOCIATES, INC.

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Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Socrates Bratakos, Assistant Chief
City and County of Honolulu Fire Department
636 South Street
Honolulu, HI 96813-5007

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Bratakos,

Thank you for your letter dated September 8, 2015 (Reference number SDB/SY:bh) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

1. The building will be designed and operated in compliance with all applicable National Fire Protection Association Uniform Fire Codes.
2. A water supply capable of supplying the required fire flow protection will be available.
3. The building will be designed and operated in compliance with all applicable National Fire Protection Association Uniform Fire Codes.
4. At the appropriate time, civil drawings will be submitted to HFD for review and approval.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

cc: Malu Investments I

HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878



**STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL**

Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813
Telephone (808) 586-4185
Facsimile (808) 586-4186
Email: oeqchawaii@doh.hawaii.gov

September 9, 2015

PBR HAWAII & Associates, Inc.
Attn: Tom Schnell, Principal
1001 Bishop Street, Suite 650
Honolulu, HI 96813

Dear Mr. Schnell,

SUBJECT: Early Consultation Request for Proposed Restaurant/Retail Building in
Waikiki, Honolulu, Oahu

The Office of Environmental Quality Control has reviewed the information contained in your August 20, 2015 letter about the subject project, and offers the following standard comments for your consideration.

We received your present assessment of the subject project under the provisions of Chapter 343, Hawaii Revised Statutes and Chapter 11-200, Hawaii Administrative Rules. We understand the proposed project is an Applicant Action and is presumably being processed by the City and County of Honolulu's Department of Planning and Permits (DPP). Accordingly, this agency would be the Approving Agency that implements the environmental review process for this project by either 1) anticipating a Finding of No Significant Impact and then preparing a Draft Environmental Assessment (EA) for public review and comment, or 2) based on their judgment and experience, deciding to by-pass the EA step and proceeding directly to the Environmental Impact Statement (EIS) Preparation Notice step if significant effects may or will occur from the project.

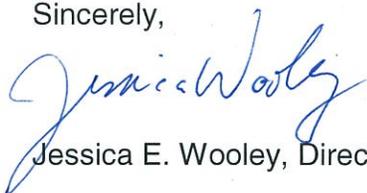
In the event that the agency makes a determination to prepare an EIS, either initially or if significant impacts are identified in the Final EA, then the DPP would also determine the acceptability of the subsequent Final EIS.

While we appreciate your effort to solicit early advice and input on the proposed project, the information you provide in your solicitation letter offers limited guidance/description of the nature of the project. We believe your scoping process would be improved by including sufficiently thorough information to enable recipients and the public to understand the project better and to be able to provide substantive feedback. As to specific comments on the proposed project, at this time we suggest the consideration of low impact development and green initiatives such as grass pavers for the parking lot to reduce off-site storm water drainage, to increase fresh water infiltration into the ground water resource and to reduce

the heat island effect caused by open areas of asphalt pavement in hot, dry climates such as Waikiki. The Office of Planning, Land Use Development website: <http://planning.hawaii.gov/lud/> has a lot of great resources for low impact development and green buildings.

Thank you for your role in Hawaii's environmental review process and for the opportunity to comment at this early stage of this project. As you prepare to submit documents for publication and public review in The Environmental Notice, we appreciate your diligence in using current and correct publication forms available online. If you have any questions as you navigate this process, please consult our website at <http://health.hawaii.gov/oegc> (see in particular the link to the Environmental Assessment Preparation Toolkit on the right panel) or contact our office at (808) 586-4185.

Sincerely,

A handwritten signature in blue ink that reads "Jessica E. Wooley". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jessica E. Wooley, Director



PBR HAWAII

& ASSOCIATES, INC.

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Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Scott Glenn, Interim Director
State of Hawai'i Department of Health
Office of Environmental Quality Control
235 S Beretania Street, Suite 702
Honolulu, HI 96813

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052**

Dear Mr. Glenn,

Thank you for OEQC's letter dated September 9, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge Ms. Wooley's comments and provide the following response.

We thank OEQC for suggestions on improving the scoping process. The forthcoming Draft Environmental Assessment (Draft EA) will provide sufficiently thorough information to enable recipients and the public to understand the project and to be able to provide substantive feedback.

The Draft EA will include consideration of low impact development and green initiatives such as landscaping to reduce storm water drainage.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
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O:\Job30\3047.01 Malu Investment Waikiki\EA\Pre-Consultation\Comments and Responses\Response OEQC.docx



OFFICE OF PLANNING STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
ACTING DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

Ref. No. P-14901

September 9, 2015

Mr. Tom Schnell, AICP
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

Subject: Pre-Assessment Consultation for a Restaurant/Retail Building in Waikiki;
TMK: (1) 2-6-027:001, 048, and 052

Thank you for the opportunity to provide comments on the pre-assessment consultation request for a restaurant/retail building in Waikiki. The pre-consultation review material was transmitted to our office by letter, dated August 20, 2015.

It is our understanding that the proposed project calls for construction of a single story restaurant-retail building, with an interior of approximately 5000 square feet. The project will include outdoor seating, landscaping, a parking lot, bicycle parking, and a loading area.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. Pursuant to the HAR § 11-200-17(h) – land use plans, policies, and controls – this project must demonstrate that it is consistent with a number of state environmental, social, and economic goals and policies for land-use and housing development. OP provides technical assistance to state and county agencies in administering the statewide planning system in Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Plan. The Hawaii State Plan provides goals, objectives, policies, and priority guidelines for growth, development, and the allocation of resources throughout the State. The Hawaii State Plan includes diverse objectives and policies of state interest including but not limited to the economy, agriculture, the visitor industry, federal expenditure, the physical environment, facility systems, socio-cultural advancement, climate change adaptation, and sustainability.

The Draft Environmental Assessment (Draft EA) should include an analysis that addresses whether the proposed project conforms or is in conflict with the goals, objectives, policies, and priority guidelines listed in the Hawaii State Plan.

2. The coastal zone management area is defined as “all lands of the State and the area extending seaward from the shoreline to the limit of the State’s police power and management authority, including the U.S. territorial sea” see HRS § 205A-1 (definition of "coastal zone management area").

HRS Chapter 205A requires all State and county agencies to enforce the coastal zone management (CZM) objectives and policies. The Draft EA should include an assessment as to how the proposed project conforms to the CZM objectives and its supporting policies set forth in HRS § 205A-2. The assessment on compliance with HRS Chapter 205A is an important component for satisfying the requirements of HRS Chapter 343. These objectives and policies include: recreational resources, historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection, and marine resources.

3. Based on the information available to our office, this building project site is outside the Special Management Area, but relatively close to the coastline. The project is within the State Land Use Urban District, within the Ala Wai watershed, and near coastal water resources of the south shore of Oahu. In order to ensure that the natural resources of the south shore of Oahu remain protected, the negative effects of stormwater runoff and a wide range of human activities should be considered and mitigated. The Draft EA should summarize the area’s State Land Use District classification, City and County of Honolulu zoning as it relates to density and erosion controls, and this project’s relation to wetlands, perennial streams, tsunami evacuation zone, and flood zone. These items, as well as the near shore water quality classification, should be considered when developing mitigation measures to protect the coastal ecosystem.

OP has a number of resources available to assist in the development of projects which ensure sediment and stormwater control on land, thus protecting the nearshore environment. OP recommends consulting these guidance documents and stormwater evaluative tools when developing strategies to address polluted runoff. They offer useful techniques to keep soil and sediment in place and prevent contaminating nearshore waters, while considering the practices best suited for each project. These three evaluative tools that should be used during the design process include:

- [Hawaii Watershed Guidance](http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI%20Watershed) provides direction on site-appropriate methods to safeguard Hawaii’s watersheds and implement watershed plans
[http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI Watershed](http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI%20Watershed)

Mr. Tom Schnell, AICP
September 9, 2015
Page 3

Guidance Final.pdf

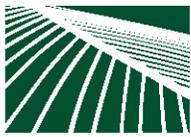
- Stormwater Impact Assessments can be used to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area
http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_impact/final_storm_water_impact_assessments_guidance.pdf
- Low Impact Development (LID), A Practitioners Guide covers a range of structural best management practices (BMP's) for stormwater control management, roadway development, and urban layout that minimizes negative environmental impacts
http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf

If you have any questions regarding this comment letter, please contact Josh Hekekoa of our office at (808) 587-2845.

Sincerely,



Leo R. Asuncion
Acting Director



PBR HAWAII

& ASSOCIATES, INC.

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HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

December 7, 2015

Mr. Leo Asuncion, Acting Director
State of Hawai'i Office of Planning
235 S. Beretania Street, 6th Floor
Honolulu, HI 96804

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Asuncion,

Thank you for your letter dated September 9, 2015 (Reference number P-14901) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comments and provide the following response.

1. This project is consistent with the relevant state environmental, social, and economic goals and policies for land-use and housing development. Compliance with relevant plans including the Hawaii State Plan (Chapter 226, HRS) will be addressed in the forthcoming Draft Environmental Assessment (Draft EA).
2. Compliance with the objectives and policies Coastal Zone Management program will be addressed in the Draft EA, including 1) Recreational Resources; 2) Historic Resources; 3) Scenic and Open Space Resources; 4) Coastal Ecosystems; 5) Economic Uses; 6) Coastal Hazards; 7) Managing Development; 8) Public Participation in Coastal Management; 9) Beach Protection; and 10) Marine Resources.
3. We acknowledge your comment regarding the property's position relative to the Special Management Area, coastline, State Land Use District and watershed boundaries, and coastal water resources. The property will be landscaped. The Draft EA will address stormwater-related impacts, as well as the State Land Use District classification, City and County of Honolulu zoning, streams and wetlands, natural hazards including tsunamis and floods, and nearshore water quality classification.

We will review the evaluation tools you mentioned in your letter, and will contact your office if we require further clarification.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

Tom Schnell, AICP
Principal

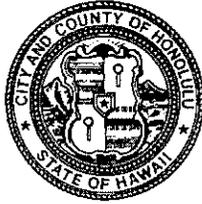
cc: Malu Investments I

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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

KIRK CALDWELL
MAYOR



MICHELE K. NEKOTA
DIRECTOR

JEANNE C. ISHIKAWA
DEPUTY DIRECTOR

September 1, 2015

Mr. Tom Schnell
PBR HAWAII & Associates, Inc
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

SUBJECT: Pre-Assessment Consultation for a Restaurant/Retail Building
In Waikiki, TMK: (1) 2-6-027:001, 048 and 052

Thank you for the opportunity to review and comment at the Pre-Assessment Consultation stage of an Environmental Assessment for the subject Restaurant/Retail Building in Waikiki.

The Department of Parks and Recreation has no comment. As the proposed project will have no impact on any of our programs or facilities, you may remove us as a consulted party to the balance of the EIS process.

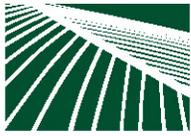
Should you have any questions, please contact Mr. John Reid, Planner at 768-3017.

Sincerely,

A handwritten signature in black ink, appearing to read "Michele K. Nekota".

Michele K. Nekota
Director

MKN:jr
(621855)



PBR HAWAII

& ASSOCIATES, INC.

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Executive Vice-President

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Managing Director - Hilo

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Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Ms. Michele Nekota, Director
City and County of Honolulu Department of Parks and Recreation
1000 Uluohia Street, Suite 309
Kapolei, HI 96707

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Ms. Nekota,

Thank you for your letter dated September 1, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge that you have no further comments to offer at this time.

As you request in your letter, you will be removed as consulted party for the remainder of the EA/EIS process for this project.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
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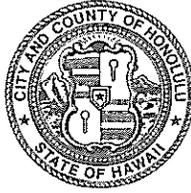
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POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR



LOUIS M. KEALOHA
CHIEF

DAVE M. KAJIHIRO
MARIE A. MCCAULEY
DEPUTY CHIEFS

OUR REFERENCE MT-DK

September 8, 2015

Mr. Tom Schnell, AICP, Principal
PBR HAWAII & ASSOCIATES, INC.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

This is in response to your letter dated August 20, 2015, requesting comments on a pre-assessment consultation for a restaurant/retail building in Waikiki.

Based on the information provided, this project should have no significant impact on the services or operations of the Honolulu Police Department at this time.

If there are any questions, please call Major Clyde Ho of District 6 (Waikiki) at 723-3345.

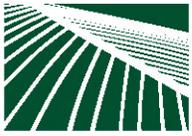
Thank you for the opportunity to review this project.

Sincerely,

LOUIS M. KEALOHA
Chief of Police

By 

MARK TSUYEMURA
Management Analyst VI
Office of the Chief



PBR HAWAII

& ASSOCIATES, INC.

PRINCIPALS

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Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

December 7, 2015

Mr. Louis Kealoha, Chief of Police
City and County of Honolulu Police Department
801 South Beretania Street
Honolulu, HI 96813

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-
027:001, 048, and 052**

Dear Mr. Kealoha,

Thank you for your letter dated September 8, 2015 (Reference number MT-DK) in regard to the pre-assessment consultation for the proposed restaurant/retail building.

As the planning consultant for Malu Investments I (Malu Investments), we acknowledge your comment that this project should have no significant impact on the services or operations of the Honolulu Police Department at this time.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I

HONOLULU OFFICE
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Honolulu, Hawai'i 96813-3484
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PBR Hawaii & Associates, Inc.
Attn: Tom Schnell
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

August 29, 2015

Dear Mr. Tom Schnell:

The Makee 'Ailana Board of Directors is very appreciative and grateful for your invitation to comment on the affects to our property at 204 Kapahulu Avenue of the construction of a restaurant on the corner of Kuhio Avenue and Kapahulu Avenue. We have been the neighbor to a vacant lot for many years. Consequently, any change of this magnitude will affect us. We believe that a restaurant built on the corner of Kuhio Avenue and Kapahulu Avenue will **SERIOUSLY** and **NEGATIVELY** impact the quality of life which all residents of Makee 'Ailana enjoy. We have many major concerns.

Noise will be a major problem. Outdoor seating, 24/7 operation, alcohol service, roof equipment (AC system, fans, etc.), car traffic, truck deliveries, music, televised sporting events, loud and/or unruly patrons will all contribute to an unbearable lifestyle.

At Makee 'Ailana, we are extremely proud and happy with our clean and pristine building. Many hours of labor and maintenance by our Resident Manager provide us with this environment. Therefore, we are very concerned about the grease and smell that may emit from the kitchen and exhaust system of the restaurant.

As you are aware, we have a serious homeless situation in our area of Oahu. Our Resident Manager often removes individuals from our premises who are intoxicated, sleeping, urinating or defecating. We are very concerned that this problem will increase with an all day and night restaurant in such close proximity to our condominium.

Increased crime in our area is also a major concern. We have had several car break-ins and vandalisms on our property. We do not need anymore! Security is definitely a prime concern. Anyone who lives in Waikiki knows the limited parking that is available. Although the restaurant plans and drawings provide for a very few vehicle parking spaces, Makee 'Ailana is very concerned that the asphalt area in the front of our building on Kapahulu Avenue will become a secondary parking lot for restaurant patrons. Thus, our only access to the lower parking lot may be blocked and the front of our building will resemble a used car lot.

The Makee 'Ailana Board of Directors seriously hopes you will take all of our concerns into consideration and realize the negative impact that the construction of a restaurant on the corner of Kuhio Avenue and Kapahulu Avenue will have on all of the residents of the Makee 'Ailana. Our quality of life depends on it. Thank you.

Sincerely,


Cheryl Leeson
President, Makee 'Ailana AOO
204 Kapahulu Avenue
Honolulu, HI 96815



December 8, 2015

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y.J. CHUNG, FASLA, LEED®AP BD+C
Executive Vice-President

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Vice-President

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Vice-President

TOM SCHNELL, AICP
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W. FRANK BRANDT, FASLA
Chairman Emeritus

ASSOCIATES

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Senior Associate

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Senior Associate

ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
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Tel/Cel: (808) 315-6878

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Ms. Cherryl Leeson, President
Makee 'Ailana AOA
204 Kapahulu Avenue
Honolulu, HI 96815

**SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052**

Dear Ms. Leeson,

Thank you for your letter dated August 29, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building. As the planning consultant for the property owner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

Malu Investments believes that the restaurant/retail building is a good fit for the property and will establish a positive presence at the corner of Kūhiō Avenue and Kapahulu Avenue which is a gateway to Waikīkī. The current vacant, fenced state of the property does not contribute to the vitality of the area. The new landscaping, open space, and Hawai'i-inspired improvements are designed to be an attractive addition while also being low impact in terms of density and purpose.

As you know, the property is in the Waikīkī Special District and zoned Resort Mixed Use Precinct. This zoning allows resort commercial uses and permits substantially more square footage and building height than are being proposed. The maximum allowable building height for the property is 220 feet and maximum floor area is 23,187 square feet. However, the property owner has chosen to build a much smaller, single-story building (approximately 24 feet high and 4,980 square feet in area), which should result in significantly less impact compared to the much larger building that could be built.

In response to your concerns about increased noise from outdoor seating, hours of operation, alcohol service, roof equipment, traffic, deliveries, activities in the restaurant, and loud patrons, the forthcoming Draft Environmental Assessment (Draft EA) will address noise-related impacts in more detail, but please note:

- The outdoor seating area is proposed along Kūhiō Avenue, and thus the proposed building will be situated between Makee 'Ailana and the outdoor seating area;
- Outdoor seating is specifically encouraged in the Waikīkī Special District;
- Outdoor seating areas will not be used before 7 a.m or after 11 p.m., in compliance with the Waikīkī Special District requirements;
- The restaurant will not include a bar, but the restaurant operator tenant intends to apply for a restaurant liquor license to allow for table alcohol service;
- The air conditioning system will be a state-of-the-art system designed for the low density and small size of the single-story building;
- The building's architecture and construction offer noise abatement via the use of CMU block construction, added exterior veneer and interior drywall; both doors and windows are designed to remain closed unlike many restaurants in the Waikīkī Special District;
- In response to your board's concerns, access to the parking and loading area was changed to be off of Kūhiō Avenue, rather than off Kapahulu Avenue as originally proposed.

Ms. Leeson

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

December 8, 2015

Page 2 of 2

We presented the project to the Waikīkī Neighborhood Board No. 9 on September 8, 2015. At that meeting the Waikīkī Neighborhood Board voted to support the project concept. We also presented the project to the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5 on October 8, 2015. At that meeting the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board took no vote but favorable comments from the Board were received and are included in the minutes from that meeting.

The property owner lives only a few blocks away. He has given you his personal cellphone number and, as you know, has offered to meet with your board as he did with the other nearby condominium boards to address any concerns. He is committed to ensuring that the property will be well managed and be a good neighbor.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Principal

cc: Malu Investments I

Bernard Gaet
204 Hapahulu Ave
Makee Ailana # 903
Honolulu
HI 96815

Honolulu 08/28/2015

To

Tom Schnell
PBR HAWAII & Associates Inc
1001 Bishop St suite 650
Honolulu HI 96813-3484

Sir

I just saw in our elevator, the letter you sent to the Resident Manager.

This one he has no power of decision and your letter should have been sent to representatives of the owners in this case the Board of Directors

As for the restaurant and retail store, you have to be very careful, installing a kitchen restaurant application specific systems for the neighborhood did not suffer smells and fumes. this material is of high prices and without it you are unable to endorse the installation, because you may find yourself in court for condoning harm to the neighborhood

Be aware that the prevailing winds come knocking rating of walkways of Makee Ailana

where is the windows of the apartments.

in your place I would avoid the implementation of this restaurant

Regards



Bernard Gaet



PBR HAWAII

& ASSOCIATES, INC.

December 8, 2015

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y. J. CHUNG, FASLA, LEED®AP BD+C
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
Vice-President

TOM SCHNELL, AICP
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Mr. Bernard P. Gaet
204 Kapahulu Avenue Apt. 903
Honolulu, HI 96815

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

Dear Mr. Gaet,

Thank you for your letter dated August 28, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building. As the planning consultant for the property owner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

ASSOCIATES

RAYMOND T. HIGA, ASLA
Senior Associate

KIMI MIKAMI YUEN, LEED®AP BD+C
Senior Associate

ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

CATIE CULLISON, AICP
Associate

In addition to sending the pre-consultation letter to the Makee 'Ailana resident manager, we also sent the letter to Ms. Cheryl Leeson, President of the Makee 'Ailana Association of Apartment Owners (AOAO). Further, the property owner lives only a few blocks away and has given his personal cellphone number to Ms. Leeson and has offered to meet with the Makee 'Ailana AOAO Board of Directors, as he did with the other nearby condominium boards to address any concerns. He is committed to ensuring that the property will be well managed and be a good neighbor.

We acknowledge your comment that you would avoid the implementation of this project. The forthcoming Draft Environmental Assessment (EA) will provide more information about the project and proposed mitigation measures to ensure that the restaurant/retail building will be a good neighbor. Specifically, in response to your concerns about smell, fumes, and prevailing winds, the Draft EA will address odor-related impacts and describe mitigation strategies that are planned.

Malu Investments considered several development options for the property, including a mid-rise residential multi-unit condominium building. The property is in the Waikīkī Special District and zoned Resort Mixed Use Precinct. This zoning allows resort commercial uses and permits substantially more square footage and building height than are being proposed. The maximum allowable building height for the property is 220 feet and maximum floor area is 23,187 square feet. However, the property owner has chosen to build a much smaller, single-story building (approximately 24 feet high and 4,980 square feet in area), which should result in significantly less impact compared to the much larger building that could be built.

Malu Investments believes that the restaurant/retail building is a good fit for the property and will establish a positive presence at the corner of Kūhiō Avenue and Kapahulu Avenue which is a gateway to Waikīkī. The current vacant, fenced state of the property does not contribute to the vitality of the area. The new landscaping, open space, and Hawai'i-inspired improvements are designed to be an attractive addition while also being low impact in terms of density and purpose.

We presented the project to the Waikīkī Neighborhood Board No. 9 on September 8, 2015. At that meeting the Waikīkī Neighborhood Board voted to support the project concept. We also presented the project to the Diamond Head/Kapahulu/St. Louis

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Mr. Gaet

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESAURANT/RETAIL
BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

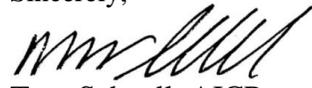
December 8, 2015

Page 2 of 2

Heights Neighborhood Board No. 5 on October 8, 2015. At that meeting the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board took no vote but favorable comments from the Board were received and are included in the minutes from that meeting.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Principal

cc: Malu Investments I

ROSEMARY McSHANE
204 Kapahulu Ave. 703, Honolulu, HI 96815

September 1, 2015

PBR Hawaii & Associates, Inc.
Attn: Tom Schnell
1001 Bishop Street, Suite 650
Honolulu, HI 96813-3484

Dear Mr. Schnell:

Thank you for giving me an opportunity to comment on your proposed restaurant on the corner of Kuhio and Kapahulu Avenues. I understand that you have the right to develop the property. However, I live in the Makee 'Ailana next door and am concerned about your proposal.

I am concerned about the increased noise of the project: outdoor seating, air conditioning.

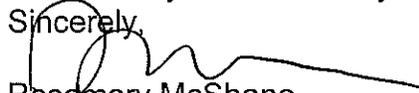
I am concerned about the pollution: grease, cooking smells, open rubbish containers on our property line.

I am concerned that your depiction shows a surf board rack, a bicycle rack and benches adjacent to our access to our lower parking lot. This will attract homeless people (there are many in the neighborhood) and the teenage beach goers who hang out. This will be a nuisance and crime issue for Makee 'Ailana. Also, encouraging access to the restaurant at that location is dangerous. Kapahulu is a busy road. Our residents pull in and out adjacent to this. It will only be a matter of time before some pedestrian or bicyclist will be killed. Additionally, inevitably, restaurant goers will park in our driveway for convenience sake.

I would certainly prefer that you built a small apartment building or a restaurant that is not open twenty four hours a day.

I hope that you will take my concerns into consideration.

Sincerely,


Rosemary McShane



December 8, 2015

PRINCIPALS

THOMAS S. WITTEN, EASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y.J. CHUNG, EASLA, LEED®AP BD+C
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
Vice-President

TOM SCHNELL, AICP
Principal

W. FRANK BRANDT, EASLA
Chairman Emeritus

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ROY TAKEMOTO
Managing Director - Hilo

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Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

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Associate

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Ms. Rosemary McShane
204 Kapahulu Avenue # 703
Honolulu, HI 96815

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

Dear Ms. McShane,

Thank you for your letter dated September 1, 2015 in regard to the pre-assessment consultation for the proposed restaurant/retail building. As the planning consultant for the property owner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following response.

The property owner lives only a few blocks away and has offered to meet with the Makee 'Ailana Association of Apartment Owners (AOAO) Board of Directors, as he did with the other nearby condominium boards to address any concerns. In addition, he has given his personal cellphone number to Ms. Cheryl Leeson, President of the Makee 'Ailana AOAO.

The forthcoming Draft Environmental Assessment (EA) will provide more information about the project and proposed mitigation measures to ensure that the restaurant/retail building will be a good neighbor. Specifically, in response to your concerns about increased noise from outdoor seating and air conditioning, the Draft EA will address noise-related impacts during and after construction and will include proposed strategies to minimize impacts. In response to your concerns about odors, the Draft EA will address odor-related impacts and describe mitigation strategies that are planned. In addition, all waste will be properly managed and collected so as not to create a nuisance.

Vehicle access to the restaurant/retail building will be from Kūhiō Avenue, not from the area on Kapahulu Avenue adjacent to Makee 'Ailana. The Draft EA will address traffic and roadway conditions, including bicycle and pedestrian infrastructure. The surfboard racks will be for employee use only, and will be within a gated area. Bike racks will be provided to encourage customers to bike rather than drive, and are purposely located in a highly-visible area to discourage theft.

Malu Investments considered several development options for the property, including a midrise residential multi-unit condominium building. The property is in the Waikīkī Special District and zoned Resort Mixed Use Precinct. This zoning allows resort commercial uses and permits substantially more square footage and building height than are being proposed. The maximum allowable building height for the property is 220 feet and maximum floor area is 23,187 square feet. However, the property owner has chosen to build a much smaller, single-story building (approximately 24 feet high and 4,980 square feet in area), which should result in significantly less impact compared to the much larger building that could be built.

Malu Investments believes that the restaurant/retail building is a good fit for the property and will establish a positive presence at the corner of Kūhiō Avenue and Kapahulu Avenue which is a gateway to Waikīkī. The current vacant, fenced state of the property does not contribute to the vitality of the area. The new landscaping, open space, and Hawai'i-inspired improvements are designed to be an attractive addition while also being low impact in terms of density and purpose.

Ms. McShane

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

December 8, 2015

Page 2 of 2

We presented the project to the Waikīkī Neighborhood Board No. 9 on September 8, 2015. At that meeting the Waikīkī Neighborhood Board voted to support the project concept. We also presented the project to the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5 on October 8, 2015. At that meeting the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board took no vote but favorable comments from the Board were received and are included in the minutes from that meeting.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Draft EA.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Schnell', written in a cursive style.

Tom Schnell, AICP
Principal

cc: Malu Investments I

APPENDIX B:
DRAFT ENVIRONMENTAL ASSESSMENT
CORRESPONDENCE

BOARD OF WATER SUPPLY

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



February 5, 2016

KIRK CALDWELL, MAYOR

DUANE R. MIYASHIRO, Chair
ADAM C. WONG, Vice Chair
DAVID C. HULIHEE
KAPUA SPROAT
BRYAN P. ANDAYA

ROSS S. SASAMURA, Ex-Officio
FORD N. FUCHIGAMI, Ex-Officio

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

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer *EWL*

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

Dear Mr. Schnell:

Subject: The Letter Dated January 8, 2016 Requesting Comments on the Draft Environmental Assessment for the Proposed Restaurant/Retail Building on Kapahulu Avenue - Tax Map Key: 2-6-27: 1, 48, 52

Thank you for the opportunity to comment on the proposed commercial development on Kapahulu Avenue.

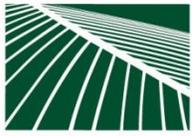
The comments in our letter dated September 17, 2015, which is included in the document, are still applicable.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division, at 748-5443.

Very truly yours,

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

cc: Mark Taylor, DPP



March 28, 2016

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y. I. CHUNG, FASLA, LEED®AP BD+C
Executive Vice-President

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Vice-President

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Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

Mr. Ernest Lau, Manager and Chief Engineer
City and County of Honolulu Board of Water Supply
630 S. Beretania Street
Honolulu, HI 96843

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Lau,

Thank you for your letter dated February 5, 2016 in regard to the Draft Environmental Assessment (Draft EA) for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge that your comments dated September 17, 2015 are still applicable, and renew our responses below.

We acknowledge that in your previous letter it was stated that “The existing water system is adequate to accommodate the proposed restaurant/retail building.” However we recognize that your final decision regarding the property’s water system will be confirmed when the building permit application is submitted for approval.

We acknowledge that, when water is made available, charges for resource development, transmission and daily storage will apply.

We addressed comments from the Honolulu Fire Department (HFD) in the Draft EA. In response to the Draft EA, we received comments from HFD that there will be no significant impact to HFD services. The sections of the forthcoming Final Environmental Assessment (Final EA) relating to fire safety and mitigation will remain as they were published in the Draft EA.

The project will comply with all applicable laws, including Cross-Connection Control and Backflow Prevention requirements (§11-21, HAR and Chapter 2-213, BWS Rules and Regulations) prior to the issuance of the Building Permit Applications.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

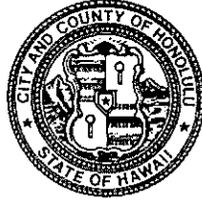
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DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

KIRK CALDWELL
MAYOR



ROSS S. SASAMURA, P.E.
DIRECTOR AND CHIEF ENGINEER

EDUARDO P. MANGLALLAN
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 16-90

January 29, 2016

Mr. Tom Schnell, AICP
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: Draft Environmental Assessment (EA)
208 Kapahulu Avenue – Waikiki
TMK: 2-6-27: 1, 48, and 52

This is in reply to the Department of Planning and Permitting's letter dated January 8, 2016, on the above-subject project.

Our comments are as follows:

- Once construction phase commences, install approved Best Management Practices (BMPs) fronting all drainage facilities on Kapahulu Avenue and Kuhio Avenue.
- During construction and upon completion of the project, any damages/deficiencies to Kapahulu Avenue and Kuhio Avenue right-of-ways shall be corrected to City standards and accepted by the City.
- We have an existing storm drain line through TMK: 2-6-27: 52. The building structure shall not be constructed over the City-maintained storm drain line. See attachment.

If you have any questions, please contact Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

Sincerely,

A handwritten signature in black ink, appearing to read "Ross S. Sasamura", is written over a horizontal line.

Ross S. Sasamura, P.E.
Director and Chief Engineer

Attachment



PBR HAWAII

& ASSOCIATES, INC.

March 28, 2016

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y. I. CHUNG, FASLA, LEED®AP BD+C
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
Vice-President

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED®AP BD+C
Principal

W. FRANK BRANDT, FASLA
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CATIE CULLISON, AICP
Senior Associate

ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

Mr. Ross Sasamura, Director and Chief Engineer
City and County of Honolulu Department of Facility Maintenance
1000 Ulu'ohia Street, Suite 215
Kapolei, HI 96707

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Sasamura,

Thank you for your letter dated January 29, 2016 (Reference number DRM 16-90) in regard to the Draft Environmental Assessment for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

We acknowledge your comment that BMPs should be installed along drainage facilities at the start of construction. The forthcoming Final Environmental Assessment (Final EA) will address drainage-related impacts, along with any mitigation strategies that are planned.

We also acknowledge your comment that throughout the construction phase and at the completion of construction, any damage to the right-of-ways bordering the property caused by construction shall be corrected to City Standards at the owner's cost.

Malu Investments is aware of the existing storm drain line through TMK parcel 2-6-27:52. The building structure will not be constructed over the City-maintained storm drain line; however landscape elements including a low wall for seating may be located in this area. The project civil engineer will work with DFM to address any concerns DFM may have.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

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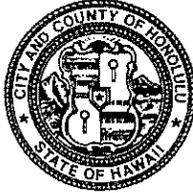
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Tel/Cel: (808) 315-6878

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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

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2015/ED-18(MT)

February 8, 2016

Tom Schnell
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

SUBJECT: Chapter 343, Hawaii Revised Statutes
Draft Environmental Assessment
208 Kapahulu/2583 Kuhio Restaurant/Retail Building
208 Kapahulu Avenue - Waikiki
Tax Map Keys 2-6-27: 1, 48, and 52

Transmitted for your response and incorporation into the Final Environmental Assessment (FEA) are comments on the above Draft Environmental Assessment (DEA) by the Department of Planning and Permitting (DPP).

Traffic Review Branch:

1. A time line or phasing plan of the anticipated dates to obtain major building permit(s) shall be prepared by the Applicant in a format acceptable to DPP. The time line should identify when the construction management plan (CMP) will be submitted to the City for review and approval. Typically, the CMP should be submitted for review and approval prior to the issuance of building permits for major construction work.
2. A CMP shall identify the type, frequency and routing of heavy trucks and construction related vehicles to the project site. Every effort will be made to minimize impacts from these vehicles and related construction activities. The CMP should include provisions to limit vehicular activity to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, staging locations for construction workers and vehicles and other mitigation measures related to traffic and parking. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the construction activities.
3. Pedestrians exiting the building on Kapahulu and Kuhio Avenue should be directed to ADA (the American with Disabilities Act) accessible curb ramps located at the signalized intersection.

4. Every effort shall be made to provide the maximum number of bicycle racks on the property.
5. Construction plans for all work within or affecting public streets shall be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required. Vehicular access points shall be constructed as standard City dropped driveways. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed five percent for a minimum distance of 25 feet from the property line. The driveway, in relation to any on-site parking and loading, shall be configured such that vehicles enter and exit the property front first.

Civil Engineering Branch:

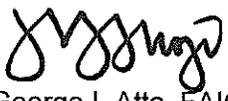
1. The project shall comply with the prevailing storm water quality standards at the time the construction/grading plans are submitted for review and approval.
2. A subdivision application shall be submitted to designate the proposed drainage easement in favor of the City.

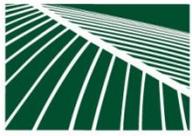
Wastewater Branch: Wastewater Branch has approved Sewer Connection Application No. 2015/SCA-0682 for the project on August 27, 2015 and it will expire on August 26, 2017.

Subdivision Branch: A consolidation of Parcels 1 and 48 was approved under DPP File No. 1995/SUB-149. The proposal requires the consolidation of Parcel 52 with Parcels 1 and 48.

If you have any questions, please call Mark Taylor at 768-8020 at our Land Use Approval Branch.

Very truly yours,


for George I. Atta, FAICP
Director



March 28, 2016

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Tel/Cel: (808) 315-6878

Mr. George Atta, Director
650 S. King Street, 7th Floor
Honolulu, HI 96813

SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052 (2015/ED-18(MT))

Dear Mr. Atta,

Thank you for your letter dated February 8, 2016 (Reference number 2015/ED-18(MT)) in regard to the Draft Environmental Assessment (Draft EA) for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

Traffic Review Branch (TRB)

1. A time line will be submitted to the Department of Planning and Permitting (DPP) when finalized. The time line will identify when the construction management plan (CMP) will be submitted to the City and anticipated dates to obtain major building permits. We acknowledge that the CMP should be submitted for review prior to the issuance of building permits for major construction work.
2. The project engineer will work with TRB to ensure that the CMP meets TRB's requirements and provides all necessary information.
3. Following discussions between TRB and the project architect, walkways and landscaping at the building's main entrance were revised to direct pedestrians exiting the building toward the ADA (Americans with Disabilities Act) accessible curb ramps at intersection of Kūhiō Avenue-Kapahulu Avenue. The forthcoming Final Environmental Assessment (Final EA) will include the revised site plan.
4. Bicycle parking at the property will be maximized to the extent possible.
5. Construction plans and traffic control plans will be submitted as requested. The Final EA will include a revised site plan which was revised based, in part, on feedback from TRB.

Civil Engineering Branch (CEB)

1. The Draft EA addresses impacts and mitigation strategies related to stormwater, as will the forthcoming Final EA. Malu Investments has anticipated the need for a NPDES permit, if required, and will: 1) follow all proper procedures to obtain the NPDES permit; and 2) adhere to all applicable permit requirements and conditions. Malu Investments recognizes that the standards in place at the time of construction/grading plan submittal will apply.
2. Malu Investments is aware of the existing storm drain line through TMK parcel 2-6-27:52. The building structure will not be constructed over the City-maintained storm drain line; however landscape elements including a low wall for seating may be located in this area.

Mr. Atta

SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

March 28, 2016

Page 2 of 2

The project civil engineer has previously discussed easement requirements with CEB. We also received comments regarding the storm drain line from the Department of Facility Maintenance (DFM). The project civil engineer will work with CMB and DFM to address any concerns, including the need for a drainage easement in favor of the City.

Wastewater Branch

We acknowledge that Sewer Connection Application No. 2015/SCA-0682 will expire on August 26, 2017.

Subdivision Branch

A copy of DPP File No. 2015/SUB-149 was obtained from DPP's Data Access and Imaging Branch. The information in this file has been noted by the project team. Malu Investments is working with a land surveyor and a land use attorney to resolve any issues related to previous subdivision and consolidation actions for the property parcels. As may be required, appropriate consolidation and/or subdivision applications will be submitted in a timely manner.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,



Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

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

KIRK CALDWELL
MAYOR



MICHAEL D. FORMBY
DIRECTOR

MARK N. GARRITY, AICP
DEPUTY DIRECTOR

TP1/16-638968R

February 3, 2016

Mr. Tom Schnell
Project Manager
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

SUBJECT: Draft Environmental Assessment (DEA), 208 Kapahulu Avenue;
Waikiki Special District, Resort Mixed Use Precinct and Public
Precinct; Tax Map Key: 2-6-27: 1, 48, and 52; Waikiki, Oahu, Hawaii

In response to a letter dated January 8, 2016, from George I. Atta, FAICP,
Director, City and County of Honolulu, Department of Planning and Permitting, we have
the following comments:

1. The traffic mitigation measures should provide safe pedestrian conditions while crossing the access driveway.
2. Sidewalk areas used to access the project site should be restored to their original or better condition.
3. On page 41, under the 3rd paragraph of the "Roadway and Traffic Conditions" heading: It reads "As such, the building includes an on-site loading and turnaround area." However, the site plan does not indicate where the on-site loading and turnaround areas are. There should be clarification on the discrepancy.
4. The developer and/or restaurant operator should encourage customers to bike, utilize public transit, and carpooling as part of the Traffic Management Plan (TMP).

Mr. Tom Schnell
February 3, 2016
Page 2

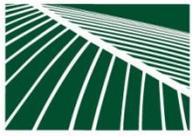
5. The TMP should also address, consider, and inform the employees and customers of the car and bike share programs that are coming to Waikiki or could be included as part of the development.

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,



Michael D. Formby
Director



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March 28, 2016

Mr. Michael Formby,
City and County of Honolulu Department of Transportation Services
650 S. King Street, 3rd Floor
Honolulu, HI 96813

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Formby,

Thank you for your letter dated February 3, 2016 (Reference number TP1/16-638968R) in regard to the Draft Environmental Assessment (Draft EA) for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

1. The access driveway will be designed and constructed to provide safe pedestrian conditions while pedestrians cross the driveway. Note that the access driveway will provide access to nine parking spaces and a loading zone, so vehicle activity at the access driveway will not be extensive.
2. Any damage to the right-of-ways bordering the property caused by construction will be corrected to City Standards at the owner's cost.
3. The forthcoming Final Environmental Assessment (Final EA) will contain a revised site plan with the on-site loading and turnaround areas labeled.
- 4 & 5. Bicycle parking at the property will be maximized to the extent possible. As stated in the Draft EA, it is anticipated that many customers will walk to the restaurant/retail building because of the property's location in a densely-populated urban area and proximity to resort and apartment buildings. The Traffic Management Plan, if required, will take into account your comments regarding: 1) encouraging customers to bike, utilize public transit, and carpool; and 2) car and bike share programs that are coming to Waikīkī.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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

KIRK CALDWELL
MAYOR



MANUEL P. NEVES
FIRE CHIEF
LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

January 27, 2016

Mr. Tom Schnell, AICP
Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

Subject: Draft Environmental Assessment
208 Kapahulu Avenue - Waikiki
Tax Map Keys: 2-6-027: 001, 048, and 052

In response to a letter from Mr. George Atta of the City and County of Honolulu's Department of Planning and Permitting (DPP) dated January 8, 2016, regarding the above-mentioned subject, the Honolulu Fire Department determined that there will be no significant impact to fire department services.

Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or tseelig@honolulu.gov.

Sincerely,

A handwritten signature in blue ink that reads "Socrates D. Bratakos".

SOCRATES D. BRATAKOS
Assistant Chief

SDB/SY:bh

cc: Mr. Mark Taylor, DPP



PBR HAWAII
& ASSOCIATES, INC.

March 28, 2016

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Associate

MARC SHIMATSU, ASLA
Associate

Mr. Socrates Bratakos, Assistant Chief
City and County of Honolulu Fire Department
636 South Street
Honolulu, HI 96813-5007

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Bratakos,

Thank you for your letter dated January 27, 2016 in regard to the Draft Environmental Assessment for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comment that the Honolulu Fire Department determined that there will be no significant impact to fire department services regarding the restaurant/retail building.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

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POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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



KIRK CALDWELL
MAYOR

LOUIS M. KEALOHA
CHIEF

MARIE A. McCAULEY
CARY OKIMOTO
DEPUTY CHIEFS

OUR REFERENCE MT-DK

January 27, 2016

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

Dear Mr. Schnell:

This is in response to a letter from the Department of Planning and Permitting (dated January 8, 2016) requesting comments on a Draft Environmental Assessment for the 208 Kapahulu/2583 Kuhio Restaurant/Retail Building project in Waikiki.

Based on the information provided, this project should have no significant impact on the services or operations of the Honolulu Police Department.

If there are any questions, please call Major Clyde Ho of District 6 (Waikiki) at 723-3345.

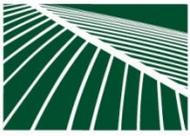
Thank you for the opportunity to review this project.

LOUIS M. KEALOHA
Chief of Police

By


MARK TSUYEMURA
Management Analyst VI
Office of the Chief

cc: Mark Taylor, Planner IV
Department of Planning and
Permitting



PBR HAWAII

& ASSOCIATES, INC.

March 28, 2016

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Managing Director - Hilo

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Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

Mr. Louis Kealoha, Chief of Police
City and County of Honolulu Police Department
801 South Beretania Street
Honolulu, HI 96813

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Kealoha,

Thank you for your letter dated January 27, 2016 (Reference number MT-DK) in regard to the Draft Environmental Assessment for the proposed restaurant/retail building.

As the planning consultant for the landowner Malu Investments I (Malu Investments), we acknowledge your comment that this project should have no significant impact on the services or operations of the Honolulu Police Department.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

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DAVID Y. IGE
GOVERNOR



DOUGLAS MURDOCK
Comptroller
AUDREY HIDANO
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)1016.6

JAN 27 2016

Mr. Tom Schnell
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Schnell:

Subject: Draft Environmental Assessment for
Malu Investments, LLC
208 Kaphaulu Avenue, Waikiki, Oahu
TMK: (1) 2-6-027: 001, 048 and 052

Thank you for the opportunity to comment on the subject project. We have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities.

If you have any questions, please call me at 586-0400 or your staff may call Ms. Gayle Takasaki of the Public Work Division at 586-0584.

Sincerely,


TOP DOUGLAS MURDOCK
Comptroller

c: Mr. Mark Taylor, C&C DPP



PBR HAWAII

& ASSOCIATES, INC.

March 28, 2016

PRINCIPALS

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Principal

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ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

Mr. Douglas Murdock, Comptroller
State of Hawai'i Department of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810-0119

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Murdock,

Thank you for your letter dated January 27, 2016 (Reference number (P) 1016.6) in regard to the Draft Environmental Assessment for the proposed restaurant/retail building.

As the planning consultant for the landowner Malu Investments I (Malu Investments), we acknowledge that you have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

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1001 Bishop Street, Suite 650
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DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 5, 2016

PBR Hawaii & Associates, Inc.
Attention: Mr. Tom Schnell
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

via email: tschnell@pbrhawaii.com

City and County of Honolulu
Department of Planning and Permitting
Attention: Mr. Mark Taylor
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

via email: mtaylor@honolulu.gov

Dear Messrs: Schnell and Taylor:

SUBJECT: Draft Environmental Assessment (EA) for 208 Kapahulu / 2583 Kuhio
Restaurant/Retail Building

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

At this time, enclosed are comments from the (a) Engineering Division and (b) Land Division – Oahu District on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 13, 2016

MEMORANDUM

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII
2016 JAN 22 AM 10:50
RECEIVED
LAND DIVISION
16 JAN 13 AM 11:21 ENGINEERING

TO: FR:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division**
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Oahu District
- Historic Preservation

FROM: *P.* Russell Y. Tsuji, Land Administrator

SUBJECT: Draft Environmental Assessment (EA) for 208 Kapahulu / 2583 Kuhio Restaurant/Retail Building

LOCATION: Waikiki, Island of Oahu; TMK: (1) 2-6-027:001, 048 & 052

APPLICANT: Malu Investments I, LLC

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by **February 4, 2016**.

The DEA can be found on-line at: <http://health.hawaii.gov/oeqc/> (Click on the Current Environmental Notice under Quick Links on the right.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: _____

Print Name: Carty S. Chang, Chief Engineer

Date: 1/21/16

cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/ Russell Y. Tsuji

**REF: Draft Environmental Assessment (EA) for 208 Kapahulu/2583 Kuhio Restaurant/Retail Bldg
Oahu.001**

COMMENTS

- () We confirm that the parcel/project site, according to the Flood Insurance Rate Map (FIRM), is located in Zones X. The National Flood Insurance Program does not regulate developments within Zones X.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is also located in Zone X.** The National Flood Insurance Program does not regulate developments within Zones X.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project site must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

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

- () Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Carter Romero (Acting) at (808) 961-8943 of the County of Hawaii, Department of Public Works.
- () Ms. Carolyn Cortez at (808) 270-7253 of the County of Maui, Department of Planning.
- () Mr. Stanford Iwamoto at (808) 241-4896 of the County of Kauai, Department of Public Works.

- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- () Additional Comments: _____

- () Other: _____

Should you have any questions, please call Mr. Rodney Shiraishi of the Planning Branch at 587-0258.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: 1/21/14



Flood Hazard Assessment Report

www.hawaiinfip.org

DRAFT EA KAPAHULU 1/3

Property Information

COUNTY: HONOLULU _____
 TMK NO: (1) 2-6-027:001 _____
 WATERSHED: ALA WAI _____
 PARCEL ADDRESS: 208 KAPAHULU AVE _____
 HONOLULU, HI 96815 _____

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0368G
 PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.
--	--



Flood Hazard Assessment Report

www.hawaiiinfip.org

DRAFT EA KAPAHULU 2/3

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 2-6-027:048
 WATERSHED: ALA WAI
 PARCEL ADDRESS: 2583 KUHIO AVE
 HONOLULU, HI 96815

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0368G
 PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



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FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.
--	--



Flood Hazard Assessment Report

www.hawaiiinfip.org

DRAFT EA KAPAHULU 3/3

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 2-6-027:052
 WATERSHED: ALA WAI
 PARCEL ADDRESS: UNKNOWN ADDRESS
 HONOLULU, HI 96815

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0368G
 PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlnreng.hawaii.gov/dam/>



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(Note: legend does not correspond with NFHL)

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	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
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	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
--	--



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 13, 2016

MEMORANDUM

RECEIVED
LAND DIVISION
2016 JAN 25 AM 6:01
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

TO:

DLNR Agencies:

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

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Draft Environmental Assessment (EA) for 208 Kapahulu / 2583 Kuhio
Restaurant/Retail Building

LOCATION:

Waikiki, Island of Oahu; TMK: (1) 2-6-027:001, 048 & 052

APPLICANT:

Malu Investments I, LLC

Transmitted for your review and comment is information on the above-referenced project. We would appreciate your comments on this project. Please submit any comments by **February 4, 2016**.

The DEA can be found on-line at: <http://health.hawaii.gov/oeqc/> (Click on the Current Environmental Notice under Quick Links on the right.)

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:

Caroline M. Kunitake

Print Name:

Caroline M. Kunitake

Date:

_____ Be

cc: Central Files



PBR HAWAII
& ASSOCIATES, INC.

March 28, 2016

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y. I. CHUNG, FASLA, LEED®AP BD+C
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
Vice-President

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED®AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

Mr. Russell Tsuji, Land Administrator
State of Hawai'i Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, HI 96809

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Tsuji,

Thank you for your letter dated February 5, 2016, containing comments from the Department of Land and Natural Resources' Engineering Division and Land Division in regard to the Draft Environmental Assessment (Draft EA) for the proposed restaurant/retail building.

ASSOCIATES

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we are responding to the comments received.

Land Division

We acknowledge that the Land Division has no objections.

Engineering Division

We acknowledge Engineering Division's comments that: 1) according to the Flood Insurance Rate Map (FIRM), the property is located in Zone X; and 2) the National Flood Insurance Program does not regulate developments within Zone X. This information was included in the Draft EA, along with a FIRM. The same information will be included in the forthcoming Final Environmental Assessment (Final EA).

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,

Tom Schnell, AICP
Principal

HONOLULU OFFICE
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

cc: Malu Investments I, LLC
City and County of Honolulu DPP

HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

January 21, 2016

ARTHUR J. LOGAN
MAJOR GENERAL
ADJUTANT GENERAL

KENNETH S. HARA
BRIGADIER GENERAL
DEPUTY ADJUTANT GENERAL

RECEIVED
JAN 25 P2:39
DEPT. OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU, HI

City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawai'i 96813

Attn.: Mr. Mark Taylor

Subject: Draft Environmental Assessment - Anticipated Finding of No Significant Impact
for 208 Kapahulu/2583 Kuhio Restaurant/Retail Building, TMK 2-6-027: 001,
048 and 052

Dear Mr. Taylor:

Thank you for the opportunity to comment on the above project. The State of Hawaii
Department of Defense has no comments to offer relative to the project.

Should you have any questions, please contact Mr. Lloyd Maki, Assistant Chief Engineering
Officer at (808) 733-4250.

Sincerely,


ARTHUR J. LOGAN
Major General
Hawaii National Guard
Adjutant General

c: Ms. Havinne Okamura, Hawaii Emergency Management Agency



PBR HAWAII
& ASSOCIATES, INC.

March 28, 2016

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

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President

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Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
Vice-President

TOM SCHNELL, AICP
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ROY TAKEMOTO
Managing Director - Hilo

SCOTT MURAKAMI, ASLA, LEED®AP
Associate

DACHENG DONG, LEED®AP
Associate

MARC SHIMATSU, ASLA
Associate

Major General Arthur Logan, Adjutant General
State of Hawai'i Department of Defense
Hawaii National Guard
3949 Diamond Head Road
Honolulu, HI 96816-4495

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Major General Logan,

Thank you for your letter dated January 21, 2016 in regard to the Draft Environmental Assessment for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge that Department of Defense has no comments to offer.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

HONOLULU OFFICE

1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
E-mail: sysadmin@pbrhawaii.com

HILO OFFICE

1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

printed on recycled paper



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813
oeqchawaii@doh.hawaii.gov

February 2, 2016

George Atta
Director
Department of Planning and Permitting
650 South King Street, 7th Floor
City and County of Honolulu
Honolulu, Hawaii 96813

Dear Director Atta,

SUBJECT: Draft Environmental Assessment (EA) for the 208 Kapahulu/2583 Kūhiō
Restaurant/Retail Building

The Office of Environmental Quality Control (OEQC) reviewed the Draft EA prepared for the proposed action and offers the following comments for your consideration.

OEQC commends Malu Investments I, LLC for proposing measures to enhance sustainability and reduce environmental impacts, such as using grasscrete and providing outdoor seating. Please note that, from a sustainability point of view, rather than a single-story structure, mixed-use multi-story infill is the most sustainable form of development, most in line with state and county policies and goals, and especially needed given the state's housing crisis.

Also, while the 3D renderings provide a sense of the proposed structure, the white background decontextualizes the proposed action from its surrounding environment. Providing the surrounding environment helps the reader to better understand the overall context of the proposed action and the analysis presented in the document.

Lastly, the OEQC recommends considering climate change beyond sea level rise for this and all future projects. Changing weather patterns in the Pacific are projected to result in localized increased precipitation severity, such as periodic extreme heavy downpours. It is recommended that the project's infrastructure and stormwater run-off mitigation measures be able to withstand extreme precipitation and tropical storms.

Thank you for the opportunity to comment on the Draft EA. OEQC looks forward to a response that also will be included within the project's Final EA. If you have questions about these comments, please consult myself or Tom Eisen in our office at (808) 586-4185.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Glenn".

Scott Glenn, Interim Director



March 28, 2016

PRINCIPALS

THOMAS S. WITTEN, FASLA
Chairman

R. STAN DUNCAN, ASLA
President

RUSSELL Y. I. CHUNG, FASLA, LEED®AP BD+C
Executive Vice-President

VINCENT SHIGEKUNI
Vice-President

GRANT T. MURAKAMI, AICP, LEED®AP BD+C
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E-mail: sysadmin@pbrhawaii.com

HILO OFFICE
1719 Haleloke Street
Hilo, Hawai'i 96720-1553
Tel/Cel: (808) 315-6878

printed on recycled paper

Mr. Scott Glenn, Interim Director
State of Hawai'i Department of Health
Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, HI 96813

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Glenn,

Thank you for your letter dated February 2, 2016 in regard to the Draft Environmental Assessment (EA) for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

Sustainability & Mixed Use Multi-Story Infill Development

We acknowledge your comment regarding sustainability and thank you for commenting Malu Investments for using grasscrete and providing outdoor seating.

Regarding use of the property for mixed use multi-story infill development, as stated in the Alternatives section of the Draft EA (Section 6.3), Malu Investments considered several development options for the property including a retail commercial building with expanded square footage, mixed uses, and residential uses on upper floors. However, this alternative was not implemented for several reasons, including concerns from neighboring residents, high construction costs, infrastructure concerns and fees, parking requirements, and setback requirements. The proposed restaurant/retail building was selected for its small size and relatively low financial complexity. The primary investment objective was to maintain the property as a family investment for the immediate future. However this does not preclude redevelopment of the property at some point in the long-term future.

Renderings

We agree that the 3D renderings provided in Figure 12 of the Draft EA provide a sense of the proposed restaurant/retail building. While we appreciate your suggestion to enhance the 3D renderings to provide context with the surrounding environment rather than a white background, Malu Investments and its architect do not consider this warranted for this relatively simple single-story building. We presented the project plans, including the 3D renderings, to both the Waikīkī Neighborhood Board and the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board, both of which provided supportive comments of the project. Malu Investments also made significant efforts to communicate the proposed plans to neighboring residents and property owners. As explained in the Draft EA, it is anticipated that the restaurant/retail building, with lighting and attractive landscaping, will have positive visual impact and presence at this vacant property at corner of Kūhiō Avenue and Kapahulu Avenue.

Mr. Glenn

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

March 28, 2016

Page 2 of 2

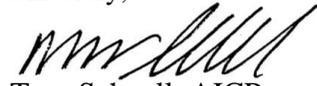
Climate Change

We acknowledge your comment regarding changing weather patterns, precipitation severity, and potential long-term impacts regarding infrastructure and stormwater runoff. As the Draft EA states, and as the Final EA will state:

Should FIRM maps be updated to indicate that the Property resides in a flood zone, or should increasing frequency of large storm events become a concern, mitigation strategies could include elevating electrical appliances for safety and to prevent water damage, reinforcing or relocating utilities as feasible, and adhering to NFIP requirements, building code updates, and/or County, State or Federal guidance. (Section 3.5.)

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,



Tom Schnell, AICP

Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

DAVID Y. IGE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
EMDCWB

01034PNN.16

January 22, 2016

Mr. Mark Taylor
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Taylor:

**SUBJECT: Comments on the Draft Environmental Assessment for
208 Kapahulu/2583 Kuhio Restaurant/Retail Building
TMK: (1) 2-6-027:001, 048 and 052
Waikiki, Island of Oahu, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated December 29, 2015, requesting comments on your project. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: <http://health.hawaii.gov/epo/files/2013/05/Clean-Water-Branch-Std-Comments.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. You may be required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55).

For NPDES general permit coverage, a Notice of Intent (NOI) form must be submitted at least 30 calendar days before the commencement of the discharge. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. To request NPDES permit coverage, you must submit the applicable form ("CWB Individual NPDES Form" or "CWB NOI Form") through the e-Permitting Portal and the hard copy certification statement with the respective filing fee (\$1,000 for an individual NPDES permit or \$500 for a Notice of General Permit Coverage). Please open the e-Permitting Portal website located at: <https://eha-cloud.doh.hawaii.gov/epermit/>. You will be asked to do a one-time registration to obtain your login and password. After you register, click on the Application Finder tool and locate the appropriate form. Follow the instructions to complete and submit the form.

3. If your project involves work in, over, or under waters of the United States, it is highly recommended that you contact the Army Corp of Engineers, Regulatory Branch (Tel: 835-4303) regarding their permitting requirements.

Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40 of the Code of Federal Regulations, Section 122.2; and HAR, Chapter 11-54.

4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.
5. It is the State's position that all projects must reduce, reuse, and recycle to protect, restore, and sustain water quality and beneficial uses of State waters. Project planning should:
 - a. Treat storm water as a resource to be protected by integrating it into project planning and permitting. Storm water has long been recognized as a source of irrigation that will not deplete potable water resources. What is often overlooked is that storm water recharges ground water supplies and feeds streams and estuaries; to ensure that these water cycles are not disrupted, storm water cannot be relegated as a waste product of impervious surfaces. Any project planning must recognize storm water as an asset that sustains and protects natural ecosystems and traditional beneficial uses of State waters, like

- community beautification, beach going, swimming, and fishing. The approaches necessary to do so, including low impact development methods or ecological bio-engineering of drainage ways must be identified in the planning stages to allow designers opportunity to include those approaches up front, prior to seeking zoning, construction, or building permits.
- b. Clearly articulate the State's position on water quality and the beneficial uses of State waters. The plan should include statements regarding the implementation of methods to conserve natural resources (e.g., minimizing potable water for irrigation, gray water re-use options, energy conservation through smart design) and improve water quality.
 - c. Consider storm water Best Management Practice (BMP) approaches that minimize the use of potable water for irrigation through storm water storage and reuse, percolate storm water to recharge groundwater to revitalize natural hydrology, and treat storm water which is to be discharged.
 - d. Consider the use of green building practices, such as pervious pavement and landscaping with native vegetation, to improve water quality by reducing excessive runoff and the need for excessive fertilization, respectively.
 - e. Identify opportunities for retrofitting or bio-engineering existing storm water infrastructure to restore ecological function while maintaining, or even enhancing, hydraulic capacity. Particular consideration should be given to areas prone to flooding, or where the infrastructure is aged and will need to be rehabilitated.

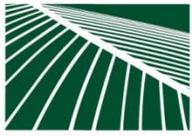
If you have any questions, please visit our website at:
<http://health.hawaii.gov/cwb>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,


ALEC WONG, P.E., CHIEF
Clean Water Branch

NN:ak

- c: DOH-EPO #16-008 [via e-mail Noella.Narimatsu@doh.hawaii.gov only]
Mr. Tom Schell, PBR HAWAII & Associates, Inc.
Malu Investments I, LLC [via e-mail dghhawaii@gmail.com only]



March 28, 2016

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Mr. Alec Wong, P.E., Chief
State of Hawai'i, Department of Health Clean Water Branch
P.O. Box 3378
Honolulu, HI 96801-3378

SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052 (2015/ED-18(MT))

Dear Mr. Wong,

Thank you for your letter dated January 22, 2016 (Reference number 01034PNN.16) in regard to the Draft Environmental Assessment (Draft EA) for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

1. We acknowledge that the project and its potential impacts to State waters are subject to certain criteria.
 - a. The restaurant/retail building complies with the General Policy of Water Quality Antidegradation (§11-54-1.1, HAR). The project is not anticipated to have any significant adverse impact on either groundwater or surfacewater resources.
 - b. Malu Investments acknowledges designated uses under §11-54-3, HAR, as defined by the classification of receiving State waters. The nearest receiving State water, in this case, is the Pacific Ocean. The Final Environmental Assessment (Final EA) will address surface water-related impacts, along with any mitigation strategies that are planned.
 - c. Malu Investments acknowledges CWB's comment regarding water quality criteria (§§11-54-4 and 11-54-8, HAR), and does not anticipate the project to degrade water quality with respect to these criteria.
2. Malu Investments has anticipated the need for a NPDES permit, if required, and will: 1) follow all proper procedures to obtain the NPDES permit; and 2) adhere to all applicable permit requirements and conditions.
3. The project does not involve work in, over, or under waters of the United States, and is not anticipated to result in any discharge into navigable waters. The USACE – Regulatory Branch was sent a copy of the Draft EA, and responded that the property is not within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 or within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act, therefore, a Department of the Army permit will not be required.
4. Malu Investments acknowledges that all discharges related to construction or operation of the restaurant/retail building must comply with State Water Quality Standards, regardless of

Mr. Wong

SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052 (2015/ED-
18(MT))

March 28, 2016

Page 2 of 2

NPDES and/or Section 401 WQC coverage. Malu Investments acknowledges the penalties for noncompliance as specified in §11-55, HAR. Based on all available data and mitigation strategies, the project is not anticipated to have any significant adverse impact on either groundwater or surface water resources.

5. We acknowledge the State's position that all projects must reduce, reuse and recycle to protect, restore and sustain water quality and beneficial uses of State waters. The Environmental Assessment has been revised to clearly articulate the State's position. You will find this revision in the Groundwater and Surface Water Resources section (Section 3.4) in the Final EA.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,



Tom Schnell, AICP

Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP



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

In reply, please refer to:
File:

EPO 16-008

January 19, 2016

Mr. Tom Schell, Principal
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schell:

**SUBJECT: Draft Environmental Assessment (DEA) for 208 Kapahulu/2583 Kuhio Restaurant/Retail Building, Kapahulu Avenue, Waikiki, Oahu
TMK: 2-6-27: 1, 48, and 52**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEA to our office via the OEQC link:

http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS_Online_Library/Oahu/2010s/2016-01-08-OA-5E-DEA-208-Kapahulu-Restaurant-Retail.pdf

EPO strongly recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/landuse>. Projects are required to adhere to all applicable standard comments. EPO has recently prepared draft Environmental Health Management Maps for each county. They are online: <http://health.hawaii.gov/epo/egjs>

We suggest you review the requirements for the National Pollutant Discharge Elimination System (NPDES) permit. We recommend contacting the Clean Water Branch at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov after relevant information is reviewed at:

1. <http://health.hawaii.gov/cwb>
2. <http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/standard-npdes-permit-conditions>
3. <http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/forms>

Please note that all wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at: <http://health.hawaii.gov/wastewater> and contact the Planning and Design Section of the Wastewater Branch at 586-4294.

EPO encourages you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: <https://eha-cloud.doh.hawaii.gov>

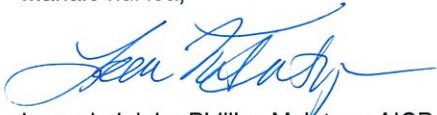
You may also wish to review the draft Office of Environmental Quality Control (OEQC) viewer at: <http://eha-web.doh.hawaii.gov/oeqc-viewer> This viewer geographically shows where previous Hawaii Environmental Policy Act (HEPA) {Hawaii Revised Statutes, Chapter 343} documents have been prepared.

Mr. Tom Schell, Principal
Page 2
January 19, 2016

In order to better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: <http://www2.epa.gov/ejscreen>

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,



Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

LM:nn

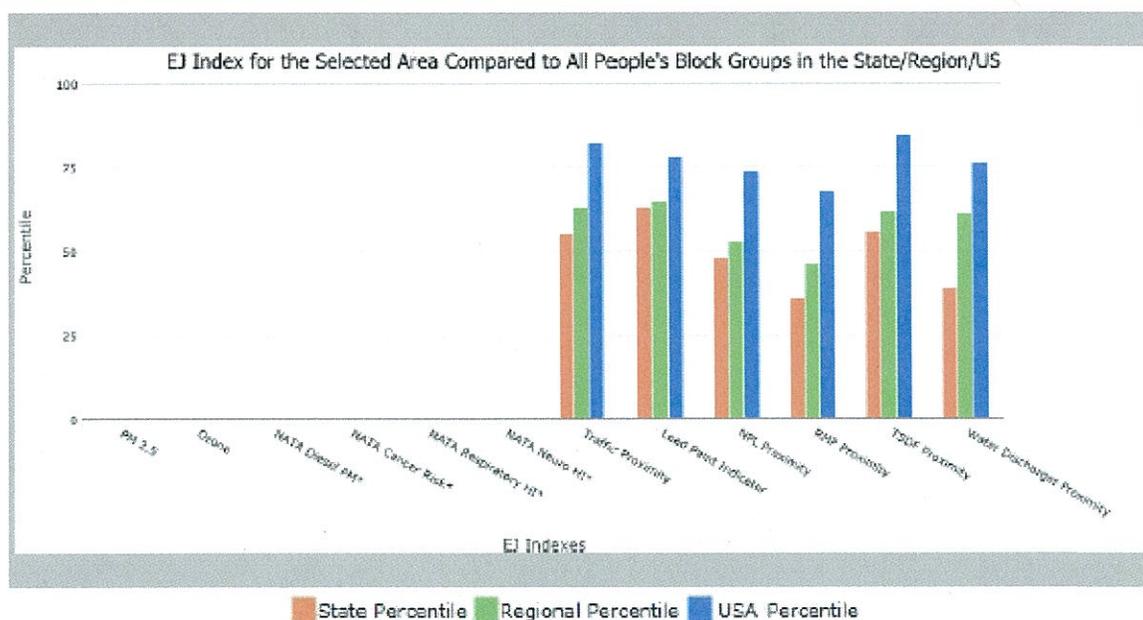
Attachment 1: EPO Draft Environmental Health Management Map

Attachment 2: OEQC Viewer Map of area

Attachment 3: U.S. EPA EJSCREEN (3 page report)

c: Malu Investments I, LLC {via email: dghawaii@gmail.com}
Mark Taylor, City and County of Honolu, Department of Planning and Permitting
DOH: CWB, WWB, SAN {via email only}

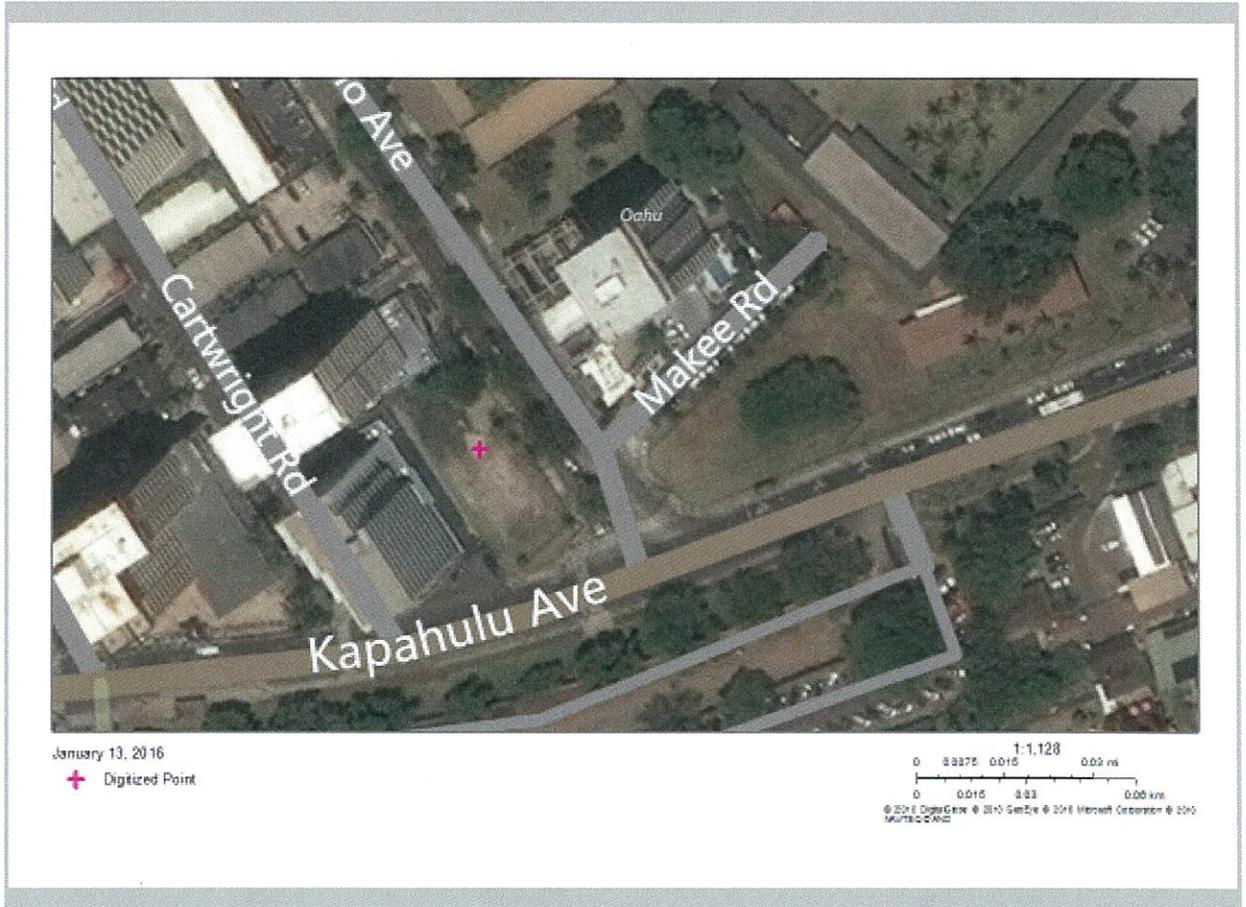
Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	N/A	N/A	N/A
EJ Index for Ozone	N/A	N/A	N/A
EJ Index for NATA Diesel PM*	N/A	N/A	N/A
EJ Index for NATA Air Toxics Cancer Risk*	N/A	N/A	N/A
EJ Index for NATA Respiratory Hazard Index*	N/A	N/A	N/A
EJ Index for NATA Neurological Hazard Index*	N/A	N/A	N/A
EJ Index for Traffic Proximity and Volume	55	63	82
EJ Index for Lead Paint Indicator	63	65	78
EJ Index for Proximity to NPL sites	48	53	74
EJ Index for Proximity to RMP sites	36	46	68
EJ Index for Proximity to TSDFs	56	62	85
EJ Index for Proximity to Major Direct Dischargers	39	61	76



This report shows environmental, demographic, and EJ indicator values. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

for 1 mile Ring Centered at 21.272242,-157.820378, HAWAII, EPA Region 9

Approximate Population: 28758

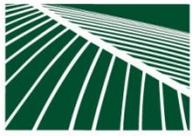


Selected Variables	Raw Data	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$)	N/A	N/A	N/A	9.95	N/A	9.78	N/A
Ozone (ppb)	N/A	N/A	N/A	49.7	N/A	46.1	N/A
NATA Diesel PM ($\mu\text{g}/\text{m}^3$) [*]	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Cancer Risk (lifetime risk per million) [*]	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Respiratory Hazard Index [*]	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Neurological Hazard Index [*]	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Traffic Proximity and Volume (daily traffic count/distance to road)	110	280	59	190	59	110	76
Lead Paint Indicator (% Pre-1960 Housing)	0.29	0.17	72	0.25	62	0.3	58
NPL Proximity (site count/km distance)	0.044	0.092	42	0.11	39	0.096	47
RMP Proximity (facility count/km distance)	0.081	0.18	39	0.41	16	0.31	27
TSDf Proximity (facility count/km distance)	0.09	0.092	86	0.12	63	0.054	86
Water Discharger Proximity (facility count/km distance)	0.17	0.33	39	0.19	67	0.25	61
Demographic Indicators							
Demographic Index	48%	51%	38	46%	54	35%	72
Minority Population	69%	77%	25	57%	60	36%	79
Low Income Population	26%	25%	58	35%	41	34%	41
Linguistically Isolated Population	12%	6%	85	9%	68	5%	85
Population With Less Than High School Education	7%	10%	45	18%	31	14%	34
Population Under 5 years of age	4%	6%	29	7%	27	7%	29
Population over 64 years of age	17%	14%	65	12%	79	13%	74

^{*} The National-scale Air Toxics Assessment (NATA) environmental indicators and EJ indexes, which include cancer risk, respiratory hazard, neurodevelopment hazard, and diesel particulate matter will be added into EJSCREEN during the first full public update after the soon-to-be-released 2011 dataset is made available. The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <http://www.epa.gov/ttn/atw/natamain/index.html>.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.



PBR HAWAII

& ASSOCIATES, INC.

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MARC SHIMATSU, ASLA
Associate

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March 28, 2016

Ms. Laura McIntyre, Program Manager
State of Hawai'i Department of Health
Environmental Planning Office
P.O. Box 3378
Honolulu, HI 96801-3378

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Ms. McIntyre,

Thank you for your letter dated January 19, 2016 (Reference number EPO 16-008) in regard to the Draft Environmental Assessment (Draft EA) for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

As stated in the Draft EA, Malu Investments has anticipated the need for a NPDES permit, if required, and will: 1) follow all proper procedures to obtain the NPDES permit; and 2) adhere to all applicable permit requirements and conditions. We understand that DOH may review detailed wastewater plans for the property. Separate from your letter, we received comments from the DOH Clean Water Branch dated January 22, 2016. Those comments will be addressed in the forthcoming Final Environmental Assessment (Final EA).

We have reviewed the Environmental Health Management Maps, as well as the standard comments on the DOH EPO website for applicability to the restaurant/retail building. We also have reviewed the Hawaii Environmental Health Portal and its links to various sources of state environmental data. We have also reviewed the property using EJSscreen. The Final EA will include any relevant information from these sources.

We acknowledge your objective to promote sustainable, innovative, inspirational, transparent, and healthy design in the state of Hawai'i. We hope to contribute to that vision through appropriate use of social and environmental data in the planning process.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

DAVID Y. IGE
GOVERNOR



FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
STP 8.1933

February 3, 2016

Mr. George I. Atta, FAICP
Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Atta:

Subject: Restaurant/Retail Building in Waikiki
Draft Environmental Assessment
Waikiki, Oahu, Hawaii
TMK: (1) 2-6-027:001, 048 and 052

The subject project is not expected to significantly impact the State highway facility. However, a permit from DOT Highways Division, is required for the transport of oversized and/or overweight materials and equipment on State highway facilities.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

A handwritten signature in black ink, appearing to read "Ford N. Fuchigami", written over a horizontal line.

FORD N. FUCHIGAMI
Director of Transportation

c: ✓ Tom Schnell, PBR HAWAII & Associates, Inc.



PBR HAWAII

& ASSOCIATES, INC.

March 28, 2016

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Associate

Mr. Ford Fuchigami, Director of Transportation
State of Hawai'i Department of Transportation
Ali'iaimoku Building
869 Punchbowl Street
Honolulu, HI 96813-5097

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Fuchigami,

Thank you for your letter dated February 3, 2016 (Reference number STP 8.1933) in regard to the Draft Environmental Assessment for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comments that: 1) the restaurant/retail building is not expected to significantly impact the State highway facility; and 2) a permit from DOT Highways Division is required for the transport of oversized and/or overweight materials and equipment on State highway facilities.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

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Web: <http://planning.hawaii.gov/>

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
DIRECTOR
OFFICE OF PLANNING

Ref. No. P-15030

January 27, 2016

Mr. George I. Atta, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Mr. Atta:

Subject: Draft Environmental Assessment for 208 Kapahulu/2583 Kuhio
Restaurant/Retail Building, Tax Map Key: (1) 2-6-027:001, 2-6-027:048,
and 2-6-027:052

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (Draft EA) for the 208 Kapahulu/2583 Kuhio Restaurant/Retail Building, which was transmitted to our office by letter dated January 8, 2016.

It is our understanding that the applicant, Malu Investments, intends to construct a new building of approximately 4,980 square feet, related site improvements, a small parking lot, and a loading zone, on three contiguous vacant parcels on the northwest corner of Kuhio and Kapahulu Avenues.

The building will be designed to accommodate up to three tenants, but Malu Investments currently intends to lease the entire building and premises to a single tenant for use as a restaurant under a franchise agreement with Denny's Restaurant Corporation.

The Draft EA addresses our comments made in a previous pre-consultation letter dated September 9, 2015 (reference number P-14901). The Draft EA addresses the project's consistency with the Hawaii State Plan objectives and policies listed in Hawaii Revised Statutes (HRS) Chapter 226; the objectives and policies of the Hawaii Coastal Zone Management Act, listed in HRS 205A-2; examines coastal erosion and sediment loss issues, considers stormwater runoff impact on surface water resources, and indicates the use of Low-Impact Development design features to mitigate against the negative effects of stormwater inundation.

Mr./Ms. Name
Date
Page 2

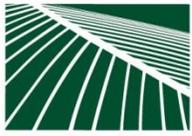
We have no further comments at this time. If you have any questions regarding this comment letter, please contact Josh Hekekoa of our office at (808) 587-2845.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Asuncion', with a stylized flourish at the end.

Leo R. Asuncion
Director

✓c: Tom Schnell, PBR HAWAII & Associates, Inc



PBR HAWAII

& ASSOCIATES, INC.

March 28, 2016

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Associate

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Associate

Mr. Leo Asuncion, Acting Director
State of Hawai'i Office of Planning
235 S. Beretania Street, 6th Floor
Honolulu, HI 96804

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Mr. Asuncion,

Thank you for your letter dated January 27, 2016 (Reference number P-15030) in regard to the Draft Environmental Assessment (Draft EA) for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we concur with your description of the proposed restaurant/retail building. We thank you for your comment that the Draft EA addresses the project's consistency with objectives and policies of the Hawaii State Plan, coastal erosion and sediment loss, stormwater runoff impact to surface water resources, and the use of LID to address stormwater.

Aside from these comments, we acknowledge that you have no further comments to offer at this time.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

HONOLULU OFFICE

1001 Bishop Street, Suite 650
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DEPARTMENT OF THE ARMY
HONOLULU DISTRICT, U.S. ARMY CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96858-5440

February 11, 2016

SUBJECT: Draft EA for the Construction of a New Restaurant and Retail Building at 208 Kapahulu Avenue, Waikiki, Honolulu, Oahu, Hawaii; Department of the Army File Number POH-2016-00032

Tom Schnell
PBR Hawaii
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

The Honolulu District, U.S. Army Corps of Engineers (Corps), has received your letter dated January 8, 2016 for the proposed New Restaurant and Retail Building at 208 Kapahulu Avenue, Waikiki, Honolulu, Oahu, Hawaii. Your project has been assigned Department of the Army (DA) file number POH-2016-00032. Please reference this number in all future correspondence.

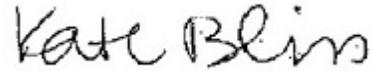
Please be advised, if the proposed project involves work in waters of the U.S., a DA authorization may be required. Under Section 10 of the Rivers and Harbors Act, structures and/or work in or affecting the course, location, condition, or capacity of navigable waters of the U.S. require DA authorization. Navigable waters of the U.S. are waters subject to the ebb and flow of the tide.

Under Section 404 of the Clean Water Act, DA authorization is required for discharges of dredged or fill material into waters of the U.S., including wetlands. Generally, discharges of fill material include materials that change the bottom elevation of a water of the U.S. and includes rock, sand, soil, debris, overburden, etc. Waters of the U.S. include navigable waters of the U.S. and other waters including wetlands, rivers, streams, lakes, and ponds.

Based on our review of the information you furnished, and assuming your project is conducted only as set forth in the information provided, it appears that the proposed activity is not within the jurisdictional limits of a Navigable Water of the U.S. as defined by Section 10 of the Rivers and Harbors Act of 1899 or within the jurisdictional limits of a Water of the U.S. as defined by Section 404 of the Clean Water Act, therefore, a DA permit will not be required.

Thank you for your cooperation with the Honolulu District Regulatory Program. Please contact this office if you have any questions. If you have any questions, you may contact me at 808-835-4306 or kate.m.bliss@usace.army.mil.

Sincerely,

A handwritten signature in black ink that reads "Kate Bliss". The signature is written in a cursive, slightly slanted style.

Kate Bliss
Senior Project Manager
Regulatory Office

cc:

City and County of Honolulu, Department of Planning and Permitting (Mark Taylor)



PBR HAWAII

& ASSOCIATES, INC.

March 28, 2016

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Associate

Ms. Kate Bliss, Senior Project Manager
Regulatory Office
U. S. Department of the Army
Honolulu District, U.S. Army Corps of Engineers
Fort Shafter, HI 96858-5440

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052 (2015/ED-18(MT))**

Dear Ms. Bliss,

Thank you for your letter dated February 11, 2016 (Reference number POH-2016-00032) in regard to the Draft Environmental Assessment for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

The proposed restaurant/retail building does not involve work in the waters of the U.S. We agree with your determination that the property is not within a navigable water and will not discharge dredged or fill material into waters of the U.S.

We acknowledge your comment that a Department of the Army permit will not be required.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final Environmental Assessment.

Sincerely,

Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

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printed on recycled paper

Bernard Gaet
204 Kapahulu Ave
Honolulu
HI 96815

Honolulu 30 December 2015

to

Mr. Schnell

I thank you for your letter of 8 December and, if I have not responded earlier ,I have been very busy in my interior.

I am honest and direct, and as regards the BOD and the AOA, I am not in agreement, because a part of the BOD is absent from Hawaii a large part of the year ,so for me they are not representative and when to the AOA are the same people that the BOD , Result idem, not representative of the majority of the permanent residents.

When the Special Waikiki District and area to Resort Mixed used precinct, I believe that this document or these persons are in delay of three decades, I join you in this regard a few photos of condo, and villas in this special district, which in my opinion have nothing to see the inside but rather "special district condos and Villas " .

When the impact in the corner, it will be a rather negative, certainly there will be a construction which should embellish , but it will be mainly the additional noise, smoke, smells of cooking and trash without talk about this air of layer of grease very slight which will form on the walls of two condos at least.

The Waikiki Neighbord Board No. 9 has voted for it, but who are these people who allow themselves to give an agreement without consulting us, for me this office and vote is invalid;

You speak :Comments on pre-assessmentbut who has been consulted who decided ?????

The Heights neighborhood Board, these people live or ? Certainly not Crescent Park or Makee Ailana therefore their vote is invalid.

I write has our mayor who is part of the decision makers. Excuse me, Mr. Schnell, but you are a seller who tries to place his merchandise, but you have no power of decision .

The subject of your letter is: comments on pre-assessment.....but what year?

I hope that you will have understood that it is useless to insist has to want to bring this restaurant in this piece of land that would be better to be flown because this corner lack of trees and flowers.

We are the owners of this apartment since June 1994 and we live there the whole year to hand a few absences to go meet:My family has Tahiti.

With my deep respect

Bernard Gaet

PS: Happy New Year and this sincerely

A handwritten signature in blue ink, appearing to read 'Bernard Gaet', with a stylized flourish at the end.

Que des Condos

Vues Sur Kuchio A^{ve}









Rue des Condos

Vues Sur Kuchio A^{ve}













Yma des Condos et Villa

Jmes near Carthwright Rd











2016/1209 ²⁴⁷ - ~~238~~ JK

RECEIVED

Bernard Gaet
204 Kapahulu Ave
Honolulu
HAWAII 96815

Honolulu January 27, 2016

'16 FEB -1 A9:36

DEPT OF PLANNING
to AND PERMITTING
CITY & COUNTY OF HONOLULU

Mr. George L. ATTA
Director

Sir,

Thank you for the letter you sent me 6 January 2016 through Mr. Schnell T;

THE CDs is very boring except that rather resembles a market hawker who boasts its goods, with all its advantages, but forgets to say all the problems this will cause in this corner of ultra quiet Furthermore the e neighborhood is classified "resort", but the problem is that this document four decades and is more effective that between Kapahulu Ave, Kuyio Ave, Cartwright Rd, St Paokalani there is only one hotel, all other contructions are condominiums and a villa. I walked around and took pictures, so the resort special is zero now

Also in this record a lot of things are wrong, for example in the field or is Makee A ilana is marked Rasmussen gold bought this condo lease rent it long ago.
By cons as mentioned above, many chapters talk about the benefits of building this restaurant, I would not cited all of you, this is useless, just wasting time and show that this restaurant is the panacea of the neighborhood.

GOLD

He does not speak any of the real problems this will pose to neighbors
I enumerates you some of these:

The noise caused by the construction of this set, and the durationnothing no information
Dust that will invade the corner by the wind and cause problems at school small children

- He speaks little (very little) or not at all
- Air conditioning: it does not make noise but according to him there is not the number of decibels
- He does not talk trash with odors and noise during their transfer and emptying
- He does not speak any special filters set up for cooking odors
- He does not speak of any specific hardware is set up for smoke
- He does not speak at all how to avoid them will be treated volatile fats which will deposit on the walls of the neighboring condos
- He does not speak at all of or sewage systems
- He does not speak at all of the noise caused by the terraced consumers
- He does not speak at all if there is an alcohol license
- He does not speak at all in the mood nor sono TV screens for the evening sports games
- He does not speak any of the noise from trucks delivering the night with maechandise

their air conditioning

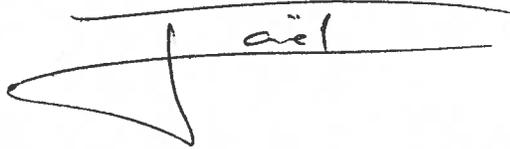
He does not talk at all about the safety of people and neighborhoods in this corner of ultra quartiker
quiet

Etc

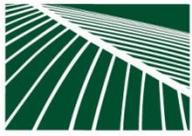
So I ask you not to give your consent to build a restaurant that
in law.

I remain at your disposal, if it seems useful

Please accept Sir the assurances of my highest consideration

A handwritten signature in black ink, appearing to read "Gaet". The signature is written over a horizontal line that extends across the width of the signature.

Bernard Gaet



March 28, 2016

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Mr. Bernard P. Gaet
204 Kapahulu Avenue Apt. 903
Honolulu, HI 96815

SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR A RESAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052 (2015/ED-18(MT))

Dear Mr. Gaet,

Thank you for your letters dated December 30, 2015 (addressed to me, Tom Schnell, Principal, PBR HAWAII) and January 27, 2016 (addressed to George Atta, Director, Department, City and County of Honolulu Planning and Permitting) in regard to the Draft Environmental Assessment (EA) for the proposed restaurant/retail building on vacant property at the corner of Kūhiō Avenue and Kapahulu Avenue.

As the planning consultant for the landowner, Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

RESPONSE TO DECEMBER 30 COMMENTS ADDRESSED TO TOM SCHNELL

Waikīkī Special District & Resort Mixed Use Precinct

The Waikīkī Special District regulations (Section 21-9.80, Revised Ordinances of Honolulu) were last updated in 2012 by Ordinance (Ordinance 99-12) approved by the City and County of Honolulu Council and signed by the Mayor. The regulations were created to guide the development of Waikīkī in a way that ensures economic, social, and physical health while preserving its Hawaiian identity. The Resort Mixed Use Precinct is a sub-district of Waikīkī established within the Waikīkī Special District regulations.

The restaurant/retail building has been designed in compliance with all applicable Waikīkī Special District regulations, as elaborated on in Section 5.2.3.1 of the Draft EA. As required under the Waikīkī Special District regulations, a Special District Major Permit is also required for the restaurant/retail building, which Malu Investments intends to apply for through the City and County Department of Planning and Permitting once the environmental review process is complete. The Special District Major Permit process will involve additional review and comment on the restaurant/retail building to ensure that it complies with all of the applicable Waikīkī Special District regulations.

Impact to the Corner of Kūhiō Avenue and Kapahulu Avenue

As explained in the Draft EA, it is anticipated that the proposed restaurant/retail building will establish a positive presence on the currently vacant property at corner of Kūhiō Avenue and Kapahulu Avenue with a new, attractive building, lighting, landscaping, and positive activity from customers and staff. The current vacant state of the Property does not contribute to the vitality of the area. At present, this Waikīkī gateway corner is unremarkable in the daytime and generally dark and unwelcoming in the evening. The Hawai'i-inspired building, new landscaping, open space, and other improvements are designed to be an attractive addition in this area while also being low impact in terms of density and purpose. We acknowledge that you may not agree.

Mr. Gaet

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

March 28, 2016

Page 2 of 5

Noise, Smoke, Odors, and Trash

The Draft EA addresses issues related to noise, smoke, odors, and trash. Specifically:

- **Noise:** To mitigate any impacts to the surrounding area from inside the restaurant/retail building, the building design will include insulated walls and windows (double-pane glass). Both doors and windows will be designed to remain closed. Efficient, state-of-the-art ventilation and air conditioning systems will serve the building. The proposed restaurant/retail building is much smaller (single story and less than 5,000 square feet) than many surrounding residential buildings and nearby hotels. Therefore, sound from the building's air system is anticipated to be less than that from surrounding buildings due to smaller system demand. To mitigate any impacts regarding sound from the lanai area, appropriate landscaping will provide a noise barrier both to and from the street. Of note is that the lanai area is along Kūhiō Avenue, a relatively noisy area already due to vehicle traffic, and not directly near any residential buildings. In compliance with Waikīkī Special District Design requirements, outdoor dining areas will not be used after 11 p.m. and before 7 a.m.
- **Smoke/Odors:** The restaurant tenant will implement a state-of-the-art, high efficiency, multiple-filter, exhaust pollution control system to mitigate odor, grease, and smoke related impacts from ventilation exhaust. As per the requirements of Section 11-39-12, HAR, this pollution control system must include a grease vapor collector, exhaust fan, and fire barrier system approved by a nationally-recognized testing agency. Details of the system must be provided in the tenant's ventilation permit application, which is subject to the review and approval of the State DOH. There are many such exhaust pollution control systems in operation in Waikīkī, where there is a high prevalence of ground floor restaurants in close proximity to high-rise residential and hotel buildings.
- **Trash:** The restaurant tenant will arrange or provide for the collection of all trash and refuse from the Property. Trash containers will include an attached lid and all organic waste, food, and refuse will be managed properly. Glass containers will be recycled as required by city ordinance. Relative to the current vacant state of the property, the managed conditions with a restaurant/retail building are expected to result in a more orderly environment with landscaping and grounds keeping, including picking up stray trash and litter on the property.

Waikīkī Neighborhood & Diamond Head/Kapahulu/St. Louis Heights Neighborhood Boards

The Waikīkī Neighborhood and Diamond Head/Kapahulu/St. Louis Heights Neighborhood Boards are comprised of Waikīkī and Diamond Head/Kapahulu/St. Louis Heights residents elected to each board. Meetings are open to the public and notice of meetings, including addenda items are posted online and via other sources and made available to the general public in advance of the meeting. The Neighborhood Board system on Oahu was created in 1973 to assure and increase community participation in the government decision-making process. The system applies the concept of participatory democracy, involving communities in the decisions that affect them. Community participation is encouraged and welcomed by the boards. There are many ways in which the community can participate, some of which include:

- Voicing your concerns to your board representatives through personal contact or letters;
- Attending the regular monthly meetings, public forums, and other community events sponsored by your board;
- Volunteering to participate on a board committee to help resolve community problems or work on a community project;

Mr. Gaet

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

March 28, 2016

Page 3 of 5

- Responding to surveys conducted by the board;
- Being a candidate and/or voting in your board's election.

As noted in our letter to you dated December 8, 2015, we presented the project to the Waikīkī Neighborhood Board No. 9 on September 8, 2015. At that meeting the Waikīkī Neighborhood Board voted to support the project concept. We also presented the project to the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5 on October 8, 2015. At that meeting the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board took no vote but favorable comments from the Board were received and are included in the minutes from that meeting.

Comments on Pre-Assessment

The pre-assessment consultation letter you note was sent to neighboring property owners (including the Makee 'Ailana Association of Apartment Owners (AOAO) President and the Crescent Park resident manager) community organizations, private groups, and government agencies on August 20, 2015. We understand that this letter was also posted in the Makee 'Ailana elevator. The letter provided notification that an EA was being prepared in support of a Special District Permit (Major) application, and solicited concerns or comments. We have received your comments and provided responses to your comments in our letter dated December 8, 2015. We appreciate your comments and participation in the EA process.

The property owner lives only a few blocks away and has offered to meet with the Makee 'Ailana Association of Apartment Owners (AOAO) Board of Directors, as he did with the other nearby condominium boards to address any concerns. In addition, he has given his personal cellphone number to Ms. Cheryl Leeson, President of the Makee 'Ailana AOAO.

RESPONSE TO JANUARY 27 COMMENTS ADDRESSED TO GEORGE ATTA:

Wrong Information

Regarding some of the information in the Draft EA that you state is wrong, in the specific example you note, I believe that you are referring to the Tax Map Key (TMK) figure in the Draft EA, which is Figure 3. You note that some of the property ownership information is not correct. The TMK map in the Draft EA (Figure 3) was based on the most recent official Tax Map Key map available from the City and County of Honolulu. The purpose of the map in the Draft EA was to show the property's location, TMK numbers, and the general boundaries of the property and surrounding properties. The parcel ownership information on the map may not be up to date, and we apologize for any confusion. The Final EA will be revised to show a more general TMK map with only TMK numbers and no ownership information.

Concerns Listed

We note that your letter lists several concerns. Below these concerns are listed in the order as in your letter with a corresponding response.

- **Air conditioning:** Section 4.4 of the Draft EA addresses potential impacts regarding noise, including air conditioning. The proposed restaurant/retail building is much smaller (single story and less than 5,000 square feet) than many surrounding residential buildings and nearby hotels. Therefore, sound from the building's air system is anticipated to be less than that from

Mr. Gaet

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

March 28, 2016

Page 4 of 5

surrounding buildings due to smaller system demand.” In the Final EA Section 4.4 will be revised to note that all restaurant/retail building operations will be in compliance with State of Hawai‘i Department of Health community noise control requirements specified under Section 11-46-4, Hawai‘i Administrative Rules. This regulation requires that stationary noise sources in areas designed for multi-family dwellings, apartments, businesses, commercial uses, hotel uses, and resort uses be limited to maximum permissible sound levels of 60 decibels (dBA) from 7 am to 10 pm and 50 dBA from 10 pm to 7 am.

- **Trash:** Section 4.7.5 of the Draft EA addresses solid waste. The restaurant tenant will arrange and provide for the collection of all trash and refuse from the Property. Trash containers will include an attached lid and all organic waste, food, and refuse will be managed properly. Glass containers will be recycled as required by city ordinance. In the Final EA, Section 4.7.5 and Section 4.4 will be revised to note that, as in many other areas of Waikīkī, and other urban areas of Honolulu, noise from delivery trucks, trash pickup trucks, and other non-stationary sources and may be present at certain times. The restaurant tenant will manage noise from delivery trucks, solid waste pickup trucks, and other non-stationary sources on the property so as to not create an undue disturbance to neighbors.
- **Special filters for cooking odors and fats:** Section 4.5 of the Draft EA addresses air quality. The restaurant tenant will implement a state-of-the-art, high efficiency, multiple-filter, exhaust pollution control system to mitigate odor, grease, and smoke related impacts from ventilation exhaust. In the Final EA, Section 4.5 will be revised to state that as per the requirements of Section 11-39-12, Hawai‘i Administrative Rules, this pollution control system must include a grease vapor collector, exhaust fan, and fire barrier system approved by a nationally-recognized testing agency. Details of the system must be provided in the tenant’s ventilation permit application, which is subject to the review and approval of the State DOH. There are many such exhaust pollution control systems in operation in Waikīkī, where there is a high prevalence of ground floor restaurants in close proximity to high-rise residential and hotel buildings.
- **Sewage Systems:** Section 4.7.2 of the Draft EA addresses the wastewater system. The City and County of Honolulu Department of Planning and Permitting has approved a Sewer Connection Application for the Property, indicating that municipal sewer system has the capacity to accommodate the increased wastewater flow from the restaurant/retail building.
- **Noise from terraced customers:** Section 4.4 of the Draft EA addresses potential impacts regarding noise, including from the proposed outdoor seating lanai area along Kūhiō Avenue. To mitigate any impacts regarding sound from the lanai area, appropriate landscaping will provide a noise barrier both to and from the street. Of note is that Kūhiō Avenue, a relatively noisy area already due to vehicle traffic, and not directly near any residential buildings. In compliance with Waikīkī Special District Design requirements (which encourage outdoor dining areas) outdoor dining areas will not be used after 11 p.m. and before 7 a.m.
- **Alcohol license:** Section 2.2 of the Draft EA notes that restaurant interior will not include a bar area with separate seating, but the restaurant operator tenant intends to apply for a restaurant liquor license from the Honolulu Liquor Commission to allow for table alcohol service. In the Final EA, Section 2.2 will be revised to state that the restaurant operator tenant will comply with all terms and conditions of the liquor license.
- **Mood and Noise from TV screens:** Section 4.4 of the Draft EA addresses potential impacts regarding noise. To mitigate any impacts to the surrounding area from inside the restaurant/retail

Mr. Gaet

SUBJECT: COMMENTS ON PRE-ASSESSMENT CONSULTATION FOR A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

March 28, 2016

Page 5 of 5

building, the building design will include insulated walls and windows (double-pane glass). Both doors and windows will be designed to remain closed.

- **Noise from delivery trucks:** Section 4.4 of the Draft EA addresses potential impacts regarding noise. Sources of noise at the restaurant/retail building will include human activity, vehicles (customer, delivery, and service vehicles), operating machinery, and other business-related activities. In the Final EA, Section 4.4 will be revised to note that, as in many other areas of Waikīkī, and other urban areas of Honolulu, noise from delivery trucks, solid waste pickup trucks, and other non-stationary sources and may be present at certain times. The restaurant tenant will manage noise from delivery trucks, solid waste pickup trucks, and other non-stationary sources on the property so as to not to create an undue disturbance to neighbors.
- **Safety:** Section 2.2 of the Draft EA addresses the purpose and need for the restaurant/retail building. The proposed restaurant/retail building will establish a positive presence on vacant property at the corner of Kūhiō Avenue and Kapahulu Avenue with a new, attractive building, lighting, landscaping, and positive activity from customers and staff. The current vacant state of the property does not contribute to the vitality of the area. At present, this Waikīkī gateway corner is unremarkable in the daytime and generally dark and unwelcoming in the evening. The new restaurant/retail building will brighten the area with a distinctive, safe, secure, welcoming, and well-run building.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,



Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

O'ahu Island Parks Conservancy

February 8, 2016

Honolulu City and County Department of Planning and Permitting
650 S. King Street, 7th Floor
Honolulu, HI 96813

Via Email to:

Director George I. Atta

gatta@honolulu.gov

Deputy Director Arthur D. Challacombe

achallacombe@honolulu.gov

PBR Hawaii
1002 Bishop Street, Suite 650
Honolulu, HI 96813

Via Email to:

Tom Schnell, Principal

tschnell@pbrhawaii.com

Subject: 208 Kapahulu/2583 Kuhio Restaurant/Retail Building
Draft Environmental Assessment

Aloha:

The O'ahu Island Parks Conservancy herein provides review comments relating to the Draft Environmental Assessment (DEA) for the proposed development of a restaurant/retail building at the intersection of Kapahulu Avenue and Kuhio Avenue, identified as parcels defined by TMKs 2-6-027:001, :048 and :052. Overall, the DEA is well presented by PBR and easily navigated.

The Conservancy supports the concept, and wishes to share some concerns specific to parcel 052, which is owned by the State of Hawaii and held in the public trust. We look forward to your reply and working together to ensure a productive and successful outcome for the community, DPP, and the applicant.

Most sincerely,

Michelle Spalding Matson
President, O'ahu Island Parks Conservancy

208 Kapahulu/2583 Kuhio Restaurant/Retail Building Draft Environmental Assessment Comments and Concerns

Malu Investments proposes development of single-level Denny's restaurant on three contiguous vacant parcels at the makai corner of Kapahulu Avenue and Kuhio Avenue (208 Kapahulu Avenue and 2583 Kuhio Avenue). We fully appreciate that, according to the Draft EA, "the proposed restaurant/retail building was selected for its small size and relatively low financial complexity," with the "primary investment objective to maintain the property as a family investment for the long-term."¹

A single-story family restaurant will be a welcome addition to this area shared by both the Waikiki and Diamond Head residential communities. During recent presentations of the proposed project to both Neighborhood Boards, comments have been positive relating to this proposed low-density land use at this location.

We applaud the applicant's desire "to create a distinctly Hawaiian atmosphere" by designing a development that is in character with the community and culture, and in compliance with Special District Design requirements and guidelines "to create a pleasant landmark" at the corner of Kapahulu Avenue and Kuhio Avenue.² Notably however, there are two areas of concern in the greater public interest that we believe remain to be disclosed in the Environmental Assessment:

- A. Consolidation of State-owned public trust land with the proposed commercial development
- B. Diamond Head Special District ordinance regulations related to this parcel that is within the Diamond Head Special District

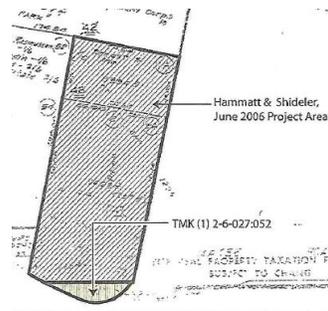
Land Use, Zoning and Design Controls

The Environmental Assessment is a Chapter 343, HRS, compliance and disclosure document. The DEA discloses that the property proposed for the subject development is comprised of the following parcels:

TMK 2-6-027:001 (9,465 sf)

TMK 2-6-027:048 (3,354 sf)

TMK 2-6-027:052 (652 sf) – this parcel is owned by the State of Hawaii,³ from which the applicant is apparently seeking a joint development agreement or subdivision/consolidation.



¹ DEA Section 6.3, pages 77 and 78.

² DEA Section 2.2, page 14.

³ Cultural Surveys Archaeological Assessment, DEA Appendix E.

The DEA discloses that this property is zoned resort mixed use and public precinct within the Waikiki Special District, and that the applicant is seeking Major Waikiki Special District Permit to pursue the proposed development. The DEA also discloses that the current Honolulu Primary Urban Center Land Use Map designation is resort use. However, the Waikiki Special District zoning designation for parcel 052 is public precinct⁴ (i.e., park use).

The DEA addresses the Waikiki Special District Resort Mixed Use Precinct relating to the variety of uses allowed for the subject property, including the selected uses as either a dining establishment or divided retail space. However, while the DEA acknowledges that the property is located close to a Significant Panoramic View of Diamond Head,⁵ the DEA does not address the uses and requirements of the Diamond Head Special District, within in which parcel 052 is located.

The DEA discloses that “According to Waikīki Special District Urban Design Controls (Exhibit 21-9.15, ROH), the maximum allowable building height is 220 feet. The maximum floor-area ratio (FAR) is 1.0, calculated based on the zoning lot area, plus one-half the abutting right-of-way area of any public street or alley. (Table 21- 9.6(B), ROH.)” However, the DEA does not address the Diamond Head Special District Design Controls (Chapter 21, ROH, Section 21-9.40-4), under which the maximum allowable building height is 25 feet and with which the subject development proposal appears to conform.

The DEA also discloses that parcel 052 “will be devoted to the required setback, and will remain landscaped.”⁶ This is also consistent with Diamond Head Special District design controls. Specific sections of the Diamond Head Special District ordinance that pertain to this proposed development address Diamond Head Special District objectives comprised of *landscaping requirements, height limitations and architectural design review.*⁷

The Waikiki Special District map is provided in the DEA, however the Diamond Head Special District map inclusive of parcel 052 is absent. Please disclose and provide discussion of the Diamond Head Special District regulations and design controls (LUO Chapter 21, Section 9.40) and the Diamond Head Special District map showing the subject property within the DHSD (LUO Chapter 21, Exhibit 21-9.5), below.



⁴ DEA Summary, page 1.

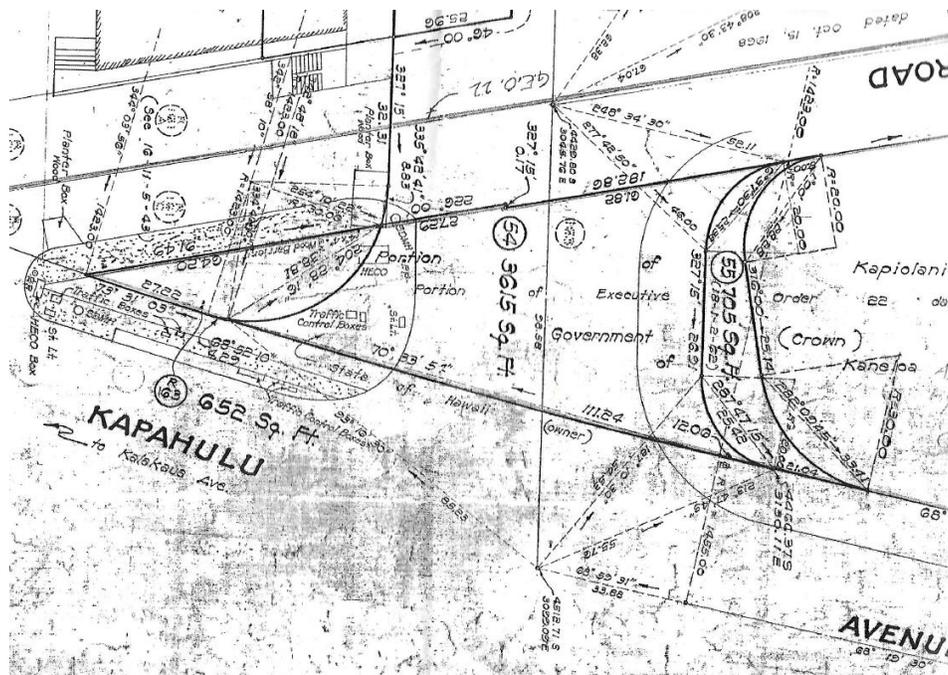
⁵ DEA Section 4.3, page 37.

⁶ DEA Section 2.1.2, page 3.

⁷ Honolulu Land Use Ordinance Chapter 21, ROH, Section 9.40-4. Design Controls

The DEA attempts to combine the three subject parcels as one, stating that “the property was developed with apartment buildings as recently as 1983.” But clearly this was not done with parcel 052, since as this parcel has been zoned public precinct as public trust land owned by the State.

The DEA appropriately indicates that parcel 052 “will be devoted to the required setback, which will remain landscaped.” However, it appears that a commercial sign is planned to encroach on the corner parcel comprised of Waikiki public precinct/State-owned public trust land. In addition, the Diamond Head Special District design control objective inclusive for this parcel is “to preserve and enhance the park like character of the immediate slopes of the Diamond Head monument, which includes Kapiolani Park.”⁸ While this parcel is just outside Kapiolani Park proper and is not managed by the Department of Parks and Recreation, it remains part and parcel to the Kapiolani Park Trust provisions that preclude privatization and commercialization of these public charitable trust lands held in trust by the State.



Kuhio Avenue Widening Parcel Map

The 2015 Pre-Draft Environmental Assessment Consultation included a reply from the DPP Director that “The site is in a high cultural sensitivity area identified by the State Historic Preservation Division” (SHPD).⁹ The Archaeological Assessment consultants further state in their report for the DEA that they have been “requesting concurrence from SHPD that the development will have ‘no effect’ on cultural resources.”¹⁰ However, there is no indication in the DEA that SHPD has provided this response, and if so, SHPD should have noted the historic public land trust protections for parcel 052 dating from 1896.

⁸ Chapter 21, ROH, Section 9.40-1

⁹ DPP Letter to PBR Hawaii dated September 1, 2015.

¹⁰ Cultural Surveys Archaeological Assessment, DEA Appendix E, page 1

Trees and Landscaping

Two Fan Palms, Tree #8 (12 feet in overall height with 5" trunk diameter) and Tree #9 (18 feet in overall height with a 5" trunk diameter), mark the lot boundary of the parcel owned by the State under Kapiolani Park Trust provisions. The Certified Arborist's report states these trees can be left in place or replaced with the same or appropriate species that match the surrounding landscape.¹¹ This conforms with the Diamond Head Special District design controls, which are more protective than the Waikiki Special District guidelines and would therefore prevail according to DPP.



However, no existing or replacement trees are shown for the proposed development's Kapahulu Avenue street frontage on any illustrative site elevation or perspective drawings within the DEA. Thus the proposed development concept appears barren and inconsonant with the park-like character of its surroundings.



PBR Hawaii DEA

¹¹ Arborists Report by Tomo Murata ISA, DEA Appendix F, page 2

Conclusion

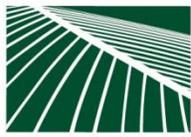
Before the DEA and Finding of No Significant Impact are accepted, the proposed development's compliance with Diamond Head Special District regulations and design controls and the provisions for the State-owned public charitable trust parcel 2-6-027:052 must be reviewed with adequate time for public response.

The O'ahu Island Parks Conservancy would then expect in the Final EA comprehensive disclosure of the Diamond Head Special District design controls applicable to State-owned parcel 2-6-027:052 (652 sf) fronting Kapahulu Avenue; together with tangible respect for the historic public land trust protections that run with the land by ensuring appropriate landscaping refinements consistent with the park like-character of the surrounding landscape, as well as relocation of any commercial signage to the contiguous parcel 2-6-027:001 at 208 Kapahulu Avenue.

Further, there should be no need to pursue a joint development agreement with the State to improve this public parcel, or for questionably taking this public trust land by subdivision/consolidation into the private development. Instead, the applicant might consider a recent precedent by a Diamond Head benefactor, who provided a contribution for restoring and improving the landscape of two run-down mini-parks up the road.

We suggest that the same might be appropriate for the State-owned corner parcel fronting the proposed development along Kapahulu Avenue. In this way, the development frontage would be enhanced by landscaping complimentary to its surroundings, the complexities and costs of questionable land transactions would be avoided, and the benefits would be a win-win for the community, the applicant, and the DPP.

With these improvements, we believe the proposed development will achieve compatibility with the surrounding environment as well as the intended historic public land trust protections that run with the land inclusive of State-owned parcel 2-6-027:052, and the proposed development would assuredly become an attractive and welcome addition to the surrounding community.



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March 28, 2016

Ms. Michelle Matson, President
O'ahu Island Parks Conservancy
MSMatson@hawaii.rr.com

**SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR
A RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001,
048, and 052**

Dear Ms. Matson,

Thank you for your letter dated February 8, 2016 in regard to the Draft Environmental Assessment (Draft EA) for the proposed restaurant/retail building.

As the planning consultant for the landowner, Malu Investments I, LLC (Malu Investments), we are responding to the concerns addressed in your letter. Specifically, we are responding to the concerns pertaining to TMK (1) 2-6-027: 052 (Parcel 52). We note that Parcel 52 comprises a total area of 652 square feet at the southwestern corner of Kūhiō and Kapahulu Avenues.

We acknowledge and appreciate that the O'ahu Island Parks Conservancy (Conservancy) supports the concept of the proposed restaurant/retail building and agree with you that a single-story family restaurant will be a welcome addition to the area. My client shares many of the objectives of your organization and looks forward to personally meeting with you to discuss further.

Ownership of Parcel 52

Malu Investments owns Parcel 52, as well as TMK (1) 2-6-027:001 (Parcel 1) and TMK (1) 2-6-027:048 (Parcel 48) in fee simple. Fee simple title to each of these parcels was conveyed to Malu Investments by AS-SZKI Corporation on February 28, 2012. Malu Investments obtained title insurance for all parcels.

Your letter cites an archeological assessment report for Parcel 52, prepared by Cultural Surveys Hawai'i in 2006, as evidence of State of Hawai'i ownership of Parcel 52. In 2006, when the archeological assessment report was prepared, the State of Hawai'i did own Parcel 52 (which was a remnant parcel (R-163) from the Kūhiō Avenue Widening), so the information regarding State of Hawai'i ownership of Parcel 52 noted in the report was accurate at the time. However, on May 4, 2007, the State of Hawai'i granted ownership of Parcel R-163 (Parcel 52) to ASN Asset Management Co., Ltd. (ASN Asset Management). The agreement stated "the use of the land shall be in combination, consolidation, or otherwise with abutting lands and shall be used in accordance with appropriate zoning and subdivision ordinances of the City and County of Honolulu."

On June 1, 2007, ASN Asset Management merged into AS-SZKI Corporation, so AS-SZKI Corporation owned Parcel 52 when it conveyed fee simple title to Parcel 52 to Malu Investments on February 28, 2012. In any case, Malu Investments is committed to ensure this parcel remains landscaped open space and will remove the ground sign that was previously proposed on the parcel, as you suggest.

Ms. Michelle Matson

COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR A RESAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

March 28, 2016

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Information regarding the ownership of Parcel 52 can be verified though the City and County of Honolulu Real Property Assessment Division, including the Division's online database at: www.qpublicnet/hi/honolulu/search.html. Malu Investments has continued to pay property taxes on this parcel and the adjoining parcels based on the City and County's assessment as "Hotel and Resort" classification.

Waikīkī and Diamond Head Special Districts

Figure 7 of the Draft EA shows the boundaries of the Waikīkī Special District. Figure 7 is based on Exhibit 21-9.13 from Chapter 21, Revised Ordinances of Honolulu (ROH)¹(see attached Exhibit 21-9.13). Exhibit 21-9.13 clearly shows Kapahulu Avenue being the eastern most boundary of the Waikīkī Special District. Note that Parcel 1, Parcel 48, and Parcel 52 are all on the Waikīkī side of Kapahulu Avenue, and thus are within the Waikīkī Special District.

Your letter indicates that Parcel 52 is within the Diamond Head Special District. Exhibit 21-9.5 from Chapter 21 ROH, shows the boundaries of the Diamond Head Special District (see attached Exhibit 21-9.5). We note that the boundary of the Diamond Head Special District extends northwest of Kapahulu Avenue in the area of Jefferson Elementary School and the Ala Wai Golf Course. However, based on the imprecise level of detail provided in Exhibit 21-9.5, it is not possible to clearly conclude that Parcel 52 is in the Diamond Head Special District.

Based on Exhibit 21-9.13 (Waikīkī Special District boundaries) and Exhibit 21-9.5 (Diamond Head Special District boundaries), we find that some areas northwest of Kapahulu Avenue may be in both the Diamond Head Special District and the Waikīkī Special District. This area of overlap clearly includes Jefferson Elementary School. However, based on the imprecise level of detail provided in Exhibit 21-9.5, it is not possible to conclude that the 652 square foot Parcel 52 is in this overlapping area.

Although we do not believe that Parcel 52 is actually in the Diamond Head Special District, in an abundance of caution, and as you suggest in your letter, the forthcoming Final Environmental Assessment (Final EA) will include a new section addressing compliance with the Diamond Head Special District design controls with respect to Parcel 52. As noted in the Draft EA and in your letter, Parcel 52 will be devoted to the required setback for the restaurant/retail building and will be landscaped. Thus, uses proposed on Parcel 52 (i.e., landscaping) will be consistent with the Diamond Head Special District design controls, the Waikīkī Special District design controls, and the Waikīkī Special District Public Precinct designation of Parcel 52². Malu Investments will also remove the ground sign that was previously proposed on Parcel 52, as you suggest.

If deemed necessary, the forthcoming Special District Permit application for the restaurant/retail building will also: 1) include a section addressing compliance with the Diamond Head Special District design controls with respect to Parcel 52; and 2) request the approval of Special District Permits with respect to both the Waikīkī Special District and the Diamond Head Special District. The Special District Permit process will allow for public review and comment regarding compliance with the Waikīkī Special District

¹ Chapter 21, ROH is commonly referred to as the "Land Use Ordinance" or "LUO."

² Although information from the City and County of Honolulu shows that part of Parcel 52 is designated Public Precinct and the other part is designated Resort Mixed Use Precinct, the entire area of Parcel 52 will contain landscaping.

Ms. Michelle Matson
COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR A RESAURANT/RETAIL
BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052
March 28, 2016
Page 3 of 3

and, if applicable, the Diamond Head Special District regulations and design controls. We note that, unlike projects within the Waikīkī Special District, compliance with the provisions of Chapter 343, Hawai‘i Revised Statutes and Title 11, Chapter 200, Hawai‘i Administrative Rules (HAR) pertaining to Environmental Impact Statements is not specifically triggered for projects within the Diamond Head Special District.

Previous Use of the Parcels

Regarding the comment at the top of page 3 of your letter pertaining to the previous use of the property, we acknowledge that only Parcels 1 and 48 were developed with buildings as recently as 1983. The forthcoming Final EA will clarify this.

Parcel 52 Proposed Landscaping

As noted in the Draft EA and above, Parcel 52 will be devoted to the required setback for the restaurant/retail building and will be landscaped. In regard to your comments pertaining to trees and landscaping, pursuant to Section 21-9.40-4(a)(9), ROH, or Section 21-9.80-4(f)(2), ROH (as required and appropriate), the existing trees on Parcel 1 near the boundary of Parcel 52³ will be replaced with one or more approved tree(s) or with alternative approved landscaping material. Malu Investments will also remove the ground sign that was previously proposed on Parcel 52, as you suggest.

Acceptance of Archeological Assessment Reports

Appendix E of the Draft EA includes letters from the State Historic Preservation Division (SHPD) accepting the archeological assessment reports prepared for: 1) Parcel 1 and Parcel 48; and 2) Parcel 52. These letters are located at the beginning of Appendix E. In addition, SHPD was included as part of the environmental review process for the proposed restaurant/retail building. As part of this process we sent to SHPD: 1) a pre-assessment consultation letter; and 2) a copy of the Draft EA. As of the date of this letter, SHPD has not provided any comments regarding the proposed restaurant/retail building.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,



Tom Schnell, AICP
Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

³ Tree #8 and Tree #9, as noted in the Certified Arborist report, Appendix F of the Draft EA.

February 3, 2016

City and County of Honolulu
Department of Planning and Permitting
650 S. King Street – 7th Floor
Honolulu Hawaii 96813

Dear Sirs:

Thank you for the opportunity to comment on the draft environmental assessment for the proposed Denny's restaurant at 208 Kapahulu Avenue, (TMKs 2-6-027: 001, 048, 052). As a resident of the Makee 'Ailana condominium which is located adjacent to the proposed restaurant, I have great interest in this restaurant and its impact on me and my neighborhood.

I believe that the owner, Maui Investments, has done much to make this restaurant a family-friendly and neighborhood-friendly restaurant. I am pleased that access to the restaurant is via Kuhio or directly from Kapahulu Avenue, rather than across my driveway onto Kapahulu Avenue. I also like the low profile of the restaurant, its architectural design, its nice looking tile roof, and generally the owner's efforts to make the restaurant blend in well with our Waikiki community.

Two areas of the document, however, need further clarification/follow-up as they could have a considerable impact on our neighborhood's health and well-being: 1) Air quality impact and 2) Noise abatement.

1) Air Quality Impact

As the assessment notes, the prevailing wind direction across the site is the trade winds. That flow is directly toward my home at 204 Kapahulu Avenue, in the Makee 'Ailana. Since the proposed restaurant will be within 100 feet of my home, I am very concerned about the emissions from it. After all, whatever emissions it produces will be a part of the air I breath for the rest of my life. It is also worth noting that the President Thomas Jefferson School is located just across Kuhio Avenue in the other direction. When Kona winds blow, keiki at the school will be exposed to whatever emissions the restaurant produces.

Such emissions are potentially substantial and could not only smell bad but also be hazardous. Cities such as New York and San Francisco have begun regulating such emissions due to the hazard they can pose. A 2012 study says that the emissions from a single hamburger is roughly equal to the particulate emissions of a diesel truck driving 10 miles. And of course Denny's is a high volume restaurant, at which many meals will be prepared.

The question of emissions was raised at the Waikiki Board briefing in October, so it was with great interest that I read the assessment to see how it would address this issue. The assessment addresses these concerns in Section 4.5 as follows:

“The restaurant tenant will implement a state-of-the-art high efficiency, multiple filter exhaust scrubber system to mitigate odor and smoke-related impacts from ventilated exhaust. Tenants of the

restaurant/retail building will be required to meet or exceed State of Hawaii Department of Health ventilation system standards, as specified under Chapter 11-39, HAR". (Note that Chapter 11-39, HAR refers to regulations about the air quality within the restaurant and so is not germane to my concern.)

It is encouraging that the restaurant will use "a state-of-the-art high efficiency, multiple filter exhaust scrubber system". However, I believe it is incumbent on the restaurant tenant to provide more specific information on the proposed scrubber system and what the resulting emissions will be. In particular, given the exposure I and my neighbors will have to those emissions, I trust that the State of Hawaii and the City and County of Honolulu will require the restaurant tenant to document what those emissions will be and ensure that they will not pose a health or environmental hazard to us.

2.) Noise abatement.

I understand from press reports that the Denny's plans to operate 24 hours a day, but, I could not find that in the environmental assessment. I did note that the outside tables would only serve from 7 am until 11 pm in accordance with Waikiki requirements. But there was no mention of the hours of the restaurant.

I noticed that the traffic study was done for the hours of 6 – 8:30 am and 3:30 – 6 pm, i.e. rush hour. More concerning to me is the late night foot traffic and noise from the Honolulu Zoo parking lot when I and most others are trying to sleep. At closing time (2 am), individuals return from bars and night clubs in Waikiki to their cars in the Zoo parking lot, talking loudly, playing car radios, occasionally fighting, but normally leaving the area fairly quickly.

My concern with the Denny's being open at 2 am is that now they won't leave. Rather, they will go to Denny's to eat, and after eating, energized, intoxicated individuals will congregate in my neighborhood. A great deal of noise and trouble happens late at night, particularly when a place becomes an attraction for the late night crowd. Plus, if there is trouble inside of Denny's, they will kick those individuals outside where they will further disturb the neighborhood.

The restaurant is being described as family and neighborhood friendly. But I don't know what families would be up at 2 am thinking about eating. It is worth noting that while there are other food establishments nearby, none serve food or are open late at night. I hope that the landlord tenant would mitigate this problem by closing at a reasonable hour rather than be open 24 hours.

Again, thank you for the opportunity to comment on the draft assessment. I think the Denny's can be an asset to our neighborhood. And I trust that the State of Hawaii and the City and County of Honolulu will assure that the resulting restaurant will not have a substantial impact on me and my neighbors' health or environment.

Sincerely,

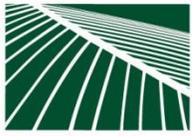


Edward Springer
204 Kapahulu Ave. #1101
Honolulu, Hi. 96815

cc: Applicant: Malu Investments I, LLC email: dehhawaii@gmail.com

✓ Consultant: PBR HAWAII & Associates Inc. 1001 Bishop St., Suite 650, Honolulu Hi. 96813

Mr Scott Glenn, Interim Director State of Hawaii Department of Health, Office of
Environmental Quality Control, 235 South Beretania Street Suite 702, Honolulu Hawaii 96813



March 28, 2016

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SUBJECT: COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR A RESAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052 (2015/ED-18(MT))

Dear Mr. Springer,

Thank you for your letter addressed to the City and County of Honolulu Department of Planning and Permitting dated February 3, 2016 in regard to the Draft Environmental Assessment (Draft EA) for the proposed restaurant/retail building on vacant property at the corner of Kūhiō Avenue and Kapahulu Avenue.

As the planning consultant for the landowner Malu Investments I (Malu Investments), we acknowledge your comments and provide the following responses.

Thank you for acknowledging that Malu Investments has done much to make the restaurant/retail building a family and neighborhood friendly restaurant. We also note your pleasure with the access being from Kūhiō Avenue and with the architectural design of the building. Below we address your comments regarding air quality impact and noise abatement.

1. Air Quality Impact

We acknowledge that you are concerned with emissions from the restaurant ventilation system. The Draft EA references that: "Tenants of the restaurant/retail building will be required to meet or exceed State of Hawai'i Department of Health ventilation system standards, as specified under Chapter 11-39, HAR." In your letter you point out that these regulations pertain to indoor air quality.

Generally, Chapter 11-39, HAR pertains to air conditioning and ventilating in regard to indoor air quality. However, as confirmed by the State of Hawai'i Department of Health (DOH), Section 11-39-12(b)(2), HAR does pertain to ventilating for restaurant cooking equipment and exhaust. DOH stated that in situations such as in Waikīkī, where many restaurant cooking ventilation systems do not exhaust above the highest roof or higher than any adjacent roof at the property line, exhaust pollution control systems are typically required. There is also a permitting process for restaurant cooking ventilation systems which DOH administers and the restaurant tenant will be subject to.

To provide this clarification in the Final EA, the section on air quality (Section 4.5) will be revised to state:

The restaurant tenant will implement a state-of-the-art, high efficiency, multiple-filter, exhaust pollution control system to mitigate odor, grease, and smoke related impacts from ventilation exhaust. As per the requirements of Section 11-39-12, HAR, this pollution control system must include a grease vapor collector, exhaust fan, and fire barrier system approved by a nationally-recognized testing agency. Details of the system must be provided in the tenant's ventilation permit application, which is subject to the review and approval of the State DOH. There are many such exhaust pollution control systems in operation in Waikīkī, where there is a high prevalence of ground floor restaurants in close proximity to high-rise residential and hotel buildings.

Mr. Springer

SUBJECT: COMMENTS ON THE PRE-ASSESSMENT CONSULTATION FOR A
RESTAURANT/RETAIL BUILDING IN WAIKĪKĪ, TMK (1) 2-6-027:001, 048, and 052

March 28, 2016

Page 2 of 2

2. *Noise Abatement*

Denny's restaurants typically do serve food twenty-four hours a day, and the Final EA will be revised to clarify this information. Hours of operation will ultimately be at the discretion of the restaurant tenant. The tenant is a highly experienced, successful operator in both Hawai'i (Kunia and Kāne'ōhe communities) and California (12 locations in various communities). The tenant is leasing not only the interior restaurant space but will also be responsible for all parking areas and all common areas outside the restaurant. This provides the operator with full control of the property's environment. He is fully committed to maintaining a family-friendly atmosphere throughout the property and adhere to all requirements within the properties' Hotel and Resort zoning codes. He is also committed to maintaining a good and positive dialogue with his two adjoining neighbors.

We value your participation in the environmental review process. Your letter will be included in the forthcoming Final EA.

Sincerely,



Tom Schnell, AICP

Principal

cc: Malu Investments I, LLC
City and County of Honolulu DPP

APPENDIX C:

**SITE PLAN, ELEVATION DRAWINGS, AND THREE-
DIMENSIONAL RENDERINGS**

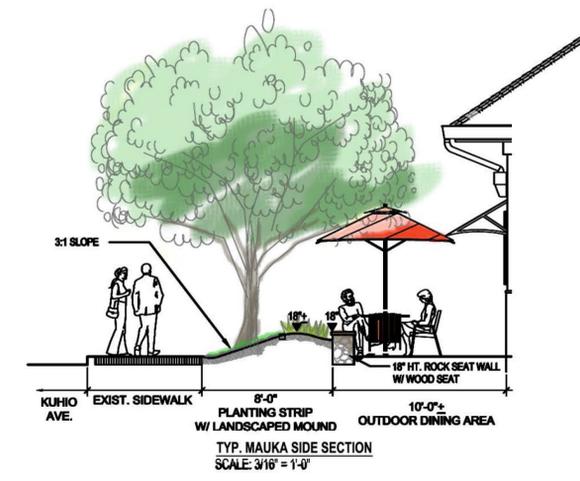
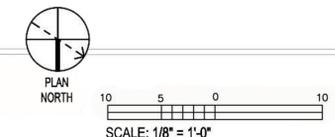
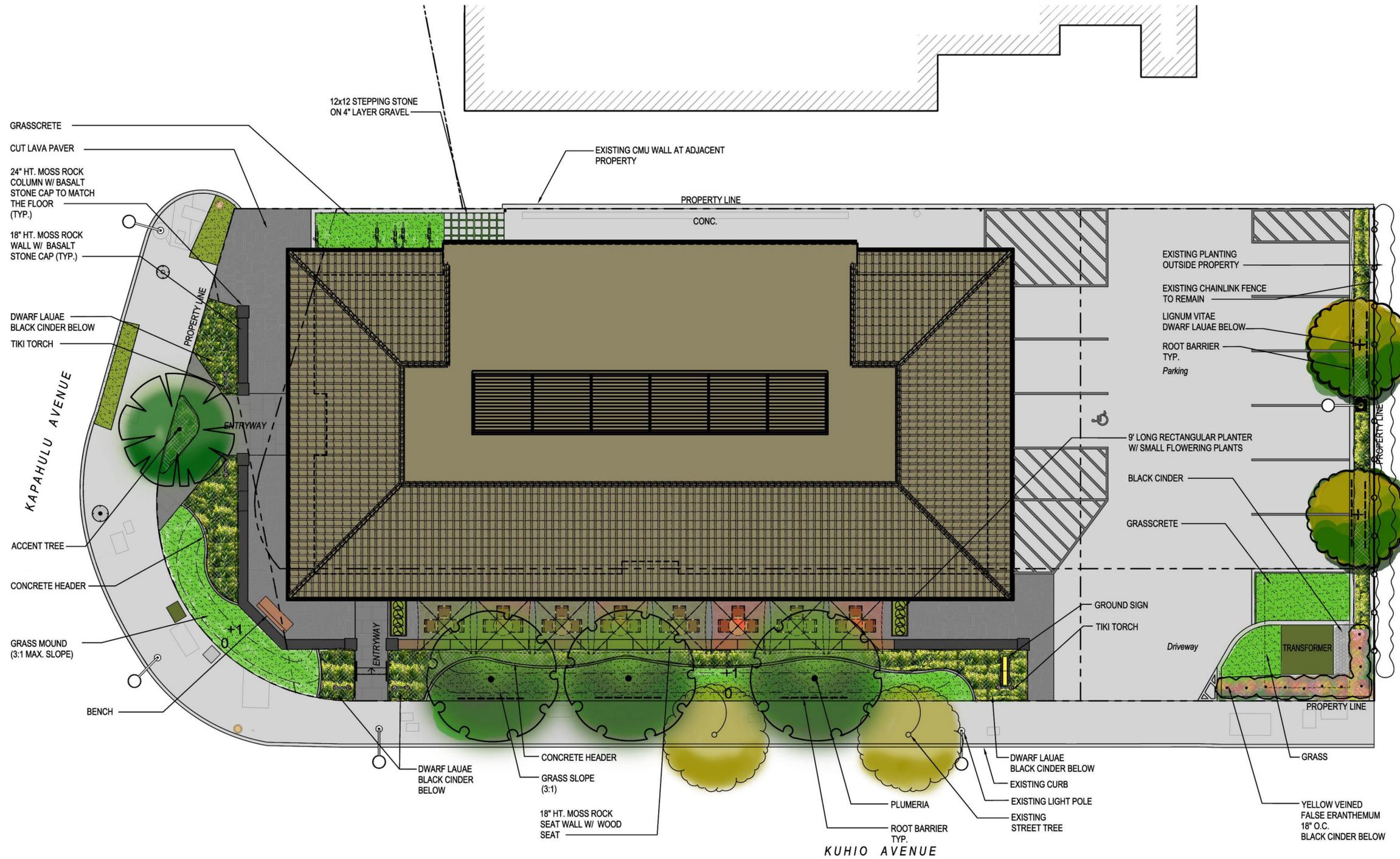
PLANT KEY (TREES)

SYMBOL QTY. DESCRIPTION

-  1 - MEDIUM SIZE ACCENT TREE (25 GALLON, 2" CALIPER)
-  3 - MEDIUM SIZE FLOWERING TREE (PLUMERIA, 25 GALLON, 2" CALIPER)
-  2 - SMALL TREE IN 6"x6" PLANTER (LIGNUM VITAE, 25 GAL., 2" CALIPER)

PLANT KEY (SHRUB/GROUNDCOVER)

-  12 - MEDIUM TROPICAL HEDGE FOR SCREENING (YELLOW VEINED FALSE ERANTHEMUM, 3 GAL. 18" ON CENTER)
-  670 S.F. - TROPICAL GROUNDCOVER (DWARF LAUAE, 6" POT, 8" O.C.)
-  980 S.F. - GRASS (SOD)

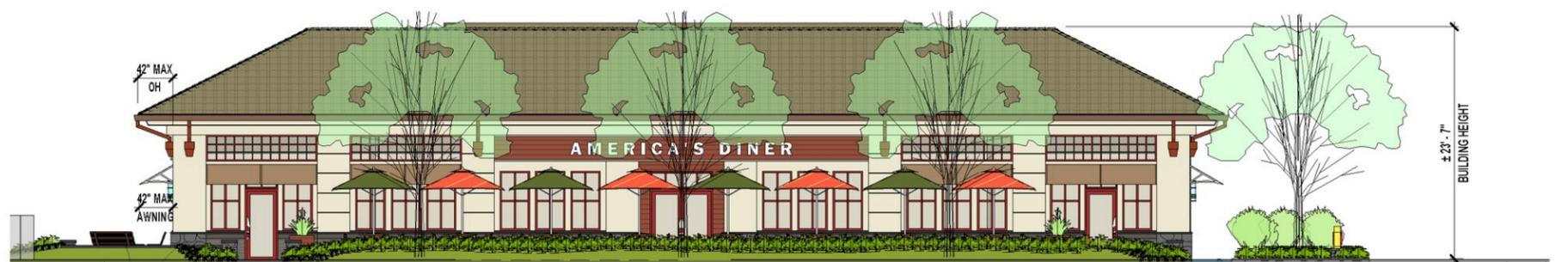


DIAMOND HEAD DENNY'S: CONCEPTUAL LANDSCAPE PLAN

TMK: 2-6-027:001, 048, 052



KAPAHULU AVE (DIAMOND HEAD) ELEVATION

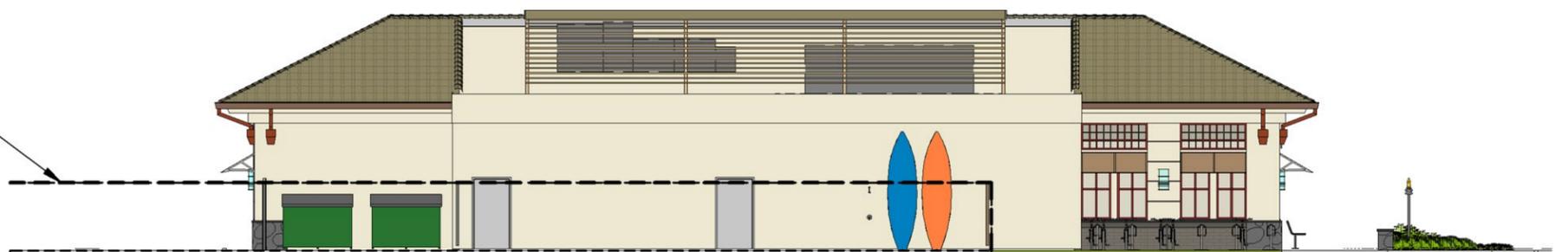


KUHIO AVE (MAUKA) ELEVATION



PARKING LOT (EWA) ELEVATION

EXST
CMU WALL



MAKAI ELEVATION

DIAMOND HEAD DENNY'S

TMK: 2-6-027:001, 048, 052
11/03/2015



SCALE: 1/16" = 1'-0"



PERSPECTIVE - FROM MAUKA TO MAKAI



PERSPECTIVE - FROM EWA TO DIAMONDHEAD

DIAMOND HEAD DENNY'S

TMK: 2-6-027:001, 048, 052
11/03/2015



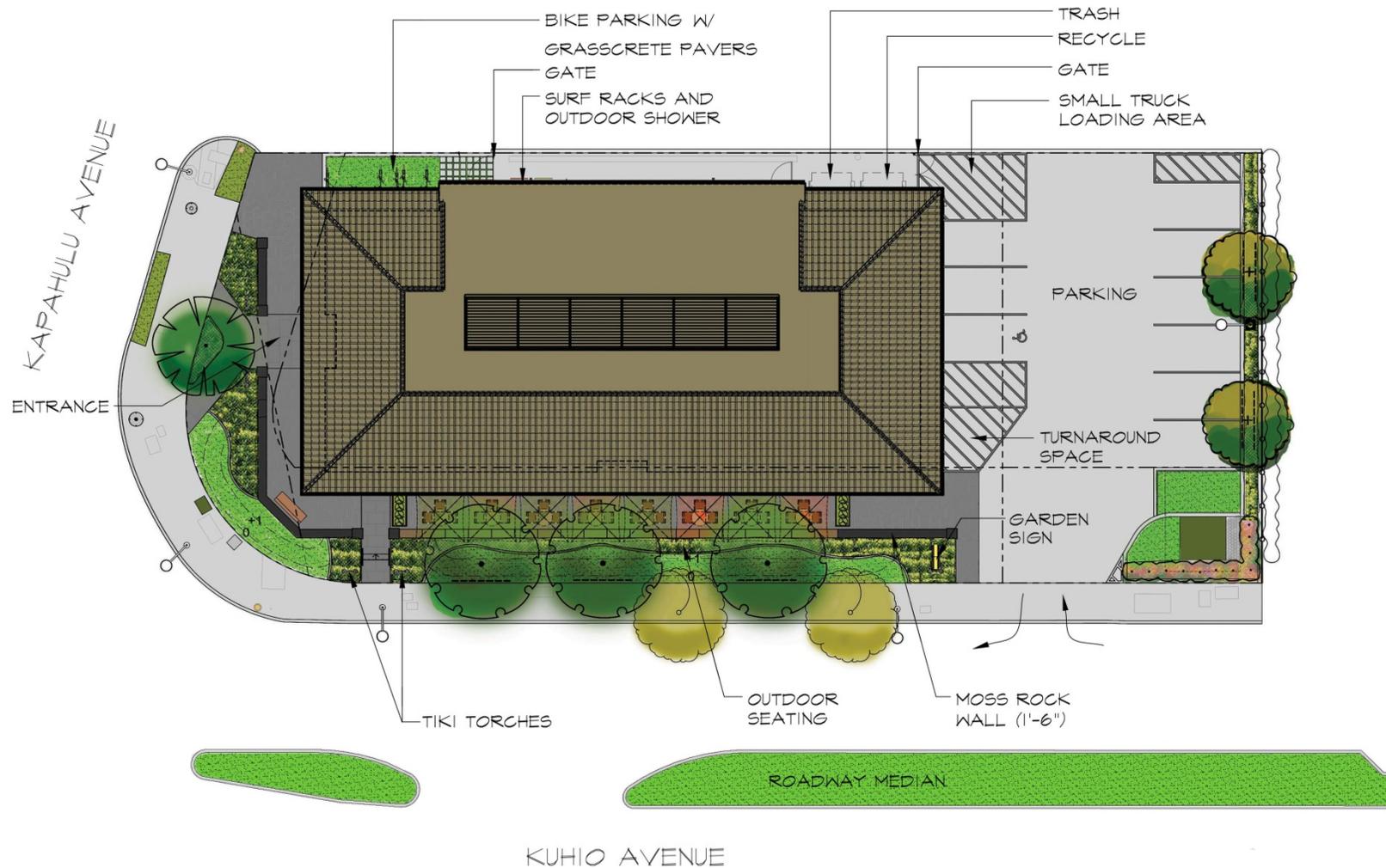
SCALE: 1/16" = 1'-0"

APPENDIX D:
TRAFFIC IMPACT ASSESSMENT REPORT

Transportation Impact Assessment Report

208 Kapahulu Avenue/2583 Kūhiō Avenue Restaurant/Retail Building Waikīkī, Hawai‘i

December 2015



AECOM Technical Services, Inc.
1001 Bishop Street, Suite 1600
Honolulu, Hawai‘i 96813
Ph. (808) 521-5031

Project Reference: 60442605

Transportation Impact Assessment Report

208 Kapahulu Avenue/2583 Kūhiō Avenue Restaurant/Retail Building Waikīkī, Hawai'i

December 2015

Prepared for:

Malu Investments I, LLC
c/o Form Partners, LLC
1777 Ala Moana Boulevard, Suite 200
Honolulu, Hawai'i 96815

Prepared by:

AECOM Technical Services
1001 Bishop Street, Suite 1600
Honolulu, Hawai'i 96813
(808) 521-5031

Project Reference: 60442605

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I. INTRODUCTION

Malu Investments I, LLC proposes to develop a restaurant/retail building on three contiguous, vacant parcels of land located at the makai/’Ewa corner of the Kūhiō Avenue/Kapahulu Avenue intersection. Figure 1 illustrates the location of the development parcel.

The proposed development is comprised of a single-story building containing approximately 4,980 square feet (sf) of gross commercial floor area. The building will be designed to accommodate up to three tenants, but Malu Investments I, LLC currently intends to lease the entire building and premises to a single tenant for use as Denny’s restaurant under a franchise agreement between the tenant and Denny’s. Therefore, for the purposes of this traffic impact assessment report, the development use will be assumed to be a diner-type restaurant. Figure 2 is a site plan of the proposed development.

The proposed development is located in Waikīkī and therefore it is anticipated that a good portion of the patrons for the assumed coffee shop-type restaurant are expected to walk from the surrounding area although some customers will also drive to the proposed development.

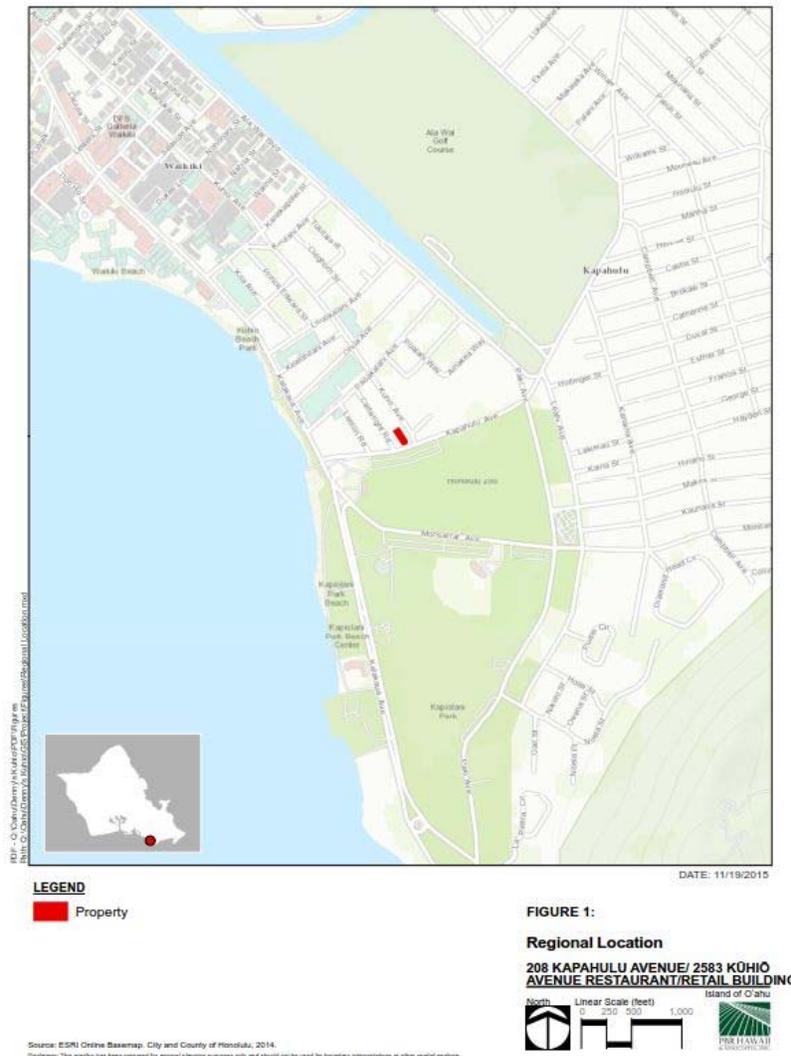
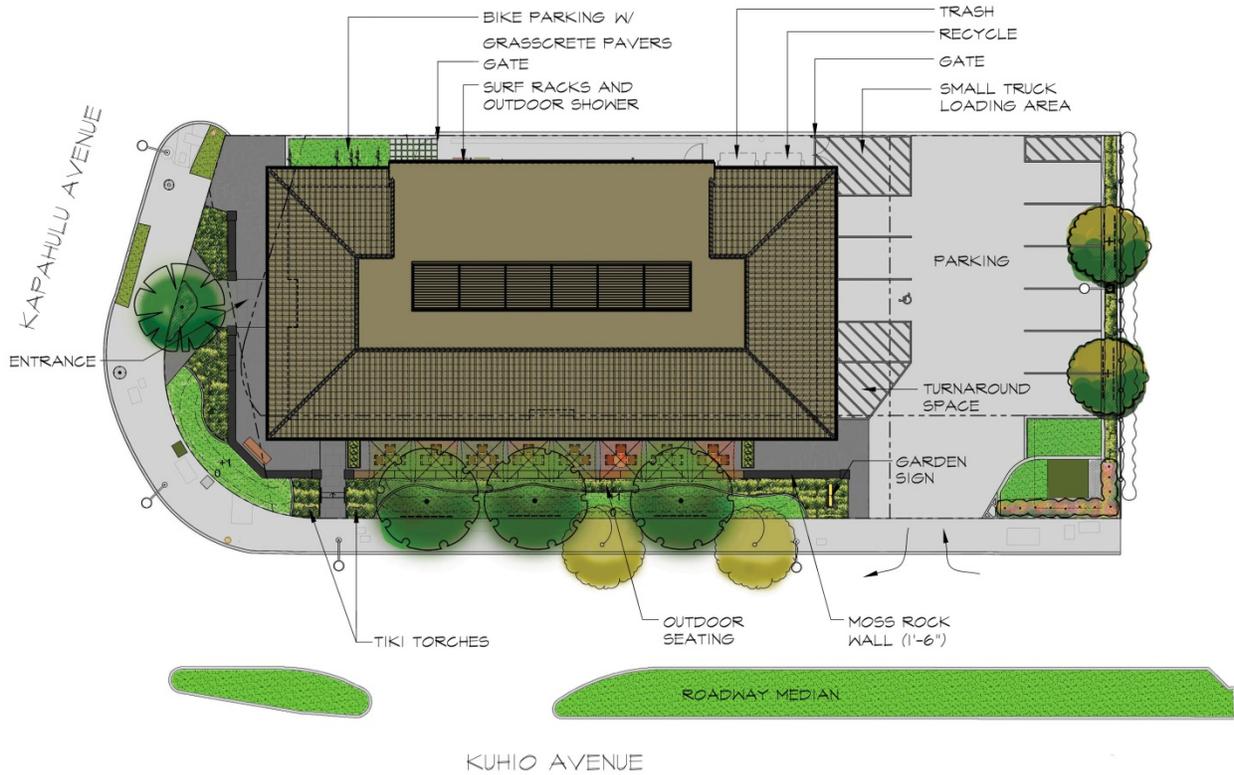


Figure 1 – Location of 208 Kapahulu Avenue/2583 Kūhiō Avenue Restaurant/Retail Building Site

208 Kapahulu Avenue/2583 Kūhiō Avenue Restaurant/Retail Building
Transportation Impact Assessment Report



**Figure 2 – 208 Kapahulu Avenue/2583 Kūhiō Avenue
Restaurant/Retail Building Site Plan**

Consequently, vehicular travel demand generated by the proposed development is expected to be lower than it would be at a more traditional auto-oriented location. This study will assess the existing traffic conditions at the Kūhiō Avenue/Kapahulu Avenue intersection, including bicycle and pedestrian activity and assess the traffic impacts of the proposed development.

II. EXISTING CONDITIONS

A. Site Description

The proposed development will be located on three contiguous, vacant parcels of land located on the makai-‘Ewa corner of the Kūhiō Avenue/Kapahulu Avenue intersection.

The site is surrounded on its makai and ‘Ewa sides by multi-story residential development. Across Kūhiō Avenue, on the mauka side, there is also multi-story residential development and a portion of the Thomas Jefferson Elementary School property. Across Kapahulu Avenue, on the Diamond Head side of the street, is the parking lot for the Honolulu Zoo that is open to the public.

This is a fairly mature part of Waikīkī with established land uses.



Figure 3 Existing Development Site

B. Roadway Conditions

The roadways adjacent to the proposed development are Kūhiō Avenue and Kapahulu Avenue. Kūhiō Avenue borders the mauka side of the development parcel and Kapahulu Avenue borders the Diamond Head side of the development parcel. Access to proposed development site will be from Kūhiō Avenue.

Kūhiō Avenue is one of three major roadways providing Diamond Head-‘Ewa mobility through Waikīkī. In the vicinity of the proposed development, there are two lanes in each direction with a raised center median. The City and County of Honolulu has jurisdiction of this roadway. The posted speed limit is 25 mph. On-street parking is prohibited on this segment of Kūhiō Avenue.

Kapahulu Avenue is a mauka-makai roadway and one of the major access routes into and out of Waikīkī. In the vicinity of the proposed development site, it is configured as an undivided roadway with two lanes in each direction. The posted speed limit is 25 mph. On-street parking is allowed on the Diamond Head side of Kapahulu Avenue between Cartwright Road and Kūhiō Avenue and between Kūhiō Avenue and Paki Avenue. On the 'Ewa side of Kapahulu Avenue, on-street parking is allowed between Paki Avenue and Kūhiō Avenue. On-street parking is prohibited on Kapahulu Avenue at the approaches and departure segments of the Kūhiō Avenue/Kapahulu Avenue intersection.

Kūhiō Avenue intersects Kapahulu Avenue and terminates at this intersection, making the intersection a three-legged "T-intersection." The two lanes of the Kūhiō Avenue approach to this intersection are configured as a left-turn and a shared left/right-turn lane. The makai-bound Kapahulu Avenue approach is configured as a through lane and a shared through/right-turn lane. The mauka-bound Kapahulu Avenue approach is configured as a shared through/left-turn lane and a through lane.

The Kūhiō Avenue/Kapahulu Avenue intersection is signalized. The traffic signal operates as a two-phase signal. The observed signal cycle length is 80 seconds with an approximately 50 second/30 second Kapahulu/Kūhiō split. No left-turn phase is provided for the mauka-bound Kapahulu Avenue to 'Ewa-bound Kūhiō Avenue left-turn movement.

C. Bicycle & Pedestrian Conditions

There are sidewalks on both sides of Kūhiō Avenue and on both sides of Kapahulu Avenue in the vicinity of the proposed development site. Crosswalks exist on the Kūhiō Avenue and makai Kapahulu Avenue legs of the intersection.

There is a multi-use path located along the Diamond Head side of Kapahulu Avenue. Bicycles share the road with other vehicles along Kūhiō Avenue or Kapahulu Avenue in the vicinity of the proposed development site. These facilities are consistent with the [O'ahu Bike Plan](#) which acknowledges both the multi-use path and designates "Bike Routes" along Kūhiō Avenue and Kapahulu Avenue.

At the Kūhiō Avenue/Kapahulu Avenue intersection, the heaviest pedestrian volumes are those crossing Kūhiō Avenue. During the AM peak hour, pedestrian volumes crossing Kūhiō Avenue are about twice the pedestrian volume crossing Kapahulu Avenue. The greatest pedestrian volume crosses Kūhiō Avenue from mauka to makai at 56 pedestrians per hour. 32 pedestrians per hour cross makai to mauka at the same location, while the pedestrian volumes across Kapahulu Avenue are 22 pedestrians per hour in the Diamond Head to 'Ewa direction and 12 pedestrians per hour in the 'Ewa to Diamond Head direction.

During the PM peak hour, the pedestrian volumes crossing Kūhiō Avenue are much larger than those crossing Kapahulu Avenue. Pedestrian volumes are 63 pedestrians per hour in the mauka to makai direction and 50 pedestrians per hour in the makai to mauka direction. Pedestrians crossing Kapahulu Avenue are 16 pedestrians per hour in the Diamond Head to 'Ewa direction and 3 pedestrians per hour in the 'Ewa to Diamond Head direction.

A large proportion of the pedestrian volumes crossing Kūhiō Avenue is associated with the existing bus stop located on Kapahulu Avenue, mauka of Kūhiō Avenue.

Bicycle volumes on both Kūhiō and Kapahulu Avenues are relatively small with 19 bicycles per hour and 9 bicycles per hour entering the Kūhiō Avenue/Kapahulu Avenue intersection during the peak hours. These bicycle volumes reflect only bicycles on the roadways. There were also bicycles observed on the off-road multi-use path along Kapahulu Avenue. The peak hour

bicycle volumes, by turning movement, are documented on the traffic count summary sheets located in Appendix A.

D. Public Transit Conditions

Four bus stops serve the general area around the proposed development site. There are two bus stops (one Diamond Head-bound-Stop #154 and one 'Ewa-bound-Stop #20) on Kūhiō Avenue at Paokalani Avenue and two makai-bound bus stops on Kapahulu Avenue. One stop is located mauka of the Kūhiō Avenue/Kapahulu Avenue intersection (Stop #19) and serves 'Ewa-bound buses, while the other stop is located makai of the Kūhiō Avenue/Kapahulu Avenue intersection near Kalākaua Avenue and serves Diamond Head-bound buses (Stop #156).

There is robust transit service in the vicinity of the proposed development site. Bus stops in the area are served by Routes 2, 2L, 8, 13, 14, 19, 20, 22, 23, 24, 42, E, W1, W2, and W3.

Route 2 (Waikīkī–School-Middle) runs from around 5 AM to 1 AM (span of 20 hours), Route 8 (Waikīkī–Ala Moana) runs from around 8 AM to 11 PM, Route 13 (University-Waikīkī–Liliha) runs from around 4 AM to 12 AM (span of 20 hours), Route 19 (Waikīkī–Airport-Hickam) runs from around 6 AM to 12:25 AM. Route 20 (Waikīkī–Airport-Pearlridge) runs from 5 AM to 6 PM. Route 22 (Beach Bus) runs from around 6 AM to 6 PM on Sunday, Monday, and Wednesday through Friday. Route 23 (Ala Moana-Hawaii Kai-Sea Life Park) runs from around 6 AM to 8 PM. Route 24/18 (Kapahulu-Aina Haina/University-Ala Moana) runs from around 6 AM to 9 PM. Route 42 (Waikīkī-'Ewa Beach) runs from about 4 AM to 3 AM (span of 23 hours). Route E (Country Express! 'Ewa- Waikīkī) runs from about 4 AM to 11 PM, Route W1 (Waipahu-Waikiki Farrington Express) runs from around 4 AM to 6 AM and 4 PM to 5 PM. Route W2 (Waipahu-Waikīkī Paiwa Express) runs from around 5 AM to 6 AM and 4 PM to 5 PM. Route W3 (Kalihi-Waikīkī Express) runs from around 5 AM to 6 AM and 3 PM to 4 PM. Service headways vary according to the time of day.

The City and County of Honolulu Department of Transportation Services (DTS) is also planning a high-capacity bus circulator to connect Waikīkī to the future Honolulu High-Capacity Rail station at Ala Moana Center. One of the stops for this high-capacity circulator will likely be located on Kapahulu Avenue near the proposed development site.

E. Traffic Conditions

Traffic turning movement counts were conducted on Thursday, October 22, 2015 at the Kūhiō Avenue/Kapahulu Avenue intersection. Both the AM and PM peak traffic periods were counted. Motorized vehicle, bicycle, and pedestrian movements at the intersection were documented during these time periods. The traffic count summary sheets are located in Appendix A.

The AM peak hour was identified to occur between 7:15 AM to 8:15 AM and the PM peak hour was identified to occur between 4:00 PM and 5:00 PM.

Figure 3 summarizes the existing Year 2015 AM and PM peak hour turning movements at the Kūhiō Avenue/Kapahulu Avenue intersection.

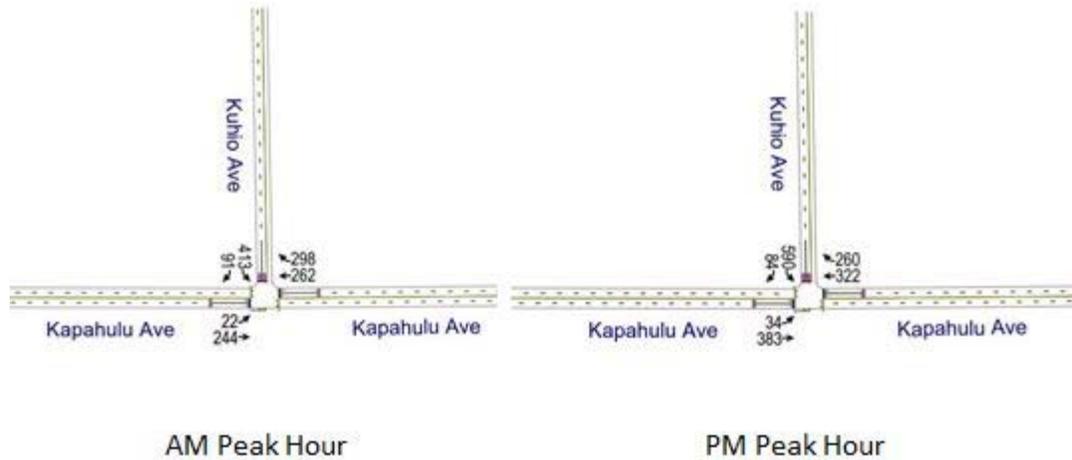


Figure 3 Existing Year 2015 Peak Hour Traffic Volumes

Table 1 summarizes intersection operations at the signalized Kūhiō Avenue/Kapahulu Avenue intersection for these time periods.

The signalized intersections were analyzed using the method described in Chapter 16 of the 2010 Highway Capacity Manual (HCM) through the HCS 2010 software. The analysis worksheets are included in the Appendix B of this report.

Table 1 Existing 2015 Peak Hour Intersection Operations

Intersection	AM Peak Hour		PM Peak Hour	
	Delay (seconds)	LOS	Delay (seconds)	LOS
Kūhiō Avenue/Kapahulu Avenue	16.6	B	17.9	B
Note: Delay is in seconds/vehicle AM Peak Hour: 7:15 AM – 8:15 AM, PM Peak Hour: 4:00 PM – 5:00 PM HCS 2010 worksheets are in Appendix B				

As shown in Table 1, the Kūhiō Avenue/Kapahulu Avenue intersection operates well during AM and PM peak hour conditions with both at Level of Service (LOS) B. The significant pedestrian volumes crossing Kūhiō Avenue interfere with the makai-bound Kapahulu to ‘Ewa-bound right turn during the Kapahulu Avenue signal phase, but because this right turn movement is unimpeded during the Kūhiō Avenue signal phase, there is sufficient capacity to handle the right turns. During special events, this intersection has been observed to operate in congested mode, but for the majority of the conditions, this intersection operates well.

III. FUTURE CONDITIONS

A. Proposed Development

The proposed 208 Kapahulu Avenue/2583 Kūhiō Avenue Restaurant/Retail Building is comprised of a single-story building containing approximately 4,980 square feet (sf) of gross commercial floor area. The building will be designed to accommodate up to three tenants, but Malu Investments I, LLC currently intends to lease the entire building and premises to a single tenant for use as restaurant. Therefore, for the purposes of this traffic impact assessment report, the development use is to be assumed to be a diner-type restaurant

B. Vehicular Trips Generated 208 Kapahulu/2583 Kūhiō Avenue Restaurant/Retail Building

Table 2 summarizes the proposed land use and the estimated vehicular volume generated. The vehicular volume is based on trip generation rates documented in the Institute of Transportation Engineers (ITE) publication, Trip Generation, 9th Edition. Category 932 for high-turnover restaurant was used as a base. Vehicular volumes generated during the AM and PM peak hour of adjacent street traffic were estimated.

Table 2 Projected Vehicular Volume Generated by Proposed Development

Land Use	Intensity	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
Standard High-Turnover Restaurant	4,890 sq. ft.	29	24	29	19
High-Turnover Restaurant Adjusted for Waikīkī Conditions	4,890 sq. ft.	7	6	7	5
Notes: Source of information: Malu Investments I, LLC AM and PM Peak Hour traffic volume units are vehicles/hour. Trip Generation rates for standard high-turnover restaurant based on trip generation rates documented in ITE <u>Trip Generation, 9th Edition</u> . Trip Generation rates adjusted for Waikīkī are the standard rates factored by 0.25 to account for the pedestrian oriented customer base typical of the area.					

The standard ITE rates were adjusted by a factor of 0.25 to account for the pedestrian-oriented customer base typical of the area. Examples are Teddy's Bigger Burgers, Hula's Bar & Lei Stand, and Lulu's restaurant in the area that have no dedicated parking. The proposed 208 Kapahulu Avenue/2583 Kūhiō Avenue Restaurant/Retail Building will have 9 parking stalls and, consistent with a minimal amount of vehicular generation was assumed for the site.

The driveway to the proposed parking lot, is located on Kūhiō Avenue, just 'Ewa of its intersection with Kapahulu Avenue. At this location, there is a raised median within Kūhiō Avenue that will restrict the driveway to right-in/right-out turning movements.

C. Projected Year 2017 Peak Hour Background Traffic Volumes

The proposed development is located in a mature area of Waikīkī and traffic volumes are fairly stable. However, an annual growth rate of 2 percent was assumed. The proposed development is projected to be implemented in approximately 2 years and the growth rate was applied for two years to provide background traffic volumes at the Kūhiō Avenue/Kapahulu Avenue intersection.

Figure 5 illustrates the Future Year 2017 PM peak hour traffic volumes background traffic volumes.

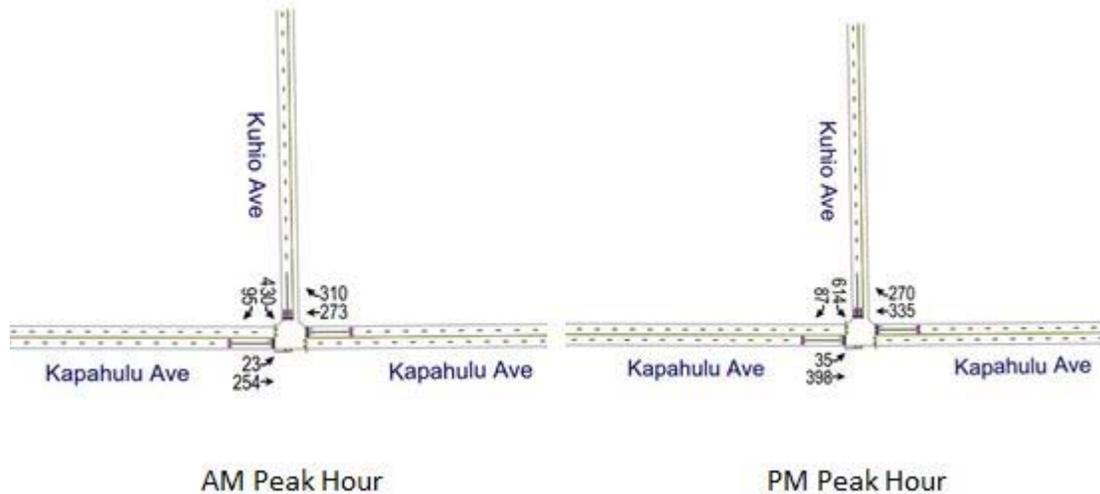


Figure 5 Projected Year 2017 Peak Hour Background Volumes

D. Projected Year 2017 Peak Hour Traffic Volumes with 208 Kapahulu/2583 Kūhiō Avenue Restaurant/Retail Building

As shown in Table 2 of this report, the amount of vehicular traffic generated by the proposed diner restaurant is expected to be low because of its location within the Waikīkī area. However, to make the operations analysis as conservative as possible, the full trip generation typically associated with a more auto-oriented location will be used to assess the potential traffic impacts of the development. For this hypothetical “worst case” scenario, the public parking lot adjacent to the Honolulu Zoo will be expected to handle some of the parking demand and, therefore, some development-generated traffic was directed there. This component of this traffic passing through the Kūhiō Avenue/Kapahulu Avenue intersection was accounted for and included in the

“with proposed development” traffic volumes. Figure 6 illustrates the projected traffic movements associated with the hypothetical “worst case” scenario. These vehicular traffic volumes were added to the development-generated traffic from the proposed development parking lot and added to the projected 2017 background peak hour traffic volumes shown in Figure 5. Figure 7 summarizes the resulting projected year 2017 traffic volumes with the added traffic from the 208 Kapahulu/2583 Kūhiō Avenue Restaurant/Retail Building.

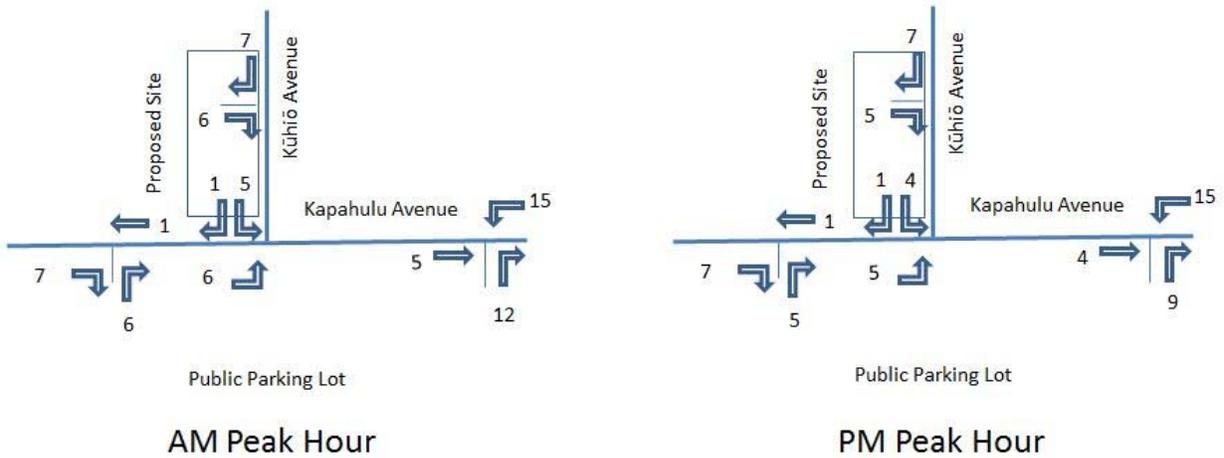


Figure 6 Projected Year 2017 “Worst Case” Site Generated Peak Hour Volumes

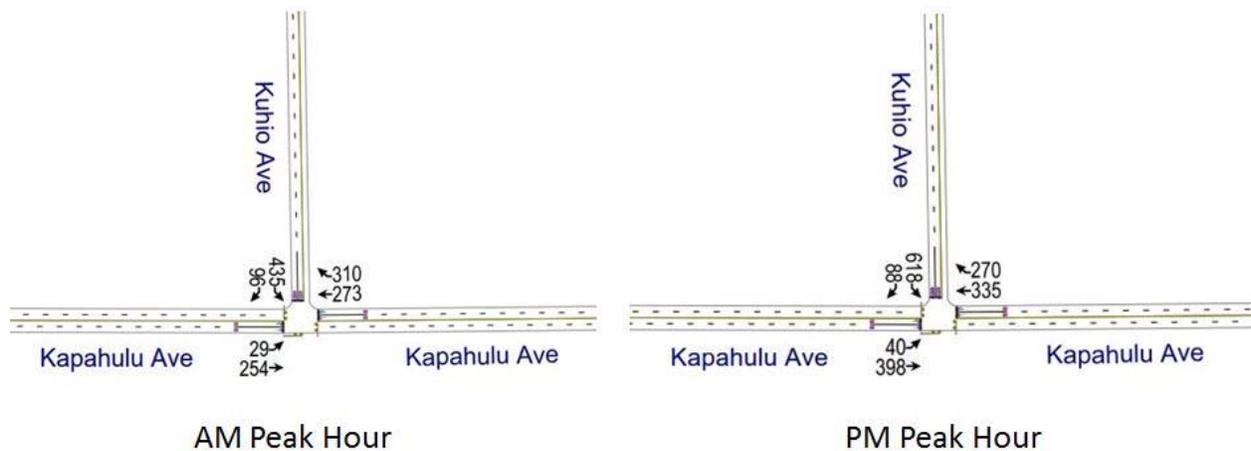


Figure 7 Projected Year 2017 “Worst Case” Peak Hour Traffic Volumes with Proposed Development

E. Projected Year 2017 PM Peak Hour Intersection Operations

Projected Year 2017 PM peak hour traffic volumes without and with the 208 Kapahulu/2583 Kūhiō Avenue Restaurant/Retail Building were evaluated at the Kūhiō Avenue/Kapahulu Avenue intersection.

The results of the analyses are summarized in Table 3. Projected 2017 peak hour traffic conditions at the Kūhiō Avenue/Kapahulu Avenue intersection both with and without the proposed development will continue to operate well.

**Table 3 Projected Year 2017 Peak Hour Intersection Operations
at Kūhiō Avenue/Kapahulu Avenue Intersection**

Intersection	Without Proposed Development		With Proposed Development	
	Delay	LOS	Delay	LOS
AM Peak Hour	16.8	B	16.8	B
PM Peak Hour	18.1	B	18.2	B
Note: Delays are in seconds/vehicle HCS 2010 Worksheets are in Appendix B				

The levels of service shown in Table 3 reflect the “worst case” scenario of trip generation typical of auto-oriented locations. Given the pedestrian-oriented nature of the proposed development, vehicular traffic impacts at the Kūhiō Avenue/Kapahulu Avenue intersection would be less. Even with the “worst case” condition, the intersection operations with the proposed development are projected to be negligible. More significant than potential traffic impacts are the manner in which delivery operations are handled at this site. This issue will be covered in the Summary and Recommendations section of this report.

F. Transit, Pedestrian, and Bicycle Issues

As discussed earlier in this report, there is robust transit service to the area surrounding the proposed development site. There are four existing bus stops in the vicinity of the proposed development site. Additionally, it is likely that the site will be served by the future Waikīkī Circulator that is planned to provide high-capacity transit service between Waikīkī and the Ala Moana Center terminus of the Honolulu High-Capacity Rail currently under construction. One of the candidate stops for this future Circulator is on the Diamond Head side of Kapahulu Avenue in the vicinity of Lemon Road. Figure 8 illustrates the location of the existing bus stops and the potential future Circulator stop on Kapahulu Avenue.

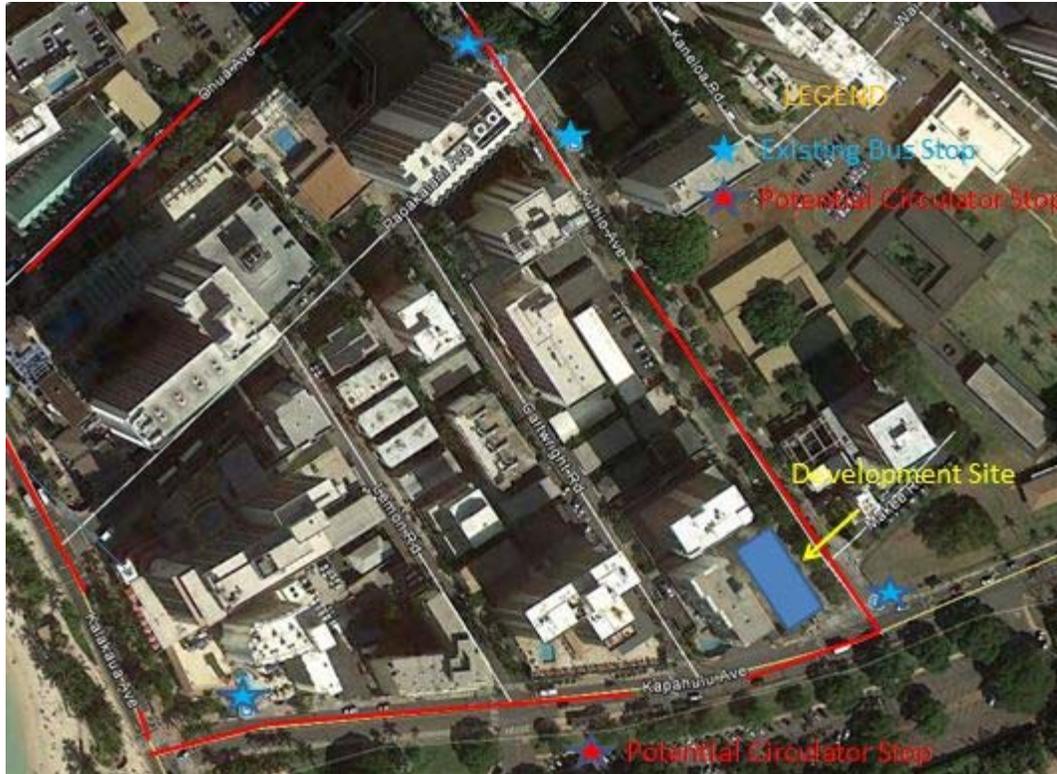


Figure 8 Existing and Future Transit

There is significant pedestrian and moderate bicycle activity in the vicinity of the proposed development site, confirming the non-motorized access nature of much retail and dining developments within Waikīkī. The existing sidewalks, crosswalks, and multi-use path currently accommodate the pedestrian and bicycle demand well, and appear likely to continue to do so in the near future.

IV. SUMMARY AND RECOMMENDATIONS

A. Summary

The development of the 208 Kapahulu/2583 Kūhiō Avenue Restaurant/Retail Building at the makai-‘Ewa corner of the Kūhiō Avenue/Kapahulu Avenue intersection is expected to have negligible vehicular traffic impacts on the operation of the intersection based on traffic generated by potential uses on the site even under a “worst-case” scenario. Pedestrian, bicycle, and transit facilities are currently good and are projected to continue to acceptably accommodate demand in the future. There is also high probability of improvement in transit service in the vicinity of the proposed development given current plans to implement a high-capacity Waikīkī Circulator with a stop located on Kapahulu Avenue.

This study assumed a high-turnover restaurant type use on the site and further assumed that a majority of the patrons to the restaurant would be pedestrians, consistent with similar uses within Waikīkī and the surrounding area. This study also analyzed the “worst-case” scenario, assuming full vehicle trip generation typically associated with a more auto-oriented location. While no off-street vehicle parking is required under requirements for parking for ground level uses in the Waikīkī Special District (see §21-9.80-4(h), Revised Ordinances of Honolulu), 9 parking stalls will be provided. It should be noted that there exists a public parking lot across Kapahulu Avenue in the event of unusual vehicular parking demand. Due to the configuration of Kūhiō Avenue in the vicinity of the development site, vehicular access associated with this parking lot will be restricted to right-in/right-out movements, further reducing impact on the surrounding street system.

B. Recommendations

Given that the Kūhiō Avenue/Kapahulu Avenue intersection is expected to operate well for current and projected vehicular operations and that transit, bicycle, and pedestrian facilities appear to be adequate for existing the projected conditions, the primary recommendation pertains to the manner in which delivery operations are handled for the proposed development.

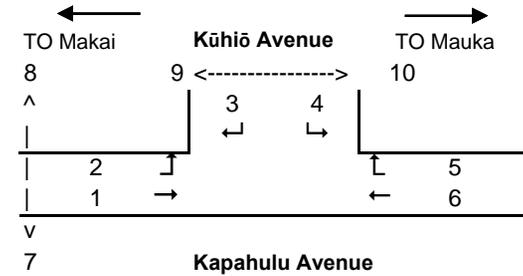
Although the Kūhiō Avenue/Kapahulu Avenue intersection operates well for existing and projected future conditions, the location of the development site adjacent to this important access intersection for Waikīkī makes it prudent to take measures to assure that delivery operations do not adversely impact the vehicular circulation on Diamond Head-bound Kūhiō Avenue. As such the development was designed to include a loading area on site with a delivery truck turnaround area.

It is, therefore, recommended that the developer/restaurant operator make arrangements for a smaller delivery vehicle to be used for on-site loading only. It is also recommended to monitor the development parking lot operations during Waikīkī special events that close Kalākaua Avenue, and if it is found that the special events require maximum vehicle capacity on Kūhiō Avenue, work with DPP and DTS to adjust the operation of the development parking lot. These actions will allow the 208 Kapahulu/2583 Kūhiō Avenue Restaurant/Retail Building to operate with negligible impacts to traffic, pedestrian, and bicycle operations.

Appendix A – Traffic Count Worksheets

208 Kapahulu Avenue/2583 Kūhiō Avenue Restaurant/Retail Building Turning Movements

LOCATION: Kūhiō Avenue and Kapahulu Avenue
DATE: 10/22/15
TIME: 6:30 AM to 9:00 AM
WEATHER: Clear
RECORDER: WYY



TIME PERIOD	VEHICULAR VOLUME						PEDESTRIAN VOLUME					
	1	2	3	4	5	6	7	8	9	10		
6:00-6:15a	25	4	9	88	54	53	4	0	9	3		
6:15-6:30a	47	1	16	79	40	48	3	2	7	10		
6:30-6:45a	59	8	18	105	36	44	1	0	6	3		
6:45-7:00a	59	7	14	119	45	44	1	7	9	14		
7:00-7:15a	61	2	12	129	59	46	1	0	14	7		
7:15-7:30a	59	2	19	130	80	82	2	12	7	24		
7:30-7:45a	58	8	21	97	82	58	1	4	10	12		
7:45-8:00a	62	4	19	95	67	59	2	1	7	10		
8:00-8:15a	65	8	32	91	69	63	7	5	8	10		
8:15-8:30a	59	9	29	116	47	61	2	1	9	9		

Note: AM Peak Hour: 7:15 AM to 8:15 AM

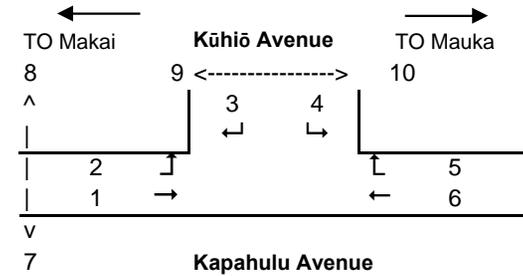
	244	22	91	413	298	262	12	22	32	56
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Bicycles

	5	2	0	1	5	6				
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208 Kapahulu Avenue/2583 Kūhiō Avenue Restaurant/Retail Building Turning Movements

LOCATION: Kūhiō Avenue and Kapahulu Avenue
DATE: 10/22/15
TIME: 3:30 PM to 6:00 PM
WEATHER: Clear
RECORDER: WYY



TIME PERIOD	VEHICULAR VOLUME						PEDESTRIAN VOLUME					
	1	2	3	4	5	6	7	8		9	10	
3:30-3:45p	84	6	25	141	65	82	3	1		12	15	
3:45-4:00p	76	4	17	133	64	84	4	2		11	27	
4:00-4:15p	125	8	24	154	61	74	5	2		17	19	
4:15-4:30p	68	9	20	153	63	89	6	1		12	10	
4:30-4:45p	125	10	18	163	74	107	4	0		9	21	
4:45-5:00p	65	7	22	120	62	52	1	0		12	13	
5:00-5:15p	83	6	21	147	64	74	0	2		17	22	
5:15-5:30p	65	6	24	133	58	59	0	3		12	9	
5:30-5:45p	81	9	24	155	61	60	2	3		15	28	
5:45-6:00p	67	1	17	116	57	79	3	3		14	19	

Note: PM Peak Hour: 4:00 PM to 5:00 PM

	383	34	84	590	260	322	16	3	50	63
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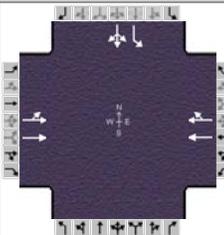
Bicycles

	1	4	1	2	1	0				
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Appendix B –HCS 2010 Intersection Analysis Worksheets

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	AECOM			Duration, h	0.25		
Analyst		Analysis Date	11/24/2015	Area Type	Other		
Jurisdiction	C&C of Honolulu		Time Period	AM Peak Hour	PHF	0.92	
Intersection	Kuhio Ave/Kapahulu Ave		Analysis Year	2015	Analysis Period	1 > 7:00	
File Name	Kuhio Kap Existing AM .xus						
Project Description	Existing 2015 AM Peak Hour						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	22	244			262	298				413	0	91

Signal Information														
Cycle, s	80.0	Reference Phase	2											
Offset, s	0	Reference Point	End											
Uncoordinated	No	Simult. Gap E/W	On	Green	39.0	31.0	0.0	0.0	0.0	0.0				
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	0.0	0.0	0.0	0.0				
				Red	1.0	1.0	0.0	0.0	0.0	0.0				

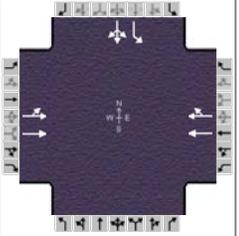
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		8.0		8.0				10.0
Phase Duration, s		44.0		44.0				36.0
Change Period, (Y+R _c), s		5.0		5.0				5.0
Max Allow Headway (MAH), s		0.0		0.0				3.4
Queue Clearance Time (g _s), s								13.9
Green Extension Time (g _e), s		0.0		0.0				1.2
Phase Call Probability								1.00
Max Out Probability								0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (v), veh/h	148	142			246	199				269	269	
Adjusted Saturation Flow Rate (s), veh/h/ln	1691	1729			1900	1440				1810	1810	
Queue Service Time (g _s), s	0.0	3.6			5.7	6.6				8.6	8.6	
Cycle Queue Clearance Time (g _c), s	3.5	3.6			5.7	6.6				8.6	8.6	
Green Ratio (g/C)	0.49	0.49			0.49	0.49				0.39	0.39	
Capacity (c), veh/h	877	843			926	702				701	701	
Volume-to-Capacity Ratio (X)	0.168	0.168			0.266	0.284				0.384	0.384	
Available Capacity (c _a), veh/h	877	843			926	702				701	701	
Back of Queue (Q), veh/ln (50th percentile)	1.5	1.4			2.6	2.2				3.5	3.5	
Queue Storage Ratio (RQ) (50th percentile)	0.05	0.05			0.09	0.08				0.12	0.12	
Uniform Delay (d ₁), s/veh	11.4	11.4			12.1	12.2				17.6	17.6	
Incremental Delay (d ₂), s/veh	0.4	0.4			0.7	1.0				0.1	0.1	
Initial Queue Delay (d ₃), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (d), s/veh	11.8	11.9			12.8	13.2				17.8	17.8	
Level of Service (LOS)	B	B			B	B				B	B	
Approach Delay, s/veh / LOS	11.8	B		13.0	B		0.0			22.2	C	
Intersection Delay, s/veh / LOS	16.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.9	A	1.7	A	2.9	C	2.7	B
Bicycle LOS Score / LOS	0.7	A	0.9	A			1.4	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	AECOM			Duration, h	0.25
Analyst		Analysis Date	Nov 24, 2015	Area Type	Other
Jurisdiction	C&C of Honolulu	Time Period	PM Peak Hour	PHF	0.92
Intersection	Kuhio Ave/Kapahulu Ave	Analysis Year	2015	Analysis Period	1 > 7:00
File Name	Kuhio Kap Existing PM .xus				
Project Description	Existing 2015 PM Peak Hour				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	34	383			322	260				590	0	84

Signal Information												
Cycle, s	80.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
		Green	39.0	31.0	0.0	0.0	0.0	0.0				
		Yellow	4.0	4.0	0.0	0.0	0.0	0.0				
		Red	1.0	1.0	0.0	0.0	0.0	0.0				

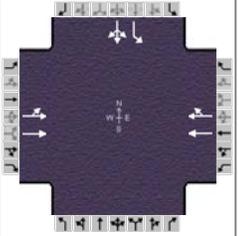
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		8.0		8.0				10.0
Phase Duration, s		44.0		44.0				36.0
Change Period, (Y+R _c), s		5.0		5.0				5.0
Max Allow Headway (MAH), s		0.0		0.0				3.4
Queue Clearance Time (g _s), s								17.1
Green Extension Time (g _e), s		0.0		0.0				1.6
Phase Call Probability								1.00
Max Out Probability								0.02

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (v), veh/h	228	225			256	214				385	385	
Adjusted Saturation Flow Rate (s), veh/h/ln	1679	1729			1900	1516				1810	1810	
Queue Service Time (g _s), s	0.0	6.0			6.1	6.7				13.2	13.2	
Cycle Queue Clearance Time (g _c), s	5.6	6.0			6.1	6.7				13.2	13.2	
Green Ratio (g/C)	0.49	0.49			0.49	0.49				0.39	0.39	
Capacity (c), veh/h	871	843			926	739				701	701	
Volume-to-Capacity Ratio (X)	0.262	0.267			0.276	0.289				0.549	0.549	
Available Capacity (c _a), veh/h	871	843			926	739				701	701	
Back of Queue (Q), veh/ln (50th percentile)	2.4	2.4			2.8	2.4				5.5	5.5	
Queue Storage Ratio (RQ) (50th percentile)	0.09	0.09			0.10	0.08				0.19	0.19	
Uniform Delay (d ₁), s/veh	11.9	12.1			12.1	12.2				19.1	19.1	
Incremental Delay (d ₂), s/veh	0.7	0.8			0.7	1.0				0.5	0.5	
Initial Queue Delay (d ₃), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (d), s/veh	12.7	12.9			12.9	13.2				19.6	19.6	
Level of Service (LOS)	B	B			B	B				B	B	
Approach Delay, s/veh / LOS	12.8	B		13.0	B		0.0			24.1	C	
Intersection Delay, s/veh / LOS	17.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.9	A	1.7	A	2.9	C	2.7	B
Bicycle LOS Score / LOS	0.9	A	0.9	A			1.7	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	AECOM			Duration, h	0.25
Analyst		Analysis Date	11/24/2015	Area Type	Other
Jurisdiction	C&C of Honolulu	Time Period	AM Peak Hour	PHF	0.92
Intersection	Kuhio Ave/Kapahulu Ave	Analysis Year	2017	Analysis Period	1 > 7:00
File Name	Kuhio Kap Background AM .xus				
Project Description	2017 Background AM Peak Hour				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	23	254			273	310				430	0	95

Signal Information												
Cycle, s	80.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	39.0	31.0	0.0	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	0.0	0.0	0.0	0.0		
				Red	1.0	1.0	0.0	0.0	0.0	0.0		

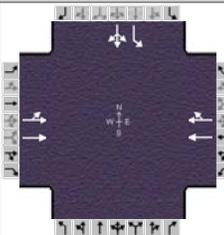
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		8.0		8.0				10.0
Phase Duration, s		44.0		44.0				36.0
Change Period, (Y+R _c), s		5.0		5.0				5.0
Max Allow Headway (MAH), s		0.0		0.0				3.4
Queue Clearance Time (g _s), s								14.4
Green Extension Time (g _e), s		0.0		0.0				1.3
Phase Call Probability								1.00
Max Out Probability								0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (v), veh/h	153	148			262	209				280	280	
Adjusted Saturation Flow Rate (s), veh/h/ln	1682	1729			1900	1431				1810	1810	
Queue Service Time (g _s), s	0.0	3.8			6.0	7.0				9.0	9.0	
Cycle Queue Clearance Time (g _c), s	3.6	3.8			6.0	7.0				9.0	9.0	
Green Ratio (g/C)	0.49	0.49			0.49	0.49				0.39	0.39	
Capacity (c), veh/h	872	843			926	698				701	701	
Volume-to-Capacity Ratio (X)	0.176	0.175			0.282	0.300				0.400	0.400	
Available Capacity (c _a), veh/h	872	843			926	698				701	701	
Back of Queue (Q), veh/ln (50th percentile)	1.6	1.5			2.8	2.3				3.7	3.7	
Queue Storage Ratio (RQ) (50th percentile)	0.06	0.05			0.10	0.08				0.13	0.13	
Uniform Delay (d ₁), s/veh	11.4	11.5			12.2	12.3				17.8	17.8	
Incremental Delay (d ₂), s/veh	0.4	0.5			0.8	1.1				0.1	0.1	
Initial Queue Delay (d ₃), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (d), s/veh	11.9	11.9			12.9	13.4				17.9	17.9	
Level of Service (LOS)	B	B			B	B				B	B	
Approach Delay, s/veh / LOS	11.9	B		13.1	B		0.0			22.3	C	
Intersection Delay, s/veh / LOS	16.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.9	A	1.7	A	2.9	C	2.7	B
Bicycle LOS Score / LOS	0.7	A	0.9	A			1.4	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	AECOM			Duration, h	0.25
Analyst		Analysis Date	Nov 24, 2015	Area Type	Other
Jurisdiction	C&C of Honolulu	Time Period	PM Peak Hour	PHF	0.92
Intersection	Kuhio Ave/Kapahulu Ave	Analysis Year	2017	Analysis Period	1 > 7:00
File Name	Kuhio Kap Background PM .xus				
Project Description	2017 Background PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	35	398			335	270				614	0	87

Signal Information												
Cycle, s	80.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
		Green	39.0	31.0	0.0	0.0	0.0	0.0				
		Yellow	4.0	4.0	0.0	0.0	0.0	0.0				
		Red	1.0	1.0	0.0	0.0	0.0	0.0				

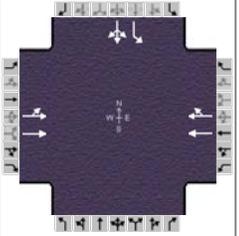
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		8.0		8.0				10.0
Phase Duration, s		44.0		44.0				36.0
Change Period, (Y+R _c), s		5.0		5.0				5.0
Max Allow Headway (MAH), s		0.0		0.0				3.4
Queue Clearance Time (g _s), s								17.7
Green Extension Time (g _e), s		0.0		0.0				1.7
Phase Call Probability								1.00
Max Out Probability								0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (v), veh/h	236	234			271	224				400	400	
Adjusted Saturation Flow Rate (s), veh/h/ln	1674	1729			1900	1506				1810	1810	
Queue Service Time (g _s), s	0.0	6.3			6.4	7.2				13.9	13.9	
Cycle Queue Clearance Time (g _c), s	5.8	6.3			6.4	7.2				13.9	13.9	
Green Ratio (g/C)	0.49	0.49			0.49	0.49				0.39	0.39	
Capacity (c), veh/h	868	843			926	734				701	701	
Volume-to-Capacity Ratio (X)	0.272	0.278			0.292	0.305				0.571	0.571	
Available Capacity (c _a), veh/h	868	843			926	734				701	701	
Back of Queue (Q), veh/ln (50th percentile)	2.5	2.6			3.0	2.5				5.8	5.8	
Queue Storage Ratio (RQ) (50th percentile)	0.09	0.09			0.10	0.09				0.20	0.20	
Uniform Delay (d ₁), s/veh	12.0	12.2			12.3	12.3				19.3	19.3	
Incremental Delay (d ₂), s/veh	0.8	0.8			0.8	1.1				0.7	0.7	
Initial Queue Delay (d ₃), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (d), s/veh	12.8	13.0			13.1	13.4				20.0	20.0	
Level of Service (LOS)	B	B			B	B				B	B	
Approach Delay, s/veh / LOS	12.9	B		13.2	B		0.0			24.5	C	
Intersection Delay, s/veh / LOS	18.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.9	A	1.7	A	2.9	C	2.7	B
Bicycle LOS Score / LOS	0.9	A	0.9	A			1.7	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	AECOM			Duration, h	0.25
Analyst		Analysis Date	11/24/2015	Area Type	Other
Jurisdiction	C&C of Honolulu	Time Period	AM Peak Hour	PHF	0.92
Intersection	Kuhio Ave/Kapahulu Ave	Analysis Year	2017	Analysis Period	1 > 7:00
File Name	Kuhio Kap with Project AM rev .xus				
Project Description	2017 With Project AM Peak Hour				



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	29	254			273	310				435	0	96

Signal Information													
Cycle, s	80.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
				Red	0.0	0.0	0.0	0.0	0.0	0.0	0.0		

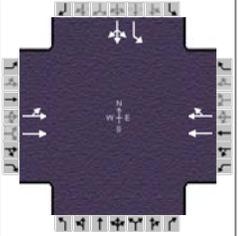
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		8.0		8.0				10.0
Phase Duration, s		44.0		44.0				36.0
Change Period, (Y+R _c), s		5.0		5.0				5.0
Max Allow Headway (MAH), s		0.0		0.0				0.0
Queue Clearance Time (g _s), s		0.0		0.0				0.0
Green Extension Time (g _e), s		0.0		0.0				0.0
Phase Call Probability		0.00		0.00				0.00
Max Out Probability		0.00		0.00				0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (v), veh/h	0	0			0	0				0	0	
Adjusted Saturation Flow Rate (s), veh/h/ln	0	0			0	0				0	0	
Queue Service Time (g _s), s	0.0	0.0			0.0	0.0				0.0	0.0	
Cycle Queue Clearance Time (g _c), s	0.0	0.0			0.0	0.0				0.0	0.0	
Green Ratio (g/C)	0.49	0.49			0.49	0.49				0.39	0.39	
Capacity (c), veh/h	843	843			926	698				701	701	
Volume-to-Capacity Ratio (X)	0.184	0.181			0.282	0.300				0.405	0.405	
Available Capacity (c _a), veh/h	0	0			0	0				0	0	
Back of Queue (Q), veh/ln (50th percentile)	1.6	1.6			2.8	2.3				3.7	3.7	
Queue Storage Ratio (RQ) (50th percentile)	0.06	0.06			0.10	0.08				0.13	0.13	
Uniform Delay (d ₁), s/veh	11.4	11.5			12.2	12.3				17.8	17.8	
Incremental Delay (d ₂), s/veh	0.5	0.5			0.8	1.1				0.1	0.1	
Initial Queue Delay (d ₃), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (d), s/veh	11.9	12.0			12.9	13.4				17.9	17.9	
Level of Service (LOS)	B	B			B	B				B	B	
Approach Delay, s/veh / LOS	12.0		B	13.1		B	0.0			22.4		C
Intersection Delay, s/veh / LOS	16.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.9	A	1.7	A	2.9	C	2.7	B
Bicycle LOS Score / LOS	0.7	A	0.9	A			1.4	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	AECOM			Duration, h	0.25
Analyst		Analysis Date	Nov 24, 2015	Area Type	Other
Jurisdiction	C&C of Honolulu	Time Period	PM Peak Hour	PHF	0.92
Intersection	Kuhio Ave/Kapahulu Ave	Analysis Year	2017	Analysis Period	1 > 7:00
File Name	Kuhio Kap with Project PM .xus				
Project Description	2017 With Project PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	40	398			335	270				618	0	88

Signal Information												
Cycle, s	80.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
		Green	39.0	31.0	0.0	0.0	0.0	0.0				
		Yellow	4.0	4.0	0.0	0.0	0.0	0.0				
		Red	1.0	1.0	0.0	0.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6				4
Case Number		8.0		8.0				10.0
Phase Duration, s		44.0		44.0				36.0
Change Period, (Y+R _c), s		5.0		5.0				5.0
Max Allow Headway (MAH), s		0.0		0.0				3.4
Queue Clearance Time (g _s), s								17.9
Green Extension Time (g _e), s		0.0		0.0				1.7
Phase Call Probability								1.00
Max Out Probability								0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2			6	16				7	4	14
Adjusted Flow Rate (v), veh/h	237	239			271	224				403	403	
Adjusted Saturation Flow Rate (s), veh/h/ln	1636	1729			1900	1506				1810	1810	
Queue Service Time (g _s), s	0.0	6.4			6.4	7.2				14.0	14.0	
Cycle Queue Clearance Time (g _c), s	5.8	6.4			6.4	7.2				14.0	14.0	
Green Ratio (g/C)	0.49	0.49			0.49	0.49				0.39	0.39	
Capacity (c), veh/h	851	843			926	734				701	701	
Volume-to-Capacity Ratio (X)	0.279	0.284			0.292	0.305				0.575	0.575	
Available Capacity (c _a), veh/h	851	843			926	734				701	701	
Back of Queue (Q), veh/ln (50th percentile)	2.6	2.6			3.0	2.5				5.8	5.8	
Queue Storage Ratio (RQ) (50th percentile)	0.09	0.09			0.10	0.09				0.21	0.21	
Uniform Delay (d ₁), s/veh	12.0	12.2			12.3	12.3				19.3	19.3	
Incremental Delay (d ₂), s/veh	0.8	0.8			0.8	1.1				0.8	0.8	
Initial Queue Delay (d ₃), s/veh	0.0	0.0			0.0	0.0				0.0	0.0	
Control Delay (d), s/veh	12.8	13.0			13.1	13.4				20.1	20.1	
Level of Service (LOS)	B	B			B	B				C	C	
Approach Delay, s/veh / LOS	12.9	B		13.2	B		0.0			24.6	C	
Intersection Delay, s/veh / LOS	18.2						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.9	A	1.7	A	2.9	C	2.7	B
Bicycle LOS Score / LOS	0.9	A	0.9	A			1.8	A

APPENDIX E:
CIVIL ASSESSMENT REPORT

**PRELIMINARY SITE INFRASTRUCTURE ASSESSMENT
208 Kapahulu/2583 Kūhiō Restaurant/Retail Building**

The purpose of this preliminary site infrastructure assessment is to analyze the site wastewater, water, and drainage system requirements for the proposed 208 Kapahulu/2583 Kūhiō Restaurant/Retail Building development. The project site comprises three (3) separate parcels (TMK: 2-6-027: 001, 048, and 052) at the intersection of Kuhio and Kapahulu Avenue, Honolulu (refer to Exhibits #1 & #2).

A. Site Wastewater System

The existing subject parcels are currently serviced by three (3) existing 6-inch municipal sewer laterals which discharge into an existing municipal 12-inch VCP sewer main along Kuhio Avenue (refer to Exhibit #3).

Based on the proposed restaurant use and Chapter 20 of the *Design Standards, Volume 1, General Requirements for Wastewater Facilities, Design of Sewers and Pump Stations, dated July 1993*, the existing and proposed wastewater flows are indicated in Table #1 below.

Table #1 – Existing and Proposed Wastewater Flow Computation

Design Flow	Existing Wastewater Flow*	Proposed Wastewater Flow**
Average Flow (gpd)	NA	48,000
Maximum Flow (gpd)	NA	72,000
Peak Flow (gpd)	NA	72,853

*Existing subject parcels are currently vacant properties.

**Refer to the attached Exhibit #4-Table #1A for the Proposed Wastewater Flow Computation.

According to the approved *Sewer Connection Application (2015/SCA-0682)*¹, the municipal sewer system on Kuhio Avenue has capacity to manage the proposed restaurant development.

The site wastewater system will be designed in accordance with the *Uniform Plumbing Code (UPC) 2006 Edition*, drainage fixture units, pipe size, and slope requirements². Based on the estimated Drainage Fixture Units (DFU) for the proposed project, a new 4-inch private sewer line at minimum 2%

¹ 2015/SCA-0682 (refer to Exhibit #5), approved on August 27, 2015 (Expiration Date on August 26, 2017), was based on a restaurant use of 1,200-seats per day (approximately 5-GPD per seat which equates to an Average Wastewater Flow = 6,000-GPD).

² Reference *Table 7-5 Maximum Unit Loading and Maximum Length of Drainage and Vent Piping, Uniform Plumbing Code, 2006 Ed.*

slope will be connected to one (1) of the available 6-inch municipal sewer laterals. A new sewer manhole in private property may be required for the transition between the private sewer system and the municipal sewer lateral.

The capacity of the existing municipal 6-inch sewer lateral was computed to be 0.372 MGD³. As the proposed project’s peak wastewater flow is estimated to be 0.073 MGD, the existing sewer lateral is expected to be adequate for the proposed project.

B. Site Domestic Water System

The existing BWS water system in the vicinity of the project site consists of an existing 24-inch and 16-inch water mains along Kuhio Avenue (refer to Exhibit #6). The existing water service laterals per parcel are listed on Table #2 below.

Table #2 – Existing Water Service Lateral and Water Meter Data*

Tax Map Key	Premise ID	Water Meter Number	Lateral Size	Water Meter Size
2-6-027: 001	3611492697	None	2-inch	None
2-6-027: 048	9882967914	None	2-inch	None

*Refer to Exhibit #7 – Water Meter Data

Based on the projected restaurant use and *Tables 100-18 and 100-20, Board of Water Supply, Water System Standards, dated 2002*, the existing and proposed domestic water consumption flows are indicated on Table #3.

Table #3 – Existing and Proposed Domestic Water Consumption Computation

Demand Flow	Existing Domestic Water Consumption*	Proposed Domestic Water Consumption**
Average Daily Demand (gpd)	NA	6,000
Maximum Daily Demand (gpd)	NA	9,000
Peak Hour (gpm)	NA	21
Peak Hour Design Flowrate (gpm) ***	NA	56

* Existing subject parcels are currently vacant properties.

** Refer to Exhibit #8-Table #3A-Proposed Domestic Water Consumption.

***Peak Hour Design Flowrate (gpm) based on the Denny’s Design Criteria for the estimated domestic water use for the proposed project.

³ Existing 6-inch sewer lateral capacity was based on the pipe full-flow condition at slope of 1.4% (as per Wastewater Branch, DPP records).

The proposed site domestic water system will be sized based on the peak hour design flowrate of 56-gpm. At the design flowrate, the project will require a new 1-1/2 inch water meter to be installed in one (1) of the available 2-inch water service laterals.

In accordance with the *Board of Water Supply, Water System Standards*, a new 2-inch Reduced Pressure Principle Backflow Prevention (RPBP) device would be located directly downstream of the new domestic water meter.

The proposed site irrigation system would be supplied by either: (1) a new water meter installed in the remaining 2-inch water service lateral with new BWS approved RPBP, or (2) a new irrigation system⁴ connection to the domestic water system downstream of the BWS approved RPBP.

To reduce monthly Sewer Charges, we recommend the client enroll in the *Department of Environmental Services, Submetering for Irrigation* program.

According to the Board of Water Supply letter, dated **January 16, 2014** (refer to Exhibit #9), the existing municipal water system on Kuhio Avenue should be adequate to accommodate the proposed development. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

C. Site Fire Protection System

The nearest fire hydrant assembly in proximity to the project site is located along Kuhio Avenue, directly across the street, fronting parcel TMK: 2-6-028: 021.

If the proposed building requires an automatic fire sprinkler system, a new 4 or 6-inch detector check assembly and water lateral will be required. The new detector check assembly would connect to the existing 16-inch or 24-inch water main along Kuhio Avenue. The fire department connection(s) from the building automatic fire sprinkler riser(s) would be located within 20-feet from a fire department access road.

In accordance with Section 18.2.3.2.2.1, NFPA 1, with the installation of an approved automatic building fire sprinkler system, the required 150-foot approved route from a fire department access road to any portion of the facility or an exterior wall shall be permitted to be increased to 450-feet. In addition, one (1) exterior door that can be opened from outside and provides access to the interior of the building will be required to be provided within 50-feet of the fire department access road (Kuhio or Kapahulu Avenue). If both

⁴ A new irrigation submeter will be required to qualify for the Dept. of Environmental Services, Submetering for Irrigation program.

conditions are met, a new onsite fire department access road would not be required.

D. Site Drainage System

Based on the *Hydrologic Report for Kuhio Avenue Widening Project (Kaiulani Avenue to Kapahulu Avenue)*, by William Hee & Associates, Inc., dated March 1975, the majority of the storm water runoff from the project site is intercepted and managed by the existing municipal catch basin and drainage system at the corner of Kuhio and Kapahulu Avenue (refer to Exhibits #10 & #11). Storm water runoff from the remainder of the project site is intercepted and managed by the existing catch basin along Kapahulu Avenue.

The proposed drainage pattern will generally follow the existing. A portion of the onsite runoff will be intercepted, managed, and discharged to the existing catch basin at the corner of Kuhio and Kapahulu Avenue via a new onsite drainage system. The system would be comprised of a new grated drain inlet, trench drain, and drain lines.

The remaining onsite runoff would either: (1) sheetflow onto Kuhio Avenue and be intercepted downstream by the existing catch basin at the corner of Kuhio and Kapahulu Avenue, or (2) sheetflow onto Kapahulu Avenue and be intercepted downstream by the existing catch basin along Kapahulu Avenue (refer to Exhibit #12).

Hydrology computations for the offsite and onsite drainage areas were based on a 10-year, 1-hour storm event and in accordance with the *Rules Relating to Storm Drainage Standards*, dated January 2000, and amendments effectively adopted June 2013, and Memorandum No. CEB-1-11. The results are indicated on Table #4 below.

Table #4 – Existing and Proposed Hydrology Computations

Drainage Area	Flowrate (cfs)
Existing Onsite Drainage Area*	1.61
Proposed Onsite Drainage Area**	1.66
Net Increase in Storm Runoff Due to Proposed Project	0.05

*Based on the Drainage Criteria of $C_i=5.20\text{-cfs/acre}$ for $T_m=50\text{-yrs.}$, *Hydrologic Report for Kuhio Avenue Widening Project (Kaiulani Avenue to Kapahulu Avenue)*, by William Hee & Associates, Inc., dated March 1975. Project Site Area = 13,470.5-sf = 0.309-acre. Existing Onsite Drainage Flowrate = $5.20\text{-cfs/acre} \times 0.309\text{-acre} = 1.61\text{-cfs}$.

**Refer to Exhibit #8-Tables #1 & #2 – Proposed Onsite Drainage Area Computation.

The new site drainage system will be designed to manage the 10-year, 1-hour storm event in accordance with the *Rules Relating to Storm Drainage*

Standards, Dept. of Planning and Permitting, January 2000 and amendments effectively adopted June 2013, and Memorandum No. CEB-1-11.

The net increase in storm water runoff due to the proposed project is considered to be negligible, and therefore we do not anticipate adverse conditions to occur to downstream properties and/or drainage systems.

E. Storm Water Quality

The revised City and County of Honolulu, *Rules Relating to Storm Drainage Standards, effective June 1, 2013*, specifies that regulated new development and redevelopment projects include Low Impact Development (LID) Site Design Strategies, Source Control Best Management Practices (BMPs), and Post-Construction Treatment Control BMPs to meet water quality criteria.

The project will be classified as **Priority B, Restaurant with 10,000-sq.ft. of Impervious Area**. As a Priority B project, the storm water Best Management Practices (BMPs) will include:

- Site Design Strategies:
 - (1) Minimize impervious surface.
 - (2) Direct storm water runoff to landscaped areas.
- Source Control BMPs:
 - (1) Landscaped areas incorporated into drainage design,
 - (2) Automatic irrigation system designed to minimize runoff of excess irrigation water,
 - (3) Outdoor trash storage area graded and paved to prevent storm water run-on and runoff, and
 - (4) Dumpsters to include attached lid.

F. New Easements

1. New Drainage Easement

Based on the City and County of Honolulu 'As-Built' documents for the *Kuhio Avenue Widening (from Paoakalani Avenue to Kapahulu Avenue)*, dated October 17, 1980, toning and camera investigations, and topographic survey, an existing 18-inch RCP drain line traverses through the southeast portion of the project site between municipal catch basins at the corner of Kuhio and Kapahulu Avenue. A new 10-foot wide easement dedicated to the City and County of Honolulu for drainage purposes will be required.

2. New Electrical Easement

Based on the City and County of Honolulu 'As-Built' documents for the *Kuhio Avenue Widening (from Paoakalani Avenue to Kapahulu Avenue)*, dated October 17, 1980, existing electrical conduit(s) traverse through the southeast portion of the project site and will require an easement dedicated to the applicable agency and/or utility company.



ISLAND OF OAHU

PROJECT LOCATION

TMK: 2-6-027: 001, 048, & 052



ENGINEERING DYNAMICS CORP.

CIVIL AND MECHANICAL ENGINEERING

MAUI: 66 Wailani Street, Wailuku, HI 96793

OAHU: 126 Queen Street, Suite 307A, Honolulu, HI 96813

Drawing Title

Vicinity Map

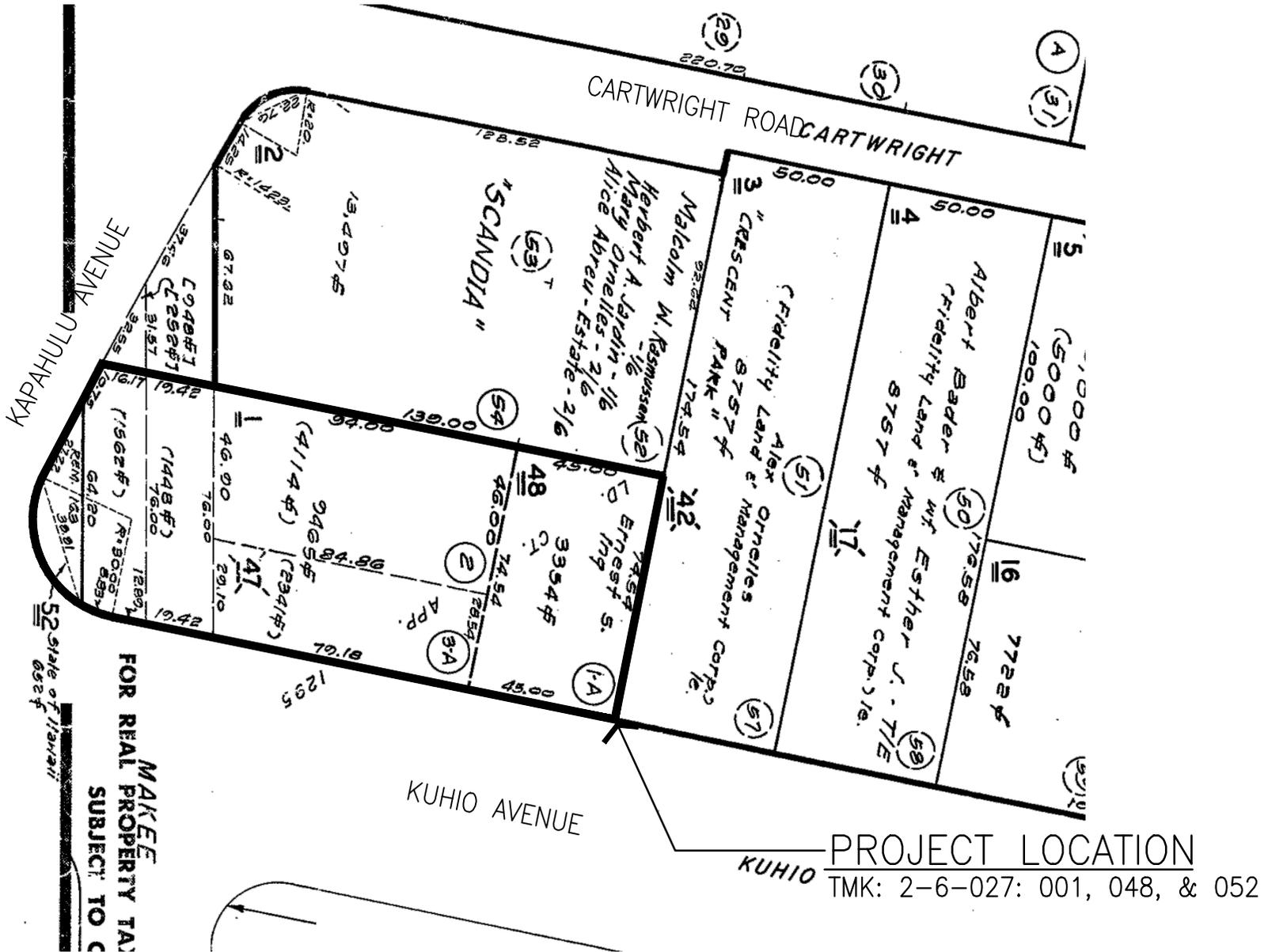
North



Exhibit

1

Page ___ of ___



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CIVIL AND MECHANICAL ENGINEERING
 MAUI: 66 Wailani Street, Wailuku, HI 96793
 OAHU: 126 Queen Street, Suite 307A, Honolulu, HI 96813

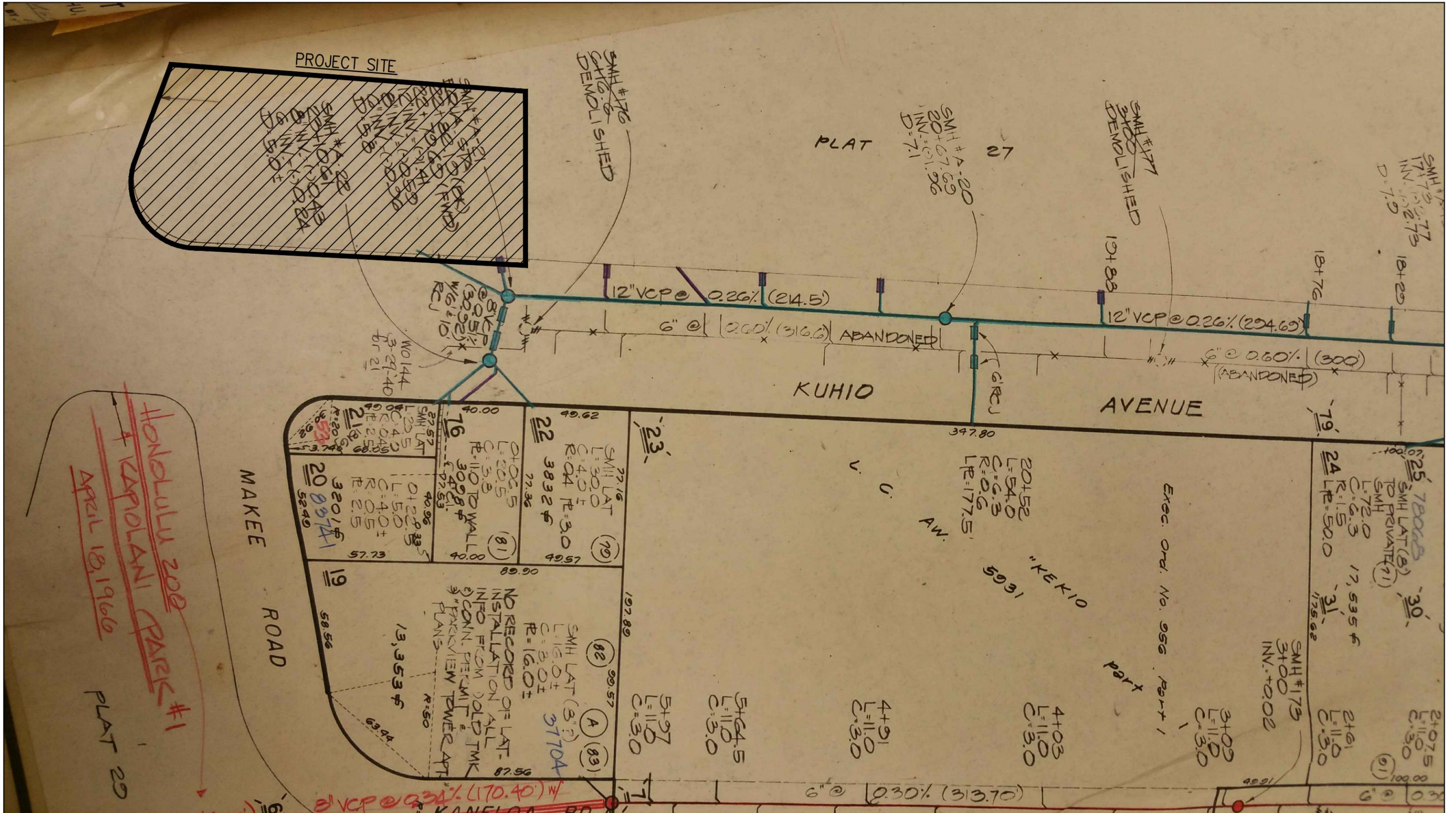
Drawing Title
 Location Map

Rev.	Description	Date	Initial
△			
△			



North

Exhibit
#2
 Page ___ of ___



HONOLULU 208 KAPAHULU PARK #1
 APRIL 18, 1966
 PLAT 29

Project Title
 Diamond Head Denny's
 208 Kapahulu Ave.
 Honolulu, Hawaii 96815
 TMK: (1) 2-6-027: 001, 048, & 052

Drawing Title
 Municipal Sewer System (Kuhio Ave.)

Rev.	Description	Date	Initial

Exhibit **#3**

North  Page ___ of ___

ENGINEERING DYNAMICS CORP.
 CIVIL AND MECHANICAL ENGINEERING
 MAUI: 66 Wailani Street, Wailuku, HI 96793
 OAHU: 126 Queen Street, Suite 307A, Honolulu, HI 96813

TABLE #1A - PROPOSED WASTEWATER FLOW COMPUTATION

PROJECT: DIAMOND HEAD DENNY'S

AVERAGE WASTEWATER FLOW

DENSITY(1,200 SEATS PER DAY)

1,200 CAPITA

AVERAGE PER CAPITA FLOW:

5 GALLONS PER DAY PER CAPITA

AVERAGE WASTEWATER FLOW

6,000 GALLONS PER DAY

MAXIMUM WASTEWATER FLOW

AVERAGE WASTEWATER FLOW

6,000 GALLONS PER DAY PER CAPITA

FLOW FACTOR

5 (REFER TO FIG. 22.2.4)

MAXIMUM WASTEWATER FLOW

30,000 GALLONS PER DAY

DESIGN AVERAGE FLOW

AVERAGE WASTEWATER FLOW

6,000 GALLONS PER DAY PER CAPITA

DRY WEATHER INFILTRATION/INFLOW (I/I)

35 GPCD (SEWERS LAID BELOW
NORMAL GROUND WATER TABLE)

AVERAGE CAPITA

1,200 CAPITA

DESIGN AVERAGE FLOW

48,000 GALLONS PER DAY

DESIGN MAXIMUM FLOW

MAXIMUM WASTEWATER FLOW

30,000 GALLONS PER DAY

DRY WEATHER INFILTRATION/INFLOW (I/I)

35 GPCD (SEWERS LAID BELOW
NORMAL GROUND WATER TABLE)

AVERAGE CAPITA

1,200 CAPITA

DESIGN MAXIMUM FLOW

72,000 GALLONS PER DAY

DESIGN PEAK FLOW

DESIGN MAX. FLOW

72,000 GALLONS PER DAY

WET WEATHER INFILTRATION/INFLOW (I/I)

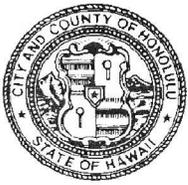
2,750 GAD (SEWERS LAID BELOW
NORMAL GROUND WATER TABLE)

AVERAGE CAPITA

0.31 ACRE

DESIGN PEAK FLOW

72,853 GALLONS PER DAY



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
 Phone: (808) 768-8209 * Fax: (808) 768-4210

SEWER CONNECTION APPLICATION

APPLICATION NO.: **2015/SCA-0682** STATUS: **Approved**
 DATE RECEIVED: **08/26/2015** IWDP APP. NO.:
 PROJECT NAME: **2015/SCA-0682 Malu II**

\$37,259.20
Estimated Wastewater System Facility Charge*

LOCATION:

Zone	Section	Plat	Parcel		
2	6	027	001	208 KAPAHULU AVE Honolulu / Wa	9,465 Sq. Ft.
2	6	027	048	2583 KUHIO AVE Honolulu / Waikik	3,354 Sq. Ft.
2	6	027	052		652 Sq. Ft.

SPECIFIC LOCATION: **208 Kapahulu Dr./2583 Kuhio Ave.**

APPLICANT: **ENGINEERING DYNAMICS CORP**
 Attn: Ty Miyabuchi
 126 QUEEN ST 307A
 HONOLULU, HI 96813

DEVELOPMENT TYPE: **Restaurant** SEWER CONNECTION WORK DESIRED: **Existing**
 OTHER USES: **1200 Seats/Day**
 NON-RESIDENTIAL AREA: s.f. APPROXIMATE DATE OF CONNECTION: **06/01/2016**

PROPOSED UNITS

EXISTING UNITS

UNITS TO BE DEMOLISHED

No. of New Units: 0	No. of Existing Units: 0	No. of Units to be Demolished: 0
Studios:	Studios:	Studios:
1-Bedroom:	1-Bedroom:	1-Bedroom:
2-Bedroom:	2-Bedroom:	2-Bedroom:
3-Bedroom:	3-Bedroom:	3-Bedroom:
4-Bedroom:	4-Bedroom:	4-Bedroom:
5-Bedroom:	5-Bedroom:	5-Bedroom:
6-Bedroom:	6-Bedroom:	6-Bedroom:

REMARKS

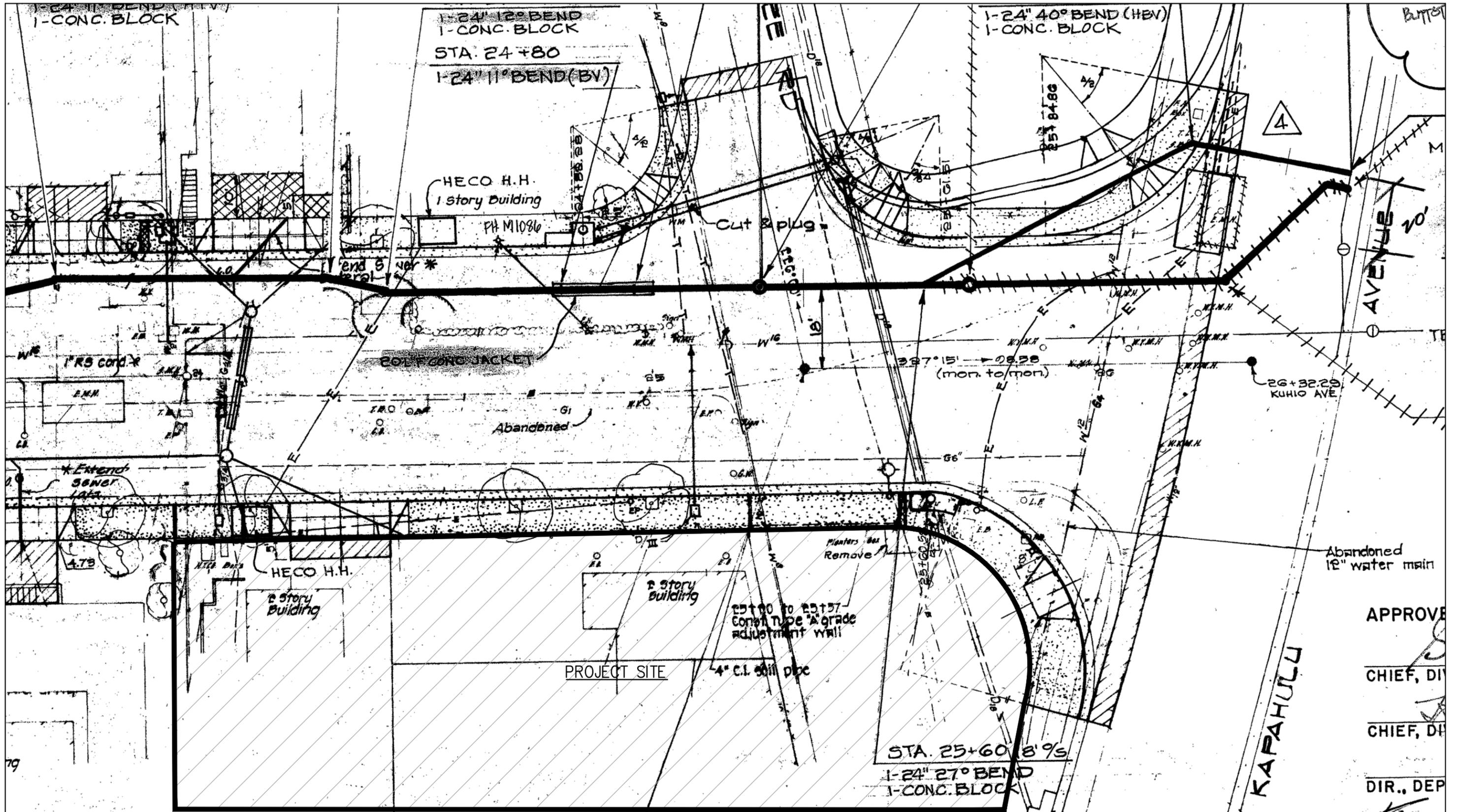
APPROVAL DATE: **08/27/2015**

EXPIRATION DATE: **08/26/2017**

*Valid 2-years after approval date. Construction plans shall be completed and approved within this 2-year period. Construction shall commence within 1-year after approval of plans.
 * Applicable WSFC shall be collected at the prevailing rate in accordance with ROH 1990, Chapter 14, Sections 14-10.3, 14-10.4, 14-10.5 and Appendix 14-D.*

REVIEWED BY: **Keith Miyashiro**

Site Development Division, Wastewater Branch



APPROVE
 CHIEF, DIVISION
 CHIEF, DIVISION
 DIR., DEPARTMENT

ENGINEERING DYNAMICS CORP.
 CIVIL AND MECHANICAL ENGINEERING
 MAUI: 66 Wailani Street, Wailuku, HI 96793
 OAHU: 126 Queen Street, Suite 307A, Honolulu, HI 96813

Project Title
 Diamond Head Denny's
 208 Kapahulu Ave.
 Honolulu, Hawaii 96815
 TMK: (1) 2-6-027: 001, 048, & 052

Reference Board of Water Supply, Job
 81-011C, Kuhio Avenue Widening

Drawing Title
 BWS Water System (Kuhio Ave.)

Rev.	Description	Date	Initial
△			
△			

North

Exhibit #6

Page ___ of ___

SR0540Q1
Oct 27, 15

BOARD OF WATER SUPPLY - CITY AND COUNTY OF HONOLULU
NEW SERVICES INFORMATION REPORT

Page 1
02:08 PM

NEW PREM! 3611492697

Prem-ID.....: 1105627 - OLD
Premise Address.: 214 MAKEE RD
Premise Name....:
Premise Type....: COMM TMK: 2-6-027:001 Elevation Ind: N
Subdivision Name:
Premise Notes...: Lot Num.....:

Created on: 11/27/1997 01:12 AM Created by: CONV-DC0505U7
FOLDER

Cust-ID.....: 1096100
Customer Name...: No name available.
Business Name...: OBAN
Customer Notes...: None

Prem-Cust Stat...: I Old-SN-Crossref: 436-50547

***** Water Service Information *****

Dwelling Units: 0 Lateral Length: 0.00 Serv In Size.:
Temporary Ind.: Y Lateral Size.: D Serv In Type.:
AFS Indicator.: N Lateral Type.: CU Serv Out Size: 2
Main Size.....: Valve Size....: 2 Serv Out Type: CU
Main Type.....: Valve Loc.....: IN
Premise Type..: COMM Gals per Day...: Fixture Units..:

Stat.....: I Stat Rsn.....: OFS
Stat Date.....: 06/03/1998 Stat Rsn Date.: 06/03/1998

***** Water Metered Service Information *****

Meter Seq....: 1 Meter Size.....: 00
Meter Serial: Prov for Mtr Size: 0
Mtr Box Type: III Meter Type.....:

Meter Loc Description: SRF KUHIO L G-WIRE T-L

HIGH LOW MAIN

ECR ID.....:
Install Date.:
ECR Make.....:
ECR Size.....:
ECR Type.....:
MXU ID.....:
MIU ID.....:
Install Date.:
MXU/MIU Make.:
MXU/MIU Type.:
Num of Ports.:
GIS Latitude.:
GIS Longitude:

TABLE #3A - PROPOSED DOMESTIC WATER CONSUMPTION

PROJECT: DIAMOND HEAD DENNY'S

AVERAGE DAILY DEMAND

DENSITY(1,200-Seats per Day)

NUMBER OF UNITS

1,200 UNITS

(Restaurant: 5-GPD per Seat)

5 GALLONS PER UNIT

AVERAGE DAILY DEMAND

6,000 GALLONS PER DAY

MAXIMUM DAILY DEMAND

AVERAGE DAILY DEMAND

6,000 GALLONS PER DAY

DEMAND FACTOR

1.5 (REFER TO TABLE 100-20-BWS WATER SYSTEM STANDARDS 2002)

MAXIMUM DAILY DEMAND

9,000 GALLONS PER DAY

PEAK HOUR

AVERAGE DAILY DEMAND

6,000 GALLONS PER DAY

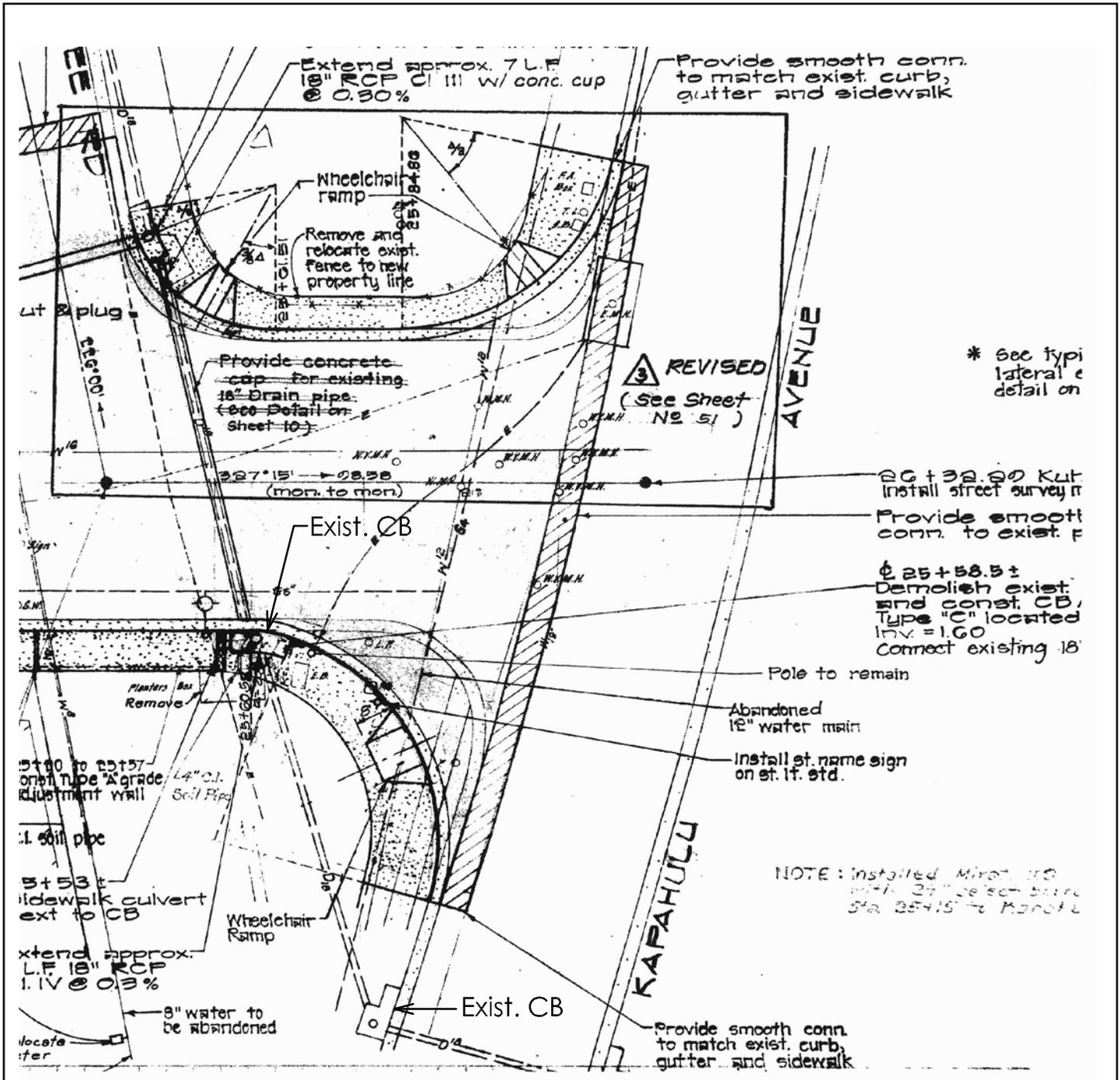
DEMAND FACTOR

5 (REFER TO TABLE 100-20-BWS WATER SYSTEM STANDARDS 2002)

PEAK HOUR

30,000 GALLONS PER DAY

21 GALLONS PER MINUTE



*Reference Kuhio Avenue Widening (from Paoakalani Ave. to Kapahulu Ave.), dated Oct. 17, 1980.



ENGINEERING DYNAMICS CORP.

CIVIL AND MECHANICAL ENGINEERING
 MAUI: 66 Wailani Street, Wailuku, HI 96793
 OAHU: 126 Queen Street, Suite 307A, Honolulu, HI 96813

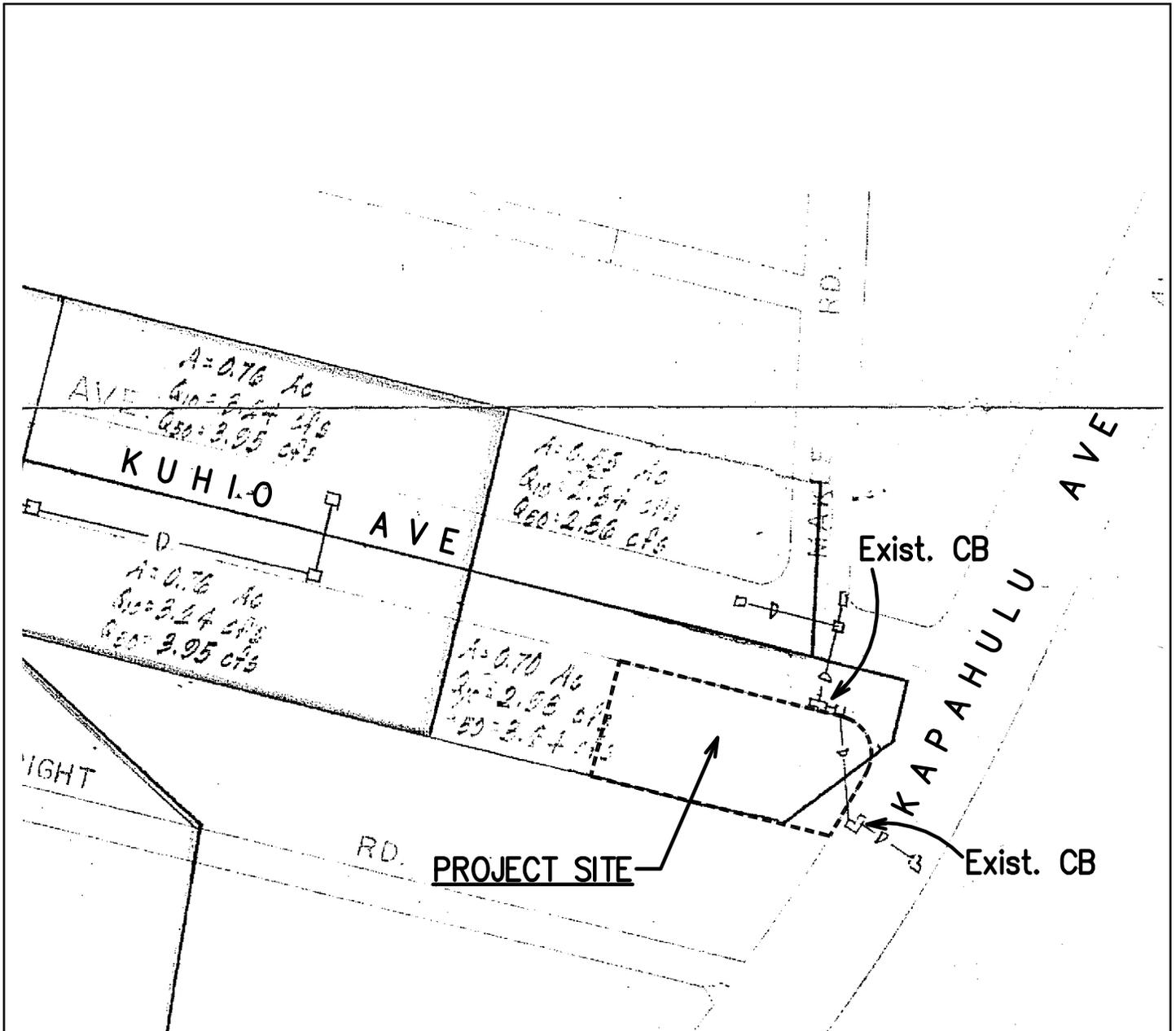
Drawing Title
 Existing Municipal Drainage System

Exhibit

9

Rev.	Description	Date	Initial
△			
△			

Page ___ of ___



*Reference Exhibit C, Hydrologic Report for Kuhio Avenue Widening Project (Kaiulani Avenue to Kapahulu Avenue)



ENGINEERING DYNAMICS CORP.

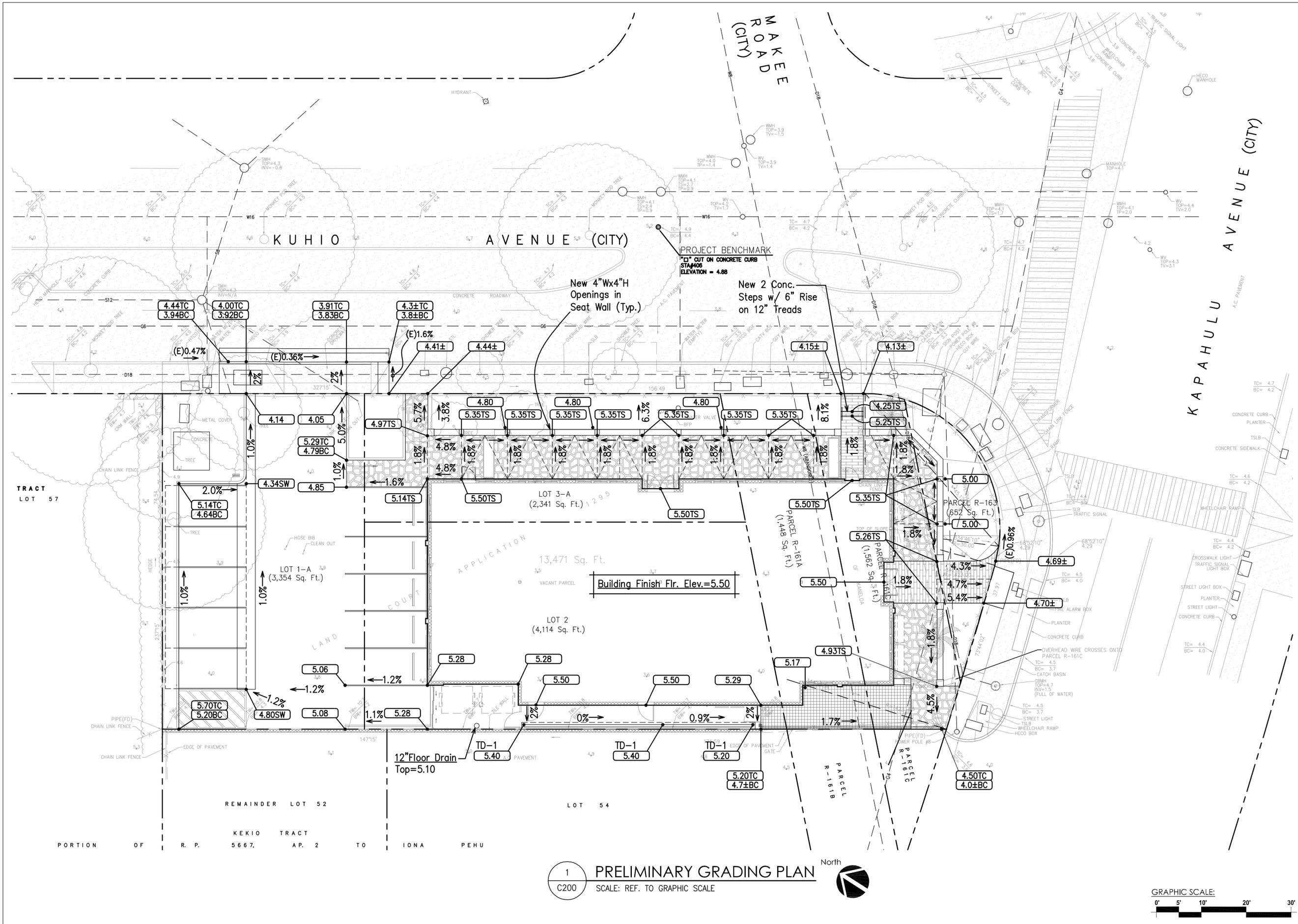
CIVIL AND MECHANICAL ENGINEERING
 MAUI: 66 Wailani Street, Wailuku, HI 96793
 OAHU: 126 Queen Street, Suite 307A, Honolulu, HI 96813

Drawing Title
 Drainage Map

Rev.	Description	Date	Initial
△			
△			

Exhibit
 10

Page ___ of ___



DATE:	DESIGNED BY:	<p>This work was prepared by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Hawaii. I have reviewed and approved this work for the purposes and the submission of all construction work under this contract. All work shall be performed in accordance with the applicable provisions of the Hawaii Building Code and all applicable government regulations.</p>	Expires: April 30, 2016
DRAWN BY:	JOB NO.:		Signature

REV.	DATE	DESCRIPTION

Project: Preliminary Grading Plan

Sheet Number: C200

1 PRELIMINARY GRADING PLAN
C200 SCALE: REF. TO GRAPHIC SCALE



APPENDIX F:

**ARCHAEOLOGICAL ASSESSMENT REPORTS
& STATE HISTORIC PRESERVATION DIVISION
ACCEPTANCE LETTERS**

LINDA LINGLE
GOVERNOR OF HAWAII



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

August 28, 2006

Dr. Hal Hammatt
Cultural Surveys Hawai'i, Inc.
P.O. Box 1114
Kailua, Hawai'i 96734

LOG NO: 2006.3030
DOC NO: 0608CM10
Archaeology

Dear Dr. Hammatt:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Revised Archaeological Assessment for Two Parcels at the Corner of Kuhio and
Kawahalo Avenues
Waikiki Ahupua'a, Honolulu [Kona] District, Island of O'ahu
TMK: (1) 2-6-027:001 & 048**

Thank you for submitting the revised report by Hammatt and Shideler (2006), which we received on August 14, 2006. An archaeological inventory survey (AIS) including subsurface testing was conducted on the subject property. A total of nine (9) backhoe trenches were excavated in the approximately 0.3-acre area of potential effect (APE). No historically-significant sites were identified during the inventory survey; however, a historic-era refuse pit post-dating 1944 and several isolated bottle finds pre-dating 1915 were encountered. Due to the presence of Jaucas (JaC) sand deposits within the project area, you recommend a combination of on-site and on-call archaeological monitoring of future ground-disturbing activities within the subject parcels. We concur with this recommendation.

In a letter (LOG NO: 2006.2605, DOC NO: 0607AJ32) dated July 28, 2006, we requested several minor revisions, which you have made to our satisfaction.

The report is now accepted as fulfilling the requirements of HAR 13-276.

If you have any questions regarding this letter, please contact Mr. Adam Johnson at (808) 692-8015.

Aloha,


Melanie Chinen, Administrator
State Historic Preservation Division

CM



ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

January 2, 2007

Dr. Hallett H. Hammatt
Cultural Surveys of Hawai'i, Inc.
P.O. Box 1114
Kailua, Hawai'i 96734

LOG NO: 2006.4091
DOC NO: 0612amj13
Archaeology

Dear Dr. Hammatt:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Archaeological Assessment for 0.015 Acre Parcel at the Corner of Kuhio and
Kawahulu Avenues, Waikiki Ahupua'a, Kona District, Island of O'ahu
TMK: (1) 2-6-027:052**

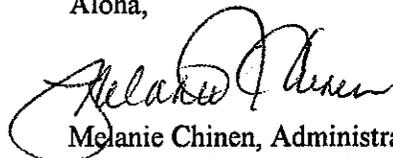
Thank you for your letter memo requesting reconsideration of our previous determination on the aforementioned parcel, which we received on December 4, 2006. In a letter (LOG NO: 2006.3621, DOC NO: 0610amj02) dated October 31, 2006, we requested further work in the form of subsurface testing in light of the 2005 Memorandum of Agreement (MOA) regarding the Honolulu urban corridor.

In response, you have listed six (6) specific reasons why you believe the work is adequate, and does not require further fieldwork. We have reviewed your arguments and evidence, and concur that you have conducted sufficient fieldwork to justify your conclusions.

The aforementioned archaeological assessment report is now accepted in accordance with HAR 13-284 and 13-276.

Please contact Mr. Adam Johnson (O'ahu Assistant Archaeologist) at (808) 692-8015 if you have any questions or concerns regarding this letter.

Aloha,


Melanie Chinen, Administrator
State Historic Preservation Division

amj:

**Archaeological Assessment for
Two Parcels at the Corner of Kūhiō and Kapahulu Avenues
Waikīkī Ahupua‘a, Kona District, O‘ahu Island**

TMK: 2-6-027:001 & 048

by

Hallett H. Hammatt, Ph.D.

and

David W. Shideler, M.A.

Prepared for

Belt Collins Hawaii Ltd.

by

Cultural Surveys Hawai‘i, Inc.

August 2006

MANAGEMENT SUMMARY

Title	Archaeological Assessment for Two Parcels at the Corner of Kūhiō and Kapahulu Avenues, Waikīkī Ahupua‘a, Kona District, O‘ahu Island
Date	August 2006
Project Number	Cultural Surveys Hawai‘i Inc. (CSH) Job No. WAIKI 5
Agency	State of Hawai‘i Department of Land and Natural Resources / State Historic Preservation Division (DLNR / SHPD)
Permit Number	Fieldwork was performed under CSH’s annual archaeological research permit, No. 0605, issued by DLNR / SHPD
Location	The project area comprises TMK: 2-6-027:001 & 048, (208 Kapahulu Avenue and 2583 Kūhiō Avenue) in the <i>ahupua‘a</i> of Waikīkī, District of Kona, Island of O‘ahu. The two adjacent parcels are depicted on the 1998 Honolulu 7.5-minute USGS topographic quadrangle (Figure 1).
Land Jurisdiction	Private
Project Acreage	Approximately 14,247 square feet or 1/3 acre
Project Description	Development plans are not known by us at this time.
Area of Potential Effect (APE) and Inventory Survey Acreage	For this inventory survey investigation, the project’s APE is defined as the entire approximately 1/3-acre area. The project area’s surrounding built environment is urban (paved streets and low rise and high rise buildings) and any proposed construction poses no additional auditory or visual impact to any surrounding potential historic properties (for example historic buildings or structures) Accordingly, for the current archaeological investigation the survey area and the project APE are one and the same.
Document Purpose	At the request of Belt Collins Hawaii, Ltd., CSH undertook this archaeological study to fulfill the state requirements for archaeological inventory surveys [Hawai‘i Administrative Rules (HAR) Chapter 13-276]. This document was prepared to support the proposed project’s historic preservation review under HRS Chapter 6E-42 and HAR Chapter 13-284, as well as the project’s environmental review under HRS Chapter 343. Because no significant sites were encountered this study is regarded by the SHPD as an “Archaeological Assessment”.
Dates, Personnel, and Number of Person-days Required for Field Effort	Douglas Borthwick B.A., Jeff Fong B.A. Lleiana Loynaz, B.A., Connie O’Hare, Jennifer Olson, BS, and David Shideler, M.A. assisted project director Hallett H. Hammatt Ph.D. with the field effort, which required 7 person-days to complete. Fieldwork took place 19 May 2006 under the direct supervision of Hallett H. Hammatt, Ph.D. (principal investigator). The project was surveyed on foot for surface features and nine backhoe trenches were excavated to test for subsurface deposits.
Number of historic properties identified	One trash pit post-dating 1944, isolated bottles pre-dating 1915 In consultation with the SHPD it was agreed that the trash pit and isolated bottle finds would not be assigned State Inventory of Historic Places (SIHP) site numbers

Historic Properties Recommended Eligible to the Hawai‘i Register of Historic Places (Hawai‘i Register)	None
Historic Properties Recommended Ineligible for the Hawai‘i Register	One trash pit post-dating 1944 and isolated bottles pre-dating 1915
Results of Archaeological Inventory Survey	No sites were identified. The only cultural finds were one trash pit post-dating 1944, isolated bottles pre-dating 1915, and scattered midden. As expected the east portion of the project area was dominated by marsh deposits relating to the former Ku‘ekaunahi Stream (now overlain by Kapahulu Avenue). The central and west portions of the project area are Jaucas sand deposits.
Effect Recommendation	Development of these parcels should have “no effect” on cultural resources.
Mitigation Recommendation	Because of the presence in the central and west portions of the project area of Jaucas sand deposits which are often associated with burials and cultural deposits an archaeological monitoring program is recommended with a combination of on-site and on-call monitoring

I. EXECUTIVE SUMMARY

A. Results of Archaeological Subsurface Survey

The two adjacent parcels (TMK: 2-6-027:001 & 0048; 208 Kapahulu Avenue and 2583 Kūhiō Avenue) located at the southwest corner of the intersection of Kūhiō Avenue and Kapahulu Avenue were extensively tested in the course of the archaeological survey fieldwork. A total of nine trenches were excavated to the water table for a total trenching length of just over 80 m. Coverage of the parcels was good and the trenching was very extensive.

No archaeological sites, cultural layers, or human remains were identified. One discrete trash pit post-dating 1944 was encountered but in consultation with the State Historic Preservation Division (SHPD), Department of Land and Natural Resources, State of Hawai‘i, this minor feature is not being treated as a site. There were isolated finds of bottles pre-dating 1915 but these were not in any kind of a cultural context. In the absence of any sites, in the vocabulary of the state review agency (the SHPD), this study is called an “Archaeological Assessment.”

The east portion of the project area was formerly marshland on the west bank of Ku‘ekaunahi Stream (now overlain by Kapahulu Avenue). The central and west portions of the project area are Jaucas sand deposits.

B. Implications for Development

A major concern for development in Waikīkī is the prospect of finding human remains during an archaeological inventory survey. Human remains found in the course of such work are technically “previously identified” and require a sometimes lengthy process for resolution which could include a need to consider preservation of the remains in the place where they were found. No human remains were found during our archaeological survey and there are no “previously identified” concerns.

Although the project area was extensively tested there is a chance of human remains in the central and west portions of the project area. If such remains are encountered during the course of development they are technically “inadvertent finds” that fall under the sole jurisdiction of the State Historic Preservation Division and are typically resolved within one to two working days. Such “inadvertent finds” are not uncommon in Waikīkī and do not pose a substantial impediment to development.

Because of the extensive sand deposits in the central and west portions of the project area an archaeological monitoring program (consisting of an archaeological monitoring plan, on-site archaeological monitoring and an archaeological monitoring report) is recommended. Typically construction work cannot begin until the archaeological monitoring plan is approved and often the State Historic Preservation Division will not review the monitoring plan until the inventory survey/assessment report is reviewed and accepted.

In summary archaeological resources and/or burials should pose little impediment to development of these parcels.

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II. INTRODUCTION

A. Project Background

At the request of Belt Collins Hawaii Ltd., Cultural Surveys Hawai'i Inc. (CSH) has completed an archaeological assessment with subsurface testing of two adjacent parcels (approximately 0.3 acres) in Waikīkī Ahupua'a, Kona District, Island of O'ahu. An archaeological inventory survey scope of work was contracted for but in the present parlance of the State Historic Preservation Division an archaeological inventory survey that finds no sites (as in the present case) is properly called an "Archaeological Assessment."

In consultation with the State of Hawai'i Department of Land and Natural Resources, State Historic Preservation Division (DLNR/SHPD), the investigation was designed to fulfill the state requirements for archaeological inventory survey [Hawai'i Administrative Rules (HAR) Chapter 13-276]. This document was prepared to support the proposed project's historic preservation review under HRS Chapter 6E-42 and HAR Chapter 13-284.

The project area comprises, TMK: 2-6-027:001 & 0048, (208 Kapahulu Avenue and 2583 Kūhiō Avenue) which are bounded by Kūhiō Avenue to the northeast and Kapahulu Avenue to the south. This area is depicted on the 1998 Honolulu 7.5-minute USGS topographic quadrangle and Tax Map Key (TMK) 2-6-027 (Figures 1 & 2).

For this investigation, the project's area of potential effect (APE) is defined as the entire approximately 0.3-acre lot. Development plans are unclear at this time but it is assumed that most, if not all, of the project area will have subsurface ground disturbance associated with foundation construction, excavation for utilities and landscaping. The project area's surrounding built environment is urban (paved streets and low rise and high rise buildings) and the development of this parcel poses no *additional* auditory or visual impact to any surrounding potential historic properties (for example historic buildings or structures). Accordingly, for this archaeological investigation the survey area and the project APE are one and the same.

Douglas Borthwick B.A., Jeff Fong B.A. Lleiana Loynaz, B.A., Connie O'Hare, Jennifer Olson, BS, and David Shideler, M.A. assisted project director Hallett H. Hammatt Ph.D. with the field effort, which required 7 person-days to complete. Fieldwork took place 19 May 2006 under the direct supervision of Hallett H. Hammatt, Ph.D. (principal investigator). Fieldwork was performed under CSH's annual archaeological research permit, No. 0605, issued by the DLNR / SHPD.

B. Scope of Work

The following archaeological inventory survey scope of work was completed to satisfy State and County requirements per the State Historic Preservation Division (SHPD) Hawaii Administrative Rules Title 13, Sub-Title 13, Chapter 276 - Rules Governing Standards for Archaeological Inventory Surveys and Reports. The scope of work includes:

1. A complete ground survey of the entire project area for the purpose of site inventory. All sites were to be located, described, and mapped with evaluation of function, interrelationships, and significance. Documentation was to include photographs and scale drawings.

2. Subsurface testing with a backhoe to determine if subsurface deposits are located in the project area, and, evaluation of their significance. If appropriate samples from these excavations were found, they were analyzed for chronological and/or paleoenvironmental information.
3. Research on historic and archaeological background, including search of historic maps, written records, and Land Commission Award documents. This research focused on the specific area with general background on the *ahupua'a* and district and emphasized settlement patterns.
4. Preparation of a survey report (present document) which included the following:
 - a. A topographic map, if available, of the survey area showing the location of all test excavations and any sites;
 - b. Description of all archaeological finds with selected photographs, scale drawings, and discussions of function;

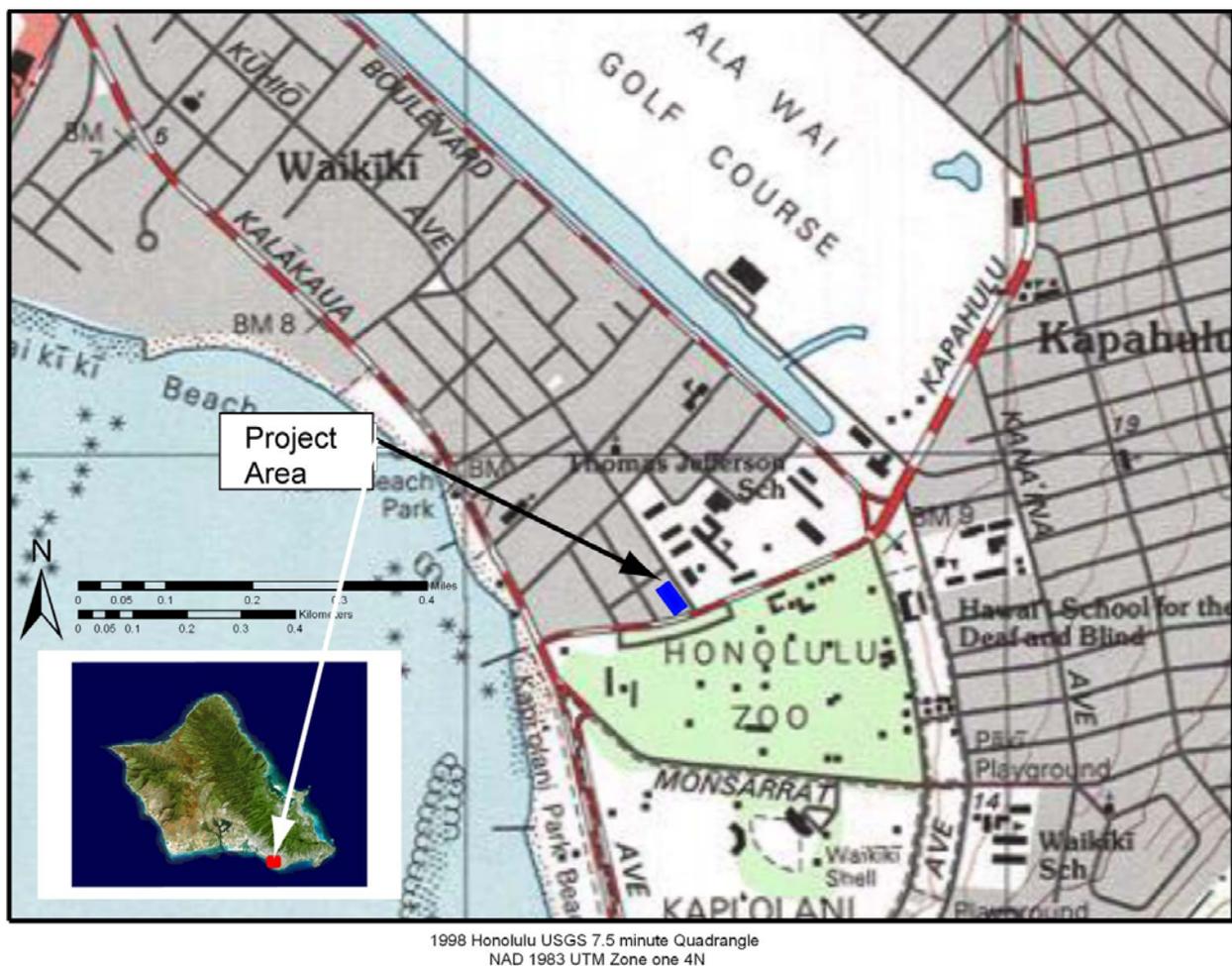


Figure 1. Portion of the 1998 Honolulu US Geological Survey 7.5-minute topographic quadrangle, showing project area (former alignment of Makee Street shown for comparison with historical maps)

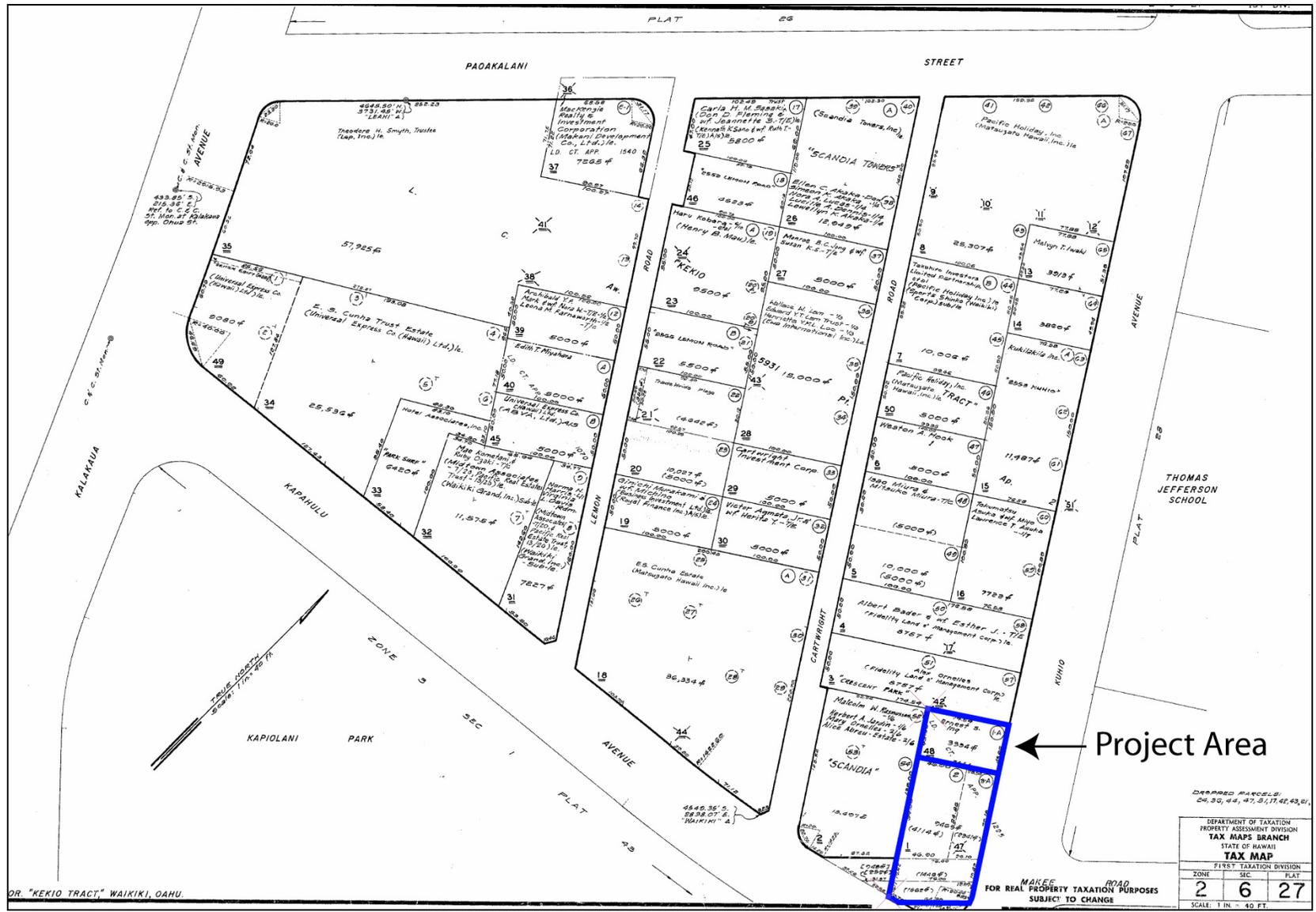


Figure 2. Tax Map Key (TMK) 2-6-27 map showing location of the present project area

- c. Historical and archaeological background sections summarizing pre-contact and historic land use as they relate to the archaeological features;
- d. A summary of site categories and their significance in an archaeological and historic context;
- e. Recommendations based on all information generated specifying what steps should be taken to mitigate impact of development on archaeological resources. These recommendations will be developed in consultation with the client and the SHPD.

This scope of work also includes full coordination with the SHPD and county relating to archaeological matters. This coordination takes place after consent of the landowner or representatives.

C. Methods

1. Fieldwork

The inventory surface survey and subsurface testing of the project area took place on May 19, 2006, with six Cultural Surveys Hawai'i archaeologists working under the direction of Hallett H. Hammatt, Ph.D. The surface survey was conducted by Jennifer Olson, who walked the entire parcel and collected GPS points on property boundary points and trench locations. No surface features, pre-contact or historic, were found on the project area surface.

Subsurface testing consisted of the excavation of nine backhoe trenches to document the subsurface nature of the project area. Trenches were placed to provide adequate coverage of all portions of the project parcel. In all trenches, the base of excavation was the water table, which was approximately 1.1 m (3'7") below the current land surface. Trenches were generally one bucket width (1-1.4 m) wide.

Exposed trench sections were documented with scale section profiles, photographs, sediment descriptions, and, where useful, sediment samples. Sediment descriptions included Munsell color designations, sediment size, inclusions, compactness, and cultural material present. Representative samples of cultural material were collected.

2. Laboratory work

Laboratory work consisted primarily of the dating of historic artifacts. All collected materials and data will be temporarily stored at CSH offices until further notification from the landowner and SHPD of an agreed upon final repository.

3. Background Research

Background research included a review of previous archaeological studies on file at the State Historic Preservation Division of the Department of Land and Natural Resources and a review of documents and maps at the Cultural Surveys Hawai'i library.

D. Natural Setting

1. Modern Geology, Climate, and Vegetation

The plain of Waikīkī is flat and, generally, less than 4.5 m (15 feet) above sea level (Davis 1989:5). Soils in the area are composed primarily of Jaucus Sand with 0-15% slopes (JaC) (Foote et al.1972: Map 63). Rainfall averages less than 30 inches per year (Armstrong 1983:62); however, the area receives additional water from the Kālia and Pālolo Streams, as well as rain showers that drift into the area from the mountains and inland valleys (Cleghorn 1996:3). Northeasterly trade winds prevail throughout the year, although their frequency varies from more than 90% during the summer months to 50% in January. The average annual wind velocity is approximately 10 miles per hour (Okamoto 1998:2-1). Currently the project area is a vacant lot.

2. Geomorphology

Modern Hawaiian shoreline configuration, including Waikīkī Beach is primarily the result of: 1) rising sea level following the end of the Pleistocene (see Stearns 1978 and McDonald et al. 1983); 2) the mid to late Holocene c. 1.5-2.0 meter high-stand of the sea (see summary in Dye and Athens 2000:18-19); and, 3) pre-contact and historic human landscape modification. At the end of the Pleistocene, between approximately 20,000 and 5-6,000 years ago, water previously locked in glacial ice returned to the world's oceans and sea-level rose over 100 meters to approximately its current level. Rising sea levels flooded the previously dry, earlier Pleistocene reef deposits, which had formed hundreds of thousands of years previously when sea level was comparable to modern levels. In the late Pleistocene/early Holocene, the Waikīkī area was characterized by an expansive delta drainage system which flowed from the Ko'olau Mountains to the sea (Ferrall 1976: plate II).

Land formation was directly related to changes in the sea level, terrigenous sediment load of streams, and reef and marine sediment formation. Lowering sea levels and increased marine sediment load (from reef erosion due to wave action) combined to create a sand accretion barrier along the coast as marine sediments were deposited on the resulting shallower reefs. This created a lagoon environment between the island shoreline and the sand accretion barrier. Terrigenous sediments were carried into this lagoon environment by Mānoa and Pālolo streams. When sea level reached approximately modern levels, the now coastal regions became depositional environments, where for tens of thousands of years previously, during the lower sea levels, they had been erosional environments. This resulted in the deposition of both terrigenous and marine sediments in low-energy estuarine or lagoonal environments, leading to the accumulation of thick deposits of soft/loose sediments along the current coastlines in areas that had formerly been valleys and drainage ways (Geolabs Hawai'i Inc. 1993:9). By the time humans occupied the coastal area of Waikīkī, the lagoon had become a wetland (which was used for cultivation) retained by a coastal sand accretion barrier (which was used for habitation) (Ferrall 1976: B-2). It is likely that only since the major construction projects of the beachfront hotels has the overall accretion trend of Waikīkī beach been stopped or reversed. The current landform at Waikīkī is largely the result of the historical drainage excavation of the Ala Wai Canal and associated fill deposits.

III. HISTORICAL BACKGROUND

For the purpose of this historical background study “Waikīkī” and “Waikīkī Ahupua‘a” are used in the popular sense of the area seaward of the present Ala Wai Canal and, as extending on to the south, seaward of Pākī Avenue. This is believed to conform approximately to the traditional O‘ahu native understanding of the land area of Waikīkī.

A. Pre-Contact to Early 1800s

By the time of the arrival of Europeans in the Hawaiian Islands during the late eighteenth century, Waikīkī had long been a center of population and political power on O‘ahu. According to Martha Beckwith (1940), by the end of the fourteenth century Waikīkī had become “the ruling seat of the chiefs of Oahu.” The preeminence of Waikīkī continued into the eighteenth century and is exemplified by Kamehameha’s decision to reside there upon wresting control of O‘ahu by defeating the island’s chief, Kalanikūpule. The nineteenth century Hawaiian historian John Papa ‘Ī‘Ī (1959:17), himself a member of the *ali‘i* (chiefly class), described the king’s Waikīkī residence:

Kamehameha’s houses were at Puaaliili, *makai* of the old road, and extended as far as the west side of the sands of ‘Āpuakēhau [vicinity of present Moana Hotel]. Within it was Helumoa where Ka‘ahumanu *mā* went to while away the time. The king built a stone house there, enclosed by a fence . . . (‘Ī‘Ī 1959:17).

‘Ī‘Ī further noted that the “place had long been a residence of chiefs. It is said that it had been Kekuapoi’s home, through her husband Kahahana, since the time of Kahekili” (‘Ī‘Ī 1959:17).

Chiefly residences, however, were only one element of a complex of features that characterized Waikīkī in pre-contact times. Beginning in the fifteenth century, a vast system of irrigated taro fields was constructed, extending across the littoral plain from Waikīkī to lower Mānoa and Pālolo valleys. This field system – an impressive feat of engineering the design of which is traditionally attributed to the chief Kalamakua – took advantage of streams descending from Makiki, Mānoa and Pālolo valleys which also provided ample fresh water for the Hawaiians living in the *ahupua‘a*. The pioneering nineteenth-century scholar Samuel Mānaiakalani Kamamau recounts Kalamakua’s significance for the Hawaiian people:

Kalamakua-a-Kaipūhōlua was a good chief. He was noted for cultivating, it was he who constructed the large pond fields Ke‘okea, Kūalulua, Kalāmanamana, and the other *lo‘i* in Waikīkī. He traveled about his chiefdom with his chiefs and household companions to cultivate the land and gave the produce to the commoners, the *maka‘āinana*. They loved him. Kelea-nui-noho-‘ana-‘api‘api became his wife when he was a mature man. (Kamakau 1991: 45)

Captain George Vancouver (1798:161-164), arriving at “Whyteete” in 1792, captured something of the profusion of taro *lo‘i* across Waikīkī in his journals:

On shores, the villages appeared numerous, large, and in good repair; and the surrounding country pleasingly interspersed with deep, though not extensive valleys; which, with the plains near the sea-side, presented a high degree of cultivation and fertility.

[Our] guides led us to the northward through the village, to an exceedingly well-made causeway, about twelve feet broad, with a ditch on each side.

This opened our view to a spacious plain, which, in the immediate vicinity of the village, had the appearance of the open common fields in England; but, on advancing, the major part appeared to be divided into fields of irregular shape and figure, which were separated from each other by low stone walls, and were in a very high state of cultivation. These several portions of land were planted with the eddo or taro root, in different stages of inundation; none being perfectly dry, and some from three to six or seven inches under water. The causeway led us near a mile from the beach, at the end of which was the water we were in quest of. It was a rivulet five or six feet wide, and about two or three feet deep, well banked up, and nearly motionless; some small rills only, finding a passage through the dams that checked the sluggish stream, by which a constant supply was afforded to the taro plantations.

[We] found the plain in a high state of cultivation, mostly under immediate crops of taro; and abounding with a variety of wild fowl, chiefly of the duck kind . . . The sides of the hills, which were at some distance, seemed rocky and barren; the intermediate vallies, which were all inhabited, produced some large trees, and made a pleasing appearance. The plain, however, if we may judge from the labour bestowed on their cultivation, seemed to afford the principal proportion of the different vegetable productions on which the inhabitants depend for their subsistence.

Further details of the exuberant life that must have characterized the Hawaiians use of the lands that included the *ahupua'a* of Waikīkī are given by Archibald Menzies (1920:23-24), a naturalist accompanying Vancouver's expedition:

The verge of the shore was planted with a large grove of cocoanut palms, affording a delightful shade to the scattered habitations of the natives. Some of those near the beach were raised a few feet from the ground upon a kind of stage, so as to admit the surf to wash underneath them. We pursued a pleasing path back to the plantation, which was nearly level and very extensive, and laid out with great neatness into little fields planted with taro, yams, sweet potatoes and the cloth plant. These, in many cases, were divided by little banks on which grew the sugar cane and a species of *Draecena* [ti of *kī*] without the aid of much cultivation, and the whole was watered in a most ingenious manner by dividing the general stream into little aqueducts leading in various directions so as to be able to supply the most distant fields at pleasure, and the soil seemed to repay the labour and industry of these people by the luxuriance of its productions. Here and there we met with ponds of considerable size, and besides being well-stocked with fish, they swarmed with water fowl of various kinds such as ducks, coots, water hens, bitterns, plovers and curlews.

The traditional Hawaiian focus on Waikīkī as a center of chiefly and agricultural activities on southeastern O'ahu was soon to change – disrupted by the same Euro-American contact that produced the first documentation (including the records cited above) of that traditional life. The *ahupua'a* of Honolulu - with the only sheltered harbor on O'ahu - became the center for trade

with visiting foreign vessels, drawing increasing numbers of Hawaiians away from their traditional environments. Kamehameha himself moved his residence from Waikīkī to the coast near Honolulu harbor, likely in order to maintain his control of the lucrative trade in sandalwood that had developed. By 1828, the missionary Levi Chamberlain (1957:26), describing a journey into Waikīkī, would note:

Our path led us along the borders of extensive plats of marshy ground, having raised banks on one or more sides, and which were once filled with water, and replenished abundantly with esculent fish; but now overgrown with tall rushes waving in the wind. The land all around for several miles has the appearance of having once been under cultivation. I entered into conversation with the natives respecting this present neglected state. They ascribed it to the decrease of population. (Chamberlain 1957:26)

The core network of streams and ponds is reconstructed in Figure 3. The present study area is on the north side of Ku‘ekaunahi Stream

Tragically, the depopulation of Waikīkī was not simply a result of the attractions of Honolulu (where, by the 1820s, the population was estimated at 6,000 to 7,000) but also of the European diseases that had devastating effects upon the Hawaiian populace.

B. Mid-Nineteenth Century and the Māhele

The depopulation of Waikīkī, however, was not total and the *ahupua‘a* continued to sustain Hawaiians living traditionally into the mid-nineteenth century. The Organic Acts of 1845 and 1846 initiated the process of the Māhele (the division of Hawaiian lands) that introduced private property into Hawaiian society. In 1848, the crown (Hawaiian government) and the *ali‘i* (royalty) received their land titles. Subsequently in the Māhele, Land Commission Awards (LCAs) for *kuleana* parcels were awarded to commoners and others who could prove residency on and use of the parcels they claimed. Land Commission Award records document awardees continuing to maintain fishponds and irrigated and dry land agricultural plots, though on a greatly reduced scale than had been previously possible with adequate manpower.

No Land Commission Awards were identified within 100 m of the present project area. LCA 1449 awarded to Kaimoali‘i was located near the present Kapahulu Library. LCA 2085 awarded to Keamalu was located near the present day intersection of Paoakalani Avenue and Kaneloa Road. Why this area should have been so relatively sparsely settled in the mid-1800s is uncertain.

C. Mid to Late 1800s

As the nineteenth century progressed, Waikīkī was becoming a popular site among foreigners – mostly American – who had settled on O‘ahu. An 1865 article in the *Pacific Commercial Advertiser* mentioned a small community that had developed along the beach. The area continued to be popular with the *ali‘i* – the Hawaiian royalty – and several notables had residences there. A visitor to O‘ahu in 1873 described Waikīkī as “a hamlet of plain cottages, whither the people of Honolulu go to revel in bathing clothes, mosquitoes, and solitude, at odd times of the year” (Bliss 1873).

Other developments during the second half of the nineteenth century include the improvement of the road connecting Waikīkī to Honolulu (the route of the present Kalākaua

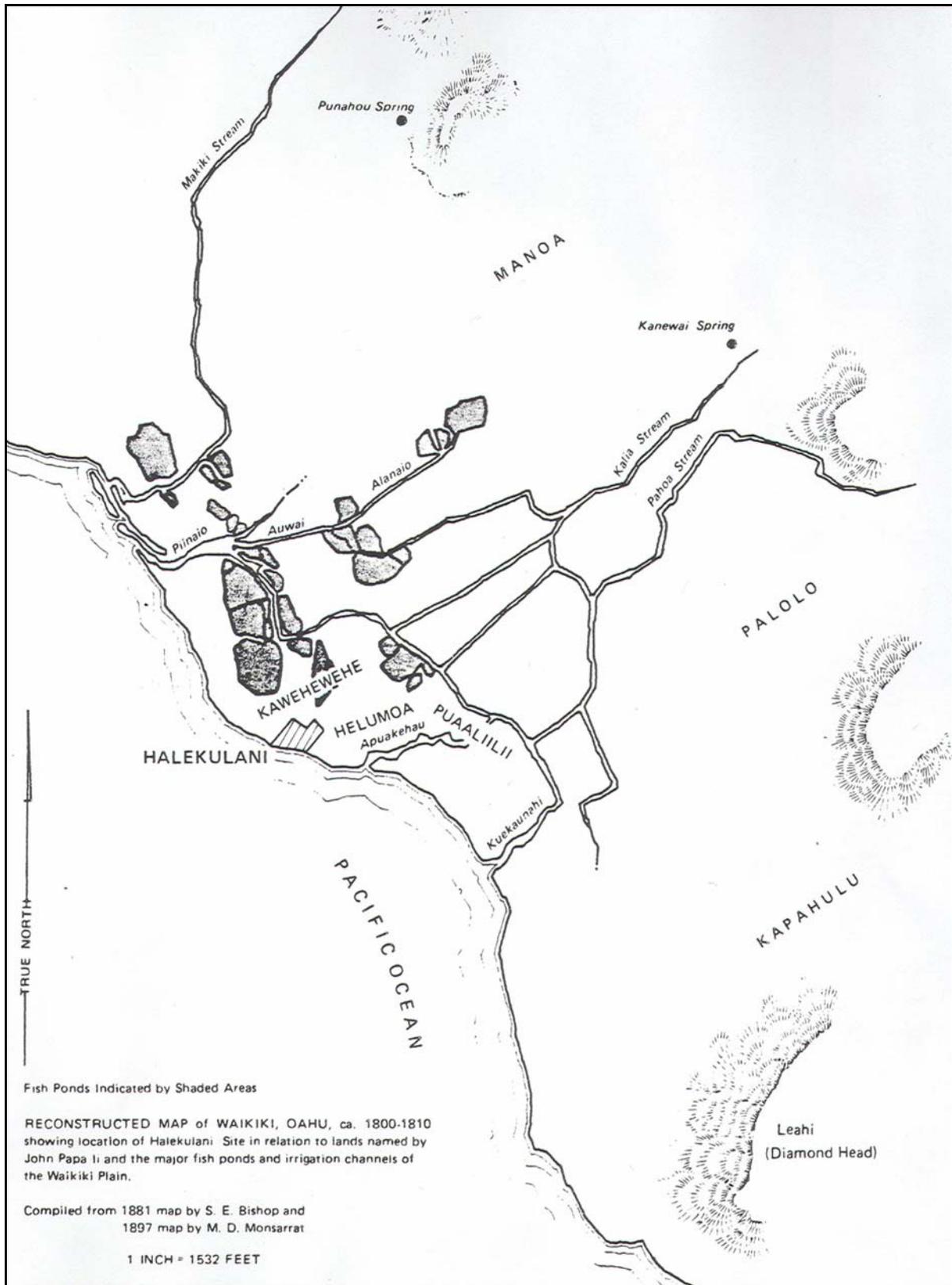


Figure 3. Reconstructed map of Waikīkī, O‘ahu, ca. 1800-1810, showing fish ponds and streams of Waikīkī (figure from Davis 1984:10)

Ave.), the building of a tram line between the two areas, and the opening of Kapi‘olani Park in 1877. Traditional land-uses in Waikīkī were abandoned or modified. By the end of the 19th century most of the fishponds that had previously proliferated had been neglected and allowed to deteriorate. The remaining taro fields were planted in rice to supply the growing numbers of immigrant laborers imported from China and Japan, and for shipment to the west coast of the United States.

D. Kapi‘olani Park and Makee’s Island

King David Kalākaua created Kapi‘olani Park on June 11, 1877 as a public recreation ground (dominated by a mile long oval race track) for the people of the Kingdom of Hawai‘i and named it for his consort Queen Kapi‘olani. At the dedication of the park one of the orators was prominent Honolulu businessman James Makee (1812 – 1879; an English surname pronounced “mākē”) who was selected as the first president of the Kapi‘olani Park Association. Makee had become wealthy through his ventures in the whaling, cattle ranching and sugar cane industries.

The main entrance to the new park was via a long bridge spanning the mouth of Ku‘ekaunahi Stream (the “Bridge” in Figure 4) at the approximate location of the present intersection of Kalākaua Avenue and Kapahulu Avenue. In order to make the rather arid park more pleasing to the eye, Makee and Archibald Cleghorn (prominent businessman and father of princess Ka‘iulani):

proposed to create a picturesque water landscape. Through construction of a system of ditches and canals, they drained sufficient water from...[Ku‘ekaunahi Stream] to create a collection of small islands and shallow ponds. ...Erecting rude wooden bridges enabled visitors to meander among the islands. The largest piece of dry land created from the former swamp was called Makee Island after the first association president and it became a favorite spot for picnics. (Weyeneth2002:40)

Makee’s Island (“Makee ‘Ailana” in Hawaiian) was an approximately 200 m by 30 m (700’ by 100’) oblong shaped island that was developed in what had probably been an area of higher ground within the marshy mouth of Ku‘ekaunahi Stream. Located at the present location of the Honolulu Zoo parking lot 100 m southwest of the present study area Makee ‘Ailana became a place famous for amorous trysts. The erotic *kaona* (“hidden meaning in Hawaiian poetry”) underlying the song “*Makee ‘Ailana*,” written by James K. ‘Ī‘ī, make it a favorite to this day.

<i>Makee ‘Ailana</i>	Makee Island
<i>Makee ‘Ailana ke Aloha La</i>	Beloved Makee Island
<i>‘Āina I ka ‘ehu‘ehu o ke kai</i>	Land in the Wind-blown Sea Spray
<i>‘Elua, ‘Ekolu no Mākou</i>	We All are Two Made Three
<i>I ka ‘Ailana Māhiehie</i>	By the Delightful Presence of Love
<i>O ka Leo o ka Wai Ka‘u Aloha</i>	I love the Voice of the Water
<i>I Ka‘i Mai e he Anu Kāua</i>	Suggesting we Two are Chilly
<i>Inā ‘O You me Mi Nei</i>	If You Were Here with Me
<i>Noho ‘Oe I ka Noho Paipai</i>	You would sit in the Rocking Chair
<i>Ha‘ina ‘ia Mai Ana ka Puana</i>	I have Spoken of this
<i>Makee ‘Ailana Hu‘e ka Mana‘o</i>	Makee Island, and My Meaning is Clear



Figure 4. Portion of 1883 Brown and Monsarrat map showing vicinity of project area. Makee's Island (Makee 'Ailana) lay within Ku'ekaunahi Stream just seaward of the present project area (in the general location of the zoo parking lot)

As the sugar industry throughout the Hawaiian kingdom expanded in the second half of the nineteenth century, the need for increased numbers of field laborers prompted passage of contract labor laws. In 1852, the first Chinese contract laborers arrived in the islands. Contracts were for five years, and pay was \$3 a month plus room and board. Upon completion of their contracts, a number of the immigrants remained in the islands, many becoming merchants or rice farmers. As was happening in other locales, in the 1880s, groups of Chinese began leasing and buying (from the Hawaiians of Waikīkī) former taro lands for conversion to rice farming. The taro lands' availability throughout the islands in the late 1800s reflected the declining demand for taro as the native Hawaiian population diminished.

The Hawaiian Islands were well positioned for rice cultivation. A market for rice in California had developed as increasing numbers of Chinese laborers immigrated there following the 1849 gold rush. Similarly, as Chinese immigration to the islands also accelerated, a domestic market opened.

The primary market for both husked rice and paddy raised in all parts of the Hawaiian Islands was in Honolulu. The number of Chinese in the islands created a large home demand.

In 1880 the home market was made more secure by an increase in the duty on rice imported into Hawai'i to 1½ cents on paddy and 2½ cents on hulled rice. It resulted in further checking the importation of foreign rice and giving an immense impetus to the home product. (Coulter and Chun, 1937: 13)

By 1892, Waikīkī had 542 acres planted in rice, representing almost 12% of the total 4,659 acres planted in rice on O'ahu. Most of the former taro *lo'i* converted to rice fields were located *mauka* of the present Ala Wai Boulevard.

E. 1900 to 1920

During the first decade of the twentieth century, the U.S. War Department acquired more than 70 acres in the Kālia portion of Waikīkī for the establishment of a military reservation called Fort DeRussy, named in honor of Brig. Gen. R. E. DeRussy of the Army Corps of Engineers.

On 12 November 1908, a detachment of the 1st Battalion of Engineers from Fort Mason, California, occupied the new post...

Between 1909 and 1911 the engineers were primarily occupied with mapping the island of O'ahu. At DeRussy other activities also had to be attended to - especially the filling of a portion of the fishponds which covered most of the Fort. This task fell to the Quartermaster Corps, and they accomplished it through the use of an hydraulic dredger which pumped fill from the ocean continuously for nearly a year in order to build up an area on which permanent structures could be built. Thus the Army began the transformation of Waikīkī from wetlands to solid ground. (Hibbard and Franzen 1986:79)

All the fishponds were filled by 1928. The increasing urbanization of Waikīkī is shown in the 1914 Sanborn Fire Insurance maps (Figure 5) and 1927/1930 U.S. Geological Survey map (Figure 6) that indicate an in-filling of wood single family homes including such a house in the present project area.



Figure 5. 1914 Sanborn Fire Insurance map showing project area at intersection of Hamohamo Road and Makee Road

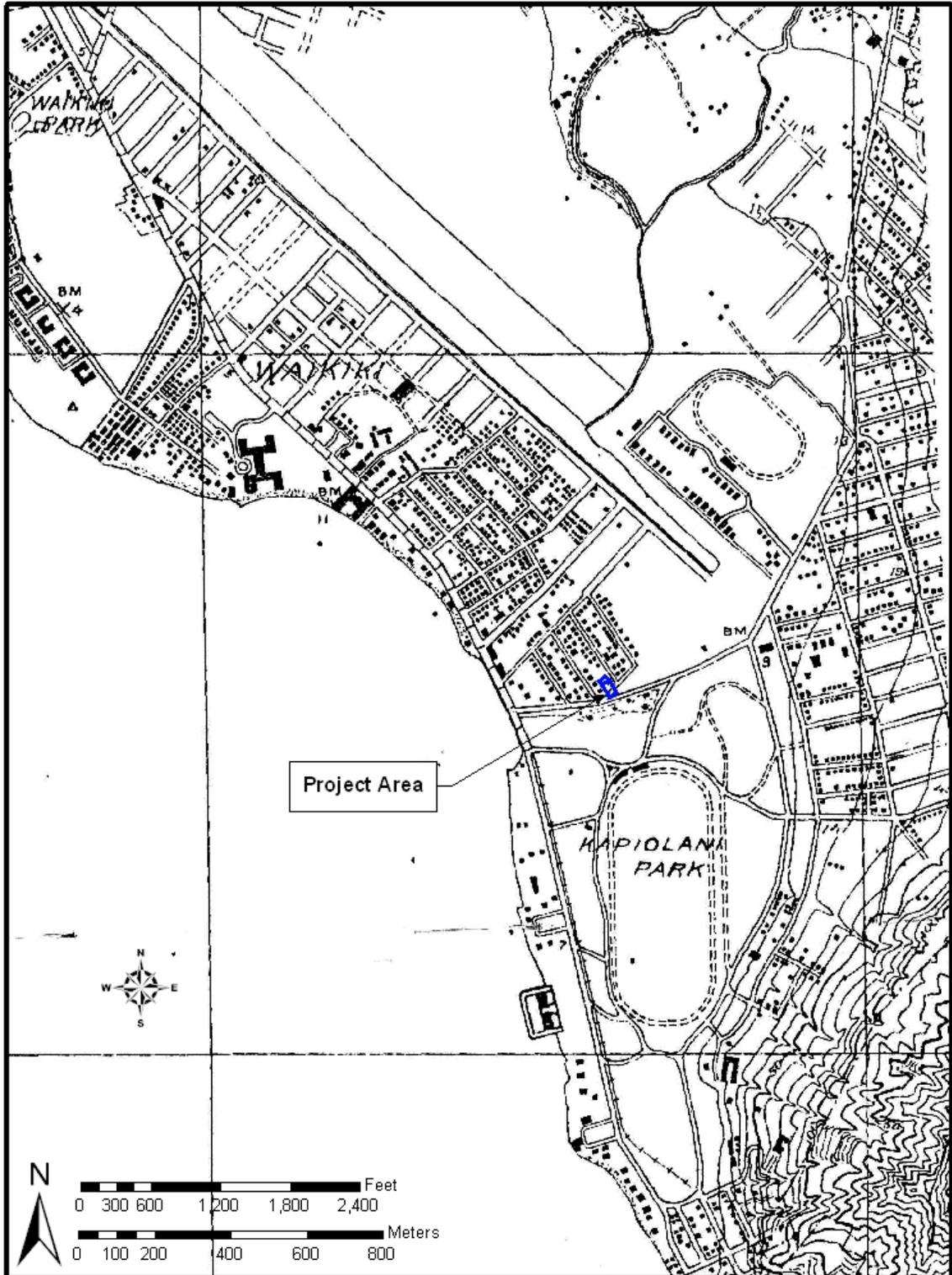


Figure 6. 1927/1930 U. S. Geological Survey map showing project area

F. 1920s to 1930s

During the 1920s, the Waikīkī landscape would be transformed when the construction of the Ala Wai Drainage Canal (begun in 1921 and completed in 1928) resulted in the draining and filling in of the remaining ponds and irrigated fields of Waikīkī. The canal was one element of a plan to urbanize Waikīkī and the surrounding districts:

The [Honolulu city] planning commission began by submitting street layout plans for a Waikīkī reclamation district. In January 1922 a Waikīkī improvement commission resubmitted these plans to the board of supervisors, which, in turn, approved them a year later. From this grew a wider plan that eventually reached the Kapahulu, Mō‘ili‘ili, and McCully districts, as well as lower Makiki and Mānoa...

The standard plan for new neighborhoods, with allowances for local terrain, was to be that of a grid, with 80-foot-wide streets crossing 70-foot-wide avenues at right angles so as to leave blocks of house lots about 260 by 620 feet. Allowing for a 10-foot-wide sidewalk and a 10-foot right-of-way [alley] down the center of each block, there would be twenty house lots, each about 60 by 120 feet, in each block [Johnson 1991:311]

During the course of the Ala Wai Canal’s construction, the banana patches and ponds between the canal and the *mauka* side of Kalākaua Avenue were filled and the present grid of streets was laid out. These newly created land tracts spurred a rush to development in the 1930s. An article in the Honolulu Star-Bulletin in 1938 extolled the area’s progress:

The expansion of apartment and private residence construction is no secret. Examination of building permits will show that more projects have been completed during the past year, and more are now underway in this area, than in any other section of the territory.

These developments are being made by island residents who have recognized the fact that Waikīkī presents the unparalleled possibility for safe investment with excellent return. (Newton 1938: 10)

The writer speculated that the “future of Waikīkī is assured.”

Concerns for mosquito control lead to the filling of marshy areas in the 1930s. By 1943 (Figure 7) it appears that the remnants of the former Ku‘ekaunahi Stream (which were still shown in the 1927/1930 U. S. Geological Survey map; Figure 6) had been filled in.

G. 1940s

The entrance of the United States into World War II, following the Japanese bombing of Pearl Harbor on December 7, 1941, put on hold plans for the development of Waikīkī as a tourist destination. Until the war’s end in 1945, the tourist trade was non-existent “...since the Navy controlled travel to and from Hawai‘i and did not allow pleasure trips” (Brown 1989: 141). For the duration of the war, Waikīkī was transformed into a recreation area for military personnel.

It was not the same Waikīkī as before the war, though; barbed wire barricades now lined its sands, and there were other changes too. Fort DeRussy became a huge recreation center, with a dance hall called Maluhia that attracted thousands of men at a time. The Moana Hotel continued to function, but many other establishments and private homes in the area were taken over by the military. (Brown 1989:141)

Nearing the war's end, concerns began arising over the future of Waikīkī. An article in the *Honolulu Advertiser* of July 16, 1945 decried “honky-tonks” that had sprung up in Waikīkī during the course of the war, and asked: “Can anyone look at present-day Kalākaua Ave. – lined with makeshift curio shops, noisy ‘recreation’ centers, eyesores that pass under the name of lunchrooms and miscellany of ‘joints’ – and hope that Waikīkī can stage a comeback [as a tourist destination]?”

H. 1950s

By the mid-1950s there were more than fifty hotels and apartments from the Kālia area to the Diamond Head end of Kapi‘olani Park. The Waikīkī population, by the mid-1950s, was not limited to transient tourists but included 11,000 permanent residents living in 4,000 single dwellings and apartments in stucco or frame buildings.

Even as late as the 1968 series U.S. Geological Survey map there is still no connection through of the Kūhiō Avenue alignment (along the former Hamohamo Road) to the Kapahulu Avenue alignment (the roads remain as shown in 1943; Figure 7). The precise date of the creation of the present day Kūhiō Avenue is unclear but it was surprisingly late.

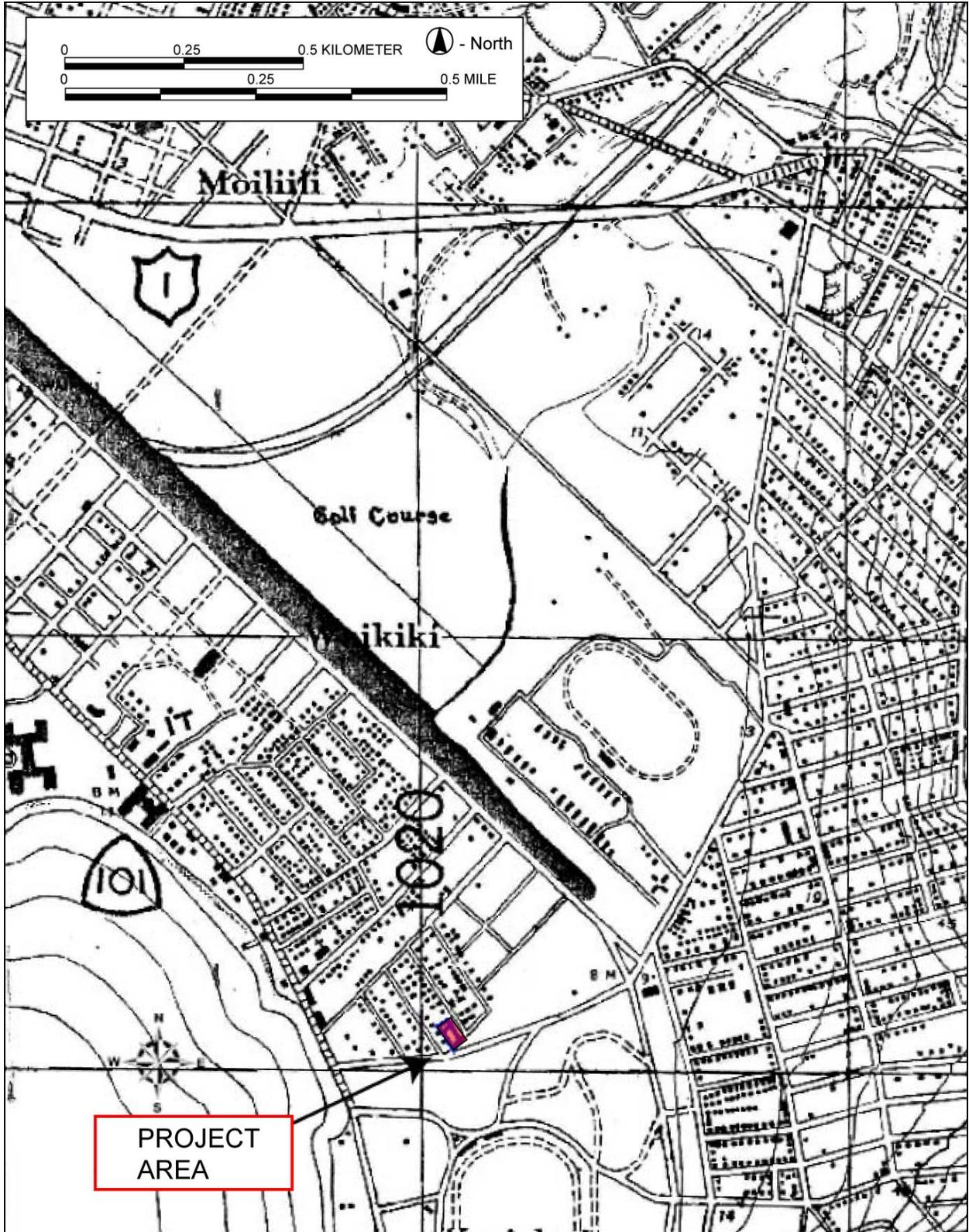


Figure 7. 1943 War Department map, showing project area

IV. PREVIOUS ARCHAEOLOGICAL RESEARCH

The *ahupua'a* of Waikīkī, in the centuries before the arrival of Europeans, was an intensely utilized area, with abundant natural and cultivated resources, that supported a large population. In the nineteenth and early twentieth centuries, after a period of demographic decline, Waikīkī was re-populated by Hawaiians and foreigners residing there, and by farmers continuing to work the irrigated field system, which had been converted from taro to rice. Farming continued up to the 1920s when the construction of the Ala Wai Canal drained the remaining ponds and irrigated fields. Remnants of the pre-contact and historical occupation of Waikīkī have been discovered and recorded in archaeological reports, usually in connection with construction activities related to urban development, or infrastructure improvements. These discoveries, which have occurred throughout Waikīkī, have included many human burials, traditional Hawaiian and historic, as well as pre-contact Hawaiian and historic cultural deposits. The location of previous archaeological studies is shown in Figure 8 and a list of projects conducted in the Waikīkī area is presented in Table 1. A discussion of projects focusing on burials follows.

A. Previous Archaeology in Waikīkī, Focusing on Burials

N.B. Emerson reported on the uncovering of human burials during the summer of 1901 on the property of James B. Castle - site of the present Elks Club - in Waikīkī during excavations for the laying of sewer pipes (Emerson 1902:18-20). Emerson noted:

The soil was white coral sand mixed with coarse coral debris and sea-shells together with a slight admixture of red earth and perhaps an occasional trace of charcoal. The ground had been trenched to a depth of five or six feet, at about which level a large number of human bones were met with, mostly placed in separate groups apart from each other, as if each group formed the bones of a single skeleton. Many of the skulls and larger bones had been removed by the workmen before my arrival, especially the more perfect ones. [Emerson 1902:18]

Emerson's report on the find describes the remains of at least four individuals, all presumed to be Hawaiian. Associated burial goods were also exposed during excavation; these included "a number of conical beads of whale-teeth such as the Hawaiians formerly made" and "a number of round glass beads of large size". The glass beads "can be assigned with certainty to some date subsequent to the arrival of the white man" (Emerson 1902:19). Also located with the beads was "a small sized *nihopalaoa*, such as was generally appropriated to the use of the chiefs" which had been "carved from the tooth of the sperm-whale" and which was "evidently of great age" (Emerson 1902:19).

In the 1920s and 30s the first systematic archaeological survey of O'ahu was conducted by J. G. McAllister (1933). He recorded four *heiau* (temples), three of which were located at the *mauka* reaches of Waikīkī Ahupua'a in lower Mānoa Valley. The fourth *heiau* – Papa'ena'ena - was located at the foot of Diamond Head crater near the present site of the La Pietra Estates condominium development (2933 Poni Mō'i Road). Other sources that place the *heiau* at La Pietra, the former mansion of Walter F. Dillingham, now the Hawai'i School for Girls (La Pietra Circle) are incorrect (Weyneth 1991:48). Papa'ena'ena Heiau is traditionally associated with Kamehameha I, who was said to have visited the *heiau* before setting off to battle for Ni'ihau and Kaua'i in 1804. Five years later, according to John Papa 'Ī'i, Kamehameha placed at

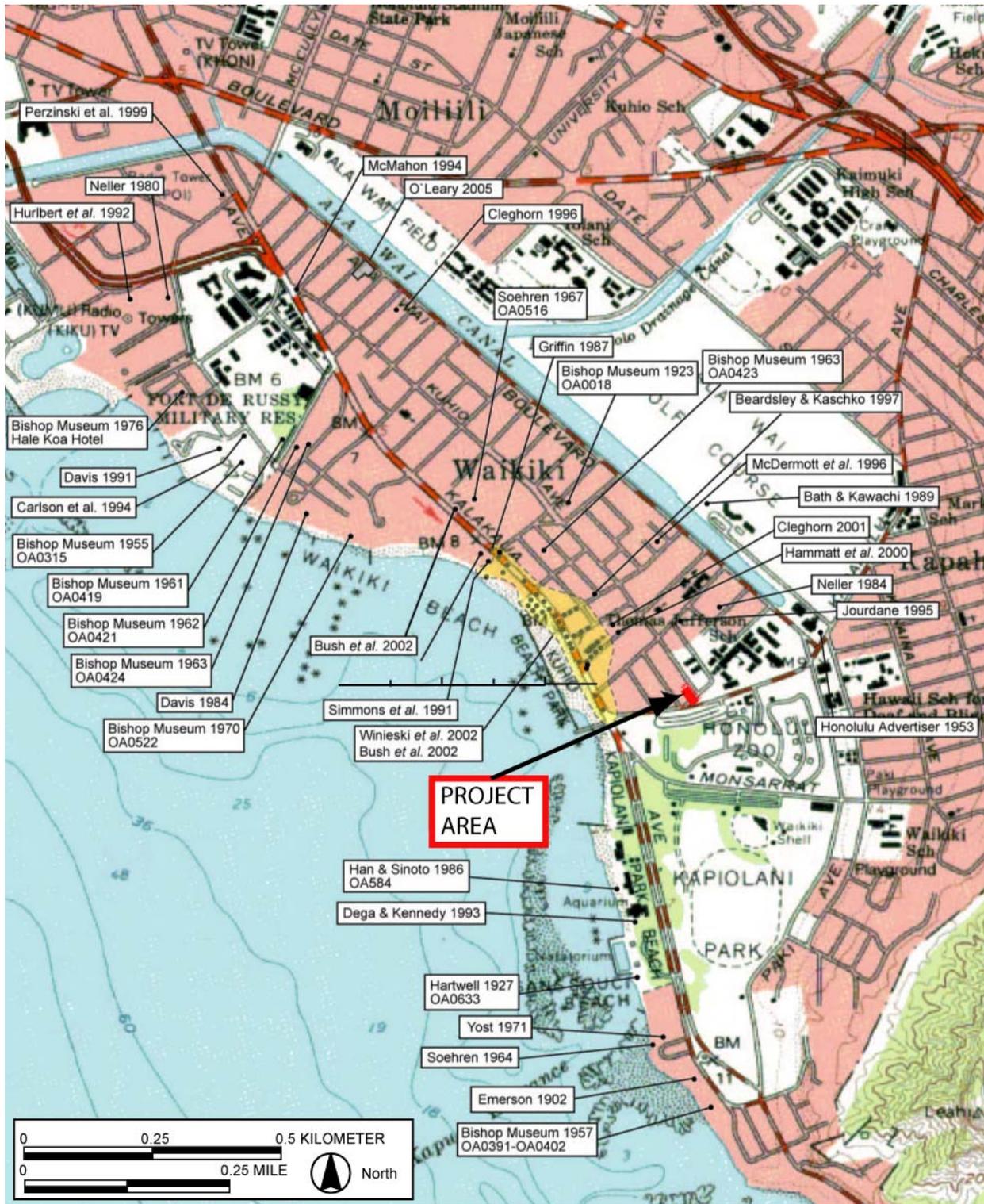


Figure 8. Previous archaeological work in Waikīkī including location of burials and the present project area

Table 1. Previous Archaeological Investigations in Waikīkī Ahupua‘a

Reference	Type of Investigation	General Location	Findings
McAllister 1933	Island-wide survey	All of O‘ahu	Waikīkī listed as Site 60.
Neller 1980	Monitoring Report	Hilton Hawaiian Village	Kālia Burial Site: Partial recovery of 3 historic Hawaiian burials, trash pit from 1890’s
Bishop Museum 1981	Testing, & Monitoring Report	Halekūlani Hotel	Intact cultural deposits found.
Neller 1981	Reconnaissance Survey	Halekūlani Hotel	Limited background research on area
Davis 1984	Archaeological Investigation	Halekūlani Hotel	48 historic and pre-contact features excavated.
Bishop Museum 1984	Burial Remains List	Waikīkī Ahupua‘a	Listing of burial remains found in Waikīkī at the Bishop Museum
Neller 1984	Narrative Report	Paoakalani Street	Recovery of human skeletons at construction site
Griffin 1987	Inadvertent Burial Discovery	Kalākaua Ave. near corner of Kai‘ulani St.	Bones removed and bagged by construction crew, burial found in <i>makai</i> wall of gas pipe excavation.
SHPD 1987	Burial, PA Report	Kalākaua Ave.	From excavation adjacent to Moana Hotel-9901).
Davis 1989	Reconnaissance Survey and Historical Research	Fort DeRussy	Fishponds & other buried features. Sites 4573 thru - 4577 are fishponds, 4570 is a remnant cultural deposit.
Rosendahl 1989	Inventory Survey, Preliminary Report	Fort DeRussy	Historic artifacts, no human remains
Riford 1989	Background Literature Search	TMK: 2-6-014:039	List of literature pertaining to Waikīkī area.
Athens 1990	Letter to SHPD	TMK: 2-6-023:025	List of human remains at IARII lab from Pacific Beach Hotel & Barbers Point Generating Station.
Hurst 1990	Historical Literature	Waikikian Hotel	Background & planning document. No fieldwork.
Chigioji 1991	Assessment	2 parcels, TMK 2-6-24:65-68 and 80-83; 2-6-24:34-40 & 42-45	Formerly part of the ‘Āinahau estate; remainder of parcels, former <i>‘auwai</i> , <i>kalo</i> , and rice fields; excavations & sampling strategy recommended.
Davis 1991	Monitoring Report	Fort DeRussy	See also Davis 1989. No groundwater contamination found; subsurface features and material remains date to 1780/1790s through the mid-19 th century.

Reference	Type of Investigation	General Location	Findings
Kennedy 1991	Monitoring Report	TMK: 2-6-022:014 IMAX theatre location	Pollen and bulk-sediment ¹⁴ C samples from ponded sediments recovered. 3 ¹⁴ C dates and the pollen sequence were inverted.
Simons et al. 1991	Monitoring and Data Recovery	Moana Hotel Area	8 pre-contact burials & pre- and post-contact artifacts recovered
Hurlbett 1992	Monitoring Report	TMK: 2-6-008:001	Site -2870 (3 burials) found by Neller in 1980. This report is on testing & monitoring in same area.
Pietrusewsky 1992a	PA Report	Moana Hotel	Right half of human mandible found by hotel guest.
Pietrusewsky 1992b	PA Report	Hamohamo	Human Remains from Hamohamo, Waikīkī, O‘ahu
Rosendahl 1992	Monitoring Report	Hilton Hawaiian Village	12 historic refuse pits, 3 historic to modern trenches; no further work
Streck 1992	Memorandum for Record	Fort DeRussy	Human burial (probably late pre-contact Hawaiian) found during data recovery excavations
Cleghorn, J. 1993	Inadvertent Burial Discovery	Waikīkī Aquarium	Remains of 1 human individual, mandible identified.
Dagher 1993	Inadvertent Burial Discovery	Waikīkī Aquarium	Remains of at least 1 burial found, excavation recommended.
Dega and Kennedy 1993	Inadvertent Burial Discovery	Waikīkī Aquarium	Discovery of unidentified bones, remains given to SHPD.
Hammatt and Chiogioji 1993	Archaeological Assessment	16-Acre Portion of the Ala Wai Golf Course	Pre-contact and early historic occupation layers associated with <i>lo‘i</i> system intact below modern fill. Burial testing recommended.
Maly et al. 1994	Arch.& Historical Assessment Study	Convention Center Project Area	Recommend subsurface testing to determine presence or absence of cultural deposits and features.
McMahon 1994	Inadvertent Burial Discovery	Kalākaua & Kuamo‘o Street	Miscellaneous bones uncovered in back dirt pile during construction.
Hammatt & Shideler 1995	Sub-surface Inventory Survey	1777 Kalākaua Ave.	No further work recommended at Hawai‘i Convention Center site.
Jourdane 1995	Inadvertent Burial Discovery	Paoakalani Avenue	Remains discovered in planted strip between street and sidewalk fronting hotel.

Reference	Type of Investigation	General Location	Findings
Simons et al. 1995	Data Recovery Excavations	Fort DeRussy	Historic & pre-contact artifacts, artifact debris, & midden from 7 occupation layers. 6 pre-contact cultural features; 'auwai bunds and channels, fishpond walls & sediments, possible lo 'i, hearths.
Cleghorn 1996	Inventory Survey	TMK: 2-6-016:23, 25, 26, 28, 61, 69	7 backhoe trenches excavated, no sites located.
Grant 1996	Historical Reference	Waikīkī	Historical information about Waikīkī prior to 1900.
Hammatt and Shideler 1996	Data Recovery	Hawai'i Convention Center	No clear evidence of Kuwili Pond sediments in project area; no further work recommended.
McDermott et al. 1996	Inventory Survey	'Āinahau Estate	Buried remnants of 'auwai and lo 'i and human burial found on 'Āinahau Estate, ¹⁴ C dates
Denham and Pantaleo 1997	Monitoring and Excavations Report	Fort DeRussy	10 subsurface features and 9 burials found. ¹⁴ C dates; no SHPD recommendations
Denham et al. 1997	Data Recovery Report	Fort DeRussy	Excavations conducted at fishponds, ¹⁴ C dates mid-Seventeenth century
Beardsley and Kaschko 1997	Monitoring & Data Recovery Report	Pacific Beach Hotel Office Annex	Traditional Hawaiian cultural deposits and 2 human burials. 3 ¹⁴ C dates
Hammatt and Chiogioji 1998	Assessment	King Kalākaua Plaza Phase II	No surface sites, documented human burials, presence of subsurface pre-contact & historic cultural deposits
Hammatt and McDermott 1999	Burial Disinterment Plan and Report	Kalākaua Avenue	Two human burials found
Perzinski et al. 1999	Monitoring Report	Ala Wai Blvd., Kalākaua Ave., & 'Ena Rd.	2 burials found (1 before monitoring); pockets of undisturbed layers exist
Rosendahl 1999	Interim Report: Inventory Survey	Fort DeRussy	This area is part of the old shoreline.
Hammatt and Chiogioji 2000	Archaeological Assessment	Honolulu Zoo Parcel	Monitoring recommended for SW portion of zoo parcel, which may have significant cultural deposits.
LeSuer et al. 2000	Inventory Survey	King Kalākaua Plaza Phase II	Site -5796 has been adversely affected by land alteration Site -4970 adequately documented.

Reference	Type of Investigation	General Location	Findings
Perzinski et al. 2000	Burial Findings	Kalākaua Ave. between Kai‘ulani & Monsarrat Ave.	44 sets of human remains; 37 disinterred, 7 left in place; believed to be Native Hawaiian, pre-1820.
Cleghorn 2001a,b	Mitigation	Burger King Site	3 incidents of uncovered human remains while locating a buried sewer-line for the ABC’s store.
Corbin 2001	Inventory Survey	Hilton Waikīkīan	No arch. sites were found during excavations
Elmore and Kennedy 2001	Inadvertent Burial Discovery	Royal Hawaiian Hotel	Human remains found during trench excavations for conduit. In situ remains left in place, remains disturbed reentered with others.
McGuire and Hammatt 2001	Cultural Assessment	Lewers St., Beach Walk, Kālia Rd. & Saratoga Rd.	Waikīkī Beach Walk project; Inadvertent burial discovery. Monitoring recommended for all subsurface work
Perzinski and Hammatt 2001a	Monitoring Report	Kapi‘olani Bandstand	A charcoal layer on the SW side of the bandstand, was observed; a basalt lamp with a handle was recovered from SE end of the project area.
Perzinski and Hammatt 2001b	Monitoring Report	Waikīkī Iwi Reinterment facility	No significant finds
Perzinski and Hammatt 2001c	Monitoring Report	Kalākaua Ave., Natatorium to Poni Mō‘ī Road	No cultural layer, artifacts, midden, or human burials were encountered
Rosendahl 2001	Assessment Study	Outrigger Beach Walk	Assessment of previous archaeological & historical literature.
Winieski and Hammatt 2000	Monitoring Report	TMK: 1-2-6-025:000	Possibility that Hawaiian or historic materials and burials may still be present
Borthwick et al. 2002	Inventory Survey	71,000 sq. ft. parcel, TMK: 2-6-016:002	No burials found; absence of dry Jaucus sands indicate that burial finds are unlikely in project area.
Bush and Hammatt 2002	Monitoring Report	Kalākaua Ave., between Ala Moana Blvd. and Kapahulu Ave.	Found 4 human burials, probably pre-contact; several historic trash pits; entire pig within an <i>imu</i> pit (c. A.D. 1641-1671); gleyed muck associated with former ponds.
Calis 2002	Monitoring Report	Lemon Road	No historic deposits, major previous disturbance

Reference	Type of Investigation	General Location	Findings
Elmore and Kennedy 2002	Monitoring Report	Fort DeRussy	No findings.
Mann and Hammatt 2002	Monitoring Report	Lili'uokalani & Uluniu Avenues	5 burial finds of 6 individuals; two historic trash pits.
Putzi and Cleghorn 2002	Monitoring Report	Hilton Hawaiian Village	No findings during monitoring of trench sewer excavations
Winieski et al. 2002a	Monitoring Report	Kalākaua Ave. between Ka'iulani and Monsarrat Avenues.	44 human burials encountered, 37 disinterred; buried habitation layer identified, with traditional artifacts, midden, hearths, & charcoal; remnant of Honolulu Transit trolley system (light rail gauge) found; low-energy alluvial sediments associated with the now channelized <i>muliwai</i> Kukaunahi
Winieski et al. 2002b	Monitoring Report	Kūhiō Beach	Skeletal remains of 10 individuals, 6 disinterred, only 2 in situ. 4 indigenous artifacts, none in situ. Cultural layer, historic seawall.
Bush et al. 2003	Monitoring Report	International Marketplace	Historic trash found.
Tome & Dega 2003	Monitoring Report	Waikīkī Marriot	No in situ remains, recommends monitoring if more work is done, 1 isolated not in situ possible human bone fragment.
Tulchin and Hammatt 2003	Arch. & Cultural Impact Assessment	2284 Kalākaua Ave.	Possibility of burials in project area; recommends inventory survey & subsurface testing.

Papa'ena'ena the remains of an adulterer - "all prepared in the customary manner of that time" ('Ī 1959:50-51).

In 1963, two human skulls and other human remains were discovered in a construction trench at 2431 Prince Edward St. (Bishop Museum site Oa-A4-23, cited in Neller 1984). Multiple burials were encountered in 1963 during excavation for the construction of the present Outrigger Canoe Club at the Diamond Head end of Kalākaua Avenue. As reported in a newspaper article on Jan. 24, 1963:

The Outrigger Canoe Club yesterday dedicated its new site [on land adjacent to and leased from the Elks Club], an ancient Hawaiian burial ground in Waikīkī. . . .

Robert Bowen of the Bishop Museum has been working closely with Ernest Souza, Hawaiian Dredging superintendent, on the removal of skeletons unearthed on the site, between the Colony Surf and the Elks Club. . . .

Most of the bodies were buried in the traditional *ho'olewa* position, with the legs bound tightly against the chest.

One of the skeletons, Bowen said, shows evidence of a successful amputation of the lower forearm, indicating that the Hawaiians knew this kind of operation before the arrival of Europeans.

The ages of the skeletons ranged from children to 40-year-old men and women. The average life span of the Hawaiians at the time was about 32 years [*Honolulu Star-Bulletin*; Jan. 24, 1963: 1A].

A total of 27 burials were encountered (Yost 1971:28). Apparently, no formal archaeological report on the burials was produced.

In 1964, sand dune burials, a traditional Hawaiian mortuary practice, were revealed as beach sand eroded fronting the Surf Rider Hotel (Bishop Museum Site Files).

In 1976, during construction of the Hale Koa Hotel, adjacent to the Hilton Hawaiian Village Hotel, six burials were unearthed, five of apparent pre-contact or early historic age, and one of more recent date (Bishop Museum Site Files).

In 1980, three burials were exposed at the Hilton Hawaiian Village during construction of the hotel's Tapa Tower. Earl Neller of the (then named) State Historic Preservation Program was called in upon discovery of the burials and conducted fieldwork limited to three brief inspections of the project area. Neller's (1980) report noted:

The bones from three Hawaiian burials were partially recovered; one belonged to a young adult male, one a young adult female, and one was represented by a single bone. An old map showed that rapid shoreline accretion had occurred in the area during the 1800s, and that the beach in the construction area was not very old. It is possible the burials date back to the smallpox epidemic of 1853. It is likely that burials will continue to be found in the area. It is also possible that early Hawaiian sites exist farther inland, beneath Mō'ili'ili, adjacent to where the shoreline would have been 1000 years ago. [Neller 1980:5]

Neller's understanding of former shorelines is not generally accepted.

Neller also documented the presence of trash pits, including one from the 1890s which contained "a large percentage of luxury items, including porcelain table wares imported from China, Japan, the United States, and Europe" (Neller 1980:5). He further notes:

It is suspected that other important historic archaeological sites exist in the highly developed concrete jungle of Waikīkī, with discrete, dateable trash deposits related to the different ethnic and social groups that occupied Waikīkī over the last 200 years [Neller 1980:5].

Between December 1981 and February 1982, archaeologists from the Bishop Museum led by Bertell Davis conducted a program of excavations and monitoring during construction of the new Halekūlani Hotel (Davis 1984). Six human burials were recovered along with "animal burials [and] cultural refuse from pre-contact Hawaiian fire pits, and a large collection of bottles, ceramics, and other materials from trash pits and privies dating to the late 19th century" (Davis 1984:i). Age analysis of volcanic glass recovered from the site led Davis to conclude: "For the first time we can now empirically date . . . settlement in Waikīkī to no later than the mid-1600s" (Neller 1981:5). Just as significant to Davis was the collection of historic era material at the Halekūlani site; he states:

[The] Halekūlani excavations clearly demonstrate...that there is a definite need to consider historic-period archaeology as a legitimate avenue of inquiry in Hawaiian research. Furthermore, archaeology in the urban context can yield results every bit as significant as in less developed areas. Development in the 19th and early 20th centuries clearly has not destroyed all archaeological resources in Waikīkī, Honolulu, or in any of the other urbanized areas of Hawai'i [Neller 1981:5].

In 1983, at the Lili'uokalani Gardens condominium construction site, seven traditional Hawaiian burials were recovered (Neller 1984). This had been the site of a bungalow owned by Queen Lili'uokalani at the end of the nineteenth century. In addition to the burials, the site contained plentiful historic artifacts, and a pre-historic cultural layer pre-dating the burials.

In 1985, International Archaeological Research Institute, Inc. performed archaeological monitoring and data recovery at the Pacific Beach Hotel Office Annex (Beardsley and Kaschko 1997). Two traditional Hawaiian burials were discovered and removed. Intact buried traditional Hawaiian cultural deposits, including a late pre-contact habitation layer, contained pits, fire pits, post molds, artifacts, and food debris. The artifacts included basalt and volcanic glass flakes and cores, a basalt adze and adze fragments, worked pearl shells, a coral file and abraders, and a pearl shell fishhook fragment. Additionally, a late nineteenth century trash pit was discovered, which contained a variety of ceramics, bottles, and other materials.

During 1985 and 1986, archaeologists from Paul H. Rosendahl, Ph.D. Inc. conducted archaeological monitoring at the site of the Mechanical Loop Project at the Hilton Hawaiian Village, Waikīkī. Much of this project area was disturbed by historic and modern construction and modification. Fifteen subsurface features were uncovered during the monitoring, all of which were determined to be historic trash pits or trenches. The dating of these features was based on dating the artifactual material they contained. All 15 features are thought to post-date 1881 based on this artifact analysis. The three partial burials reported by Neller (1980) were found within that project area. No further burials were encountered during the PHRI field work (Hurlbett et. al. 1992).

In 1987, a human burial was discovered and removed at the intersection of Kalākaua Avenue and Kaʻiulani Street during excavations for a gas pipe fronting the Moana Hotel (Griffin 1987).

In 1988, the Moana Hotel Historical Rehabilitation Project (Simons et. al. 1991) encountered human remains that amounted to at least 17 individuals. Based on stratigraphic association these burials were interred over time as the land form at the site changed. The sediment surrounding these burials yielded traditional midden and artifact assemblages. The burials and human remains were found in the Banyan Court and beneath the hotel itself.

Davis' (1989, 1991) excavation and monitoring work at Fort DeRussy documented substantial subsurface archaeological deposits, pre-contact, historic, and modern. These deposits included buried fishpond sediments, 'auwai [irrigation ditch] sediments, midden, and artifact enriched sediments, structural remains such as post holes and fire pits, historic trash pits, and a human burial. Davis' (1991) report documents human activity in the Fort DeRussy beach front area from the sixteenth century to the present.

The work at Fort DeRussy continued in 1992 when BioSystems researchers built upon Davis' work (Simons et al. 1995). BioSystems research documents the development and expansion of the fishpond and 'auwai system in this area. The 'auwai system was entered on the State Inventory of Historic Places (SIHP) as State Site 50-80-14-4970. Remains of the fishpond and 'auwai deposits, as well as habitation deposits, were documented below modern fill deposits. This research, along with that of Davis (1991), clearly demonstrates that historical document research can be an effective guide to locating late pre-contact/early historic subsurface deposits, even amidst the development of Waikīkī.

In 1992, Hurlbett et al. (1992) conducted additional monitoring and testing in this same area as Neller (1980). The state site -2870 was given to the three burials first found by Neller. Additional subsurface features, postdating 1881, were found during trenching operations.

The realignment of Kālia Road at Fort DeRussy in 1993 uncovered approximately 40 human burials. A large majority of these remains were recovered in a large communal burial feature (Carlson et. al. 1994). The monitoring and excavations associated with this realignment uncovered a cultural enriched layer which contained post holes.

In 1993, during construction activities at the Waikīkī Aquarium, fragmentary human remains were discovered scattered in a back dirt pile, although no burial pit was identified (Dega and Kennedy 1993).

On April 28, 1994, an inadvertent burial discovery was made during excavation for a water line at the intersection of Kalākaua Avenue and Kuamoʻo Street (just *mauka* of Fort. DeRussy). These remains represented a single individual (McMahon 1994).

In 1995, the remains of one individual were discovered in situ during construction activities on Paoakalani Street, fronting the Waikīkī Sunset Hotel (Jourdane 1995).

In 1996, Pacific Legacy, Inc. conducted an archaeological inventory survey of the block bounded by Kalākaua Avenue, Kūhiō Avenue, ʻŌlohana Street, and Kālaimoku Street (Cleghorn 1996). The survey included excavation of seven backhoe trenches. The subsurface testing indicated that:

. . . this area was extremely wet and probably marshy. This type of environment was not conducive for traditional economic practices. . . . The current project area appears to have been unused because it was too wet and marshy. Several peat deposits, containing the preserved remains of organic plant materials were discovered and sampled. These deposits have the potential to add to our knowledge of the paleoenvironment of the area [Cleghorn 1996:15].

The report concluded that no further archaeological investigations of the parcel were warranted since “no potentially significant traditional sites or deposits were found”, but cautioned of the “possibility, however remote in this instance, that human burials may be encountered during large scale excavations” (Cleghorn 1996:15).

In 1996, a traditional Hawaiian burial was discovered and left in place during test excavations on two lots at Lili‘uokalani Avenue and Tusitala Street 300 m north of the current project area (McDermott et al. 1996). Cultural Surveys Hawaii's research suggested that a portion of the study lots -specifically TMK 2-6-24:36-40 - was formerly a corner of the ‘Āinahau Estate. A total of 2 indigenous and 15 historic artifacts were collected from the former ‘Āinahau Estate portion of the project area. Cultural Surveys Hawaii's research further suggested that the remainder of the lots comprised a former *‘auwai* and taro and rice fields.

In 1997, during archaeological monitoring by CSH for the Waikīkī Force Main Replacement project, scattered human bones were encountered on ‘Ōhua Street (Winieski and Hammatt 2000). These included the proximal end and mid-shaft of a human tibia, a patella, and the distal end and mid-shaft of a femur. These remains occurred within a coralline sand matrix which had been heavily disturbed by previous construction, and by the on-going construction project. No precise location for the original burial site was identified.

In April 1999, two human burials were inadvertently encountered near the intersection of Ena Road and Kalākaua Avenue during excavation activities for the first phase of the Waikīkī Anti-Crime Lighting Improvements Project (Perzinski et al. 1999).

From July 1999 to October 2000, four sets of human remains were inadvertently encountered during excavation activities relating to the Waikīkī Anti-Crime Street Lighting Improvement project along portions of Kalākaua Avenue (Bush and Hammatt 2002). The first burial was encountered on Kalākaua Avenue, just before Dukes Lane and assigned State Site 50-80-14-5864. The burial was left in place however, and the light post was repositioned. The second burial was encountered at the intersection of Kalākaua Avenue and Ka‘iulani Avenue. Earlier, during archaeological monitoring for the water mains project, two burials were encountered in the immediate area of the second burial find and assigned state site 50-80-14-5856 features A and B. Due to the close proximity to the previously encountered burials, the second burial was assigned the same State Site 50-80-14-5856, and designated feature C. Burials 3 and 4 were recovered at the intersection of Kalākaua and Ke‘alohilani Avenues, near an area of concentrated burials assigned State Site 50-80-14-5860 during monitoring for the water mains project. Consequently, burials 3 and 4 were also assigned State Site 50-80-14-5860, features U and V. In addition to human remains, pre-contact deposits, historic and modern rubbish concentrations, and pond sediments were also encountered.

From November, 1999, to May, 2000, 44 human burials, with associated cultural deposits, were encountered during excavation for a waterline project on Kalākaua Avenue between the Ka‘iulani and ‘Ōhua Avenues (Winieski et al. 2002a). Except for previously disturbed partial

burials in fill, the bulk of the burials were encountered within a coralline sand matrix. Additionally, a major cultural layer was found and documented.

From January, 2000, to October 2000, 10 human burials were encountered during archaeological monitoring of the Kūhiō Beach Extension/Kalākaua Promenade project (Winieski et al. 2002b). Six of these were located within a coralline sand matrix. The four others were partial and previously disturbed within fill. Additionally, a major cultural layer was found and documented, apparently part of the same major cultural layer associated with the waterline project between Ka‘iulani and ‘Ōhua Avenues.

In April 2001 human remains were inadvertently disturbed during excavations associated with the construction of a spa at the Royal Hawaiian Hotel (Elmore et al. 2001). Archaeological Consultants of the Pacific, Inc was responsible for the documentation of the remainder of the burial and carrying out the instruction of DLNR/ SHPD. The burial and place it was encountered was assigned State Site # 50-80-14-5937. The burial was encountered on the North side of the hotel in the spa garden. The burial was partially disturbed through the thoracic region and anatomical left side. The disturbed remains were wrapped in muslin cloth and placed with the in-situ remains and reburied. The burial was recorded as a post contact burial based on artefacts associated with it. The associated artifacts included one shell button found *in-situ* and three more shell buttons found in the disturbed material. A single drilled dog tooth was found also during excavation but could not be positively associated with the site.

On May 2nd and June 14th, 2001, two in situ and two previously disturbed human burials were encountered at the site of a new Burger King (Cleghorn 2001a) and an adjoining ABC Store (Cleghorn 2001b). The finds were located at the intersection of ‘Ōhua Street and Kalākaua Avenue (Cleghorn 2001a and 2001b). Because of their proximity to five burials encountered during the Kalākaua 16" Water Main Installation (Winieski et al. 2002a), they were included in the previously assigned State Site 50-80-14-5861. Three of these burials were recovered, and one was left in place. Volcanic glass fragments were found in association with one of the burials. A cultural layer was also observed which contained moderate to heavy concentrations of charcoal and fragments of volcanic glass. Historic era artifacts, including a bottle fragment, plastic and glass buttons, a ceramic fragment, and metal fragments were also encountered within fill materials.

In 2001 and 2002, CSH (Mann and Hammatt 2002) performed archaeological monitoring for the installation of 8- and 12-inch water mains on Uluniu Avenue and Lili‘uokalani Avenue. During the course of monitoring, five burials finds, consisting of six individuals, were recorded. Four burial finds were recorded on Uluniu Avenue; three of these inadvertent finds were found in fill sediment. Due to the nature of the three burial finds in fill, it was concluded that no State Site number(s) be assigned to these three previously disturbed burials. The only primary in situ burial encountered on Uluniu Avenue was assigned State Site #50-80-14-6369. The fifth burial, consisting of two individuals in fill material, was recorded from Lili‘uokalani Avenue. Since three burials had been found in the immediate vicinity during a previous project (Winieski et al. 2002b) and had been assigned to Site #50-80-14-5859, the two new individuals were recorded as Feature H of this previously recorded site.

In summary, past archaeological research, from the beginning of the twentieth century to the present has produced evidence that traditional Hawaiian cultural deposits, historic trash deposits, and, most notably, human burials, do exist throughout the breadth of the Waikīkī area.

V. PREDICTIVE MODEL

The *ahupua'a* of Waikīkī in the centuries before the arrival of Europeans was a well-used locale with abundant natural and cultivated resources – including an expansive system of irrigated taro fields and numerous fishponds – supporting a large population that included the highest-ranking *ali'i* (Hawaiian royalty). In the second half of the nineteenth century, after a period of depopulation and desuetude, Waikīkī was reanimated by the Hawaiian *ali'i* and the foreigners residing there, and by farmers continuing to work the irrigated field system that had been converted from taro to rice. This farming continued up to the first decades of the twentieth century when the newly-constructed Ala Wai Canal drained the remaining ponds and irrigated fields of Waikīkī.

Archaeological reports have documented human burials – both pre-contact Hawaiian and historic – throughout the breadth of Waikīkī as far *mauka* as the Ala Wai Golf Course. Several archaeological studies have recorded the presence within Waikīkī of subsurface cultural deposits of both pre-contact Hawaiian and historic provenance. These deposits had remained intact despite the years of construction activity that have altered the entire Waikīkī area. It was thought possible that intact pre-contact and early contact cultural deposits might lie undisturbed beneath modern fill layers within the present project parcels.

Background research indicated that the present study parcels were on the northern margin of the sluggish and marshy Ku'ekaunahi Stream. Marshy deposits were expected on the south side of the parcel. It was anticipated that the land surface of the parcel prior to development in the late 1800s would be quite low and close to the water table. Because of the low-lying nature of the land, and a possible propensity to being washed away by occasional flooding of Ku'ekaunahi Stream, it was thought that the area may not have been utilized for habitation or burial of the dead. Historic fill dating from possibly as early as 1877 was expected. Often trash was incorporated within such fill deposits.

VI. RESULTS OF FIELDWORK

A. Summary of Trenches & Stratigraphy

The archaeological inventory survey fieldwork consisted of a surface survey of the project area and the excavation of 9 backhoe trenches throughout the project area (Figure 9). No surface features were found, but sediment profiles and archaeological subsurface features in the trenches were documented. The base of trench excavation was typically just below the water table that was encountered at a typical depth of 1.1 m (3'7"). Trenching was performed utilizing a combination of backhoe and shovel-scraping excavating to observe for signs of possible cultural activity within the stratigraphy of the area. A backhoe removed the upper stratum of silty loam & gravel fill to expose the underlying layers of material, usually sand. CSH staff members would then, carefully by hand, shovel slit trenches and test pits down to the water table line to examine for possible subsurface cultural deposits, especially pit features, before the excavator proceeded to dig further. All trenches were dug down to just below the water table line or a minimal 1 m depth.

The stratigraphy of the project area consisted of five types of strata, however only in Trenches 1 & 2 were the vast majority of these observed. All others were simplified in having only two strata. Stratum I (A & B) was fill material imported to the area for landscaping and developmental purposes. Stratum IA was a loose, brown silt loam with varying amounts of gravel, while Stratum IB was a gravel and coral base layer used to stabilize the upper soil. Stratum II, the A Horizon developed on mottled beach sand, was a weak, dark gray sandy loam that represented the old land surface prior to modern day filling activity. Its upper boundary was very abrupt and discontinuous in the trench profiles. Stratum III consisted of dark grayish brown clay that was attributed to the dredging of the Ala Wai Canal during the 1920's. Stratum IV, a very dark, gray-brown, silty clay, was identified as deposits from a marshy environment that formerly existed on the margin of Ku'ekaunahi Stream. In the immediate vicinity of the present project area, Ku'ekaunahi Stream was where Kapahulu Avenue is now. The Stratum IV material was highly organic, containing various small mollusk shells, seeds, and other partially decomposed organic matter. This layer is also assumed to date to the 1920's. The final layer, Stratum V, was the natural sand overlying the coral shelf below. It ranged from a medium sand above grading downwards to coarse sand.

As aforementioned only Trenches 1 & 2 displayed a diversity of these stratigraphic levels, with only Trench 1 having all strata present in a sequential order. Of note is that in Trench 1 Stratum II A Horizon ceases to appear where Stratum IV marsh begins. This indicates that the trenches exposed the edge of a small marshy area where it intersected the beach sand surface. Trench 2 contains Strata IA&B, IV, and V. No A Horizon or canal dredging was present. All other trenches consist of Strata IA& B fill material overlying the natural sand layer. Often the stratigraphy showed marked disturbance in the irregular boundaries between Stratum IB and Stratum V.

The following pages (Figures 10-27) illustrate the findings for each trench in representative drawings, photos, and soil descriptions. Although the trenches are oriented northwest/southeast, profiled trench walls will be described as either "north or south," with the "north" wall near Kūhiō Avenue and the "south" wall near Cartwright Road (see Figure 9).

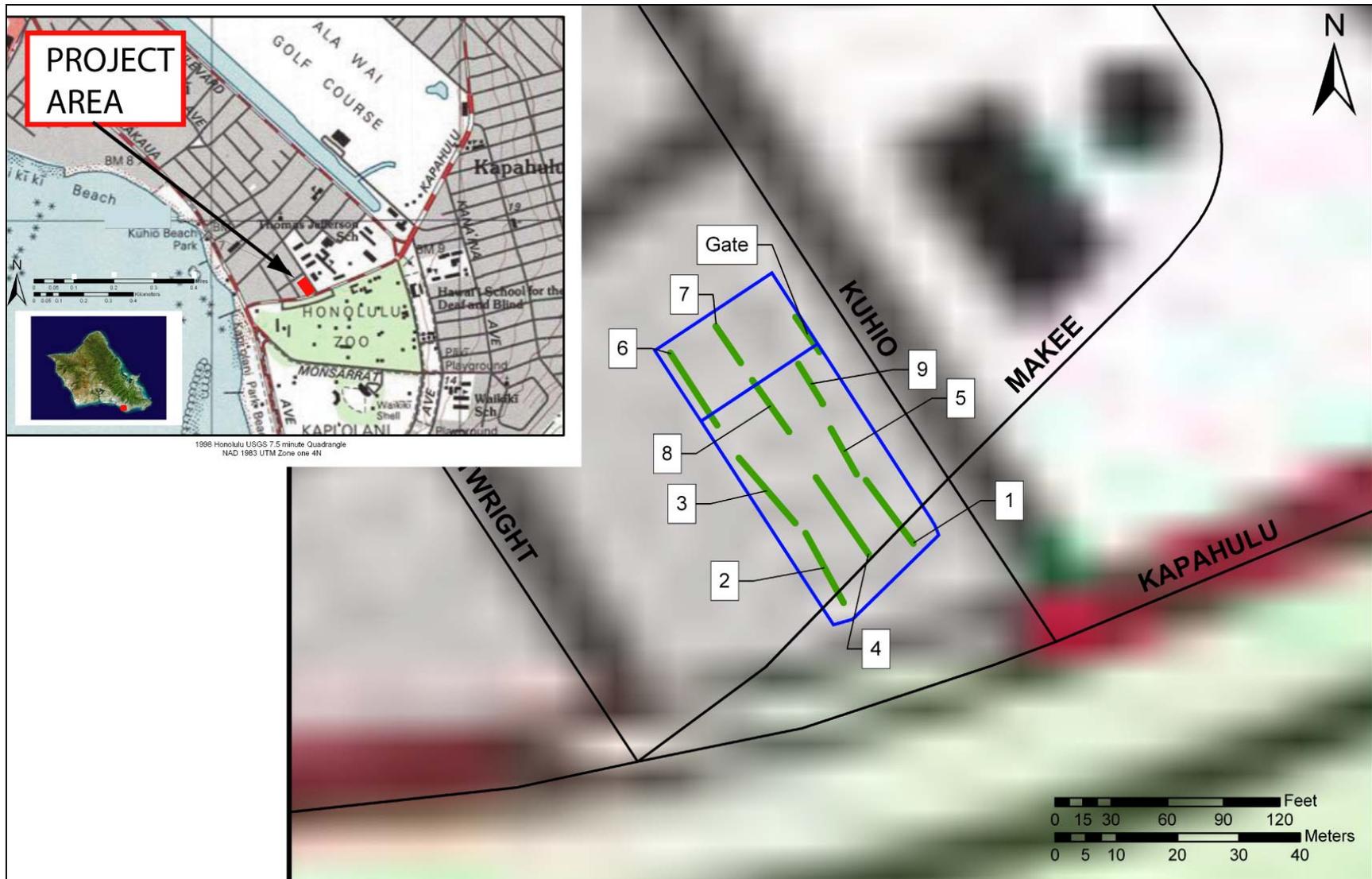


Figure 9. Map showing location of trenches 1 through 9 (former alignment of Makee Street shown for comparison with historical maps)

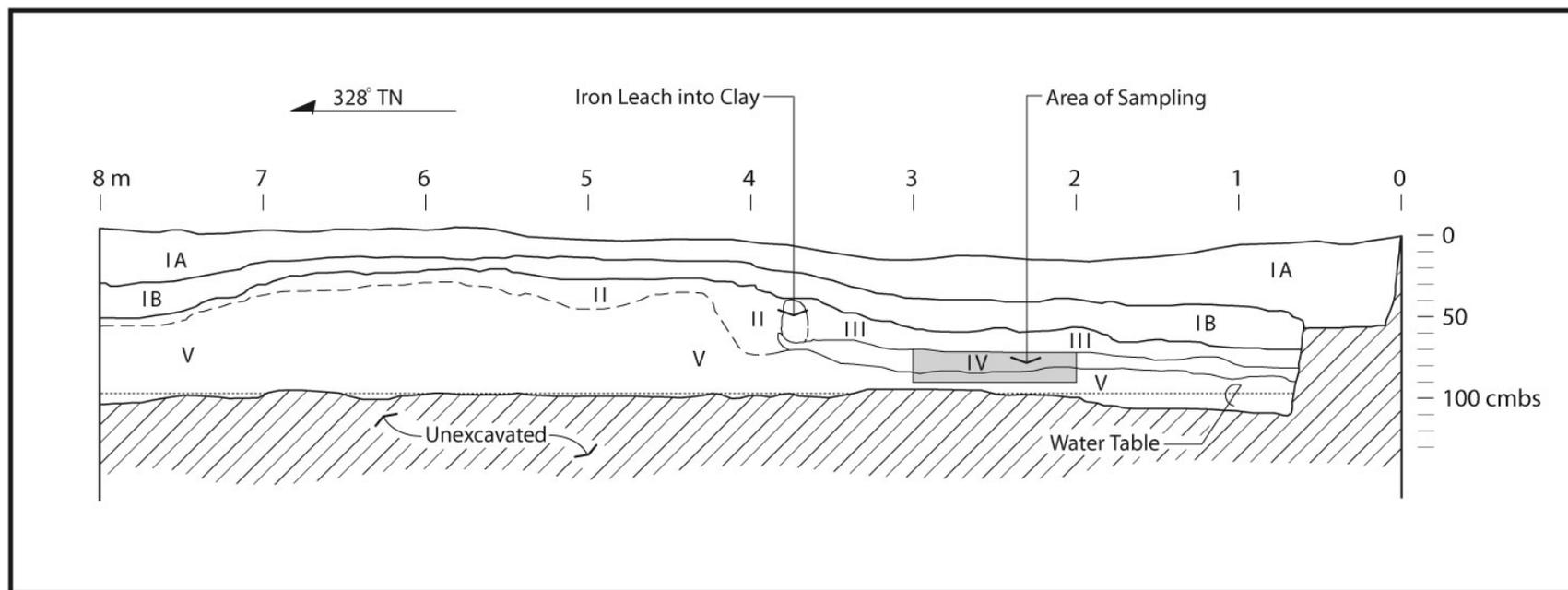
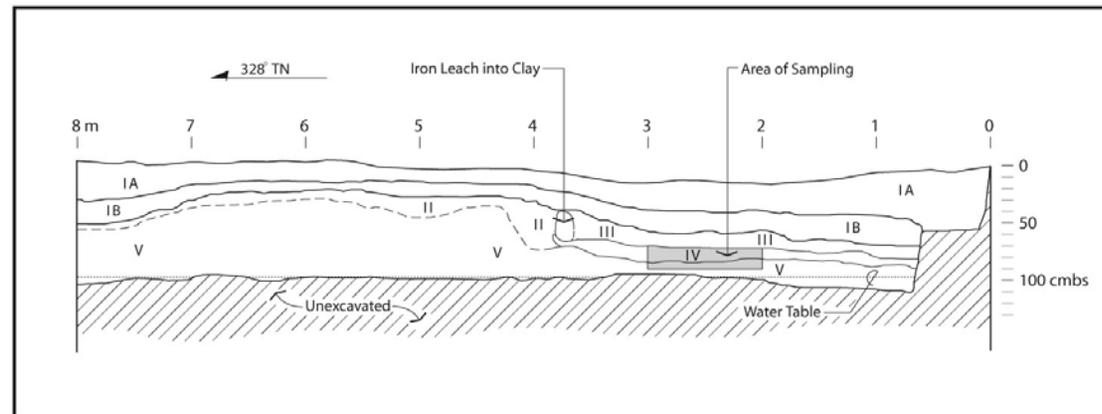


Figure 10. Trench 1 Profile, north wall profile (8 m long) (see following Figure 11 for Trench 1 Profile description)

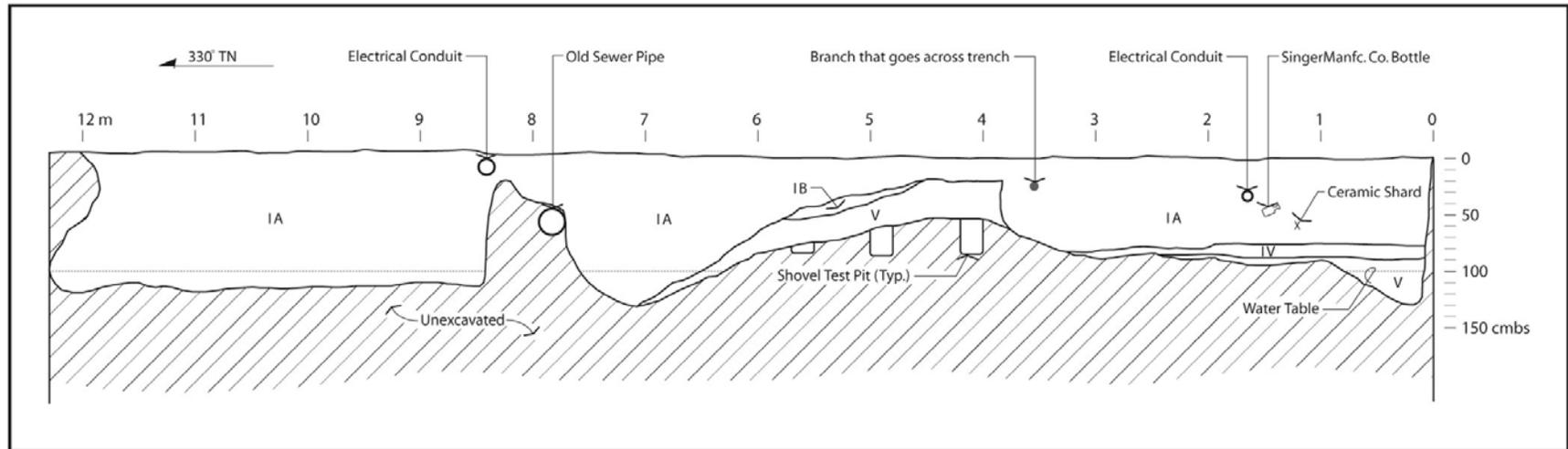


- Unit #: 1
Stratum IA:
0 - 60 cmbs
Unit #: 1
Stratum IB:
17 - 70 cmbs
Unit #: 1
Stratum II:
25 - 95 cmbs
Unit #: 1
Stratum III:
40 - 75 cmbs
Unit #: 1
Stratum IV:
66 - 85 cmbs
Unit #: 1
Stratum V:
40 - 110 cmbs
- Fill Horizon; 10 YR 3/2, grayish brown; silt loam; structureless, loose dry consistency; non-plastic; no cementation; abrupt wavy lower boundary; Sediment fill layered for development landscaping
- Fill Horizon; 10 YR 5/2, grayish brown; Other; structureless, loose dry consistency; non-plastic; no cementation; very abrupt wavy lower boundary; Base layer for ground stabilization
- A Horizon; 10 YR 4/1, dark gray; sandy loam; structureless, friable moist consistency; non-plastic; no cementation; very abrupt wavy lower boundary; A weak horizon varying from 5-20 cm in thickness. Disturbed by filling on top. Discontinuous in trench profile with some mottling of organic material into STR V sand layers
- Fill Horizon; 10 YR 6/2, light grayish brown; clay; plated structure; sticky wet consistency; very plastic; no cementation; very abrupt smooth lower boundary; Dredge fill (probably from Ala Wai) 7 - 10 cm thick Occurs only in south junction of trench. STR I overlying natural marsh deposits, pure clay content is evidence of dredging.
- Marsh Deposit; 10 YR 3/2, very dark grayish brown; silty clay; structureless, firm moist consistency; very sticky wet consistency; plastic; no cementation; very abrupt smooth lower boundary; Highly organic! Silty clay marsh deposit, underlying stratum in Ib, II in profile
- Natural Beach Sand; 10 YR 8/2, very pale brown; coarse, sand; structureless, loose moist consistency; non-plastic; weak cementation; diffuse irregular lower boundary; Lower boundary merges into coral shelf. Some cementation of horizontal layers of iron staining. Texture graded downwards from medium to coarse sand

Figure 11. Trench 1 north wall profile (8 m long) description



Figure 12. Trench 1, view to east

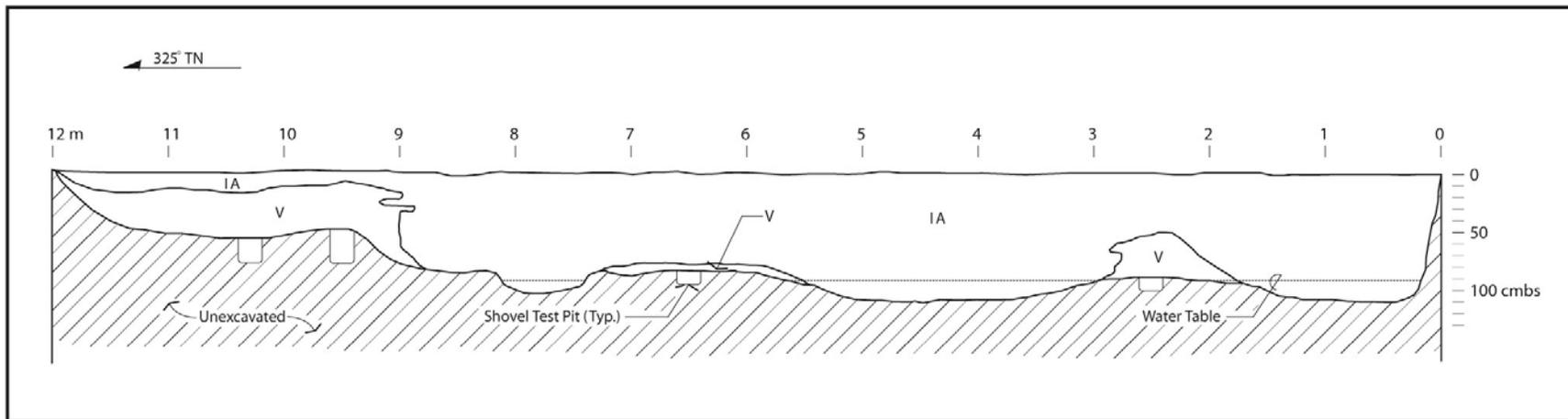


- Unit #: 2
Stratum IA:
0 - 100 cmbs
Fill Horizon; 10 YR 5/2, grayish brown; silt loam with 10 - 20% angular gravel basalt; structureless, loose dry consistency; non-plastic; no cementation; abrupt wavy lower boundary; sediment fill imported for development landscaping
- Unit #: 2
Stratum IB:
20 - 55 cmbs
10 YR 5/2, grayish brown; gravel - 20 30% fine to med gravel; structureless, loose dry consistency; no cementation; w coral and gravel base layer to stabilize soil
- Unit #: 2
Stratum IV:
76 - 91 cmbs
Marsh Deposit; 10 YR 3/2, very dark grayish brown; silty clay; medium, subangular blocky structure; very friable moist consistency; plastic; no cementation; abrupt wavy lower boundary; organic layer
- Unit #: 2
Stratum V:
20 - 130 cmbs
Natural Beach Sand; 10 YR 6/4, light yellowish brown; coarse to very coarse, sand; structureless, coarse or thick, single grain structure; no cementation; clear In east end of trench between Ib is a coral shelf in center between Ib and II

Figure 13. Trench 2 north wall profile (7 m long)



Figure 14. Trench 2 north wall



Unit #: 3

Stratum IA:

0 - 110 cmbs

Unit #: 3

Stratum V:

50 - 110 cmbs

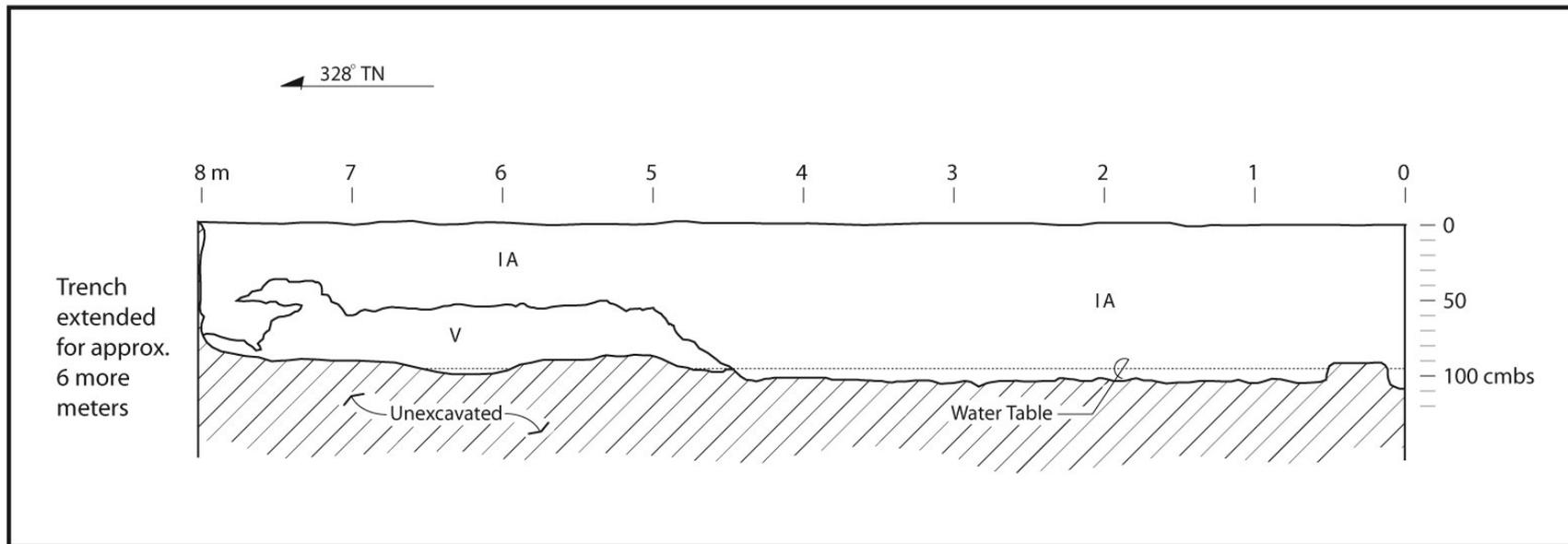
Fill Horizon; 10 YR 5/2, grayish brown; silt loam; structureless, loose dry consistency; non-plastic; abrupt wavy lower boundary; sediment fill imported for development landscaping

Natural Beach Sand; 10 YR 8/2, very pale brown; medium to coarse, sand; structureless, loose moist consistency; non-plastic; weak cementation; diffuse irregular lower boundary; natural sand layer, some cementation, sand irregularity probably due to construction disturbances in area

Figure 15. Trench 3 north wall profile (11 m long)



Figure 16. Trench 3, view to east



Unit #: 4

Stratum IA:

0 - 106 cmbs

Fill Horizon; 10 YR 5/2, grayish brown; silt loam w/ 10 -20% angular gravel; structureless, loose dry consistency; non-plastic; no cementation; abrupt wavy lower boundary; sediment fill imported for development of landscaping

Unit #: 4

Stratum V:

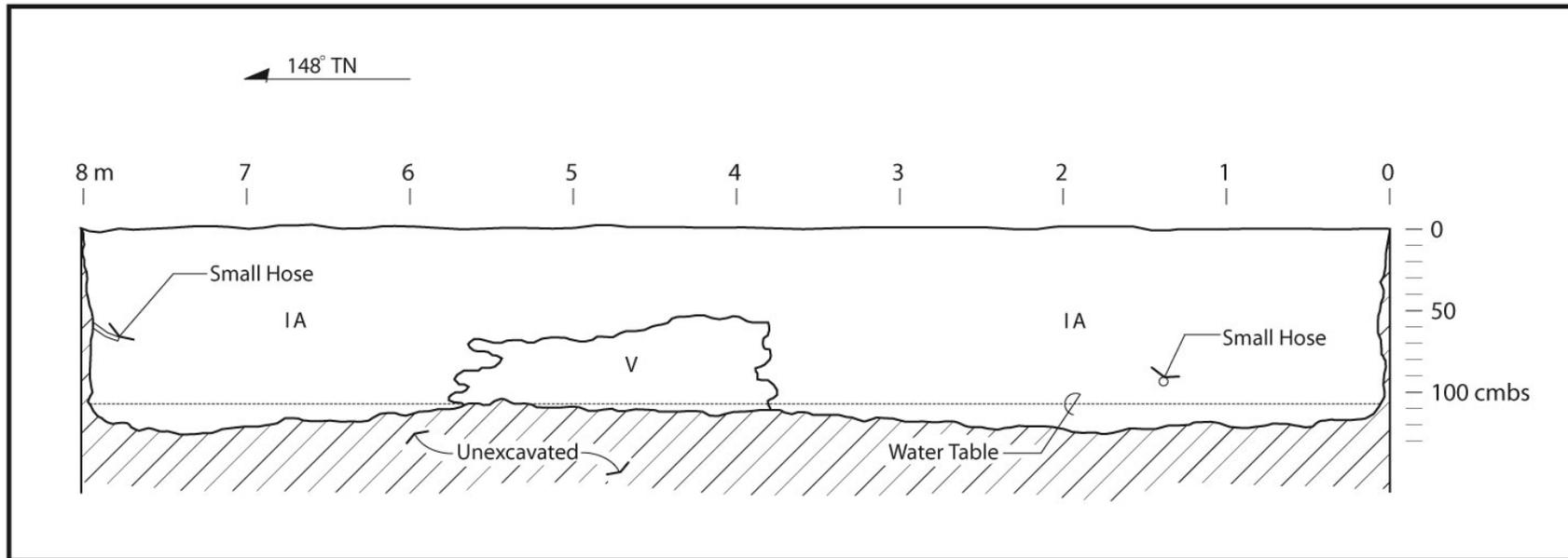
38 - 106 cmbs

Natural Beach Sand; 10 YR 8/2, very pale brown; coarse to very coarse, sand; structureless, loose moist consistency; non-plastic; weak cementation; diffuse irregular lower boundary; lower boundary merges in coral shelf som cementation. Sand irregularity due to disturbance in area

Figure 17. Trench 4 north wall profile (8 m long)

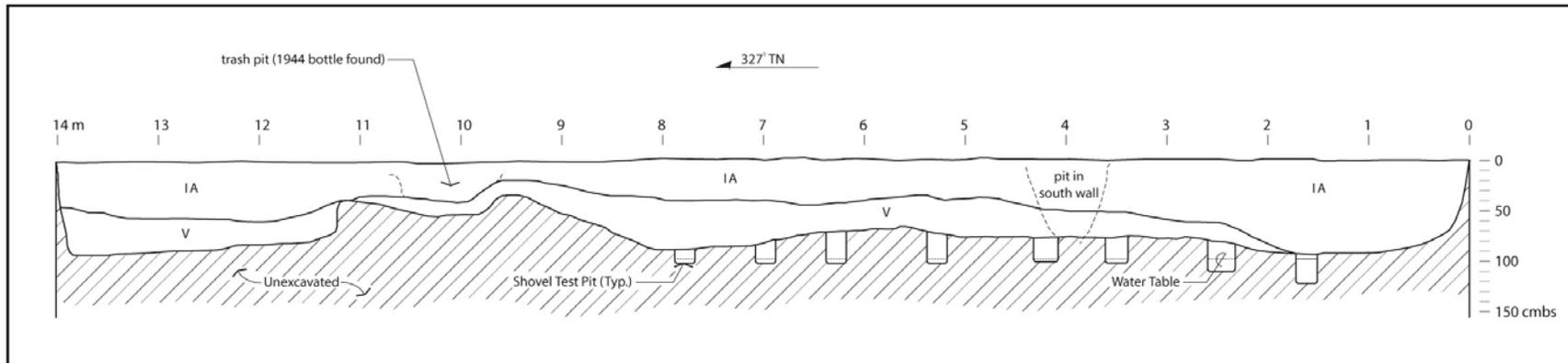


Figure 18. Trench 4, north wall



Unit #: 5	Fill Horizon; 10 YR 5/2, grayish brown; silt loam; structureless, loose dry consistency; non-plastic; no cementation; fill soil sediment imported for developmental landscaping
Stratum IA:	
0 - 123 cmbs	
Unit #: 5	Natural Beach Sand; 10 YR 8/2, very pale brown; coarse to very coarse, sand; structureless, loose moist consistency; non-plastic; weak cementation; natural sand layer, irregular feature due to soil disturbance to area
Stratum V:	
52 - 110 cmbs	

Figure 19. Trench 5 south wall profile (8 m long)



Unit #: 6

Stratum IA:

0 - 90 cmbs

Unit #: 6

Stratum V:

32 - 105 cmbs

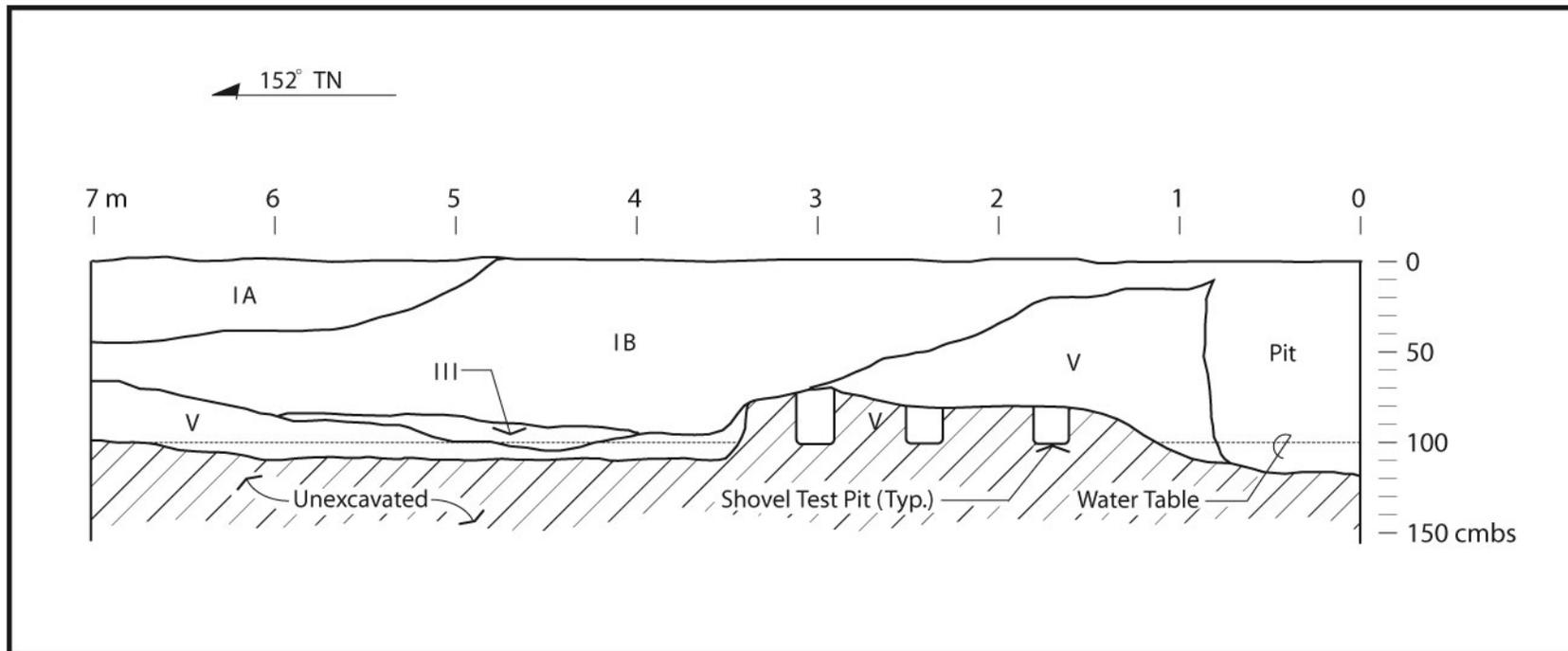
Fill Horizon; 10 YR 5/2, grayish brown; silt loam with 20% angular gravel quarry basalt; structureless, loose dry consistency; non-plastic; abrupt wavy lower boundary; fill imported for development landscaping

Natural Beach Sand; 10 YR 8/2, very pale brown; coarse to very coarse, sand; structureless, loose moist consistency; non-plastic; weak cementation; natural san layer, some cementation irregular upper boundary due to soil disturbance from construction

Figure 20. Trench 6 north wall profile (14 m long)



Figure 21. Trench 6, trash pit in south wall

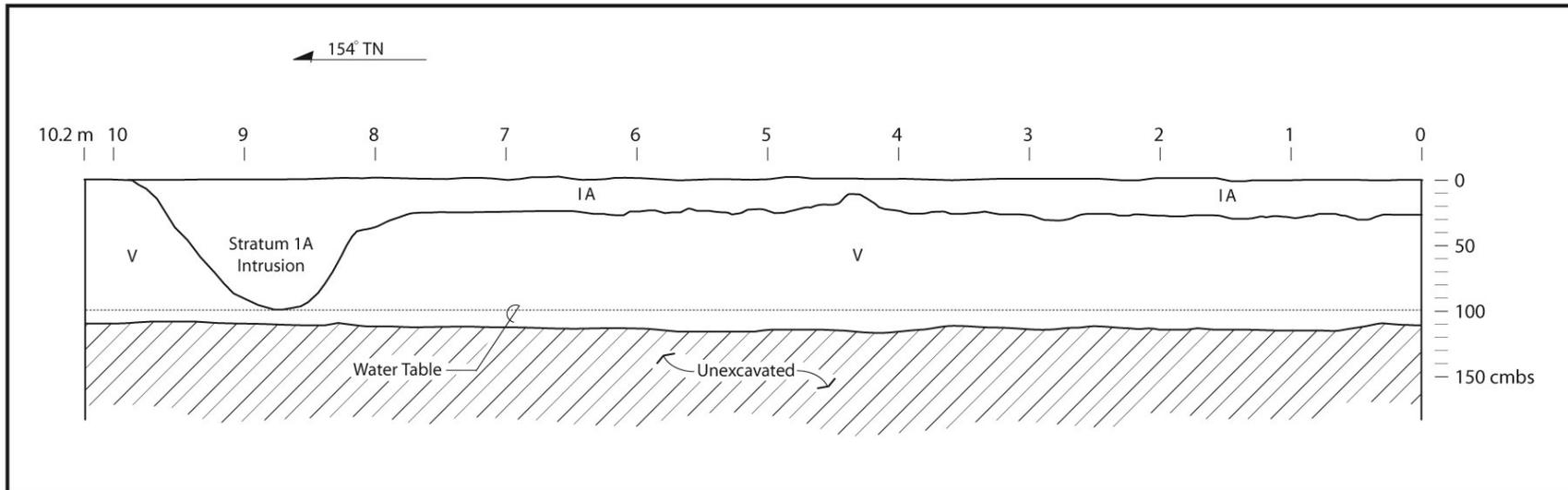


- Unit #: 7
Stratum IA:
0 - 115 cmbs
Fill Horizon; 10 YR 5/2, grayish brown; silt loam with 10- 20% angular gravel basalt; structureless, loose dry consistency; non-plastic; no cementation; abrupt wavy lower boundary; fill imported to area for developmental landscaping
- Unit #: 7
Stratum III:
83 - 106 cmbs
Other Horizon; 10 YR 3/2, very dark grayish brown; silty clay; weak, subangular blocky structure; very friable moist consistency; slightly sticky wet consistency; plastic; no cementation; abrupt wavy lower boundary; organic layer of sediments, silty clay underlying stratum 1A
- Unit #: 7
Stratum V:
10 - 110 cmbs
Natural Beach Sand; 10 YR 8/2, very pale brown; coarse to very coarse, sand; structureless, loose moist consistency; non-plastic; weak cementation; natural sand layer, some cementation. irregular upper boundary due to construction disturbance

Figure 22. Trench 7 south wall profile (7 m long)



Figure 23. Trench 7 south wall profile, east end

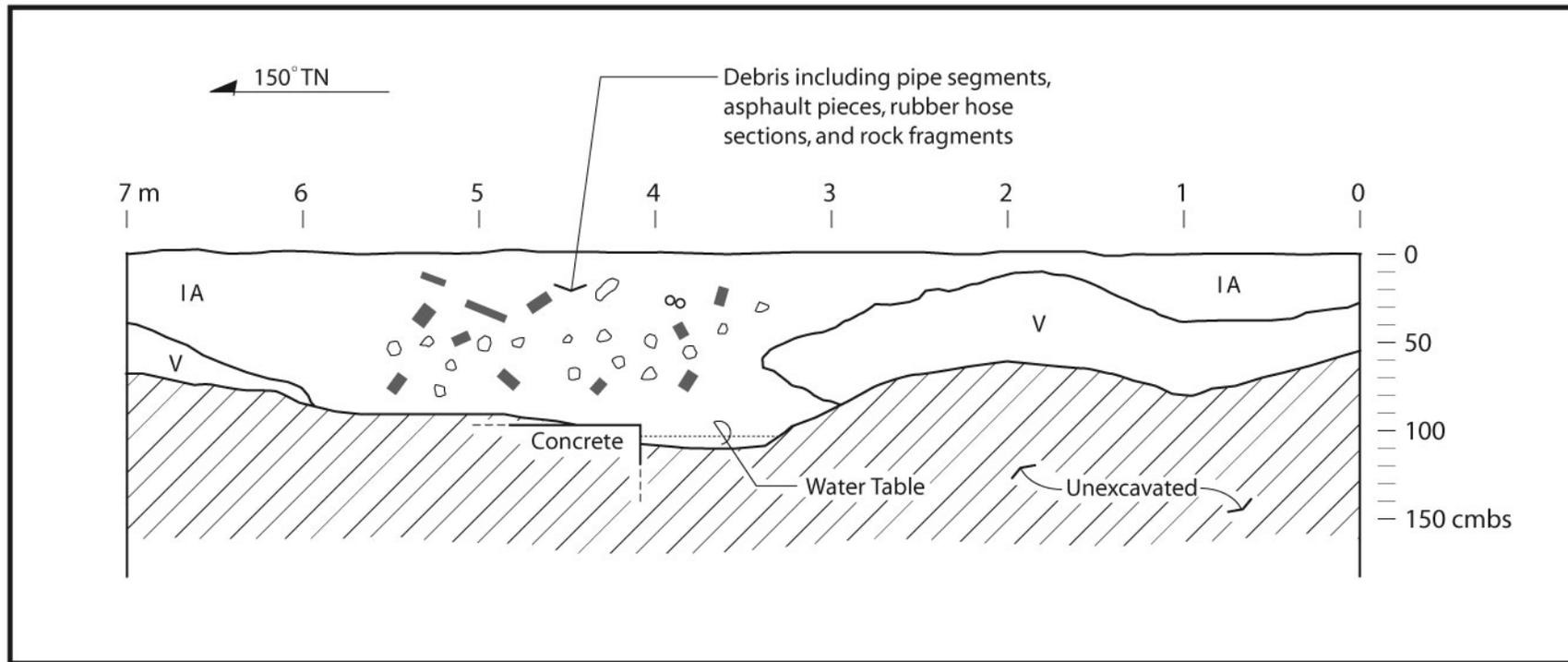


- Unit #: 8
 Stratum IA:
 0 - 40 cmbs
 Unit #: 8
 Stratum V:
 10 - 116 cmbs
- Fill Horizon; 10 YR 5/2, grayish brown; silt loam with 10- 20% angular gravel basalt; structureless, s, loose dry consistency; non-plastic; no cementation; abrupt wavy lower boundary; fill sediments imported to area for developmental landscaping
- Natural Beach Sand; 10 YR 8/2, very pale brown; coarse to very coarse, sand; structureless, loose moist consistency; non-plastic; weak cementation; natural sand w/some cementation

Figure 24. Trench 8 south wall profile (10.2 m long)



Figure 25. Trench 8, south wall profile



Unit #: 9

Stratum IA:

10 - 110 cmbs

Unit #: 9

Stratum V:

10 - 110 cmbs

Fill Horizon; 10 YR 8/2, very pale brown; coarse to very coarse, silt loam with 10- 20% angular gravel basalt; structureless, loose dry consistency; non-plastic; no cementation; abrupt wavy lower boundary; fill sediments imported to area for developmental landscaping

Natural Beach; 10 YR 8/2, very pale brown; coarse to very coarse, sand; structureless, loose moist consistency; non-plastic; weak cementation; natural sand w/ cementation

Figure 26. Trench 9 south wall profile (7 m long)



Figure 27. Trench 9 south wall profile

VII. RESULTS OF LABORATORY WORK

Six bottles distinctive enough to be described were recovered from various locations within the fill in no particular cultural context. Bottles recovered were identified using the following references: (Barach 1971; Bureau of Land Management 2006; The Clorox Co. 1998; Elliott 1971; Elliott and Gould 1988; Toulouse 1971). The bottles are described below and are shown in Figure 28.

Type: Soda bottle -

Location: Trench 1, Stratum I

Size: 19.8 cm by 5.5 cm

Shape: Round body, semi-round base

Color: Light Aqua

Manufacturing: Blown-in-Mold, Applied Lip, Hutchinson Closure

Embossing: STAR SODA WATER WORKS/HONOLULU/T.H. (horizontal on body)

Date: 1880s-1910 based on closure type; Elliott and Gould (1988:119) picture an identical bottle dated to ca. 1900.

Comments: Star Soda Water Works was located at Queen Street near Ward Avenue from 1902-1916 and at Vineyard and Emma Street in 1907. The bottler's name was changed to the Aloha Soda Water Co., in 1918 (Elliot 1971:31).

Type: Beer Bottle

Location: Trench 1, Stratum I

Size: 30.0 cm by 7.2 cm

Shape: Round body

Color: Clear

Manufacturing: Blown-in-Mold, Applied Lip

Embossing: A. B. G. M. CO./B2 (on base)

Date: 1885 – ca. 1915, based on a combination of the embossed mark (1885) and the ending date for mouth-blown bottles (1915)

Comments ABGM CO. was the mark used for the Adolphus-Busch Manufacturing Co., from 1885-1928 (Toulouse 1971:26).

Type: Unknown, possible condiment (ketchup) bottle

Location: Trench 1, Stratum I

Size: 20.6 cm by 4.7 cm

Shape: Round body

Color: Clear

Manufacturing: Automatic Bottle Machine made; external thread on neck

Embossing: "F" on base

Date: Post 1905, based on ABM manufacturing technique

Type: Condiment Bottle

Location: Trench 2, Stratum I

Size: 29.6 cm by 7.5 cm

Shape: Square body

Color: Light Green

Manufacturing: Blown-in-Mold, Improved Tooled Finish, Brandy Finish

Embossing: NET CONTENTS/1 PINT 7 OZ/ARMOUR S SALAD OIL (vertical on body)

Date: 1895-1915, based on type of finish

Comments: Philip Danford Armour founded Armour & Co., a meat company, in 1867 in Chicago, Illinois.

Type: Oil Bottle

Location: Trench 2, Stratum I

Size: 12.5 cm by 4.5 cm by 3.5 cm (1 pint)

Shape: Rectangular body

Color: Clear

Manufacturing: Made in an Automatic Bottle Machine (ABM)

Embossing: THE SINGER MANFG. CO. TRADEMARK (in an oval on the body); also has picture of Singer trademark: an S with a shuttle and two crossed needles (on body); "F" on base

Date: Post 1905, based on ABM manufacturing technique

Comments: I.M. Singer & Co. was established by Isaac Merrit Singer and Edward Clark in 1851. In 1853, the company name changed to the Singer Manufacturing Company. In 1963, they changed the name to the Singer Company.

Bottle: Type: Bleach Bottle

Location: Trench 3, Stratum I

Size: 25.5 cm (lip broken off) by 10.5 cm (half gallon)

Shape: Round body with handle on neck

Color: Amber

Manufacturing: ABM with external thread

Embossing: CLOROX (solid letters) repeated on shoulder and heel; NET CONTENTS HALF GALLON; grained texture on shoulder and heel

Date: 1945-1950, based on embossing style (The Clorox Co. 1998)

Comments: The Clorox Company was founded in 1913 in San Francisco California.

In summary, there is one 1880s-1910s, Honolulu soda bottle, one 1885-1915 beer bottle, one 1895-1915 condiment bottle, one 1905-1963 oil bottle, one post-1915 condiment (?) bottle, and one 1945-1950 bleach bottle. With the exception of the more recent bleach bottle these bottles would be consistent with discards from picnickers visiting Kapi'olani Park and Makee's Island between 1880 and 1920.

Several bottles (all ABM manufacture, thus dating after ca. 1915) were found in a trash pit in Stratum I of Trench 6 (see Figures 20, 21 & 29). This was the only discrete cultural feature encountered. Only one bottle had any embossing on it, a clear oval bottle with an Owens-Illinois Glass Co. mark on the base. The number 4 and a dot, to the right of the I-O logo, indicates the glass was manufactured in 1944. The other bottles also looked recent (post 1940s), and were not collected.

The only midden observed were a fragment of a pig mandible in the fill and a large oak cone (*Conus quercinus*) shell (visible at left in Figure 29) in the Trench 6 post 1944 trash pit feature. These cone shells typically prefer calmer bay waters and the shell may have been imported from elsewhere.



Figure 28. Six bottles recovered from fill (from left to right) a bleach bottle from 1945-1950; a Star Soda Water Works bottle ca. 1900; a condiment bottle (?) post-1905; an oil bottle post-1905; a beer bottle 1885-1915; and an Armour Salad Oil Bottle 1895-1915)



Figure 29. Bottles from pit feature in south wall of trench 6

VIII. SUMMARY

Cultural Surveys Hawai'i completed an archaeological survey with subsurface testing for a 0.3-acre parcel of land in Waikīkī Ahupua'a, Kona District, Island of O'ahu (TMK: 2-6-027:001 & 0048; Figures 1 & 2). Fieldwork was carried out under the direction of Hallett H. Hammatt, Ph.D.

Fieldwork consisted of a surface survey and the excavation and documentation of 9 backhoe trenches. No surface features were found. The backhoe trenches were placed throughout the project area. Coverage of the parcel was good and the trenching was extensive with a total trenching length of just over 80 m. The trenching adequately sampled the project area for subsurface cultural deposits and provided representative information regarding the project area's stratigraphy and sedimentary depositional history. Backhoe excavation results were generally consistent with predictions based on information compiled prior to the fieldwork from historic maps and documents as well as previous archaeological investigations in the project area's vicinity. All findings were consistent with expectations based on background research. In all trenches the base of excavation was the water table, which was generally 1.10 m below the current land surface.

No archaeological sites, cultural layers, or human remains were identified. One discrete trash pit post-dating 1944 was encountered but we will not be treating this minor feature as a site. There were isolated finds of bottles pre-dating 1915 but these were not in any kind of a cultural context. Allowance was made in the proposal for chronological and/or paleoenvironmental studies if appropriate samples from these excavations were found. However, there were no discrete cultural features (pre-dating 1944). In the absence of any discrete cultural context no such analysis appeared appropriate. The marsh deposit (Stratum IV) was thought likely to have been from an environment subject to periodic washout during heavy flows of Ku'ekaunaha Stream and also to have been subject to significant historic disturbance and thus far from ideal for chronological and/or paleoenvironmental study.

In the absence of any sites, in the vocabulary of the state review agency (the State Historic Preservation Division), this study is being called an "Archaeological Assessment."

The east portion of the project area was formerly marshland on the west bank of Ku'ekaunaha Stream (now overlain by Kapahulu Avenue). The soils of the central and west portions of the project area are Jaucas sand deposits.

IX. RECOMMENDATIONS

The archaeological subsurface survey identified no sites or features pre-dating 1944. The results indicate that most or all of the project area is free of archaeological resources and constraints. However, in the central and west portions of the project area are extensive Jaucas sand deposits which are often associated with burials and cultural deposits. Thus, because of these sand soils an archaeological monitoring program is recommended with a combination of on-site and on-call monitoring. On-site monitoring would attend initial ground disturbance in the area of sand soils in the central and northwest portions of the project area.

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**Archaeological Assessment for a
0.015-Acre Parcel at the Corner of Kūhiō and Kapahulu Avenues
Waikīkī Ahupua‘a, Kona District, O‘ahu Island**

TMK: 2-6-027:052

by

Hallett H. Hammatt, Ph.D.
and
David W. Shideler, M.A.

Prepared for

Belt Collins Hawaii Ltd.

by
Cultural Surveys Hawai‘i, Inc.
July 2006

MANAGEMENT SUMMARY

Title	Archaeological Assessment for a 0.015-Acre Parcel at the Corner of Kūhiō and Kapahulu Avenues Waikīkī Ahupua‘a, Kona District, O‘ahu Island TMK: 2-6-027:052.
Date	July 2006 (Draft.)
Project Number	Cultural Surveys Hawai‘i Inc. (CSH) Job No. WAIKI 10.
Agency	State of Hawai‘i Department of Land and Natural Resources / State Historic Preservation Division (DLNR / SHPD.)
Permit Number	Fieldwork referred to was performed under CSH’s annual archaeological research permit, No. 0605, issued by DLNR / SHPD.
Location	The project area comprises TMK: 2-6-027:052 (at the corner of Kapahulu Avenue and Kūhiō Avenue), in the <i>ahupua‘a</i> of Waikīkī, District of Kona, Island of O‘ahu. The parcel is depicted on the 1998 Honolulu 7.5-minute USGS topographic quadrangle (Figure 1) and Tax Map Key (Figure 2).
Land Jurisdiction	State, under consideration of private purchase.
Project Acreage	652-square-feet or approximately 0.015-acres.
Project Description	Development plans are not known by us at this time. The parcel is under consideration for incorporation within development plans for the adjacent parcels TMK: 2-6-027:001 and 048.
Area of Potential Effect (APE) and Inventory Survey Acreage	For this archaeological assessment the project’s APE is defined as the 652-square-foot area. The project area’s surrounding built environment is urban (paved streets and low rise and high rise buildings) and any proposed construction poses no additional auditory or visual impact to any surrounding potential historic properties (for example historic buildings or structures). Accordingly, for the current archaeological investigation the survey area and the project APE are one and the same.
Document Purpose	At the request of Belt Collins Hawaii, Ltd., CSH undertook this archaeological study to fulfill the state requirements for archaeological inventory surveys [Hawai‘i Administrative Rules (HAR) Chapter 13-276]. This document was prepared to support the proposed project’s historic preservation review under HRS Chapter 6E-42 and HAR Chapter 13-284, as well as the project’s environmental review under HRS Chapter 343. Because no significant sites were encountered this study is regarded by the SHPD as an “Archaeological Assessment.”
Dates, Personnel, and Number of Person-days Required for Field Effort	The fieldwork discussed was carried out by Douglas Borthwick B.A., Jeff Fong B.A. Lleiana Loynaz, B.A., Connie O‘Hare, Jennifer Olson, BS, and David Shideler, M.A. who assisted project director Hallett H. Hammatt Ph.D. with the field effort, which required 7 person-days to complete. Fieldwork took place 19 May 2006 under the direct supervision of Hallett H. Hammatt, Ph.D. (principal investigator).
Number of historic properties identified	None. Parcel 52 lay within the marshy Ku‘ekaunahi Stream that was much disturbed during the creation of Kapi‘olani Park and subsequent land development.

Management Summary

Results of Archaeological Assessment	No sites were identified. The project area was dominated by marsh deposits relating to the former Ku'ekaunahi Stream (now overlain by Kapahulu Avenue.)
Effect Recommendation	Development of this parcel should have "no effect" on cultural resources.
Mitigation Recommendation	No further work is recommended.

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I. REQUESTED ACTION

Cultural Surveys Hawai'i, Inc has recently submitted a study entitled *Archaeological Assessment for Two Parcels at the Corner of Kūhiō and Kapahulu Avenues, Waikīkī Ahupua'a, Kona District, O'ahu Island* (DRAFT; Hammatt and Shideler June 2006) that documents subsurface testing at a project area comprising two adjacent parcels TMK: 2-6-027:001 and 048, (208 Kapahulu Avenue and 2583 Kūhiō Avenue). That project area is approximately 14,247-square-feet or 1/3 acre. Contiguous to the south side of that study area is a very small, crescent-shaped parcel (TMK 2-6-027:052) shown on the tax map key as owned by the State of Hawai'i and amounting to 652 square feet or approximately 0.015-acres (Figures 1 and 2). At the request of Belt Collins Hawaii Ltd., Cultural Surveys is presenting an archaeological assessment of the property. As a result of this assessment, subsurface testing is not necessary in this 652-square-foot parcel and we are requesting the concurrence of the State Historic Preservation Division that development of this land will have "no effect" on cultural resources.

II. BACKGROUND

The two adjacent parcels (TMK: 2-6-027:001 and 0048; 208 Kapahulu Avenue and 2583 Kūhiō Avenue) located at the southwest corner of the intersection of Kūhiō Avenue and Kapahulu Avenue were extensively tested in the course of the recent archaeological survey fieldwork (DRAFT; Hammatt and Shideler June 2006). A total of nine trenches were excavated to the water table for a total trenching length of just over 260 feet (80 meters). Coverage of the parcels was good and the trenching was very extensive.

No archaeological sites, cultural layers, or human remains were identified. One discrete trash pit post-dating 1944 was encountered but in consultation with the State Historic Preservation Division (SHPD), Department of Land and Natural Resources, State of Hawai'i, this minor feature is not being treated as a site. There were isolated finds of bottles pre-dating 1915 but these appeared to be casual discards and were not in a trash pit or cultural layer. In the absence of any sites, in the vocabulary of the state review agency (the SHPD), that (DRAFT; Hammatt and Shideler June 2006) study is called an "Archaeological Assessment."

The east portion of that (TMK: 2-6-027:001 and 048) project area was formerly marshland on the west bank of Ku'ekaunahi Stream (as shown in Figure 3; now overlain by Kapahulu Avenue). The central and west portions of the project area are Jaucas sand deposits. The 652-square-foot parcel 052 lies within the former Ku'ekaunahi Stream.

This stream was greatly modified (Figure 4) during the course of the construction of Kapi'olani Park. In order to make the rather arid park more pleasing to the eye, James Makee and Archibald Cleghorn (both prominent Honolulu businessmen):

proposed to create a picturesque water landscape. Through construction of a system of ditches and canals, they drained sufficient water from...[Ku'ekaunahi Stream] to create a collection of small islands and shallow ponds. ...Erecting rude wooden bridges enabled visitors to meander among the islands. The largest piece of dry land created from the former swamp was called Makee Island after the first association president and it became a favorite spot for picnics. (Weyeneth 2002:40)

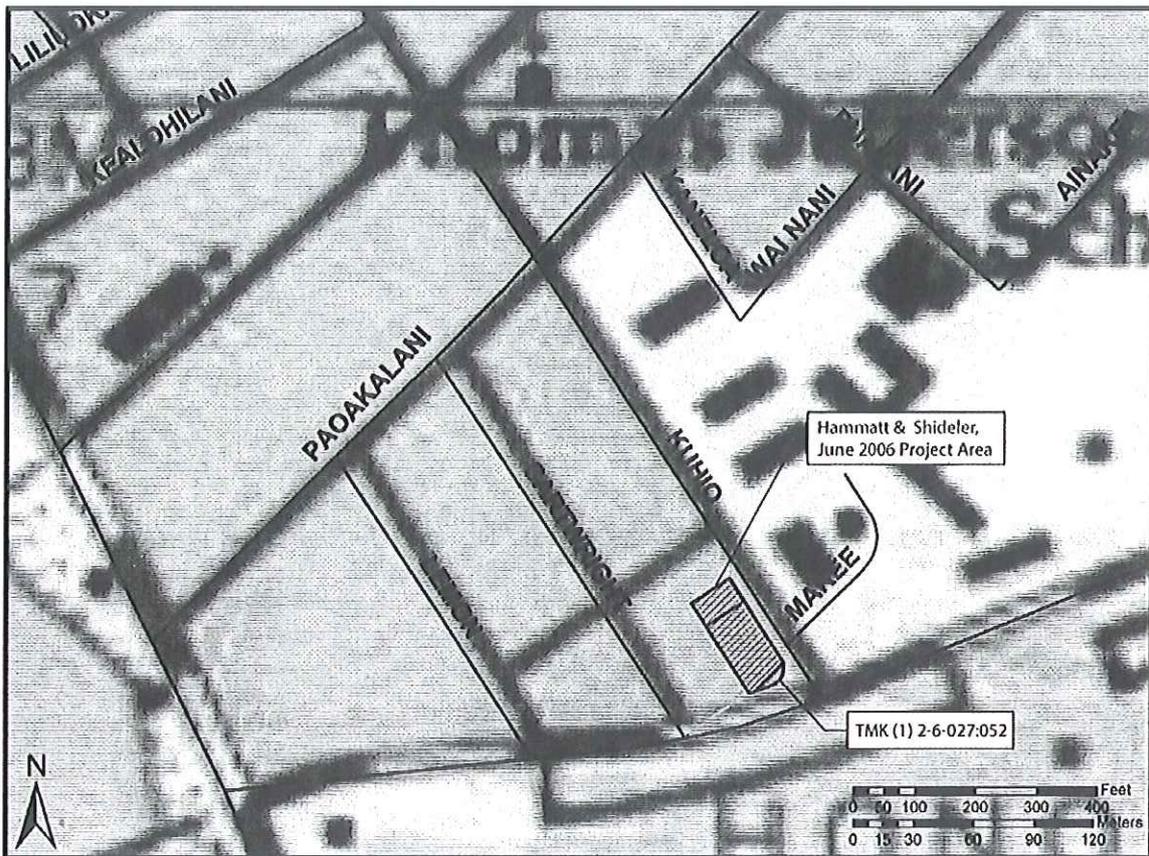


Figure 1. Portion of the 1998 Honolulu USGS 7.5-minute topographic quadrangle showing TMK: 2-6-027:001 and 048 (Hammatt and Shideler June 2006) project area in relationship to the 652-square-foot parcel (TMK 2-6-027:052); to the south

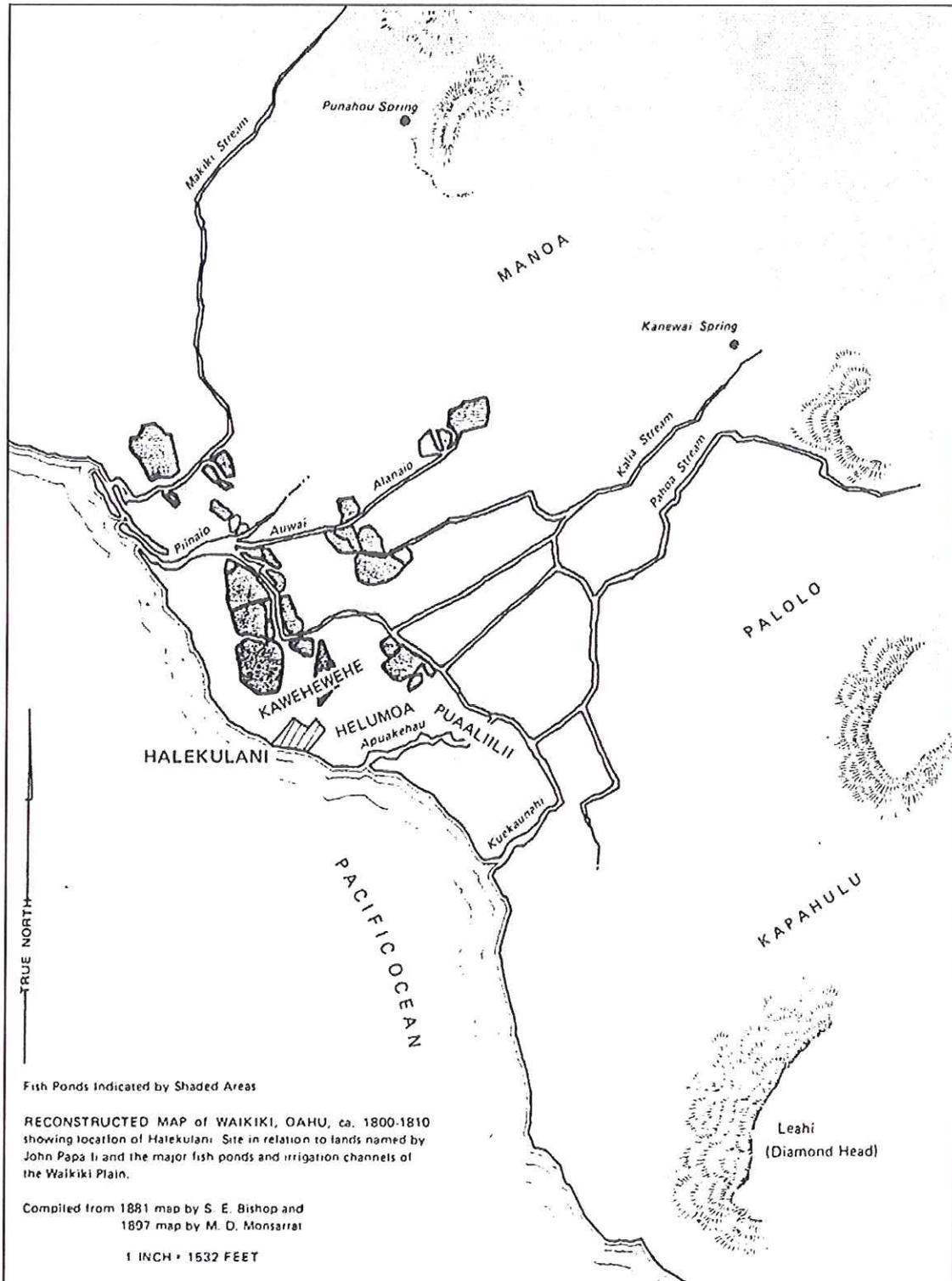


Figure 3. Reconstructed map of Waikīkī, O‘ahu, ca. 1800-1810, showing fish ponds and streams of Waikīkī (figure from Davis 1984:10)

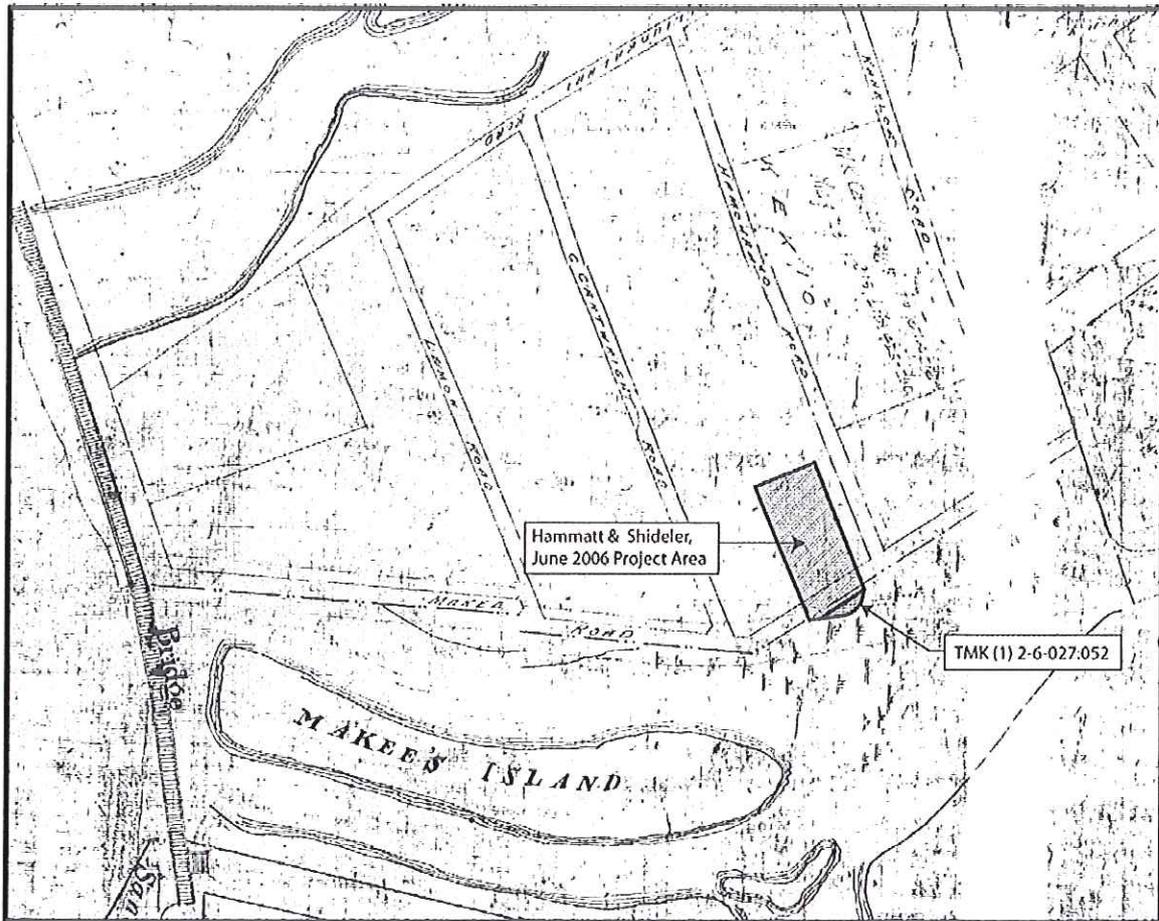


Figure 4. Portion of 1883 Brown and Monsarrat map showing vicinity of project area. Makee's Island (Makee 'Ailana) lay within Ku'ekaunahi Stream just seaward of the present project area (in the general location of the zoo parking lot)

It may be noted on the 1883 Brown and Monsarrat map (Figure 4) that the former “Makee Road” ran along the northwest side of the modified Ku‘ekaunahi Stream. As can be seen on the Figure 4 overlay, parcel 052 lies well south of the former Makee Road within the Ku‘ekaunahi Stream marshlands.

During the 1920s, the Waikīkī landscape would be transformed when the construction of the Ala Wai Drainage Canal (begun in 1921 and completed in 1928) resulted in the draining and filling in of the remaining ponds and irrigated fields of Waikīkī. All the fishponds were filled by 1928. The 1927/1930 U.S. Geological Survey map (Figure 5) is the last map to show the Ku‘ekaunahi Stream marshlands upon which we are quite certain parcel 052 lies.

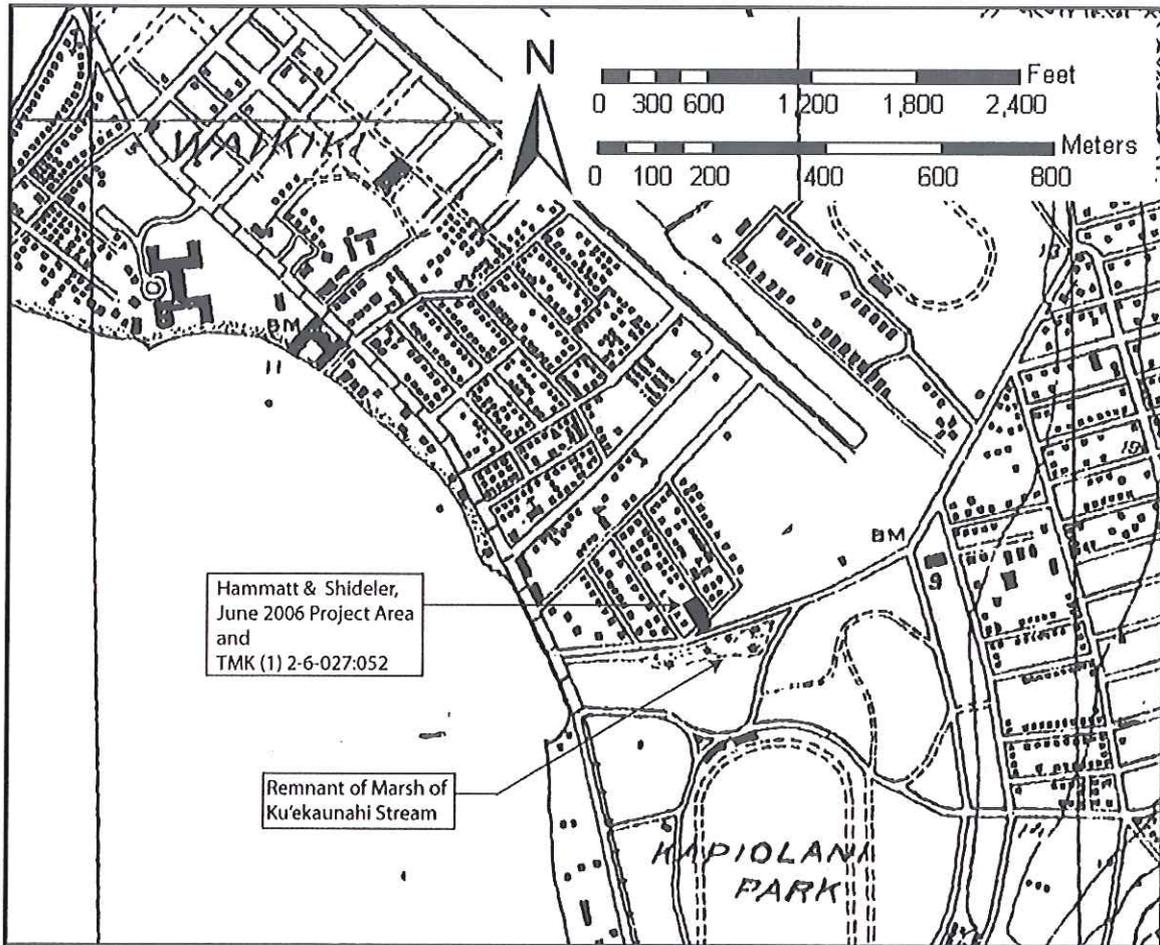


Figure 5. 1927/1930 U. S. Geological Survey map showing project area

III. RESULTS OF FIELDWORK ADJACENT TO PARCEL 052

The archaeological assessment fieldwork consisted of excavation of 9 backhoe trenches throughout that project area (Figure 6) and documentation of the sediment profiles and archaeological features found. As can be seen in Figure 6, three of the trenches (trenches 1, 2, and 4) were quite close to parcel 052.

The stratigraphy of the project area consisted of five types of strata, however only in Trenches 1 and 2 were the vast majority of these observed. All others were simplified in having only two strata. Stratum I (A and B) was fill material imported to the area for landscaping and developmental purposes. Stratum IA was a loose, brown silt loam with varying amounts of gravel, while Stratum IB was a gravel and coral base layer used to stabilize the upper soil. Stratum II, the A Horizon developed on mottled beach sand, was a weak, dark gray sandy loam that represented the old land surface prior to modern day filling activity. Its upper boundary was very abrupt and discontinuous in the trench profiles. Stratum III consisted of dark grayish brown clay that was attributed to the dredging of the Ala Wai Canal during the 1920's. Stratum IV, a very dark, gray-brown, silty clay, was identified as deposits from a marshy environment that formerly existed on the margin of Ku'ekaunahi Stream. The centerline of Ku'ekaunahi Stream was roughly where the centerline of Kapahulu Avenue is now. The Stratum IV material was highly organic, containing various small mollusk shells, seeds, and other partially decomposed organic matter. This layer is also assumed to date to the 1920's. The final layer, Stratum V, was the natural sand overlying the coral shelf below. It ranged from medium sand at the top of Stratum V grading to coarse sand at the bottom of the strata.

As aforementioned only Trenches 1 and 2 displayed a diversity of these stratigraphic levels, with only Trench 1 having all strata present in a sequential order. Of note is that in Trench 1 the Stratum II A Horizon ceases to appear where the Stratum IV marsh begins. This indicates that the trenches exposed the edge of a small marshy area where it intersected the beach sand surface. Trench 2 contains Strata IA and B, IV, and V. No A Horizon or canal-dredged material was present. All other trenches consist of Strata IA and IB fill material overlying the natural sand layer. Often the stratigraphy showed marked disturbance in the irregular boundaries between Stratum IB and Stratum V.

The following pages (Figures 7 through 10) illustrate the findings for trenches 1 and 2 in representative drawings, photos, and soil descriptions. The results indicate that the southeast end of these trenches were within Ku'ekaunahi Stream as shown by the Stratum IV marsh deposits. Our confidence is high based on the historic maps studied (see Figures 4 and 5) that these deposits related to the former Ku'ekaunahi Stream extend well across (south of) the present Kapahulu Avenue.

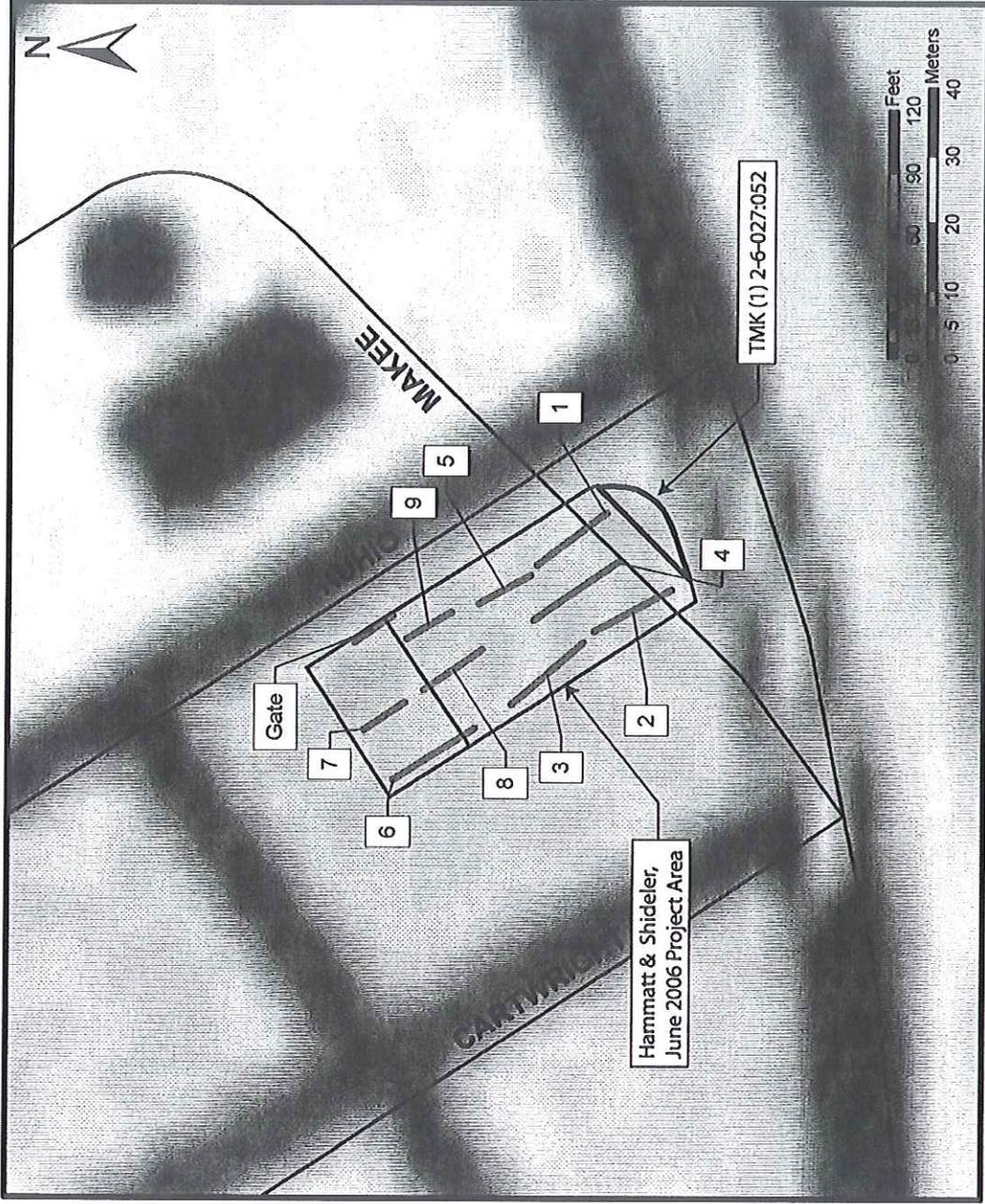
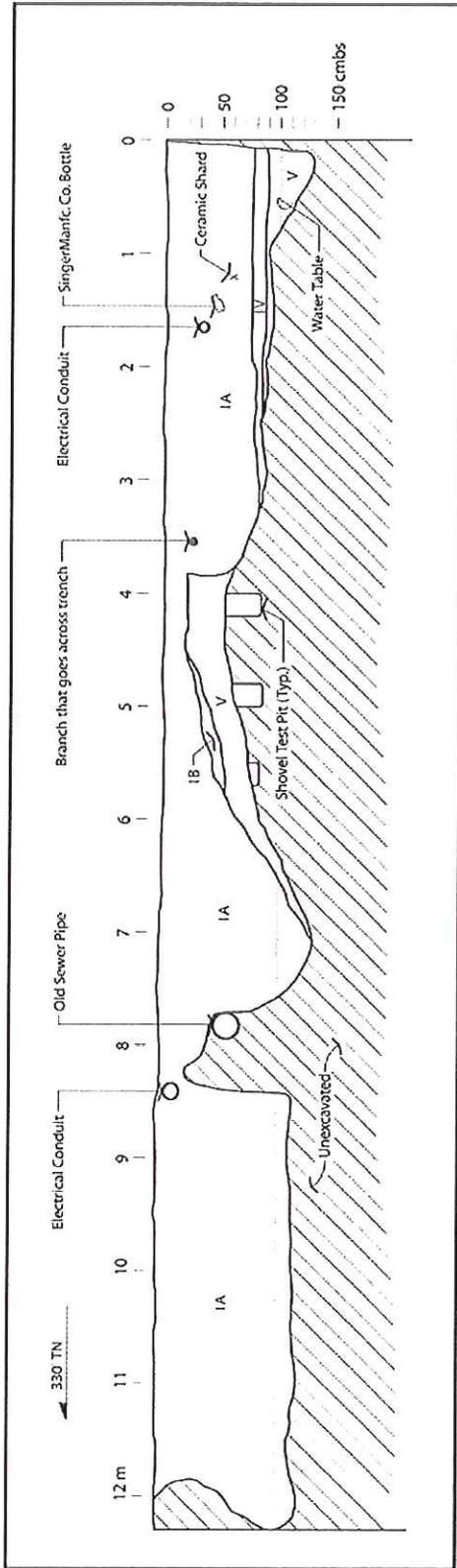


Figure 6. Map showing location of trenches 1 through 9 (former alignment of Makee Street shown for comparison with historical maps)



Figure 8. Trench 1, view to east



- Unit #: 2
 - Stratum IA: 0 - 100 cmbs
 - Unit #: 2
 - Stratum IB: 20 - 55 cmbs
 - Unit #: 2
 - Stratum IV: 76 - 91 cmbs
 - Unit #: 2
 - Stratum V: 20 - 130 cmbs
- Fill Horizon; 10 YR 5/2, grayish brown; silt loam with 10 - 20% angular gravel basalt; structureless, loose dry consistency; non-plastic; no cementation; abrupt wavy lower boundary; sediment fill imported for development landscaping
- 10 YR 5/2, grayish brown; gravel - 20 30% fine to med gravel; structureless, loose dry consistency; no cementation; w coral and gravel base layer to stabilize soil
- Marsh Deposit; 10 YR 3/2, very dark grayish brown; silty clay; medium, subangular blocky structure; very friable moist consistency; plastic; no cementation; abrupt wavy lower boundary; organic layer
- Natural Beach Sand; 10 YR 6/4, light yellowish brown; coarse to very coarse, sand; structureless, coarse or thick, single grain structure; no cementation; clear In east end of trench between Ib is a coral shelf in center between Ib and II

Figure 9. Profile of 23-foot (7 m) long Trench 2



Figure 10. Trench 2 south wall

IV. CONCLUSIONS

Cultural Surveys Hawai'i completed an *Archaeological Assessment for Two Parcels at the Corner of Kūhiō and Kapahulu Avenues, Waikīkī Ahupua'a, Kona District, O'ahu Island* (DRAFT; Hammatt and Shideler June 2006) for two parcels (TMK: 2-6-027:001 and 0048; Figures 1 and 2) immediately adjacent to the northwest side of Parcel 052. No archaeological sites, cultural layers, or human remains were identified in that study. Marsh deposits (Stratum IV) were identified at the southeast end of the southeastern-most trenches (Trenches 1 and 2) overlain directly by fill deposits (Strata IA, IB and III). This appears to conclusively support the evidence from historic maps such as the 1883 Brown and Monsarrat map (Figure 4) that parcel 052 lies within the former Ku'ekaunahi Stream. Parcel 052 is thought likely to have been an environment subject to periodic washout during heavy flows of Ku'ekaunaha Stream and also to have been subject to significant historic disturbance and thus is far from ideal for chronological and/or paleoenvironmental study.

The recommendations of the Hammatt and Shideler "June 2006 draft" archaeological assessment of TMK: 2-6-027:001 and 0048 parcels immediately adjacent to the northwest side of Parcel 052 called for an archaeological monitoring program. The recommendation was that: "On-site monitoring would attend initial ground disturbance in the area of sand soils in the central and northwest portions of the project area." It was thought that on-call monitoring would be appropriate for the thick fill over marsh deposits in the southeast side. Similarly, if Parcel 052 is to be developed, on-call monitoring would appear to us to be appropriate. We are recommending no further work for the 652-square-foot parcel 052.

V. REFERENCES CITED

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APPENDIX G:
ARBORIST'S REPORT

Existing Tree Report

Date: August 4, 2015

Project Name/ Location: Kuhio Denny's Tree Report, Waikiki, Oahu

Existing Tree Report:

The following comments and tree assessments are provided for trees and palms located in a corner property (TMKs:2-6-27:48, 001, & 52) at Kuhio and Kapahulu Avenues. This tree report addresses the health and structural integrity of the subject trees. Visual inspection of the subject trees were made to identify branching structure, broken branches, rubbing/crossing of branches, signs of insects or disease infestation, and trunk and root structure. The attached plan shows approximate location of the subject trees.

Site visit was conducted on August 1, 2015. The site is mostly open and covered with weed species and gravel. Trees are found only along the perimeter of the lot. Trees found in the site are common to the urban area in Honolulu. Individual tree recommendation and corresponding photos and location map is provided below:

#1 Octopus tree (*Schefflera actinophylla*): This tree is located right along the property line and next to the neighbor's chainlink fence. The tree has a multiple trunk which measures about 38" overall trunk diameter. It is about 30' tall and has 30' crown spread. Health condition of the tree is fair. Canopy and trunk structural conditions are poor. The multiple trunks spread just above root collar, and major branches are rubbing and crossing each other. The tree has several major surface roots exposed above ground. Root systems stretch along the property and some going over the existing concrete slab within the property. Tree trunk has started to push out and damage the neighbor's chainlink fence. It is located too close to the adjacent apartment building. Due to the multiple trunk and aggressive root system, the tree poses some risks and potential hazard to the adjacent property. This tree is recommended for removal.

#2 Octopus tree (*Schefflera actinophylla*): This tree is also located right along the property line and next to the neighbor's chainlink fence. The tree has a 15" trunk diameter. It is about 20' tall and has 10' crown spread. Its canopy is overpowered by the Tree #1. It has co-dominant trunks, and branches are rubbing against Tree #1. Health condition as well as structural conditions of the tree is poor. Tree appeared to be stressed and struggling. The tree is recommended for removal due to poor conditions.

#3 Formosan Koa tree (*Acacia confuse*): This tree is also located right along the property line and next to the neighbor's chainlink fence. It has 12" trunk diameter. It is about 30' tall and has very little crown spread. The trunk is severely leaning toward the roadway due to conflict with Trees #1 and 2. Health condition of the tree is poor, and structural condition of the tree is very poor. The tree is recommended for removal due to its poor trunk structure.

#4 Pink Tecoma tree (*Tabebuia rosea*): This tree is located about 2 feet away from the sidewalk along Kuhio Avenue. It has a 16" trunk diameter. It is about 45' tall and has 25' crown spread. Its trunk is leaning toward sidewalk, and canopy is overlapping with Monkeypod tree located in the median planter. If this tree is to be kept, it will require continuous pruning. Also, it will

eventually create problem with the sidewalk. The tree is not a good candidate for relocation since it will require cutting the root system too close to the trunk without removing the existing sidewalk. Health and structural conditions are fair; however, due to the proximity to the sidewalk and leaning trunk, it is recommended for removal.

#5 Autograph tree (*Clusia rosea*): This tree has a 6” trunk diameter. It is about 15’ tall and has 12’ crown spread. It has been severely pruned. It has “S”-shaped trunk with very few leaves. Tree appeared to be stressed and struggling. Health and structural conditions are poor, and it is recommended for removal.

#6 Hala Trees (*Pandanus tectorius*): Hala tree has a 5” trunk diameter and 20’ height with 10’ spread. The tree has been pruned, and their aerial roots have been damaged severely. This tree can be kept in place or replaced with the same or appropriate species.

#7 Autograph tree (*Clusia rosea*): This tree has a 5” trunk diameter, 12’ height, and 15’ crown spread. It has co-dominate stems. Leaves are concentrated at the upper portion of one branch. This tree has been severely pruned. It appeared to be stressed and struggling. Structural condition is poor, and it is recommended for removal.

#8 Fan Palm (*Pritchardia spp.*): It has a 5” trunk diameter and 12’ overall height. It had healthy fronds and was in fair condition. It can be left in place or replaced with the same or appropriate species.

#9 Fan Palm (*Pritchardia spp.*): It has a 5” trunk diameter and 18’ overall height. It looked healthy and in fair condition. It can be left in place or replaced with the same or appropriate species.

#1 Shrub (*Ficus spp.*): There was only one (1) shrub found in the property. This is a shrub form of Ficus plant. It is about 6 feet overall height with 6 feet spread.

RECOMMENDATION AND MITIGATION:

All the existing trees and shrub are commonly found in the urban/disturbed areas of Honolulu. Because very little maintenance has been done to those plants, most of the plants appeared to be stressed and have been subjected to an improper pruning. Most of the trees have “poor” trunk structures. Also, plants are located too close to the neighboring property or sidewalk. Trees with poor structural conditions near neighboring property or sidewalk will have potential for being hazardous. I recommend that all five (5) existing trees with a trunk diameter of 6” or larger (Trees # 1 through 5) are to be removed, and replacement plants should be provided. Replacement plants should be appropriate species that match the surrounding landscape in Waikiki. Other trees and shrub (Trees #5 through 7) are also recommended to be removed due to their poor structural conditions. Trees #8 and 9 as well as Shrub #1 can remain in place or be replaced with some appropriate plant species which would be consistent with the surrounding landscape in Waikiki.

Reported by: Tomo Murata, ISA Certified Arborist (#WE-5941A)



Tree #1 Octopus tree



Tree #1 Octopus tree



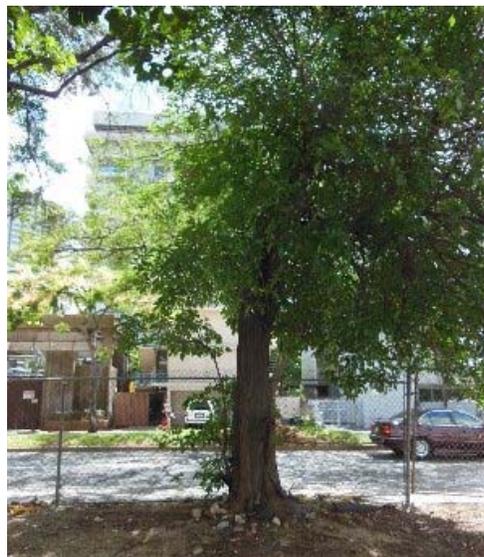
Tree #1 Octopus tree



Tree #2 Octopus tree



Tree #3 Formosan Koa



Tree #4 Pink Tecoma



Tree #4 Pink Tecoma



Tree #4 Pink Tecoma



Trees #5-6 Autograph and Hala



Tree #7 Autograph tree



Tree #8 Fan Palm



Tree #9 Fan Palm



Shrub #1 Ficus

