DEPARTMENT OF DESIGN AND CONSTRUCTION CITY AND COUNTY OF HONOLULU

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890228

October 19, 2022

Ms. Mary Alice Evans, Director Environmental Review Program Office of Planning and Sustainable Development State of Hawaii 235 South Beretania Street, Suite 702 Honolulu, Hawaii 96813

Dear Ms. Evans:

Subject: Final Environmental Assessment and Finding of No Significant Impact for the Waikiki Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii Tax Map Key: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

The City and County of Honolulu, Department of Design and Construction (DDC) hereby transmits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the Waikiki Shell Improvements project situated in Honolulu, on the island of Oahu, for publication in the next available edition of *The Environmental Notice*. This agency letter accompanies the online Environmental Review Program (ERP) Publication Form that was completed and submitted for this project.

The FEA-FONSI includes copies of all written comments received during the 30-day comment period for the Draft EA and Anticipated FONSI (published July 23, 2022) as well as corresponding responses to those comments. Based on the findings presented in the EA, and in accordance with Chapter 343, HRS and Section 11-200.1, HAR, the DDC determined that the proposed action will not have a significant environmental impact and an Environmental Impact Statement will not be required.

Ms. Mary Alice Evans, Director October 19, 2022 Page 2

If there are any questions, please contact Isaiah Sato of R.M. Towill Corporation at 808-842-1133 or by email at <u>isaiahs@rmtowill.com</u>, or John Condrey of the DDC at 808-768-8468 or by email at <u>jcondrey@honolulu.gov</u>.

Sincerely,

Brym Gallan-For Haku Milles, P.E.

Acting Director

HM:In

Enclosures

From:	webmaster@hawaii.gov
Sent:	Monday, November 7, 2022 10:12 AM
То:	DBEDT OPSD Environmental Review Program
Subject:	New online submission for The Environmental Notice

#### **Action Name**

Waikiki Shell Improvements Project

### Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

#### HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds
- (4) Propose any use within any historic site as designated in the National Register or Hawai'i Register

### **Judicial district**

Honolulu, Oʻahu

## Tax Map Key(s) (TMK(s))

(1) 3-1-043: 001 (por.); (1) 3-1-043: 018

#### Action type

Agency

### Other required permits and approvals

See FEA Section 2.7.

### Proposing/determining agency

City and County of Honolulu Department of Design and Construction

### Agency contact name

John Condrey

### Agency contact email (for info about the action)

jcondrey@honolulu.gov

### Agency contact phone

(808) 768-8480

#### Agency address

650 South King Street, 11th Floor Honolulu, Hawaii 96813 United States Map It

#### Was this submittal prepared by a consultant?

Yes

#### Consultant

R.M. Towill Corporation

### Consultant contact name

Isaiah Sato

## **Consultant contact email**

### isaiahs@rmtowill.com

### **Consultant contact phone**

(808) 842-1133

#### **Consultant address**

2024 North King Street, Suite 200 Honolulu, Hawaii 96819 United States <u>Map It</u>

#### **Action summary**

The Applicant, City and County of Honolulu, proposes to provide improvements to the Tom Moffatt Waikīkī Shell that include the following:

A. Replacement of sign structure at the west public entry.

- B. Replacement of the existing open air food concession.
- C. Modification of orchestra pit area to better accommodate seating.
- D. Installation of fixed seating on the concrete slab fronting the orchestra pit.
- E. Replacement of existing seating with new seats.

F. Installation of a tensile structure over the existing seating area. At a maximum, the footprint of the tensile structure will cover the fixed seating and be of similar height to the Shell.

G. Replacement of the existing sound bunker.

H. Installation of new fixed seating (up to 2,000) in the existing lawn seating area.

I. Installation of sound baffles and pedestrian covering at the rear of the seating area. The sound baffles and pedestrian covering is anticipated to be 10 - 20 feet tall.

#### **Reasons supporting determination**

See FEA Section 6.

## Attached documents (signed agency letter & EA/EIS)

- FEA-Waikiki-Shell-2022-10-21.pdf
- <u>FEA-FONSI-Waikiki-Shell-Improvements.PDF</u>

#### Shapefile

• The location map for this Final EA is the same as the location map for the associated Draft EA.

#### Action location map

Waikiki-Shell-Improvements-Project.zip

### Authorized individual

Isaiah Sato

#### Authorization

• The above named authorized individual hereby certifies that he/she has the authority to make this submission.

## **Final Environmental Assessment**

Prepared in Accordance with Hawai'i Revised Statutes Chapter 343, and Hawai'i Administrative Rules Title 11 Chapter 200.1

# Waikīkī Shell Improvements

Located at 2805 Monsarrat Ave. Honolulu, Waikīkī, Island of O'ahu, State of Hawai'i Tax Map Key: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

## October 2022



Applicant: City and County of Honolulu Department of Design and Construction 650 South King Street, 11th Floor Honolulu, Hawaii 96813 *Agent:* R. M. Towill Corporation 2024 North King Street Suite 200 Honolulu, Hawaii 96819 Approving Agency: City and County of Honolulu Department of Design and Construction 650 South King Street, 11th Floor Honolulu, Hawaii 96813

## **Final Environmental Assessment**

Prepared in Accordance with Hawai'i Revised Statutes Chapter 343, and Hawai'i Administrative Rules Title 11 Chapter 200.1

# Waikīkī Shell Improvements

Located at 2805 Monsarrat Ave. Honolulu, Waikīkī, Island of O'ahu, State of Hawai'i Tax Map Key: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

## October 2022

Developer/Applicant:

City and County of Honolulu Department of Design and Construction 650 South King Street, 11th Floor Honolulu, Hawaii 96813

Approving Agency:

City and County of Honolulu Department of Design and Construction 650 South King Street, 11th Floor Honolulu, Hawaii 96813

Prepared By:

R.M. Towill Corporation 2024 North King Street, Suite 200 Honolulu, Hawai'i 96819-3494 (808) 842-1133

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# **Acronyms and Abbreviations**

Acronym	Meaning
АСНР	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
ADAAG	Americans with Disabilities Act Accessibility Guidelines
AIS	Archaeological Inventory Survey
ANSI	American National Standards Institute
ΑΡΕ	Area of Potential Effect
BMPs	Best Management Practices
BPH	Bike Plan Hawai'i
CAA	Federal Clean Air Act
CIAR	Cultural Impact Assessment Report
City, CCH	City and County of Honolulu
CFR	Code of Federal Regulations
CWA	Clean Water Act of 1972, as amended
CWB	Clean Water Branch, DOH
CWRM	Commission on Water Resource Management, DLNR
CZM	Coastal Zone Management
CZMA	Coastal Zone Management Act
CZMP	Coastal Zone Management Program
DAR	Division of Aquatic Resources, DLNR
dB	Decibel
DBEDT	State of Hawai'i, Department of Business, Economic Development & Tourism
DEA	Draft Environmental Assessment
DLNR	State Department of Land and Natural Resources
DOE	State Department of Education
DOFAW	Division of Forestry and Wildlife, DLNR
DOH	Department of Health, State
DP	Development Plan (of the City, DPP)
DDC	Department of Design and Construction, City
DPP	Department of Planning and Permitting, City
DPR	Department of Parks and Recreation, City
DTS	Department of Transportation Services, City Environmental Assessment
EA ESCP	Erosion and Sediment Control Plan
EIS EO	Environmental Impact Statement Executive Order
EPA	
ESA	Environmental Protection Agency
ESA F	Endangered Species Act Fahrenheit
r FEA	Final Environmental Assessment

Acronym	Meaning
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FHWA	Federal Highway Administration
FONSI	Finding of No Significant Impact
GHG	Greenhouse Gas
GP	General Plan
HAR	Hawai'i Administrative Rules
HART	Honolulu Authority for Rapid Transit
HDOT	State Department of Transportation
HECO	Hawaiian Electric Company
HHFDC	Hawai'i Housing Finance Development Corporation
HPD	Honolulu Police Department
HRS	Hawai'i Revised Statutes
HSTP	Hawai'i Statewide Transportation Plan
IBC	International Building Code
ICAC	Interagency Climate Adaptation Committee
LID	Low Impact Development
LUO	Land Use Ordinance
LOS	Level of Service
	Load Resistance Factor Design
LRFI	Literature Review and Field Inspection
MOA	Memorandum of Agreement Miles Per Hour
mph	Miles Per Hour Mean Sea Level
msl NAAQS	
NAAQS	National Ambient Air Quality Standards National Environmental Policy Act
NHO	Native Hawaiian Organization
NHPA	National Historic Preservation Act
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OEQC	Office of Environmental Quality Control
ОМРО	O'ahu Metropolitan Planning Organization
ОР	Office of Planning, State
ΟΤS	Oʻahu Transit Services, City
PUC	Primary Urban Center
RMTC	R. M. Towill Corporation
ROH	Revised Ordinances of Honolulu
ROW	Right-of-Way
SCA	Sewer Connection Application
SCP	Sustainable Communities Plan (of the City, DPP)
SHPD	State Historic Preservation Division, DLNR

Acronym	Meaning
SHPO	State Historic Preservation Officer, DLNR
SIHP	State Inventory of Historic Places
SLH	Session Laws of Hawai'i
SLR	Sea Level Rise
SLUD	State Land Use District
SMA	Special Management Area
SOBA	Southern O'ahu Basal Aquifer
SOEST	School of Ocean and Earth Science and Technology, University of Hawai'i
SSA	Shoreline Setback Area
SWQ	Stormwater Quality
ТМК	Тах Мар Кеу
TOD	Transit-Oriented Development
UH	University of Hawai'i
USACE	U. S. Army Corps of Engineers
USDA	U. S. Department of Agriculture
USFWS	U. S. Fish and Wildlife Service
USGS	U. S. Geological Survey
WOUS	Waters of the United States

Section 1

# Introduction

# Section 1 Introduction

## **1.1 Purpose of Environmental Assessment**

The purpose of this Final Environmental Assessment (FEA) is to comply with the Hawai'i Environmental Review process. It is prepared in accordance with Hawai'i Revised Statues (HRS) Chapter 343, Environmental Impact Statements and Hawai'i Administrative Rules (HAR) 11-200.1 Environmental Impact Statement Rules. Pursuant to HRS, Chapter 343, Section 343-5, *Applicability and Requirements*, an environmental assessment (EA) is required for the project. It is triggered by the following:

(1) Propose the use of state or county lands or the use of state or county funds...

The project is City funded and located on City lands.

(4) Propose any use within any historic site as designated in the National Register or Hawaii Register, as provided for in the Historic Preservation Act of 1966, Public Law 89-665, or chapter 6E;

The Kapiolani Park (SIHP No. 50-80-14-09758) was added to the Hawaii Register for Historic Places in 1992.

Pursuant to Revised Ordinances of Honolulu (ROH) Chapter 25 Shoreline Management Area, a Special Management Area Use Permit – Major (SMP) is required for the proposed improvements. Thus, the Applicant plans to submit a SMP application to the Department of Planning and Permitting for processing. The initial phase of the SMP involves the preparation and acceptance of an EA or Environmental Impact Statement (EIS), as determined by the City's Department of Planning and Permitting.

## 1.2 **Project Information Summary**

Type of Document:	Environmental Assessment
Project Name:	Waikīkī Shell Improvements Project
Anticipated Determination:	Finding of No Significant Impact (FONSI)
Applicant:	City and County of Honolulu Department of Design and Construction 650 South King Street, 11 <sup>th</sup> Floor Honolulu, Hawaii 96813
Approving Agency:	City and County of Honolulu Department of Design and Construction

	650 South King Street, 11 <sup>th</sup> Floor Honolulu, Hawaii 96813	
Agent:	R.M. Towill Corporation Isaiah T.K. Sato 2024 North King Street, Suite 200 Honolulu, Hawai'i 96819-3494	
Location:	2805 Monsarrat Ave. Honolulu, Hawaii 96815	
Тах Мар Кеу:	Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018 ( <b>Figure 5</b> )	
Lot Area:	5,823,144 square feet	
Project Area:	260,000 square feet	
State Land Use Classification:	Urban ( <b>Figure 28</b> )	
City and County of Honolulu:		
Zoning:	P-2 General Preservation (Figure 31)	
-	P-2 General Preservation ( <b>Figure 31</b> ) Diamond Head Special District ( <b>Figure 32</b> )	
-		
Special District: Development	Diamond Head Special District ( <b>Figure 32</b> )	
Special District: Development Plan: Land Use	Diamond Head Special District ( <b>Figure 32</b> ) Primary Urban Center	
Special District: Development Plan: Land Use Map:	Diamond Head Special District ( <b>Figure 32</b> ) Primary Urban Center Major Parks and Open Space( <b>Figure 29</b> )	
Special District: Development Plan: Land Use Map: Height Limit: Special Management Area	Diamond Head Special District ( <b>Figure 32</b> ) Primary Urban Center Major Parks and Open Space( <b>Figure 29</b> ) O' feet	
Special District: Development Plan: Land Use Map: Height Limit: Special Management Area (SMA):	Diamond Head Special District ( <b>Figure 32</b> ) Primary Urban Center Major Parks and Open Space( <b>Figure 29</b> ) O' feet Within SMA ( <b>Figure 34</b> )	

	offers a large stage, convenient work areas, dressing rooms, professional lighting, and sound equipment. The Waikīkī Shell is managed by the City and County of Honolulu Department of Enterprise Services.
Proposed Action:	<ul> <li>The Applicant, City and County of Honolulu, proposes to provide improvements to the Tom Moffatt Waikīkī Shell, that include the following:</li> <li>A. Replacement of sign structure at the west public entry.</li> <li>B. Replacement of the existing open air food concession.</li> <li>C. Modification of orchestra pit area to better accommodate portable seating.</li> <li>D. Installation of fixed seating on the concrete slab fronting the orchestra pit.</li> <li>E. Replacement of existing seating with new seats.</li> <li>F. Installation of a tensile structure over the existing seating area.</li> <li>G. Replacement of the existing sound bunker.</li> <li>H. Installation of new fixed seating and access aisle in the existing lawn seating area.</li> <li>I. Installation of sound baffles and pedestrian covering at the rear of the seating area.</li> </ul>
Agencies and parties that were consulted and/or provided comments:	State Agencies• Office of Planning and Sustainable Development• Environmental Review Program• Hawaii CZM Program• Department of Land and Natural Resources• Land Division and Engineering Division• Division of State Parks• Division of Forestry and Wildlife• Office of Conservation & Coastal Lands• Department of Health• Clean Water Branch• Disability and Communication Access Board• Department of Business, Economic Development and Tourism• Department of Transportation• Department of Education, Facilities Development Branch• Office of Hawaiian Home LandsCity and County of Honolulu• Department of Planning & Permitting• Office of Climate Change, Sustainability and Resiliency

- Honolulu Board of Water Supply
- Department Environmental Services
- Department of Parks and Recreation
- Department of Transportation Services
- Department of Human Resources
- Honolulu Police Department
- Honolulu Fire Department
- Neighborhood Board (Diamond Head/Kapahulu/St. Louis Heights No. 5)

## **Elected Officials**

- State Senator Sharon Moriwaki, District 12
- State Representative Tom Brower, District 22
- Councilman Tommy Waters, District 4

## <u>Utilities</u>

- Hawaiian Electric Company
- Hawaii Gas
- Spectrum
- Hawaiian Telecom

## **Other Agencies**

- Waikīkī Improvement Association
- Hawaii Lodging & Tourism Association
- Historic Hawaii Foundation
- Oahu Island Parks Conservancy
- The Outdoor Circle
- DocoMomo
- Various community members (7 total)





WAIKIKI SHELL GROUNDS





Figure 3: **Existing Site Perspective View** 



Source: Google Earth



Draft Environmental Assessment

Section 2

# **Project Description**

# Section 2 Project Description

## 2.1 Description of Proposed Action

The Applicant, City and County of Honolulu, proposes to provide improvements (the "Project") to the Tom Moffatt Waikīkī Shell (the "Project Site"), that include the following:

- A. Replacement of sign structure at the west public entry.
- B. Replacement of the existing open air food concession.
- C. Modification of orchestra pit area to better accommodate seating.
- D. Installation of fixed seating on the concrete slab fronting the orchestra pit.
- E. Replacement of existing seating with new seats.
- F. Installation of a tensile structure over the existing seating area. At a maximum, the footprint of the tensile structure will cover the fixed seating and be of similar height to the Shell.
- G. Replacement of the existing sound bunker.
- H. Installation of new fixed seating (up to 2,000) in the existing lawn seating area. The approximate location and scale of the proposed seating is shown in **Appendix A**.
- I. Installation of sound baffles and pedestrian covering at the rear of the seating area. The sound baffles and pedestrian covering is anticipated to be 10 20 feet tall.

In response to stakeholder and community feedback, the conceptual location of the permanent lawn seating (item H) has been revised. The new location will eliminate the bifurcation of the lawn shown in previous schematic plans and will allow a consistent width of lawn seating area. The new seating is anticipated to seamlessly link with the existing seating through a similar design.

The locations of the proposed improvements are shown schematically on Figure 6 to 10.

The Project Site is approximately 260,000 square feet (6.0 acres) and is located on a portion of Tax Map Key: (1) 3-1-043: 001 and (1) 3-1-043: 018. The Project Site is roughly 250-feet deep and 500-feet wide.

## 2.2 Project Location

The Project Site is located in Waikīkī on the Island of O'ahu, at the address 2805 Monsarrat Ave., Honolulu, Hawai'i 96815. The Project Site is located within the north end of Kapiolani Park bounded by a parking lot the north along Monsarrat Ave. Directly across Monsarrat Ave. from the Project Site is the Honolulu Zoo. The Project Site is accessed by driveways off Monsarrat Ave. which leads to the Waikīkī Shell parking lot. See **Figure 1-4** for location maps.

## 2.3 Existing Uses

The Tom Moffatt Waikīkī Shell serves as a venue for outdoor concerts and other events. The venue offers a large stage, convenient work areas, dressing rooms, professional lighting, and sound equipment. The Waikīkī Shell is managed by the City and County of Honolulu

Department of Enterprise Services. See **Figure 2** for existing grounds and **Figure 3 to 4** for Google Earth images of the existing site.

The Waikīkī Shell stage structure began construction within Kapiolani Park in 1954 and was completed in 1956. The Shell remains in a similar condition today.

The current site seats a total of 8,611 patrons as shown in the table below. See **Figure 11** for an existing seating chart.

Table 1:         Existing Seating Char		ng Chart		
WAIKIKI SHELL				
SEATING CHART				
Total No. of I	Permanent Seats	= 1,958		
Lower Terrace = 1,030				
Upper Terrace = 928				
Pool		= 545		
Accessible S	eats	= 38		
Accessible Lawn		= 70		
Grand Total		= 2,611		
Lawn Area M	laximum Capacity	= 6,000		
REV. 4/12				

## 2.4 Land Ownership

Title to portions of Kapi'olani Regional Park is held by the State of Hawai'i in trust for the maintenance of a public park. By Executive Order No. 22 dated July 1, 1913, the State of Hawai'i transferred operational management of the park to the City and County of Honolulu. The Department of Parks and Recreation, City and County of Honolulu is currently responsible for Park operations and maintenance. The Department of Enterprise Services, City and County of Honolulu, operates and maintains the Honolulu Zoo and Waikīkī Shell.

Kapi'olani Regional Park comprises approximately 190 acres including the Honolulu Zoo and Waikīkī Shell. The area within the Kapi'olani Park Trust is approximately 178 acres. By court decree, the Kapi'olani Park Trustees are the members of the Honolulu City Council. The Executive Branch of the City is responsible for the day-to-day operations and management of the park.

## 2.5 Purpose and Need for the Project

The proposed improvements will improve the level of service that the Waikīkī Shell can provide entertainers and the general public. The improvements will support economic opportunities and temporary jobs during construction.

The tensile structure was incorporated into the design to provide weather protection for patrons of the Waikīkī Shell. This would be beneficial to keiki, seniors, and individuals with disabilities. Many individuals are unable to be exposed to general weather conditions for prolonged periods of time. The tensile structure may allow these individuals to participate in Waikīkī Shell events which may include social and cultural events or recreational activities.

The purpose of sound baffles at the top of the lawn is to absorb, scatter and reflect back into the lawn the sound waves emanating from the stage in order to reduce the noise impact to the

neighborhood beyond. In addition, this may be beneficial to individuals in the area with hearing loss or who use hearing aids by reducing background noise.

The installation/replacement of seats will provide safe, upgraded seats for guests and the openair food concession will give guests the opportunity to obtain snacks in a clean, healthy environment.

The proposed improvements will not increase the capacity of the seating area; it will improve the guest experience by creating more seats in premium and accessible areas. This will encourage promoters to bring events to Hawaii that may have otherwise not been able to perform at the Shell.

## 2.6 Estimated Costs and Schedule

The construction of the Project is anticipated to be planned and phased within City future budgets and programmed over the following 20 years. Construction length varies by item and is not anticipated to be consistently on-going throughout the estimated 20 years. The total conceptual project costs are estimated below for a total of approximately \$11.675M.

- A. Replacement of sign structure- \$225K
- B. Replacement of the existing open air food concession- \$225K
- C. Modification of orchestra pit area to better accommodate seating.
- D. Replacement of existing seating with new seats.
  - a. C and D- \$500K
- E. Installation of a tensile structure over the existing seating area.- \$8.4M
- F. Replacement of the existing sound bunker.- \$225K
- G. Installation of new fixed seating (up to 2,000) in the existing lawn seating area.- \$1M
- H. Installation of sound baffles and pedestrian covering at the rear of the seating area.-\$1.1M

## 2.7 Required Permits and Approvals

Following the Environmental Assessment, the proposed improvements will require various permits from the State and City. Land use and zoning permits with the City include a Special Management Area permit, a Diamond Head Special District permit, and a Waiver permit (tensile structure). The conceptual design is in general conformance with these guidelines and will be further detailed as the design progresses.

The following is a list of permits and approvals that may be required:

## 2.7.1 State of Hawai'i

- Department of Health: Construction Noise Permit; and National Pollutant Discharge Elimination System (NPDES) permit for construction activities and storm water discharge
- Department of Land and Natural Resources, State Historic Preservation Division: Requirements in accordance with HRS 6E, and HAR 13-284

## 2.7.2 <u>City and County of Honolulu</u>

• Department of Planning and Permitting: Chapter 343, HRS; Diamond Head Special

District Permit (major or minor); SMA Permit (major); Waiver Permit; Grading Permit; Construction Plan Approval.

• Honolulu Fire Department: Plan Review

## 2.8 Alternatives Considered

## 2.8.1 No Action Alternative

The "No Action" alternative would involve no further effort to provide improvements at the Waikīkī Shell. Under the "No Action" alternative, potential environmental impacts, such as changes to the landscape would be averted, and natural resources, human resources, and development costs would be avoided. However, the possibility of taking no action would fail to provide the best use of the property. The current site underutilizes the space that could better provide accommodations for the Waikīkī Shell events and gatherings.

## 2.8.2 No Tensile Structure Alternative

The "No Tensile Structure" alternative would maintain all improvements proposed, less the tensile structure. The tensile structure will provide a sheltered environment at the Waikīkī Shell which would be removed under the "No Tensile Structure" alternative. A sheltered environment will improve the experience for guests and decrease the negative impacts of weather at events. Alternatively, potential impacts to view and ground disturbance would be alleviated without the structure.

## 2.8.3 Full Enclosure Alternative

The "Full Enclosure" alternative would involve converting the Waikīkī Shell into a fully enclosed concert and event venue. Under the "Full Enclosure" alternative, the project would require a larger footprint and increase the construction costs. The alternative would also have a greater impact on views, utilities, and natural integrity of the current open-air design. However, the "Full Enclosure" alternative would decrease the impacts on noise during concerts and events.

The "Full Enclosure" alternative would greatly impact the appearance, feel, and style of the Shell, as a renowned outdoor amphitheater. As such, this alternative was not chosen







Figure 7:Location of Item A and B Sign and Concession










**Section 3** 

# Existing Environment, Project Impacts, & Mitigation Measures

## Section 3 Existing Environment, Project Impacts, & Mitigation Measures

## 3.1 Climate

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

According to findings by researchers at the University of Hawai'i (IPRC, 2013, var.), the effects of climate change are increasingly evident in Hawai'i: air temperature has risen; rain intensity has increased while total rainfall has decreased; stream flows have decreased; sea surface temperatures and sea levels have increased; and the ocean is becoming more acidic (SB No. 2745, 2012). Research is also in agreement that greenhouse gas (GHG) emissions, including carbon dioxide, methane, nitrous oxide, and fluorinated gases, are a key contributor to the unprecedented increases in global atmospheric warming over the past century (USEPA, 2011 and IPRC, 2013). These trends are projected to continue to increase in the future posing unique and considerable challenges to Hawai'i. Research at the University of Hawai'i, School of Ocean and Earth Science and Technology (SOEST) indicates that sea level has risen in Hawai'i by approximately 0.6 inches per decade (1.5 millimeter per year) over the past century (SOEST, 2012). The estimates point to a potential aggregate rise of 1.3 feet (40 centimeter) by the year 2060 and a rise of 3.3 feet (100 centimeter) by 2110. See **Section 3.6.2** for further discussion on climate change and it's impacts on sea level rise.

## Project Impacts and Mitigation

During construction, trade winds and windy weather conditions have the potential to carry some dust from the Project Site to surrounding properties. Construction Best Management Practices (BMPs) as outlined in **Section 3.2 Air Quality** to control dust will be employed.

On the long-term, the proposed project is not anticipated to result nor constitute a source of impact to rainfall resources or the climate of the project area or region. The proposed project will not increase the number of Waikīkī Shell patrons. Thus, an increase in the generation of GHGs due to increase in vehicle traffic is not expected. Mitigation measures to minimize long-term impacts of the project on climate may include the implementation of low impact development (LID) stormwater measures as required. The use of drought-tolerant plants will be encouraged to minimize the use of potable water for irrigation.

## 3.2 Air Quality

The Federal Clean Air Act (CAA), as amended, is the primary federal law that governs air quality, while the Hawai'i Air Pollution Control Act is its companion state law. These laws and related regulations by the United States Environmental Protection Agency (EPA) and the Hawai'i DOH, Clean Air Branch, set the standards for the concentration of pollutants in the air. At the federal level, these standards are called National Ambient Air Quality Standards (NAAQS). NAAQS and State ambient air quality standards have been established for six transportation-related criteria pollutants that have been linked to potential health concerns: carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>) ozone (O<sub>3</sub>), particulate matter (PM), which is broken down for regulatory purposes into particles of 10 micrometers or smaller (PM) and particles of 2.5 micrometers and smaller (PM2.5), and sulfur dioxide (SO<sub>2</sub>). The NAAQS and State standards are set at levels that protect public health with a margin of safety and are subject to periodic review and revision. Federal air quality standards and regulations provide the basic scheme for project-level air quality analysis under NEPA.

O'ahu is in attainment of both Federal and State air quality standards. Readings at the Honolulu monitoring station operated by the State of Hawai'i DOH, located approximately 3.6 miles north of the Project Site, show that criteria pollutants were below state and federal ambient air quality standards. Air quality in the vicinity of the Project presently is mostly affected by emissions from vehicular sources which emit carbon monoxide, nitrogen oxides, hydrocarbons, and other air pollutants.

## Project Impacts and Mitigation

Potential short-term direct and indirect impacts on air quality could occur during Project construction activities. There are two potential types of air pollution emissions that could directly result in short-term air quality impacts during Project demolition and construction phases: (1) fugitive dust from demolition, soil excavation, aggregate processing and vehicle movement; and (2) exhaust emissions from on-site construction equipment. There are also indirect, short-term air quality impacts from the disruption of traffic on nearby roadways, from slow moving construction equipment traveling to and from the Project Site, and from a temporary increase in local traffic caused by commuting construction workers.

Fugitive dust, or airborne particulate matter, can be generated from exposed soils and construction traffic on unpaved surfaces. Fugitive dust emissions from demolition and construction activities are difficult to estimate accurately because of their elusive nature of emission and because the potential for dust generation varies greatly depending upon the type of soil at the construction site, the amount and type of dirt-disturbing activity taking place, the moisture content of exposed soil in work areas, and the wind speed. State DOH air pollution control regulations require that there be no visible fugitive dust emissions at the project boundary. Therefore, an effective dust control plan will be implemented by the project contractor to ensure compliance with state regulations. Fugitive dust emissions will be controlled to a large extent by watering of active work areas, using dust screens, keeping adjacent paved roads clean, and by covering open-bodied trucks. Adequate fugitive dust control can usually be accomplished by the establishment of a frequent watering program to

keep bare-dirt surfaces in active construction areas from becoming significant sources of dust. On days without rainfall, construction areas will be watered to help keep dust to a minimum. Control regulations will further stipulate that open-bodied trucks be covered at all times when in motion if they are transporting materials likely to give rise to airborne dust. Haul trucks tracking dirt onto paved streets from unpaved areas are oftentimes a significant source of dust in construction areas. Some means to alleviate this problem, such as tire washing or road cleaning, may be appropriate.

In addition to fugitive dust, short-term effects due to exhaust emissions from stationary and mobile heavy construction equipment, land clearing, excavation, and roadway paving activities may also affect air quality during the period of construction. The largest of this equipment is usually diesel-powered. Nitrogen oxides emissions from diesel engines can be relatively high compared to gasoline powered equipment, but the standards for nitrogen dioxide are set on an annual basis and are not likely to be violated by short term construction equipment emissions. Carbon monoxide emissions from diesel engines, on the other hand, are low and should be relatively insignificant compared to vehicular emissions on nearby roadways. Exhaust emissions will be mitigated by ensuring that project contractors properly maintain their internal combustion engines and comply with DOH Rules regarding Air Pollution Control.

Long-term impacts on air quality from motor vehicle exhausts can potentially occur at or near locations that attract large volumes of motor vehicle traffic. The Project will not be affecting the number of patrons to the Waikīkī Shell. Since the proposed Project is not expected to have a significant impact on traffic operations in the project vicinity, the Project should not cause any significant impacts to air quality due to an increase in greenhouse gases. Due to the anticipated minimal impact of the project, further mitigation of any potential long-term impacts is not anticipated to be required.

## 3.3 Flora and Fauna

## 3.3.1 <u>Flora</u>

There is landscaping throughout the Project Site. The landscaping primarily consists of maintained grass that is utilized for lawn seating during events. Behind the lawn seating, there are existing medium to large size trees along the perimeter of the concrete walkway. There are coconut trees at both sides of the stage and fixed seating areas.

The State of Hawaii, Department of Land and Natural Resources, Division of Forestry and Wildlife indicated the following:

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e., climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW also recommends consulting the Hawai'i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use in the project (https://sites.google.com/site/weedriskassessment/home). Please refer to www.plantpono.org for guidance on the selection and evaluation of landscaping plants.

#### Project Impacts and Mitigation

The project will comply with DOFAW recommendations and will utilize native plant species where appropriate.

#### 3.3.2 <u>Fauna</u>

The site is fully developed and does not serve as a wildlife habitat.

The State of Hawaii, DOFAW indicated the following:

The State endangered White Tern (Gygis alba) or Manu o Kū has been documented nesting in and around the proposed project site. If tree trimming or removal is planned, DOFAW recommends a qualified biologist survey for the presence of White Terns prior to any action that could disturb the trees. White Tern pairs lay their single egg in a branch fork with no nest. The eggs and chicks can be easily dislodged by construction equipment that nudges the trees. If a nest is discovered, DOFAW staff should be notified at (808) 587-0166 for assistance.

The State listed Hawaiian Hoary Bat or 'ōpe'ape'a (Lasiurus cinereus semotus) has the potential to occur in the vicinity of the project area and may roost in nearby trees. If any site clearing is required this should be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). During this period, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed.

We note that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. This disorientation can result in collision with manmade structures or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15.

This is the period when young seabirds take their maiden voyage to the open sea. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawaii please visit: https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf.

DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive fungal pathogens, vertebrate and invertebrate pests (e.g. Little Fire Ants, Coconut Rhinoceros Beetles), or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the Oahu Invasive Species Committee at (808) 266-7994 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

#### **Project Impacts and Mitigation**

The Project will remove a portion of the landscaped lawn seating area for installation of additional fixed seats. The Project will not remove any of the existing trees; however, the trees at the perimeter of the lawn seating may need to be trimmed for installation of the sound baffle. To avoid the impacts to roosting Hawaiian hoary bats, it is recommended that

no woody vegetation taller than 15 feet be trimmed/removed between June 1 and September 15.

The project will comply with DOFAW recommendations. The Project is not likely to have any long-term adverse impacts on any state or federally listed threatened or endangered species or species of cultural or environmental concern. No significant adverse impacts to the botanical or wildlife resources should occur within the project site as a result of the proposed project.

## 3.4 **Topography and Soils**

The Project Site is relatively flat, with elevations ranging from around 5 feet to 20 feet above mean sea level (msl). There is a general incline away from the stage towards the southwest due to the raised seating areas. The proposed improvements are located in previously disturbed areas on existing fill material that was placed during the original construction of the Waikīkī Shell and lawn area in the 1950's. A general topography map is provided in **Figure 12**.

According to the U.S Department of Agriculture (USDA), Soil Conservation Service publication, *Soil Survey of the Islands of Kauai, O'ahu, Maui, Molokai, and Lanai, State of Hawai'i, 1972*, the soil type Jaucus Sand, 0 to 15 percent slopes and Kawaihapai Clay Loam, 0 to 2 percent slopes are found at the Project Site and illustrated in **Figure 13.** The soil survey describes Jaucus Sand and Kawaihapai Clay Loam as the following:

Jaucus Sand, 0 to 15 percent slopes (JaC): "In a representative profile the soil is single grain, pale brown to very pale brown, sandy, and more than 60 inches deep. In many places the surface layer is dark brown as a result of accumulation of organic matter and alluvium. The soil is neutral to moderately alkaline throughout the profile.

Permeability is rapid, and runoff is very slow to slow. The hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed. The available water capacity is 0.5 to 1.0 inch per foot of soil. Workability is slightly difficult because the soil is loose and lacks stability for use of equipment."

*Kawaihapai Clay Loam, 0 to 2 percent slopes (KIA):* In a representative profile the surface layer is dark brown clay loam about 22 inches thick. The next layer is dark-brown stratified sandy loam 32 inches thick. The substratum is stony and gravelly. The soil is neutral in reaction throughout the profile.

Permeability is moderate. Runoff is slow, and the erosion hazard is no more than slight. The available water capacity is about 1.8 inches per foot in the surface layer and about 1.6 inches per foot in the subsoil. In places roots penetrate to a depth of 5 feet or more. In some places this soil is subject to flooding.

## Project Impacts and Mitigation

The proposed Project is not anticipated to greatly alter existing topography at the Project Site. Grading will be limited to the Project Site and will not impact the surrounding area. No significant impact to topographic landforms or soils at the subject property is anticipated. Due to the sites low elevation, design of the site will take into consideration the groundwater level and the potential for its rise during the design phase.

The site shall be graded for accessibility in accordance with the Americans with Disabilities Accessibility Act Guidelines (ADAAG). Requirements include, in part, providing at least one accessible route from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets or sidewalks, to an accessible building entrance.







## 3.5 Water Resources and Hydrology

## 3.5.1 <u>Groundwater</u>

O'ahu has been divided into seven major groundwater areas, primarily on the basis of geologic or hydrologic differences. The most important sources of ground water in Hawai'i are from the freshwater parts of these systems in volcanic rocks. According to the *Summary of the O'ahu, Hawai'i, Regional Aquifer-System Analysis*, the Project Site is located in the Southern O'ahu ground water area. The area is divided into six smaller ground-water areas and the Project Site is located in the Kaimuki subordinate ground water-area. The Kaimuki area is separated by valley-fill barriers and is underlain by Koolau Basalt. See **Figure 14**. There are five fresh ground-water flow systems on O'ahu. The Project Site is located within the Southern O'ahu groundwater flow system. See **Figure 15**. The Southern O'ahu groundwater flow has large amounts of basal ground water. The early development in the flow system was mainly springs near the basalt-caprock contact and flowing artesian wells open to confined parts of the aquifers near the coast.

This potable, artesian ground water resource, known as the Southern O'ahu Basal Aquifer (SOBA) is designated a soles source aquifer by the EPA in accordance with the Safe Drinking Water Act of 1974. A sole source aquifer is defined as supplying 50 percent or more of the drinking water for an area. Once an aquifer is given this designation, any project planned in areas above the aquifer receiving Federal funds must be coordinated with the Region 9 EPA Office in San Francisco.

According to the State Department of Land and Natural Resources, Commission on Water Resource Management (CWRM), the Project Site is located within the Honolulu Hydrologic Unit and has a sustainable yield of 48.5 million gallons per day. Within the Honolulu Hydrologic Unit is in the subarea Palolo with a sustainable yield of 5 million gallons per day. See **Figure 16**.

## Project Impacts and Mitigation

No short or long term, secondary, or cumulative adverse impacts to groundwater resources are anticipated during construction or operation of the proposed Project. Due to the location of the Project Site, infiltration of water should reach seawater instead of groundwater aquifers.

## 3.5.2 Surface Waters

There are no surface waters in the form of perennial or intermittent stream flows through the Project Site. The closest water bodies to the Project Site are the Ala Wai Canal, approximately 0.4 miles to the north, and the Pacific Ocean at Kapiolani Beach Park, approximately 0.25 miles to the west. The Ala Wai Canal is a man-made waterway that starts at Kapahulu Ave., runs the length of Waikīkī, and connects to the Pacific Ocean at Ala Wai Harbor. The Ala Wai Canal is an estuary that collects stormwater flows from Makiki, Palolo, and Manoa valley, portions of Waikīkī, and the surrounding area through sheet flow and improved drainage structure connections.

Ala Wai Canal is classified as a "Class 2, inland" water. According to HAR, Chapter 11-54, it is the "objective of Class 2, Inland waters to "protect their use for recreational purposes, the support, and propagation of aquatic life, agricultural and industrial water supplies, shipping, and navigation". The stream is further identified by DOH as an impaired water on the DOH §303(d) List of Impaired Inland Waters. The impairments include Enterococci, TN, NO3+NO2, TP, Turbidity, Pathogens, Metals, TSS, Organochlorine Pesticides, Lead, Fish Consumption Advisor (DOH, 2018). According to DOH, the stream the Total Maximum Daily Loads (TMDL) has been approved in 1996 and revised in 2002.

## Project Impacts and Mitigation

The proposed Project will not impact any perennial or intermittent stream flows or channels.

If water is encountered and removed while digging foundations for the proposed roadway, walkway, concrete slab, and drainage facilities, any such discharged water must comply with federal requirements. During operation of the proposed project, site-specific construction storm water BMPs will be implemented to protect against inadvertent spills or releases of contaminants. No direct, secondary, or cumulative adverse impacts to the area wetlands are anticipated and no further mitigation is anticipated to be required. All work proposed would adhere to City and County of Honolulu regulatory requirements.

## 3.5.3 <u>Wetlands</u>

Wetlands play an integral role in the environment. They prevent erosion in the surrounding area through the presence of wetland-associated plants with root systems that hold soil in place. The plants serve as a physical barrier and absorb energy from waves. Wetlands also provide a natural filtration system for runoff. Nutrients swept into a wetland from runoff become bound to soil particles themselves or absorbed by plant roots and microorganisms that live in the soil. Through this process, most of the nutrients and pollution in the water are retained, preventing them from entering the ocean. Executive Order 11990, Protection of Wetlands, directs federal agencies to take action to minimize the destruction, loss, or degradation of wetlands on their properties and mandates the review of the impact of proposed actions on wetlands through NEPA.

There are no known wetlands in or adjacent to the project site.

#### Project Impacts and Mitigation

The proposed Project will not impact any wetlands.







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#### Section 3 Existing Environment, Project Impacts, & Mitigation Measures



Figure 17: Water Quality Standards Map

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## 3.6 Natural Hazards (Floods, Climate Change and Sea Level Rise, Tsunamis, Seismic Hazards, Hurricanes and High Winds)

This section summarizes potential natural hazards including, floods, tsunamis, seismic hazards, hurricanes, and high winds, and potential effects of the proposed project, and mitigation measures.

In case of a natural hazard, construction activities would cease for the period that the flood, seismic, hurricane, or tsunami hazard exists. Equipment would be secured in work and support areas. No additional impacts related to the construction operations are anticipated due to flood, climate change and SLR, seismic, hurricane, or tsunami hazard.

## 3.6.1 Flood Zones

According to the Flood Insurance Rate Map (FIRM), map number 15003C0368G, prepared by the Federal Emergency Management Agency (FEMA) dated January 19, 2011, the subject property is located in Flood Zone "AE" and "X".

Zone "AE" identifies areas where the Base Flood Elevation (BFE) is determined. The BFE at the south portion of the Project Site is 9-feet above Mean Sea Level (MSL) and the BFE at the north portion of the Project Site is 8-feet above MSL. The interior of the site is located within Zone "X" which identifies areas determined to be outside the 0.2% annual chance floodplain. See **Figure 17**.

## **Project Impacts and Mitigation**

The majority of the site, including the lawn seating area, are located within Flood Zone "X". The front seats, stage areas, and concession are located within Flood Zone "AE". The proposed improvements within Flood Zone "AE" include a portion of the tensile structure, seat installation/replacement, sign replacement, and a new open-air concession. The proposed project improvements are not expected to be significantly impacted based on its location within the Flood Zone "AE" and "X". Furthermore, there are no proposed habitable structures and the open-air design of the tensile structure should not impact the floodway. Construction of the proposed Project would adhere to design standards as set forth in ROH, Chapter 21A, "Flood Hazards".

## 3.6.2 Climate Change and Sea Level Rise

In 2014, the Hawai'i State legislature passed the Hawai'i Climate Adaptation Initiative Act (Act 83, 2014). The purpose of the act is to address the effect of climate change by implementing a climate adaption plan. Studies supporting this plan projected sea level to rise one foot by 2050 and three feet by 2100. Rising sea levels will increase the probability of coastal flooding and erosion, which could damage coastal infrastructure. The Hawai'i State Legislature also passed a law (SB 2745) in 2012 that amends the State Planning Act to include climate change as one of the priority guidelines.

Climate change is considered a threat to all coastal areas. Planning for climate change and sea

level rise (SLR) is challenging as there are multiple variables and changing and unknown factors. Research indicates that greenhouse gas (GHG) emissions, including carbon dioxide, methane, nitrous oxide, and fluorinated gases, are a key contributor to the unprecedented increases in global atmospheric warming over the past century (USEPA, 2011 and IPRC, 2013). University of Hawai'i (UH) researchers have documented the effects of climate change in Hawai'i, as air temperatures have risen; rain intensity has increased while total rainfall has decreased; stream flows have decreased; sea surface temperatures and sea levels have increased; and the ocean is becoming more acidic (IPRC, 2013, var. and SB No. 2745, 2012). These trends are projected to continue to increase in the future, which poses unique and considerable challenges to Hawai'i. It is estimated that sea level has risen in Hawai'i by approximately 0.6 inches per decade (1.5 millimeter per year) over the past century (SOEST, 2012). The estimates point to a potential aggregate SLR of 1.3 feet (40 centimeter) by the year 2060 and a rise of 3.3 feet (100 centimeter) by 2110 (SOEST, 2012).

The Hawai'i State Legislature passed a law (SB 2745) in 2012 that amended the State Planning Act to include climate change as one of the State's priority guidelines. In 2014, the Hawai'i State legislature passed the Hawai'i Climate Adaptation Initiative Act (Act 83, 2014), codified as HRS, Chapter 225P, which established an Interagency Climate Adaptation Committee (ICAC). The purpose of Act 83 is to address the effects of climate change by implementing a climate adaption plan. On June 6, 2017, Governor David Ige signed Act 32, Session Laws of Hawai'i, which amended HRS, Chapter 225P by renaming the ICAC to the Hawai'i Climate Change Mitigation and Adaptation Commission ("Commission"). The Commission published the Hawai'i Sea Level Rise Vulnerability and Adaptation Report ("SLR Report") in December 2017, which included recommendations on how to reduce exposure and increase adaptability to the impacts of SLR. Research within the SLR Report notes that the intensity and frequency of natural disasters have increased and will continue to do so, and further provides technical projections of areas along the coast that are vulnerable to SLR based on the latest available science. The SLR Report includes recommendations to address risks associated with climate change. The SLR Report found that a SLR of 3.2 feet and the associated erosion, flooding, and waves inundation, will have significant impacts to O'ahu's building and land values, residents and infrastructure.

Portions of O'ahu that are vulnerable to the SLR are illustrated on the Hawai'i Sea Level Rise Viewer ("Viewer"), an online interactive map created in conjunction with the SLR Report. Specifically, the Viewer defines an area called the SLR exposure area (SLR-XA), which is the projected extent of chronic flooding due to SLR (PACIOOS, 2018). The Project Site is not located within the 3.2 feet SLR-XA. **Figure 20**, PACIOOS Sea Level Rise Exposure Area – 3.2 feet was derived from the Viewer accessed at https://www.pacioos.Hawai'i.edu/shoreline/slr-Hawai'i/ in May 2020.

The National Oceanic and Atmospheric Administrators (NOAA) have come up with a viewer to view impacted areas at different levels of sea level rise. At 5 to 6 feet, the Project Site will be affected by sea level rise. The Project Site is not located within the 3 or 4 feet SLR area. See **Figure 21** The data shown in **Figure 21** was derived from NOAA's viewer The data was accessed at https://coast.noaa.gov/slr/.

Based on Guidance from the Honolulu Climate Change Commission, the City and County of

Honolulu recommended the benchmarks of 3.2 feet SLR-XA (via Hawai'i Sea Level Rise Viewer) and 6 feet SLR (via NOAA Sea Level Rise viewer) to be used as a planning benchmark. High tide flooding and nuisance flooding may be present and precede global mean SLR by decades.

The proposed project is not located along coastal areas. The Pacific Ocean at Kapiolani Beach Park is approximately 0.25 miles to the north of the Project Site.

## **Project Impacts and Mitigation**

Climate change and SLR and associated coastal impacts are a concern for the State of Hawai'i and the world, and requires a global response. The project would not result nor constitute a source of impact to the climate of the project area or region, and does not propose activities that will lead to an increase in the generation of GHGs, as discussed in **Section 3.1 Climate** and **3.2 Air Quality**. LID greening measures to contribute to the sustainability of the Project, thereby reducing the development's impacts on the environment may be incorporated.

As stated previously, the Project Site will not be affected by 3.2 feet of SLR in accordance with the PACIOOS SLR-XA. Sea level rise mitigation measures such as raising the finish floor elevation of the open-air concession may be considered during the Project's design phase to address sea level rise impacts under the 5 - 6-foot NOAA SLR condition. Under the 5 - 6 foot NOAA SLR condition, a large portion of the surrounding area including surrounding streets, parking lots, and park spaces will be inundated. This will result in limited accessibility and use of the site.

#### 3.6.3 <u>Tsunami, Hurricane, High Winds, and Seismic Hazards</u>

## <u>Tsunami</u>

Tsunamis are a series of waves most commonly caused by large earthquakes below or near the ocean floor on thrust faults associated with subduction zones. Tsunamis can also be caused by undersea landslides. Tsunamis differ from ordinary ocean waves and storm surges in that the entire water column from the sea floor to the ocean surface is displaced, not just the upper few feet of the ocean surface as with ordinary ocean waves. As tsunamis enter shallower coastal waters, the speed of the wave slows down and the height increases. A wave that may be only 3 feet high or less in the ocean may climb to more than 60 feet when it hits the coastline.

Tsunamis can cause great loss of life and property damage where they come ashore. The first wave is almost never the largest; successive waves may be spaced tens of minutes apart and continue arriving for many hours. All low-lying areas along the Pacific Coast of the U. S. are subject to inundation by tsunamis.

The Pacific Rim is the name given to the land masses surrounding the Pacific Ocean. Very large earthquakes anywhere around the Pacific Rim may cause a distant source tsunami that could strike the coastline. The first waves would reach the coastline many hours after the earthquake occurred depending on the distance of the quake from the project site. Tsunami Warning Centers will alert local officials, who may order evacuation along the coastline. The effects of a distant-source tsunami may be negligible or severe, depending on the magnitude of the

earthquake, the distance of the earthquake from the site, and the direction of approach.

If a large earthquake occurs within the major Hawaiian Islands, the first waves (a local source tsunami) may reach the coast within minutes after the ground shaking stops. There is no time for authorities to issue a warning. People on the beach or in low coastal areas need to move to higher ground as soon as the ground shaking stops and stay away from low-lying coastal areas until an official "all clear" is broadcast. Locally generated tsunamis constitute the most serious threat because they can strike suddenly before a tsunami warning system has been activated and sometimes before ground shaking stops. Lack of information about how tsunamis behave is widely responsible for loss of human life in many situations.

According to the City Department of Emergency Management, the subject property is within the "Tsunami Evacuation Zone." See **Figure 22**.

## Hurricanes and High Winds

In Hawai'i, northeast trade winds predominate throughout most of the year and generally range in velocity between 10 and 20 mph with trade winds of 40-60 mph periodically occurring. When wind speeds exceed 70 mph, the storms are characterized as hurricanes. Hurricanes are strong tropical winds with wind speeds greater than 74 miles per hour.

They often come with heavy rains and, depending on the wind speeds, can damage on-shore buildings and structures and vessels within the harbor. Hurricanes are classified according to "Category", where Category 1 hurricanes have wind speeds between 75-95 mph and Category 5 hurricanes have wind speeds exceeding 155 mph. Hurricanes occasionally approach the Hawaiian Islands, but rarely reach the islands with hurricane force wind speeds.

Hurricanes are more prone to affect the Hawaiian Islands from the late summer to early winter months. During hurricanes and storm conditions high winds cause strong uplifting forces on structures, particularly roofs. Wind-driven materials and debris can attain high velocity, causing devastating property damage and harm to life and limb.

It is difficult to predict when these natural occurrences may occur, but it is reasonable to expect that future events will occur. The project area is, however, no more or less vulnerable than the rest of O'ahu to the destructive winds and torrential rains associated with hurricanes.

#### Seismic Hazards

**Figure 18** illustrates the estimated risk of earthquakes using the measure of ground motion hazard in terms of peak horizontal acceleration (PHA) measured as a percent of Earth's gravitational acceleration (%g). The map depicts the PHA expected over the next 50 years with a 10% probability of exceedance. The southeast part of the Island of Hawai'i has the highest expected ground acceleration at over 100 %g. This amount of acceleration would make it difficult to stand and could topple structures. The color scale shows the island of O'ahu to have an expected ground acceleration of 15%, a reduced risk in which a moderate amount of shaking may be experienced (USGS, 2017).



#### Figure 18: State of Hawai'i Seismicity

#### **Project Impacts and Mitigation**

The proposed project site is located in the tsunami evacuation zone as designated by the City. During Tsunami Warnings, citizens evacuate out of the red zone. In the event of an Extreme Tsunami Warning, citizens evacuate out of both the tsunami evacuation zone (red zone) and the extreme tsunami evacuation zone (yellow zone).

Construction of the proposed project is not expected to be adversely affected by seismic activity. In the case of a seismic hazard, construction activities would cease for the period that the seismic hazard exists. Equipment would be secured in work and support areas. All project alternatives will comply with the International Building Code (IBC), which provides minimum design criteria to address potential for damage due to seismic disturbances.

To mitigate against tsunami, hurricane, high winds, and seismic hazards, the proposed project will ensure that improvements are designed to use current building codes.











Figure 21: NOAA Sea Level Rise

3-feet above sea level

4-feet above sea level



5-feet above sea level

Waikiki Shell Improvements

NOAA Sea Level Rise Viewer

Source: NOAA Sea Level Rise Viewer https://coast.noaa.gov/slr/

6-feet above sea level

R. M. TOWILL CORPORATION





## 3.7 Noise

The regulation of noise is governed by HAR, Chapter 11-46, Community Noise Control. Allowable day and nighttime noise standards for sensitive receptors have been established for conservation, residential, apartment, hotel, business, agricultural and industrial districts. Current noise sources in the project vicinity include vehicular traffic, equipment use associated with residential, hotel, commercial and business uses, and grounds and building maintenance.

## Project Impacts and Mitigation

Short-term noise impacts are related primarily to construction activities. A majority of the noise will be generated during mobilization and operation of heavy construction equipment comprised of earth moving equipment, such as diesel engine powered bulldozers, trucks, backhoes, front-end loaders, graders, etc. The actual noise levels produced are dependent on the construction methods employed during each phase of the construction process. The total duration of the construction period is not known, but noise exposure is not expected to be continuous during the total construction period and noise related to construction is expected to cease upon completion of the proposed project. Construction noise impacts will be in compliance with provisions of the State DOH Administrative Rules, Title 11, Chapter 46 *Community Noise Control*.

After construction is complete, noise generated from any stationary mechanical equipment on the project site will comply with the DOH property line noise regulations. Noise mitigation for stationary mechanical equipment will be considered during the design of the project.

Ambient noise levels in the vicinity are affected during concerts or events at the Waikīkī Shell. The amphitheater stage faces the southwest towards the Gold Coast of Honolulu. The Gold Coast is a coastline that sits on the quiet side of Waikīkī near at the southwest of Kapiolani Park. The Gold Coast properties include a mix of residential high-rise buildings and are lined with single-family homes to the south. During concerts or events, the noise generated can be heard from the Gold Coast area and adjacent nearby communities. The tensile structure and sound baffles are in the schematic design phase. The design is anticipated to reduce the noise impacts from the Project Site, improving the ambient noise levels in the area. A noise analysis may be completed as the design progresses to ensure that they project will not create significant noise impacts to the surrounding communities.

## 3.8 Historic, Archaeological, and Cultural Resources

An Archaeological Literature Review and Field Inspection (LRFI) was complete for a stage improvements project at the Waikīkī Shell in July of 2018. The LRFI specifically discussed the stage improvements and did not include improvements at other areas of Waikīkī Shell. However, the LRFI further discusses prior Archaeological Studies and finds in the project vicinity. The LRFI is included in **Appendix D**.

The Kapiolani Park (SIHP No. 50-80-14-09758) was added to the Hawaii Register for Historic

Places in 1992.

## **Project Impacts and Mitigation**

Although the Waikīkī Shell is within Kapiolani Park (SIHP No. 50-80-14-09758), the impacts to the Kapiolani park will remain minimal as the improvements are fully contained within the previously disturbed areas of the Waikīkī Shell. The historic Kapiolani Park and Waikīkī Shell are areas that are heavily trafficked and well-maintained. Operations of the Waikīkī Shell include routine landscape and building maintenance. The facility is also actively used as an event venue of various sizes. As such, the proposed improvements are not anticipated to significantly impact the historical properties and uses of the site.

The proposed project will include ground disturbance activities during the installation of new fixed seats in the lawn area, tensile structure footings, and sound baffle footings. Additionally, there will be ground disturbance during the replacement of sign structure, sound bunker, and concession. The specific depth and size of excavation for the improvements has yet to be determined; however, the approximate location is shown schematically in the figures. The proposed improvements are all located in previously disturbed areas on existing fill material that was placed during the original construction of the Waikīkī Shell and lawn area in the 1950's.

There is a possibility that iwi kupuna (ancestral remains) may be present within the Project area, and that land-disturbing activities during construction may uncover presently undetected burials or other cultural finds. However, there are no known burials within about 575-feet of the Project Site per Figure 32 of the LRFI. Construction personnel involved in the construction activities of the Project should be informed of the possibility of inadvertent cultural finds, including human remains. Should burials or other cultural finds be identified during ground disturbance, the contractor shall immediately cease all work and follow the appropriate procedures pursuant to applicable law.

The sound bunker was constructed in the 1990s and is not anticipated to be of historical significance. It is unknown when the existing sign structure and concession to be replaced were constructed. Based on the appearance and quality of the concession and sign structure, it is not anticipated to be of historical significance. Consultation with the architecture branch of SHPD prior to construction is recommended to verify whether the existing sound bunker, sign structure, and concession (to be demolished) are of historical significance.

The Applicant has contacted SHPD and will continue to work with their office to confirm the project's compliance with HRS 6E, and HAR 13-284.

## 3.9 Visual Resources

The Project proposes to provide improvements to the Tom Moffatt Waikīkī Shell. The existing site is shown in **Figure 2** and perspective views are shown in **Figure 3 and 4.** 

The PUC DP (2004) indicates to protect and enhance Honolulu's natural, cultural, and scenic resources. The Project Site is located within view planes indicated in the PUC DP Map A.1

Significant Panoramic Views, see Figure 23.

Impacts on visual resources in the Diamond Head Special District is further discussed in **Section 4.7**.

### **Project Impacts and Mitigation**

The Project Site will be more visible than it is now due to the addition of the tensile structure and sound baffles. The Project Site is within the view plane of Diamond Head from the west as shown in Map A.1 of the PUC DP, Significant Panoramic Views. However, the tensile structure will be designed to a height reasonably similar to the existing height of the Waikīkī Shell and is not anticipated to significantly impact the scenic views in the vicinity. The Project will also not impact the iconic Waikīkī Shell stage area.



Figure 23: Development Plan Significant Panoramic Views

Final Environmental Assessment

## 3.10 Transportation Network and Traffic

#### 3.10.1 <u>Roads</u>

The existing Waikīkī Shell parking lot can be accessed via three ingress/egress points along Monsarrat Ave. to the north of the Project Site. The public parking lot is shared by patrons of the Waikīkī Shell, Kapiolani Park, and the nearby beaches. The parking lot is not gated; however, it is closed to the public from 12am to 5am.

- The existing Waikīkī Shell includes 2,611 fixed seats and 6,000 lawn seats for a total of 8,611 seats. The proposed improvements include three actions that could potentially affect the seating count. Replacement of existing seating with new seats...
  - The new seats will replace the existing seats and will not include the creation of new fixed seats.
- Installation of new fixed seating (up to 2,000) in the existing lawn seating area.
  - The installation of new fixed seats will remove an equivalent portion of area seating. Since the lawn area patrons are not tied to a specific seat, the lawn area capacity will be controlled through ticket sales.

#### Project Impacts and Mitigation

The proposed improvements will not increase the capacity of the seating area; it will improve the guest experience by creating more seats in premium and accessible areas. This will encourage promoters to bring events to Hawaii that may have otherwise not been able to perform at the Shell. Overall, the Project is not expected to have a significant impact on roadway and traffic operations in the project vicinity.

#### 3.10.2 Bus Service, Pedestrian and Bicycle Access

The Project Site is served by TheBus, operated by the City and County of Honolulu, Department of Transportation Services, O'ahu Transit Services through several bus routes along Monsarrat Ave., Paki Ave., and Kalakaua Ave. The nearest bus stop is located north of the Project Site along Monsarrat Ave. **See Figure 24.** 

There are existing protected bicycle lanes along Monsarrat Ave. and Kalakaua Ave. Patrons of the Waikīkī Shell may access the Waikīkī Shell via these bicycle lanes.

There are existing sidewalks along the roadways in the surrounding area. Pedestrians may access the Waikīkī Shell via these sidewalks or walking through the Kapiolani Park landscaped areas.

#### Project Impacts and Mitigation

The proposed project is not expected to have a significant impact on pedestrian, bicycle facilities, and bus stops and routes in the project vicinity.



Figure 24: Bus Stop and Route Map

## 3.11 Wastewater

The existing site is serviced by City sewer mains at the west side of the Project Site. The sewer mains connect to the larger sewer mains along Kalakaua Ave.

#### **Project Impacts and Mitigation**

The Project may connect the existing sewer to the replaced open-air concession. A new sewer connection is not anticipated. If a new sewer connection is required, approval from the City and County of Honolulu Department of Planning and Permitting Wastewater Branch for connection to the existing sewer system will be required.

## 3.12 Potable Water

The project will continue to be serviced by the existing BWS water system. Existing water supply on site is primarily utilized for rest rooms, landscaping, and maintenance.

## Project Impacts and Mitigation

The Project may connect the existing water to the replaced open-air concession. A new water connection is not anticipated. Hof a new water connection is required, approval from the Board of Water Supply will be required.

## 3.13 Storm Drainage and Storm Water Quality

The Project Site is relatively flat, with elevations ranging from around 5 feet to 20 feet above mean sea level (msl). There is a general incline away from the stage towards the southwest due to the raised seating areas. The storm water within the Project Site generally flows in the northeast direction towards the stage. The storm water enters the city's storm water system and ultimately discharges to the Pacific Ocean at an outfall near the intersection of Kapahulu Ave. and Kalakaua Ave.

#### **Project Impacts and Mitigation**

Although the Project will increase the area of impermeable surfaces due to the expansion of the fixed seating area, there will only be a slight increase in storm water runoff. The proposed Project will be required to control drainage according to prevailing drainage regulations.

As the fixed seating design is in its conceptual stage, the specific amount of area to be converted and resulting increase in runoff has not been calculated. Low impact development (LID) practices such as rain gardens, bioswales, pervious pavement, or rain harvesting will be studied to potentially mitigate the storm water and storm water quality impacts. The new fixed seating, impact on storm water, and mitigation measures will be further analyzed and coordinated with the appropriate reviewing agencies during the design phase.

The proposed project will involve grading activities during the installation of new fixed seats in the existing lawn area and installing the foundations of the tensile structure and sound baffles. Earthwork will consist of grubbing, grading, and excavation. These construction activities could result in soil erosion which could negatively affect storm water quality. During construction, the potential for release of sediments in storm water runoff from excavated areas and stockpile material sites will be addressed through a City and County-approved Erosion and Sediment Control Plan (ESCP). The ESCP applications will require the use of Best Management Practices (BMPs) to prevent or mitigate the potential for impacts to State waters as a result of storm water runoff from the construction site. BMPs may include, but are not limited to, stabilized construction entrances, stabilization of disturbed areas, revegetation, and maintenance of equipment.

## 3.14 **Power and Communications Facilities**

There are existing electrical services on site. The Project will coordinate with the local electrical providers during the design and construction phases. The proposed improvements will not impact any existing telecommunications facility.

## 3.15 Police, Fire, and Medical Facilities

## 3.15.1 <u>Police</u>

The Project Site is located within the Honolulu Police Department (HPD) District 6 – Waikīkī, Sector 1 which covers the west side of Waikīkī. The closest police station/substation, Waikīkī Substation, is located at 2425 Kalakaua Ave. and is approximately 1.9 miles to the northwest of the Project Site. See **Figure 25**.

## 3.15.2 <u>Fire</u>

The nearest Honolulu Fire Department (HFD) stations in the project vicinity is the Waikīkī fire stations. The Waikīkī Fire Station is located at 381 Kapahulu Ave. and is approximately 0.5 miles northeast of the Project Site. See **Figure 25.** 

## 3.15.3 <u>Medical Facilities</u>

The closest medical facilities are the Straub Doctors on Call. Doctors on Call is Waikīkī's primary urgent care clinic and offers a range of non-emergency medical care. The nearest Doctors on Call is located at the Sheraton Waikīkī, 2255 Kalakaua Ave. approximately 2.0 miles northwest of the Project Site. See **Figure 25.** 

The closest medical facility with emergency services is the Straub Medical Center. Straub Medical Center is located approximately 5.0 miles north of the project site on Ward Ave. and S. King St. Straub Medical Center's Emergency Department is available 24-hours a day, 365-days a year.

## **Project Impacts and Mitigation**

The proposed project is not expected to have a significant impact on police, fire and emergency vehicles. During the construction period, the contractor shall ensure to keep the roadways clear and allow accessibility of police, fire, and emergency vehicles.





## 3.16 Education Facilities

The Project Site is located within the Kaimuki-McKinley-Roosevelt Complex Area within the Honolulu District as indicated by the State of Hawai'i Department of Education (DOE). Students from the project area attend Waikīkī and Jefferson Elementary School, Kaimuki Middle School, and Kaimuki High School.

See Figure 26 for schools in the vicinity of the project area.

#### Project Impacts and Mitigation

Since the proposed project will not add any more dwelling units, the education facilities will not be affected by the Project.





## 3.17 Community Parks and Recreational Resources

The City Department of Parks and Recreation (DPR) manages and maintains a system of parks on the island of O'ahu. The Project Site is located with DPR's District 1: East Honolulu – Hawai'i Kai to McCully. There are many community parks and beaches available in the vicinity of the subject project including Kapiolani Regional Park, Kapiolani Beach Park, Kūhiō Beach Park, Paki Community Park, and the Honolulu Zoo. See **Figure 27**.

### **Project Impacts and Mitigation**

The project will be contained within the Waikīkī Shell and will not directly impact the Kapiolani Regional Park. However, the Waikīkī Shell shares a parking lot with the Kapiolani Regional Park and the parking lot may be temporarily impacted during construction for construction vehicle access. During events at the Waikīkī Shell, park-goers often congregate within Kapiolani Park around the Shell and this practice is anticipated to continue in the future. The proposed project is not expected to have significant adverse impacts on the community parks and recreational facilities in the vicinity of the project area.




# 3.18 Socio-economic Environment

The Project is located within Waikīkī, a historic gathering home for the majority of O'ahu's hotels and resorts. The Project vicinity includes the Honolulu Zoo, Waikīkī Aquarium, parks, beaches, and residential single-family and high-rise developments. The Waikīkī Shell serves as an attraction to locals and tourists alike.

#### Project Impacts and Mitigation

Development of the project will provide temporary construction jobs. In addition to construction expenditures, construction activity will generate indirect sales associated with supplying goods and services to construction companies and to the families of construction workers.

The proposed improvements will not increase the seating capacity and is not anticipated to have a significant impact on Waikīkī Shell gatherings and events. The operations of the site are expected to be similar to existing conditions and have a minimal effect on the socio-economic environment.

The proposed Project will not provide additional dwelling units to the area and is not expected to impact population growth on O'ahu. The Project is not anticipated to affect land and housing speculation, property values of area homes, or affordable housing in the area.

# 3.19 Potential Cumulative and Secondary Impacts

Cumulative impacts are impacts which result from the incremental effects of an activity when added to other past present, and reasonably foreseeable future actions, regardless of what agency or person undertake such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. The Project is not anticipated to generate substantial cumulative impacts. Short-term impacts to adjacent buildings may occur during construction. These will be mitigated to the extent possible, as previously described. In the long-term, there will be no adverse cumulative impacts on existing environment as described previously.

Secondary effects are impacts that are associated with, but do not result directly from, an activity. The environmental analysis of the proposed Project addresses full development of the project in the context of known planned or approved land uses in the vicinity. Thus, secondary impacts are not anticipated.

**Section 4** 

# **Conformance with Land Use plans, Policies and Controls**

# Section 4 Conformance with Land Use Plans, Policies and Controls

### 4.1 Hawai'i State Plan

The Hawai'i State Plan, HRS, Chapter 226, adopted in 1978 and revised in 1986, serves as a guide for the future long-range development of the State by identifying goals, objectives, policies, and priorities. The Hawai'i State Plan consists of three major parts:

Part I, Overall Theme, Goals, Objectives, and Policies, describes the overall theme including Hawai'i's desired future and quality of life as expressed in goals, objectives, and policies.

Part II, Planning Coordination and Implementation, describing a statewide planning system designed to coordinate and guide all major state and county activities and to implement the goals, objectives, policies, and priority guidelines of the Hawai'i State Plan.

Part III, Priority Guidelines, which express the pursuit of desirable courses of action in major areas of statewide concern.

The proposed project is consistent with the objectives and policies of the Hawai'i State Plan. An analysis of the project's ability to meet the objectives, policies, and priority guidelines of the Hawai'i State Plan are provided in the **tables** below.

Table 2:         Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives			
and Policies	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
§226-4: State Goals.			
In order to guarantee, for the present and future generations, those elements of choice and mobility t			
individuals and groups may approach their desired levels of self-reliance and self-determination, it sha	all be t	he goal	of
the State to achieve:	10.11		
(1) A strong, viable economy, characterized by stability, diversity, and growth, that enables the fu	ultillme	ent of tr	ne
needs and expectations of Hawai'i's present and future generations.			
(2) A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural system	tems,	and	
uniqueness, that enhances the mental and physical well-being of the people.			
(3) Physical, social and economic well-being, for individuals and families in Hawai'i, that nourishe	es a se	nse of	
community responsibility, of caring, and of participation in community life.			
§226-5: Objective and policies for population			
(a) It shall be the objective in planning for the State's population to guide population growth to be	consis	tent wit	h the
achievement of physical, economic, and social objectives contained in this chapter;			
(b) To achieve the population objective, it shall be the policy of this State to:			
(1) Manage population growth statewide in a manner that provides increased opportunities			
for Hawai'i's people to pursue their physical, social and economic aspirations while recognizing			х
the unique needs of each county.			
(2) Encourage an increase in economic activities and employment opportunities on the			v
neighbor islands consistent with community needs-and desires.			Х
(3) Promote increased opportunities for Hawai'i's people to pursue their socioeconomic			v
aspirations throughout the islands.			Х

Table 2:       Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives and Policies         S = Supportive, N/S = Not Supportive, N/A = Not Applicable	s	N/S	N/A
(4) Encourage research activities and public awareness programs to foster and understanding of Hawai'i's limited capacity to accommodate population needs and to address concerns			х
<ul><li>resulting from an increase in Hawai'i's population.</li><li>(5) Encourage federal actions and coordination among major governmental agencies to</li></ul>			
promote a more balanced distribution of immigrants among states, provided that such actions do not prevent the reunion of immediate family members.			Х
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population			х
<ul> <li>Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area</li> </ul>			х
<b>Discussion:</b> The Project will not affect the objectives and policies for the State's population.			
<ul> <li>§226-6 Objectives and policies for the economy in general.</li> <li>(a) Planning for the State's economy in general shall be directed toward achievement of the following</li> </ul>	ing obj	ectives:	
<ol> <li>Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai'i's people.</li> <li>A steadily growing and diversified economic base that is not overly dependent on a few industries and includes the development and expansion of industries on the neighbor islands.</li> </ol>			
<ul> <li>(b) To achieve the general economic objectives, it shall be the policy of this State to:</li> <li>(1) Promote and encourage entrepreneurship within Hawai'i by residents and nonresidents of</li> </ul>			х
the State. (2) Expand Hawai'i's national and international marketing, communication, and organizational			~
ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.			х
(3) Promote Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawai'i's people.			х
(4) Transform and maintain Hawai'i as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.			х
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawai'i.			х
(6) Seek broader outlets for new or expanded Hawai'i business investments.	_		Х
<ul> <li>(7) Expand existing markets and penetrate new markets for Hawai'i's products and services.</li> <li>(8) Assure that the basic economic needs of Hawai'i's people are maintained in the event of</li> </ul>			X
disruptions in overseas transportation.			Х
(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.	х		
(10) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawai'i's small-scale producers, manufacturers, and distributors.			х
(11) Encourage labor-intensive activities that are economically satisfying, and which offer opportunities for upward mobility.			х
<ul> <li>(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawai'i.</li> </ul>			х
(13) Foster greater cooperation and coordination between the government and private sectors in developing Hawai'i's employment and economic growth opportunities.			х
<ul> <li>(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.</li> </ul>			х
	x		

Table 2:         Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives			
and Policies	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
(16) Provide equal employment opportunities for all segments of Hawai'i's population through affirmative action and nondiscrimination measures.			х
(17) Stimulate the development and expansion of economic activities capitalizing on defense,			
dual-use, and science and technology assets, particularly on the neighbor islands where			Х
employment opportunities may be limited.			
(18) Encourage businesses that have favorable financial multiplier effects within Hawai'i's economy.			х
(19) Promote and protect intangible resources in Hawai'i, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.			х
(20) Increase effective communication between the educational community and the private			
sector to develop relevant curricula and training programs to meet future employment needs in			х
general, and requirements of new, potential growth industries in particular.			
(21) Foster a business climate in Hawai'iincluding attitudes, tax and regulatory policies, and			
financial and technical assistance programsthat is conducive to the expansion of existing			Х
enterprises and the creation and attraction of new business and industry.			
<b>Discussion:</b> The proposed improvements will promote temporary jobs during construction.			
<ul> <li>(a) Planning for the State's economy with regard to agriculture shall be directed towards achievement objectives:</li> <li>(1) Viability of Hawai'i's sugar and pineapple industries.</li> <li>(2) Growth and development of diversified agriculture throughout the State.</li> </ul>			g
<ul> <li>objectives:</li> <li>(1) Viability of Hawai'i's sugar and pineapple industries.</li> <li>(2) Growth and development of diversified agriculture throughout the State.</li> <li>(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawai'i's strategic, economic, and social well-being.</li> </ul>			
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S = Supportive, N/S = Not Supportive, N/A = Not Applicable         (12) Expand Hawai'i's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.         (13) Promote economically competitive activities that increase Hawai'i's agricultural self-sufficiency.         (14) Promote and assist in the establishment of sound financial programs for diversified agriculture.	F		N/A
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(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			х
agriculture.			^
agriculture.			×
			Х
(15) Institute and support programs and activities to assist the entry of displaced agricultural			
workers into alternative agricultural or other employment.			Х
(16) Facilitate the transition of agricultural lands in economically non-feasible agricultural			
			Х
production to economically viable agricultural uses.			
(17) Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as th	e		
use of loko i'a,			Х
māla, and irrigated lo'i, and growth of traditional Hawaiian crops, such as kalo, 'uala, and 'ulu.			
(18) Increase and develop small-scale farms.			Х
Discussion: The proposed Project will not affect the objectives and policies for the State's econom	v in rega	ards to	
agriculture.	, ,		
<ul> <li>(1) Support and assist in the promotion of Hawai'i's visitor attractions and facilities.</li> <li>(2) Ensure that visitor industry activities are in keeping with the social economic and physical</li> </ul>	X		
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people.	x		
(3) Improve the quality of existing visitor destination areas.	X		
(4) Encourage cooperation and coordination between the government and private sectors in			
developing and maintaining well-designed, adequately serviced visitor industry and related	x		
developments which are sensitive to neighboring communities and activities.			
(5) Develop the industry in a manner that will continue to provide new job opportunities and			
steady employment for Hawai'i's people.			Х
(6) Provide opportunities for Hawai'i's people to obtain job training and education that will			
allow for upward mobility within the visitor industry.			Х
(7) Foster a recognition of the contribution of the visitor industry to Hawai'i's economy and the	ie		Х
need to perpetuate the aloha spirit.			v
			X
need to perpetuate the aloha spirit.			

Table 2:       Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives and Policies         Surgesting N/S       Net Surgesting N/S	s	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
(3) Promote the development of federally supported activities in Hawai'i that respect state- wide economic concerns, are sensitive to community needs, and minimize adverse impacts on			v
Hawai'i's environment.			Х
(4) Increase opportunities for entry and advancement of Hawai'i's people into federal			
government service.			Х
(5) Promote federal use of local commodities, services, and facilities available in Hawai'i.	-		х
			~
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawai'i.			Х
<ul><li>(7) Pursue the return of federally controlled lands in Hawai'i that are not required for either the</li></ul>			
defense of the nation or for other purposes of national importance, and promote the mutually			х
beneficial exchanges of land between federal agencies, the State, and the counties.			~
		l rol	
<b>Discussion:</b> The Project will not affect the objectives and policies for the State's economy in regard to expenditures.	Jiede	(d)	
<b>§226-10</b> Objective and policies for the economypotential growth and innovative activities.			
<ul> <li>(a) Planning for the State's economy with regard to potential growth and innovative activities shall achievement of the objective of development and expansion of potential growth and innovative activi increase and diversify Hawai'i's economic base.</li> <li>(b) To achieve the potential growth and innovative activity objective, it shall be the policy of this Statement of the policy of this Statement of the policy of the policy of the policy of the statement of the policy of the statement of the policy of the</li></ul>	ities th	at serve	
(1) Facilitate investment and employment growth in economic activities that have the potential	1	1	
to expand and diversify Hawai'i's economy, including but not limited to diversified agriculture,			
aquaculture, renewable energy development, creative media, health care, and science and			Х
technology-based sectors;			
(2) Facilitate investment in innovative activity that may pose risks or be less labor-intensive	-		
than other traditional business activity, but if successful, will generate revenue in Hawai'i through			х
the export of services or products or substitution of imported services or products;			~
(3) Encourage entrepreneurship in innovative activity by academic researchers and instructors		ł – –	
who may not have the background, skill, or initial inclination to commercially exploit their			х
discoveries or achievements;			А
(4) Recognize that innovative activity is not exclusively dependent upon individuals with			
advanced formal education, but that many self-taught, motivated individuals are able, willing,			
sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative			Х
activity;			
(5) Increase the opportunities for investors in innovative activity and talent engaged in			
innovative activity to personally meet and interact at cultural, art, entertainment, culinary,			х
athletic, or visitor-oriented events without a business focus;			Λ
(6) Expand Hawai'i's capacity to attract and service international programs and activities that	-		
generate employment for Hawai'i's people;			Х
<ul> <li>(7) Enhance and promote Hawai'i's role as a center for international relations, trade, finance,</li> </ul>			
services, technology, education, culture, and the arts;			Х
(8) Accelerate research and development of new energy-related industries based on wind,			Х
solar, ocean, underground resources, and solid waste;	<u> </u>	<u> </u>	
(9) Promote Hawai'i's geographic, environmental, social, and technological advantages to attract new or innovative economic activities into the State;			Х
	<u> </u>		
(10) Provide public incentives and encourage private initiative to attract new or innovative			Х
industries that best support Hawai'i's social, economic, physical, and environmental objectives;	<u> </u>		
(11) Increase research and the development of ocean-related economic activities such as			Х
mining, food production, and scientific research;	<u> </u>		
(12) Develop, promote, and support research and educational and training programs that will			Х
enhance Hawai'i's ability to attract and develop economic activities of benefit to Hawai'i;			

Table 2:       Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives and Policies         S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(13) Foster a broader public recognition and understanding of the potential benefits of new or			
innovative growth- oriented industry in Hawai'i;			Х
(14) Encourage the development and implementation of joint federal and state initiatives to			
attract federal programs and projects that will support Hawai'i's social, economic, physical, and			х
environmental objectives;			
(15) Increase research and development of businesses and services in the telecommunications and information industries;			х
(16) Foster the research and development of non-fossil fuel and energy efficient modes of transportation; and			х
(17) Recognize and promote health care and health care information technology as growth industries.			х
<b>Discussion:</b> The Project will not affect the objectives and policies for the State's economy in regard t and innovative activities.	o pote	ntial gro	owth
<ul> <li>(a) Planning for the State's economy with regard to telecommunications and information technology toward recognizing that broadband and wireless communication capability and infrastructure are four innovative economy and positioning Hawai'i as a leader in broadband and wireless communications at the Pacific Region.</li> <li>(b) To achieve the information industry objective, it shall be the policy of this State to:</li> </ul>	ndatio	ns for a	n
(1) Promote efforts to attain the highest speeds of electronic and wireless communication			
within Hawai'i and between Hawai'i and the world, and make high speed communication			х
available to all residents and businesses in Hawai'i;			
(2) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawai'i to accommodate future growth and innovation in Hawai'i's economy;			х
(3) Facilitate the development of new or innovative business and service ventures in the			
information industry which will provide employment opportunities for the people of Hawai'i;			Х
(4) Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawai'i, using technology to communicate with their headquarters, offices, or customers located out-of-state;			х
(5) Encourage greater cooperation between the public and private sectors in developing and maintaining a well- designed information industry;			х
(6) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawai'i's people;			х
(7) Provide opportunities for Hawai'i's people to obtain job training and education that will allow for upward mobility within the information industry;			х
(8) Foster a recognition of the contribution of the information industry to Hawai'i's economy; and			х
(9) Assist in the promotion of Hawai'i as a broker, creator, and processor of information in the Pacific.			x
<b><u>Discussion</u></b> : There are no anticipated impacts to the telecommunications and information technolog of implementing the proposed project.	y indus	stry as a	resu
<b>§226-11 Objectives and policies for the physical environmentland-based, shoreline, and mar</b> (a) Planning for the State's physical environment with regard to land-based, shoreline, and marine directed towards achievement of the following objectives:			
<ol> <li>Prudent use of Hawai'i's land-based, shoreline, and marine resources.</li> <li>Effective protection of Hawai'i's unique and fragile environmental resources.</li> </ol>			

Table 2:       Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives and Policies         S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(b) To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of the	is Sta	te to:	
(1) Exercise an overall conservation ethic in the use of Hawai'i's natural resources.			Х
(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.			х
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.	х		
(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage			х
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			х
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.			х
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			х
(8) Pursue compatible relationships among activities, facilities and natural resources.			Х
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational and scientific purposes.			х
(BMPs).			
<ul> <li>§226-12 Objective and policies for the physical environmentscenic, natural beauty, and historia (a) Planning for the State's physical environment shall be directed towards achievement of the object enhancement of Hawai'i's scenic assets, natural beauty, and multi-cultural/historical resources.</li> <li>(b) To achieve the scenic, natural beauty, and historic resources objectives, it shall be the policy of the scenic scenic assets.</li> </ul>	ctive o	of	•
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<ul> <li>§226-12 Objective and policies for the physical environmentscenic, natural beauty, and histor <ul> <li>(a) Planning for the State's physical environment shall be directed towards achievement of the object enhancement of Hawai'i's scenic assets, natural beauty, and multi-cultural/historical resources.</li> <li>(b) To achieve the scenic, natural beauty, and historic resources objectives, it shall be the policy of the scenic incentives to maintain and enhance historic, cultural, and scenic amenities.</li> <li>(c) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.</li> <li>(d) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.</li> <li>(e) Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.</li> <li>(f) Encourage the design of developments and activities that complement the natural beauty of the islands.</li> </ul> </li> <li>Discussion: The Project Site will be more visible than it is now due to the addition of the tensile struct baffles. The Project Site is within the view plane of Diamond Head from the west as shown in Map A.1 Significant Panoramic Views. However, the tensile structure will be designed to a height reasonably site existing height of the Waikīkī Shell and is not anticipated to significantly impact the scenic views in the Project will also not impact the iconic Waikīkī Shell stage area.</li> <li>§226-13 Objectives and policies for the physical environmentland, air, and water quality shall be designed to land, air, and water quality shall be designed to an environment with regard to land, air, and water quality shall be designed to an environment with regard to land, air, and water quality shall be designed to an environment with regard to land, air, and water quality shall be designed to land, air, and water quality.</li> </ul>	x x x x x x x x x x x x x x x x x x x	of nte to: nd sour e PUC D to the ity. The	X nd oP,
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Table 2:       Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives         and Policies	s	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
(3) Promote effective measures to achieve desired quality in Hawai'i's surface, ground and coastal waters.			Х
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawai'i's people.			х
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.			х
(6) Encourage design and construction practices that enhance the physical qualities of Hawai'i's communities.			х
(7) Encourage urban developments in close proximity to existing services and facilities.			х
<ul> <li>(8) Foster recognition of the importance and value of the land, air, and water resources to Hawai'i's people, their cultures and visitors.</li> </ul>			x
construction. The project's purpose is not specifically targeting enhancing the State's land, air, and wa However, with the use of construction BMPs, the land, air, and water resources will be maintained. <b>§226-14 Objective and policies for facility systemsin general.</b>	ter qu	ality.	
<ul> <li>(a) Planning for the State's facility systems in general shall be directed towards achievement of the transportation, waste disposal, and energy and telecommunication systems that support statewide so physical objectives.</li> <li>(b) To achieve the general facility systems objective, it shall be the policy of this State to:</li> </ul>	-		
	1	1	1
(1) Accommodate the needs of Hawai'i's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.			х
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.			х
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.			х
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.			х
<b>Discussion:</b> The Project will coordinate proposed facility system impacts and connections with the ap City entities.	propr	iate Sta	te and
<ul> <li>§226-15 Objectives and policies for facility systemssolid and liquid wastes.</li> <li>(a) Planning for the State's facility systems with regard to solid and liquid wastes shall be directed to achievement of the following objectives:</li> </ul>	oward	s the	
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.			х
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.			х
(b) To achieve solid and liquid waste objectives, it shall be the policy of this State to:			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.			x
<ul> <li>(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.</li> </ul>			х
<ul> <li>(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.</li> </ul>			x
<b>Discussion:</b> The Applicant will work with the City and County of Honolulu to ensure that there is ader and facilities for the Project. The proposed improvements will not impact solid waste operations and			ge

and PoliciesSS = Supportive, N/S = Not Supportive, N/A = Not ApplicableS	N/S	N/A
§226-16 Objective and policies for facility systemswater.		
<ul> <li>(a) Planning for the State's facility systems with regard to water shall be directed towards achievement of of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreat other needs within resource capacities.</li> <li>(b) To achieve the facility systems water objective, it shall be the policy of this State to:</li> </ul>		
(1) Coordinate development of land use activities with existing and potential water supply.		х
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.		х
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.		Х
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.		х
(5) Support water supply services to areas experiencing critical water problems.		Х
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.		х
<ul> <li>runoff water.</li> <li><b>§226-17 Objectives and policies for facility systemstransportation.</b></li> <li>(a) Planning for the State's facility systems with regard to transportation shall be directed towards the act the following objectives:</li> <li>(1) An integrated multi-model transportation system that consists statewide people and promotes the</li> </ul>	nieveme	nt of
(1) An integrated multi-modal transportation system that services statewide needs and promotes the	efficient	,
<ul> <li>(1) An integrated multi-modal transportation system that services statewide needs and promotes the economical, safe, and convenient movement of people and goods.</li> <li>(2) A statewide transportation system that is consistent with and will accommodate planned growth o throughout the State.</li> <li>(b) To achieve the transportation objectives, it shall be the policy of this State to:</li> </ul>		
<ul><li>economical, safe, and convenient movement of people and goods.</li><li>(2) A statewide transportation system that is consistent with and will accommodate planned growth o throughout the State.</li></ul>		5
<ul> <li>economical, safe, and convenient movement of people and goods.</li> <li>(2) A statewide transportation system that is consistent with and will accommodate planned growth o throughout the State.</li> <li>(b) To achieve the transportation objectives, it shall be the policy of this State to:</li> <li>(1) Design, program, and develop a multi-modal system in conformance with desired growth</li> </ul>		5
<ul> <li>economical, safe, and convenient movement of people and goods.</li> <li>(2) A statewide transportation system that is consistent with and will accommodate planned growth o throughout the State.</li> <li>(b) To achieve the transportation objectives, it shall be the policy of this State to:         <ul> <li>(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;</li> <li>(2) Coordinate state, county, federal, and private transportation activities and programs toward</li> </ul> </li> </ul>		s X
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<ul> <li>economical, safe, and convenient movement of people and goods.</li> <li>(2) A statewide transportation system that is consistent with and will accommodate planned growth o throughout the State.</li> <li>(b) To achieve the transportation objectives, it shall be the policy of this State to: <ul> <li>(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;</li> <li>(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;</li> <li>(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;</li> <li>(4) Provide for improved accessibility to shipping, docking, and storage facilities;</li> <li>(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;</li> <li>(6) Encourage transportation systems that serve to accommodate present and future</li> </ul> </li> </ul>		5 X X X X X X
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economical, safe, and convenient movement of people and goods.         (2) A statewide transportation system that is consistent with and will accommodate planned growth o throughout the State.         (b) To achieve the transportation objectives, it shall be the policy of this State to:         (1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;         (2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;         (3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;         (4) Provide for improved accessibility to shipping, docking, and storage facilities;         (5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;         (6) Encourage transportation systems that serve to accommodate present and future development needs of communities;         (7) Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;         (8) Increase the capacities of airport and harbor systems and support facilities to effectively		s X X X X X X X X

Table 2:       Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives and Policies         S = Supportive, N/S = Not Supportive, N/A = Not Applicable	s	N/S	N/A
(11) Encourage safe and convenient use of low-cost, energy- efficient, non-polluting means of transportation;			х
(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and			х
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.			х
<b>Discussion:</b> The Project will not significantly impact the transportation facility systems in the vicinity.			
<ul> <li>\$226-18 Objectives and policies for facility systemsenergy.</li> <li>(a) Planning for the State's facility systems with regard to energy shall be directed toward the achier following objectives, giving due consideration to all: <ul> <li>(1) Dependable, efficient, and economical statewide energy systems capable of supporting the r</li> <li>(2) Increased energy security and self-sufficiency through the reduction and ultimate elimination dependence on imported fuels for electrical generation and ground transportation;</li> <li>(3) Greater diversification of energy generation in the face of threats to Hawai'i's energy supplies</li> <li>(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and</li> <li>(5) Utility models that make the social and financial interests of Hawai'i's utility customers a prio</li> <li>(b) To achieve the energy objectives, it shall be the policy of this State to ensure the short- and long adequate, reasonably priced, and dependable energy services to accommodate demand.</li> <li>(c) To further achieve the energy objectives, it shall be the policy of this State to:</li> </ul> </li> </ul>	needs n of Ha s and s l use; a rity.	of the p awai'i's systems and	eople; ;
<ol> <li>Support research and development as well as promote the use of renewable energy sources;</li> </ol>			х
<ul> <li>(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;</li> </ul>			х
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			х
<ul> <li>(4) Promote all cost-effective conservation of power and fuel supplies through measures, including:</li> <li>(A) Development of cost-effective demand-side management programs;</li> <li>(B) Education;</li> <li>(C) Adoption of energy-efficient practices and technologies; and</li> <li>(D) Increasing energy efficiency and decreasing energy use in public infrastructure;</li> </ul>			х
<ul> <li>(5) Ensure to the extent that new supply-side resources are needed, the development or expansion of energy systems utilizes the least-cost energy supply option and maximizes efficient technologies;</li> </ul>			x
(6) Support research, development, and demonstration of energy efficiency, load management, and other demand-side management programs, practices, and technologies;			х
(7) Promote alternate fuels and energy efficiency by encouraging diversification of transportation modes and infrastructure;			х
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications; and			х
(9) Support actions that reduce, avoid, or sequester Hawai'i's greenhouse gas emissions through agriculture and forestry initiatives.			х

Table 2:       Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives and Policies         S = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects;			х
(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and			х
(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawai'i.			Х
<b>Discussion:</b> The Applicant will work with the Hawaiian Electric Company to ensure that there are ade facilities to serve the Project.	quate	electrica	al
<ul> <li>§226-18.5 Objectives and policies for facility systemstelecommunications.</li> <li>(a) Planning for the State's telecommunications facility systems shall be directed towards the achiev dependable, efficient, and economical statewide telecommunications systems capable of supporting telepende.</li> <li>(b) To achieve the telecommunications objective, it shall be the policy of this State to ensure the pradequate, reasonably priced, and dependable telecommunications services to accommodate demand (c) To further achieve the telecommunications objective, it shall be the policy of this State to:</li> </ul>	he ne: ovisioi	eds of t	
<ul> <li>(1) Facilitate research and development of telecommunications systems and resources;</li> <li>(2) Encourage public and private sector efforts to develop means for adequate, ongoing</li> </ul>			X
telecommunications planning;			Х
(3) Promote efficient management and use of existing telecommunications systems and services; and			Х
(4) Facilitate the development of education and training of telecommunications personnel.			Х
<ul> <li>Discussion: There are no anticipated impacts to telecommunications facilities as a result of implement project.</li> <li>\$226-19 Objectives and policies for socio-cultural advancementhousing.</li> <li>(a) Planning for the State's socio- cultural advancement with regard to housing shall be directed to achievement of the following objectives:</li> </ul>			
(1) Greater opportunities for Hawai'i's people to secure reasonably priced, safe, sanitary, and live in suitable environments that satisfactorily accommodate the needs and desires of families and inc collaboration and cooperation between government and nonprofit and for-profit developers to er rental and for sale affordable housing is made available to extremely low-, very low-, lower-, mode moderate-income segments of Hawai'i's population.	dividua sure t	als, thro hat mor	ugh œ
<ul> <li>(2) The orderly development of residential areas sensitive to community needs and other land u</li> <li>(3) The development and provision of affordable rental housing by the State to meet the housing Hawai'i's people.</li> <li>(b) To achieve the housing objectives, it shall be the policy of this State to:</li> </ul>		ds of	
(1) Effectively accommodate the housing needs of Hawai'i's people.			Х
(2) Stimulate and promote feasible approaches that increase affordable rental and for sale housing choices for extremely low-, very low-, lower-, moderate-, and above moderate-income households.			х
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.			Х
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing rental and for sale housing units and residential areas.			х

Table 2:       Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives and Policies         S = Supportive, N/S = Not Supportive, N/A = Not Applicable	s	N/S	N/A
(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.			х
(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.			х
(7) Foster a variety of lifestyles traditional to Hawai'i through the design and maintenance of neighborhoods that reflect the culture and values of the community.			х
(8) Promote research and development of methods to reduce the cost of housing construction in Hawai'i.			Х
<b>Discussion:</b> There are no anticipated impacts related to housing as a result of the project.			
<ul> <li>(a) Planning for the State's socio-cultural advancement with regard to health shall be directed towa the following objectives:</li> <li>(1) Fulfillment of basic individual health needs of the general public.</li> <li>(2) Maintenance of sanitary and environmentally healthful conditions in Hawai'i's communities.</li> <li>(3) Elimination of health disparities by identifying and addressing social determinants of health.</li> <li>(b) To achieve the health objectives, it shall be the policy of this State to:</li> </ul>	rds ac	hievem	ent of
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			Х
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			X
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			Х
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			X
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.			X
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			х
(7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.			x
<b>Discussion:</b> The Project will not affect the objectives and policies for the State's socio-cultural advance	emen	t of hea	lth.
<ul> <li>§226-21 Objective and policies for socio-cultural advancementeducation.</li> <li>(a) Planning for the State's socio- cultural advancement with regard to education shall be directed t achievement of the objective of the provision of a variety of educational opportunities to enable indiv needs, responsibilities, and aspirations.</li> <li>(b) To achieve the education objective, it shall be the policy of this State to:</li> </ul>			l their
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			х

Table 2:       Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives         and Policies         S = Supporting N/S = Net Supporting N/A = Net Applicable	s	N/S	N/A
<ul> <li>S = Supportive, N/S = Not Supportive, N/A = Not Applicable</li> <li>(2) Ensure the provision of adequate and accessible educational services and facilities that are</li> </ul>			
designed to meet individual and community needs.			Х
(3) Provide appropriate educational opportunities for groups with special needs.			х
<ul> <li>(4) Promote educational programs which enhance understanding of Hawai'i's cultural heritage.</li> </ul>			X
(i) Provide higher educational opportunities that enable Hawai'i's people to adapt to changing			~
employment demands.			Х
(6) Assist individuals, especially those experiencing critical employment problems or barriers,			
or undergoing employment transitions, by providing appropriate employment training programs			Х
and other related educational opportunities.			
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as			v
reading, writing, computing, listening, speaking, and reasoning.			Х
(8) Emphasize quality educational programs in Hawai'i's institutions to promote academic excellence.			х
(9) Support research programs and activities that enhance the education programs of the State.			х
<ul> <li>§226-22 Objective and policies for socio-cultural advancementsocial services.</li> <li>(a) Planning for the State's socio-cultural advancement with regard to social services shall be direct achievement of the objective of improved public and private social services and activities that enable and groups to become more self-reliant and confident to improve their well-being.</li> <li>(b) Tarethie at heavier in the interview in the behavior of the State is a service of the S</li></ul>			
(b) To achieve the social service objective, it shall be the policy of the State to:			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services			x
living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			x
<ul> <li>living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</li> <li>(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to</li> </ul>			x x
<ul> <li>living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</li> <li>(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</li> </ul>			x
<ul> <li>living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</li> <li>(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</li> <li>(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into</li> </ul>			
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<ul> <li>living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</li> <li>(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</li> <li>(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.</li> <li>(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.</li> <li>(5) Support public and private efforts to prevent domestic abuse and child molestation and</li> </ul>			x x x x
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<ul> <li>living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</li> <li>(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</li> <li>(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.</li> <li>(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.</li> <li>(5) Support public and private efforts to prevent domestic abuse and child molestation and assist victims of abuse and neglect.</li> <li>(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.</li> </ul> <b>Discussion:</b> The Project will not affect the objectives and policies for the State's socio-cultural advancement-leisure. (a) Planning for the State's socio- cultural advancement with regard to leisure shall be directed tow achievement of the objective of the adequate provision of resources to accommodate diverse cultural recreational needs for present and future generations.	ards tł	ne	x x x x x x
<ul> <li>living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</li> <li>(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</li> <li>(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.</li> <li>(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.</li> <li>(5) Support public and private efforts to prevent domestic abuse and child molestation and assist victims of abuse and neglect.</li> <li>(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.</li> </ul> <b>Discussion:</b> The Project will not affect the objectives and policies for the State's socio-cultural advancement of the objective of the adequate provision of resources to accommodate diverse cultural recreational needs for present and future generations. (b) To achieve the leisure objective, it shall be the policy of this State to:	ards tł	ne	x x x x x x x
<ul> <li>living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.</li> <li>(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.</li> <li>(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawai'i's communities.</li> <li>(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.</li> <li>(5) Support public and private efforts to prevent domestic abuse and child molestation and assist victims of abuse and neglect.</li> <li>(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.</li> </ul> <b>226-23 Objective and policies for socio-cultural advancementleisure.</b> <ul> <li>a) Planning for the State's socio- cultural advancement with regard to leisure shall be directed tow tochevement of the objective of the adequate provision of resources to accommodate diverse cultural ecreational needs for present and future generations.</li> </ul>	ards tł	ne	× × ×

and Policies S = Supportive, N/S = Not Supportive, N/A = Not Applicable	s	N/S	N/A
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.			х
<ul> <li>(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.</li> </ul>	x		
<ul> <li>Promote the recreational and educational potential of natural resources having scenic,</li> <li>open space, cultural, historical, geological, or biological values while ensuring that their inherent</li> </ul>			х
values are preserved. (5) Ensure opportunities for everyone to use and enjoy Hawai'i's recreational resources.	-		х
<ul> <li>(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.</li> </ul>			X
<ul> <li>(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawai'i's people.</li> </ul>			х
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.			Х
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawai'i's population to participate in the creative arts.			х
(10) Assure adequate access to significant natural and cultural resources in public ownership. Discussion: The Project will enhance the enjoyment of recreational activities by improving the Waikīk	rī Shal	aroup	X
<ul> <li>(a) Planning for the State's socio-cultural advancement with regard to individual rights and personal be directed towards achievement of the objective of increased opportunities and protection of individuals to fulfill their socio-economic needs and aspirations.</li> <li>(b) To achieve the individual rights and personal well-being objective, it shall be the policy of this S</li> </ul>	lual rig	ghts to e	
<ul> <li>be directed towards achievement of the objective of increased opportunities and protection of individuals to fulfill their socio-economic needs and aspirations.</li> <li>(b) To achieve the individual rights and personal well-being objective, it shall be the policy of this S</li> <li>(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and</li> </ul>	lual rig	being s ghts to e	
<ul> <li>be directed towards achievement of the objective of increased opportunities and protection of individuals to fulfill their socio-economic needs and aspirations.</li> <li>(b) To achieve the individual rights and personal well-being objective, it shall be the policy of this S</li> <li>(1) Provide effective services and activities that protect individuals from criminal acts and</li> </ul>	lual rig	being s ghts to e	enable
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<ul> <li>be directed towards achievement of the objective of increased opportunities and protection of individuals to fulfill their socio-economic needs and aspirations.</li> <li>(b) To achieve the individual rights and personal well-being objective, it shall be the policy of this S</li> <li>(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.</li> <li>(2) Uphold and protect the national and state constitutional rights of every individual.</li> <li>(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.</li> <li>(4) Ensure equal opportunities for individual participation in society.</li> <li>Discussion: The Project will not affect the objectives and policies for the State's socio-cultural advancement-culture.</li> <li>(a) Planning for the State's socio-cultural advancement with regard to culture shall be directed towards achievement of the objective of enhancement of cultural identities, traditions, values, customs, and ar people.</li> <li>(b) To achieve the culture objective, it shall be the policy of this State to:</li> </ul>	tate to	being s ghts to e y: t with re	x X X X egard
<ul> <li>be directed towards achievement of the objective of increased opportunities and protection of individuals to fulfill their socio-economic needs and aspirations.</li> <li>(b) To achieve the individual rights and personal well-being objective, it shall be the policy of this S</li> <li>(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.</li> <li>(2) Uphold and protect the national and state constitutional rights of every individual.</li> <li>(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.</li> <li>(4) Ensure equal opportunities for individual participation in society.</li> <li>Discussion: The Project will not affect the objectives and policies for the State's socio-cultural advancement-culture.</li> <li>(a) Planning for the State's socio-cultural advancement-culture.</li> <li>(a) Planning for the State's socio-cultural advancement with regard to culture shall be directed towarchice achievement of the objective, it shall be the policy of this State to:</li> <li>(b) To achieve the culture objective, it shall be the policy of this State to:</li> <li>(c) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawai'i's people and which are sensitive and responsive to family and community</li> </ul>	tate to	being s ghts to e y: t with re	x x x x egard

Table 2:         Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives			
and Policies	S	N/S	N/A
S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
<b>Discussion:</b> The Project will not affect the objectives and policies for the State's socio-cultural advanc to culture.	ement	t with re	egard
<ul> <li>§226-26 Objectives and policies for socio-cultural advancementpublic safety.</li> <li>(a) Planning for the State's socio-cultural advancement with regard to public safety shall be directed achievement of the following objectives:</li> </ul>	towa	rds the	
<ol> <li>Assurance of public safety and adequate protection of life and property for all people.</li> <li>Optimum organizational readiness and capability in all phases of emergency management to strength, resources, and social and economic well-being of the community in the event of civil dismatural disasters, and other major disturbances.</li> <li>Promotion of a sense of community responsibility for the welfare and safety of Hawai'i's people.</li> <li>To achieve the public safety objectives, it shall be the policy of this State to:</li> </ol>	uptior		
(1) Ensure that public safety programs are effective and responsive to community needs.			Х
(2) Encourage increased community awareness and participation in public safety programs.			Х
(c) To further achieve public safety objectives related to criminal justice, it shall be the policy of this	State	to:	
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			Х
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			х
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			x
(d) To further achieve public safety objectives related to emergency management, it shall be the pol	icy of	this Sta	ite to:
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.			х
(2) Enhance the coordination between emergency management programs throughout the State.			х
<b><u>Discussion</u></b> : The Project will not affect the objectives and policies for the State's socio-cultural advanc to public safety.	ement	t with re	egard
<ul> <li>§226-27 Objectives and policies for socio-cultural advancementgovernment.</li> <li>(a) Planning the State's socio-cultural advancement with regard to government shall be directed tow achievement of the following objectives:</li> </ul>	vards	the	
<ul> <li>(1) Efficient, effective, and responsive government services at all levels in the State.</li> <li>(2) Fiscal integrity, responsibility, and efficiency in the state government and county government</li> <li>(b) To achieve the government objectives, it shall be the policy of this State to:</li> </ul>	s.		
(1) Provide for necessary public goods and services not assumed by the private sector.			Х
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.			х
(3) Minimize the size of government to that necessary to be effective.			Х
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawai'i.			х
<ul> <li>(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.</li> </ul>			х
(6) Provide for a balanced fiscal budget.			Х
(7) Improve the fiscal budgeting and management system of the State.			Х

Table 2:	Hawai'i State Plan Part 1. Overall Theme, Goals, Objectives			
	and Policies	S	N/S	N/A
	S = Supportive, N/S = Not Supportive, N/A = Not Applicable			
	e the consolidation of state and county governmental functions to increase the			
effective and	efficient delivery of government programs and services and to eliminate duplicative			Х
services when	rever feasible.			
Discussion: The	Project will not affect the objectives and policies for the State's socio-cultural advance	emen	t with re	egard
to government.				

Table 3:Hawai'i State Plan Part 3. Priority GuidelinesS = Supportive, N/S = Not Supportive, N/A = Not Applicable	s	N/S	N/A
<ul> <li>\$226-103 Economic priority guidelines.</li> <li>(a) Priority guidelines to stimulate economic growth and encourage business expansion and devel needed jobs for Hawai'i's people and achieve a stable and diversified economy:</li> </ul>	opmer	nt to pro	ovide
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.			х
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			х
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			х
(4) Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.			х
(5) Streamline the processes for building and development permit and review and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that public health, safety, and welfare would not be adversely affected.			х
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawai'i's small-scale producers, manufacturers, and distributors.			x
(7) Continue to seek legislation to protect Hawai'i from transportation interruptions between Hawai'i and the continental United States.			х
<ul> <li>(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials, and which have the following characteristics:</li> <li>(A) An industry that can take advantage of Hawai'i's unique location and available physical and human resources.</li> <li>(B) A clean industry that would have minimal adverse effects on Hawai'i's environment.</li> <li>(C) An industry that is willing to hire and train Hawai'i's people to meet the industry's labor needs at all levels of employment.</li> <li>(D) An industry that would provide reasonable income and steady employment.</li> </ul>			x
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawai'i business.			x
<ul> <li>(10) Enhance the quality of Hawai'i's labor force and develop and maintain career opportunities for Hawai'i's people through the following actions:</li> <li>(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.</li> </ul>			x

Table 3:Hawai'i State Plan Part 3. Priority GuidelinesS = Supportive, N/S = Not Supportive, N/A = Not Applicable	s	N/S	N/A
<ul> <li>(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.</li> <li>(C) Allocate educational resources to career areas where high employment is expected</li> </ul>			
and where growth of new industries is desired. (D) Promote career opportunities in all industries for Hawai'i's people by encouraging			
<ul> <li>firms doing business in the State to hire residents.</li> <li>(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.</li> <li>(F) Provide retraining programs and other support services to assist entry of displaced</li> </ul>			
<ul><li>(b) Priority guidelines to promote the economic health and quality of the visitor industry:</li></ul>			
<ul> <li>Promote visitor satisfaction by fostering an environment which enhances the aloha spirit and minimizes inconveniences to Hawai'i's residents and visitors.</li> </ul>			x
(2) Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.			x
<ul> <li>(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.</li> </ul>			x
<ul> <li>(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawai'i's significant natural, scenic, historic, and cultural resources.</li> </ul>	x		
(5) Develop and maintain career opportunities in the visitor industry for Hawai'i's people, with emphasis on managerial positions.			x
(6) Support and coordinate tourism promotion abroad to enhance Hawai'i's share of existing and potential visitor markets.			x
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.			x
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.			x
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.			x
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			x
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawai'i.			х
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			х
(d) Priority guidelines to promote the growth and development of diversified agriculture and aqua	acultur	e:	
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			х
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			Х
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			x

Table 3:Hawai'i State Plan Part 3. Priority GuidelinesS = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			х
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawai'i's agricultural community.			х
(6) Seek favorable freight rates for Hawai'i's agricultural products from interisland and overseas transportation operators.			х
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			х
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			х
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.	•		x
(10) Support the continuation of land currently in use for diversified agriculture.			х
(11) Encourage residents and visitors to support Hawai'i's farmers by purchasing locally growr food and food products.	1		x
(e) Priority guidelines for water use and development:	÷		
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.			х
(2) Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.			x
(3) Increase the support for research and development of economically feasible alternative water sources.			х
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.	t		x
(f) Priority guidelines for energy use and development:			
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.			x
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			х
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			x
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.			x
(g) Priority guidelines to promote the development of the information industry:			
(1) Establish an information network that will serve as the catalyst for establishing a viable information industry in Hawai'i.			x
(2) Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty- four-hour international stock exchange, international banking, and a Pacific Rim management center.			x
(3) Encourage the development of small businesses in the information field such as software development, the development of new information systems and peripherals, data conversion and data entry services, and home or cottage services such as computer programming, secretarial, and accounting services.			x
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			х

Table 3:Hawai'i State Plan Part 3. Priority GuidelinesS = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N//
(5) Encourage research activities, including legal research in the information and telecommunications fields.			х
(6) Support promotional activities to market Hawai'i's information industry services.			Х
(7) Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.			x
<b>Discussion:</b> The Project will support the economic priority guidelines in regard to the visitor indus mprovements will support the Waikīkī Shell as a popular tourist destination in the visitor industry h		propos	ea
<ul> <li>226-104 Population growth and land resources priority guidelines.</li> <li>a) Priority guidelines to effect desired statewide growth and distribution:</li> </ul>			
(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawai'i's people.			x
(2) Manage a growth rate for Hawai'i's economy that will parallel future employment needs for Hawai'i's people.			х
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.			х
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			х
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			x
(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			х
(7) Support the development of high technology parks on the neighbor islands.			Х
b) Priority guidelines for regional growth distribution and land resource utilization:			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.	;		x
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			х
(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			x
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			х
(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			x
(6) Seek participation from the private sector for the cost of building infrastructure and utilities and maintaining open spaces.			х
(7) Pursue rehabilitation of appropriate urban areas.			х
(8) Support the redevelopment of Kaka'ako into a viable residential, industrial, and commercial community.			х

Table 3:Hawai'i State Plan Part 3. Priority GuidelinesS = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.			x
(10) Identify critical environmental areas in Hawai'i to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			x
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			Х
(12) Utilize Hawai'i's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.			x
(13) Protect and enhance Hawai'i's shoreline, open spaces, and scenic resources.			Х
<b>Discussion:</b> The Project will not affect the population growth and land resources priority guidelines. <b>§226-105 Crime and criminal justice.</b> Priority guidelines in the area of crime and criminal justice:			
<ul> <li>(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.</li> </ul>			x
(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			х
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			x
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			x
(5) Provide a range of appropriate sanctions for juvenile offenders, including community- based programs and other alternative sanctions.			х
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			x
<u>Discussion</u> : The Project will not affect the crime and criminal justice priority guidelines. <b>§226-106 Affordable housing</b> . Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land, urban land, and public land to meet housing needs of extremely low-, very low-, lower-, moderate-, and above moderate- income households.			x
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.			х
<ul> <li>(3) Improve information and analysis relative to land availability and suitability for housing.</li> <li>(4) Create incentives for development which would increase home ownership and rental opportunities for Hawai'i's extremely low-, very low-, lower-, and moderate-income households and residents with special needs.</li> </ul>			x x
<ul> <li>(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawai'i's people for the purchase of initial owner-occupied housing.</li> </ul>			x

Table 3:Hawai'i State Plan Part 3. Priority GuidelinesS = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			х
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			х
(8) Give higher priority to the provision of quality housing that is affordable for Hawai'i's residents and less priority to development of housing intended primarily for individuals outside of Hawai'i.			х
<b>Discussion:</b> The Project will not affect the affordable housing priority guidelines.			
226-107 Quality education. Priority guidelines to promote quality education:			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			>
<ul> <li>(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;</li> </ul>			>
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education workforce;			)
<ul> <li>Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision- making responsibilities;</li> </ul>			>
<ul><li>(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:</li><li>(A) The electronic exchange of information;</li></ul>			
<ul> <li>(B) Statewide electronic mail; and</li> <li>(C) Access to the Internet.</li> <li>Encourage programs that increase the public's awareness and understanding of the impact f information technologies on our lives;</li> </ul>			)
<ul> <li>(6) Pursue the establishment of Hawai'i's public and private universities and colleges as research and training centers of the Pacific;</li> </ul>			>
<ul><li>(7) Develop resources and programs for early childhood education;</li></ul>			>
(8) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			>
(9) Strengthen and expand educational programs and services for students with special needs.			>
Discussion: The Project will not affect the quality education guidelines.			
<b>226-108 Sustainability</b> . 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;			X
(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			)

Table 3:Hawai'i State Plan Part 3. Priority GuidelinesS = Supportive, N/S = Not Supportive, N/A = Not Applicable	S	N/S	N/A
Discussion: The Project will not affect the sustainability guidelines.			
<b>§226-109 Climate change adaptation priority guidelines.</b> Priority guidelines to prepare the State to address the impacts of climate change, including impacts t agriculture; conservation lands; coastal and nearshore marine areas; natural and cultural resources; ec higher education; health; historic preservation; water resources; the built environment, such as housir transportation; and the economy shall:	ducati	on; ener	gy;
(1) Ensure that Hawai'i's people are educated, informed, and aware of the impacts climate change may have on their communities;			х
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;			х
<ul> <li>Invest in continued monitoring and research of Hawai'i's climate and the impacts of climate change on the State;</li> </ul>			х
(4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;			x
(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;			х
(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;			x
(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;			х
(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;			х
(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			х
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.			х

# 4.2 Hawai'i State Land Use Law

The Hawai'i State Land Use Law (HRS, Chapter 205), adopted in 1961, is intended to preserve and protect Hawai'i's lands and encourage the uses to which the lands are best suited. All land in Hawai'i is classified in one of the following four State Land Use Districts (SLUDs): Urban, Rural, Agricultural or Conservation.

The subject Project Site is located in the "Urban" district. See Figure 28.

HRS, Chapter 205-2, Districting and classification of lands states the following:

(a) There shall be four major land use districts in which all lands in the State shall be placed: urban, rural, agricultural, and conservation. The land use commission shall group contiguous land areas suitable for inclusion in one of these four major districts. The commission shall set standards for determining the boundaries of each district, provided that:

(1) In the establishment of boundaries of urban districts those lands that are now in urban use and a sufficient reserve area for foreseeable urban growth shall be included.

In establishing the boundaries of the districts in each county, the commission shall give consideration to the master plan or general plan of the county.

(b) Urban districts shall include activities or uses as provided by ordinances or regulations of the county within which the urban district is situated.

#### Discussion:

The proposed project is located in the Urban district. A State Land Use District Boundary Amendment is not needed to redevelop the property as proposed. The proposed use of the subject property would be consistent with the Urban designation.





# 4.3 Hawai'i Coastal Zone Management Program

The Federal Coastal Zone Management Act (CZMA), enacted 1972, provides states with financial incentives for the development and implementation of Coastal Zone Management (CZM) practices, and limited review power over Federal actions affecting the State's Coastal Zone. As a response, HRS, Chapter 250(A), *Hawai'i Coastal Zone Law*, as amended, was enacted in 1977. The State of Hawai'i has designated the Coastal Zone Management Program (CZMP) to manage the intent, purpose and provisions of HRS, Chapter 250(A)-2 for the areas from the shoreline to the seaward limit of the State's jurisdiction, and any other area which a lead agency may designate for the purpose of administering the CZMP. All land and water use activities in the State must comply with HRS, Chapter 205(A). The CZMP is administered by the State of Hawai'i Office of Planning, DBEDT.

A discussion regarding the proposed project's compliance with the CZMA is as follows.

#### 4.3.1 <u>Recreational Resources</u>

#### **Objective:**

Provide coastal recreational opportunities accessible to the public.

- A) Improve coordination and funding of coastal recreational planning and management; and
- *B) Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:* 
  - *i)* Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
  - ii) 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;
  - *iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
  - *iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
  - v) Ensuring public recreational use 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;
  - vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters;
  - vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches and artificial reefs for surfing and fishing; and
  - viii) 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, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

#### **Discussion:**

As indicated in **Section 3.5.2**, the closest water bodies to the Project Site are the Ala Wai Canal, approximately 0.4 miles to the north, and the Pacific Ocean at Kapiolani Beach Park, approximately 0.25 miles to the west. The planned improvements will not affect coordination and funding of coastal recreation planning and management. The proposed action will not adversely impact the shoreline and as such would not affect coastal recreational opportunities accessible to the public.

#### 4.3.2 <u>Historic Resources</u>

#### **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:

There is a possibility that iwi kupuna (ancestral remains) may be present within the Project area, and that land-disturbing activities during construction may uncover presently undetected burials or other cultural finds. However, there are no known burials within about 575-feet of the Project Site per Figure 32 of the LRFI. The Project is also located within Kapiolani Park (SIHP No. 50-80-14-09758), a site on the Hawaii Register for Historic Places. See **Section 8** for further discussion and recommendations.

#### 4.3.3 Scenic and Open Space Resources

#### **Objective:**

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

- A) Identify valued scenic resources in the coastal zone management area;
- B) 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;
- C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- D) Encourage those developments that are not coastal dependent to locate in inland areas.

#### **Discussion:**

The proposed improvements are not anticipated to have a significant negative impact on scenic view planes or scenic resources. See **Section 3.9** for further discussion and recommendations.

#### 4.3.4 <u>Coastal Ecosystems</u>

#### **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 water ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

#### Discussion:

The proposed improvements will not affect the coastal ecosystems. No use of the coastal ecosystems will be required. To minimize degradation to the water quality of near-shore waters, BMPs would be implemented during the construction phase of this project. Such measures would be developed during project design.

#### 4.3.5 Economic Uses

#### **Objective:**

*Provide public or private facilities and improvements important to the State's economy in suitable locations.* 

- A) Concentrate in appropriate areas the location of coastal dependent development necessary to the State's economy;
- B) Insure that coastal dependent development such as harbors and ports, 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
- C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such

areas, and permit coastal dependent development outside of presently designated areas when:

- i) Utilization of presently designated locations is not feasible;
- ii) Adverse environmental effects are minimized; and
- iii) Important to the State's economy.

#### **Discussion:**

The proposed improvements will improve the Waikīkī Shell, a visitor industry facility. This existing and proposed uses of the Waikīkī Shell will remain the same.

#### 4.3.6 <u>Coastal Hazards</u>

#### <u>Objective:</u>

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

#### Policies:

- A) Develop and communicate adequate information on storm wave, tsunami, flood erosion, and subsidence hazard;
- *B)* Control development in areas subject to storm wave, tsunami, flood, erosion, and subsidence hazard;
- C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- D) Prevent coastal flooding from inland projects.

#### Discussion:

The proposed project has been evaluated for potential impacts associated with coastal hazards. Natural hazards such as hurricanes, flooding, and tsunami are unavoidable for all coastal areas. Accordingly, all structures proposed for this project will be built, at a minimum, according to equivalent standards for the area's flood zone. To mitigate from hurricanes, the project will ensure that improvements are designed to present building codes which offer some protection from damage. See **Section 3.6** for further discussion on natural hazards.

#### 4.3.7 Managing Development

#### Objective:

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

- A) Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;
- *B)* Facilitate timely processing of application for development permits and resolve overlapping or conflicting permit requirements; and
- C) Communicate the potential short- and long-term impacts of proposed significant coastal

developments early in their life cycle and in terms understandable to the general public to facilitate public participation in the planning and review process

#### **Discussion:**

The planned improvements will be consistent with these policies. The Project will comply with all existing laws in managing present and future coastal zone development. The EA process requires public notification and allowance for public comment.

#### 4.3.8 <u>Public Participation</u>

#### **Objective:**

Stimulate public awareness, education, and participation in coastal management.

#### <u>Policies:</u>

- A) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
- B) 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-related issues, developments, and government activities; and
- C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

#### **Discussion:**

The Project was presented to the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5 at their March 14, 2021 meeting. The meeting is discussed further in **Section 5.2**. The public will further have 30 days during the public comment period on this Draft EA to make comments on the Project.

#### 4.3.9 Beach Protection

#### <u>Objective:</u>

Protect beaches for public use and recreation.

#### Policies:

- A) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- B) 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
- C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

#### **Discussion:**

The planned improvements are not anticipated to result in adverse effects to local beaches, nor should it affect public use of nearby coastal resources and recreational opportunities.

#### 4.3.10 Marine Resources

#### Objective:

Implement the State's ocean resources management plan.

#### Policies:

- A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- *B)* Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- D) 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;
- E) 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
- *F)* Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

#### Discussion:

The planned improvements will avoid any negative effects to marine and coastal resources by incorporating appropriate BMP measures to minimize impacts to affected near-shore waters.

# 4.4 City and County of Honolulu General Plan

The General Plan for the City and County of Honolulu (GP) is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of O'ahu residents, as well as strategies of action needed to achieve such goals. It is the focal point of a comprehensive planning process that addresses physical, social, economic, and environmental concerns affecting the City and County of Honolulu. This planning process serves as the coordinative means by which the City and County government provides for the future growth of the metropolitan area of Honolulu.

The GP was updated and accepted by City Council in December 2021 and signed by the Mayor on January 14, 2022.

The following sections highlight excerpts of the GP that are particularly relevant to this Project (emphasis added).

#### 4.4.1 Part II: Balanced Economy

**<u>Objective B</u>**: To maintain a successful visitor industry that creates living wage employment, enhances quality of life, and actively supports our unique sense of place, natural beauty, Native Hawaiian culture, and multi-cultural heritage.

Policy 3- Guide the development and operation of visitor accommodations and attractions in a manner that avoids unsustainable increases in the cost of providing public services and infrastructure, and that respects existing lifestyles, cultural practices, and natural, cultural, and historic resources.

Policy 6- Provide for a high-quality, livable, and safe environment for visitors and residents in Waikīkī, and support measures to ensure visitors' and residents' safety in all areas of O'ahu.

**Objective G:** To bring about orderly economic growth on O'ahu.

#### <u>Policies:</u>

*Policy 1- Concentrate economic activity and government services in the primary urban center and in the secondary urban center at Kapolei.* 

#### **Discussion:**

The Waikīkī Shell provides a unique outdoor concert experience during daytime and evening events that celebrates our unique sense-of-place. The proposed improvements will promote a high-quality and safe environment for patrons of the site.

#### 4.4.2 Part III. Natural Environment and Resource Stewardship

**Objective A:** To protect and preserve the natural environment.

#### Policies:

*Policy 7- Protect the natural environment from damaging levels of air, water, carbon, and noise pollution.* 

*Policy 8- Protect plants, birds, and other animals that are unique to the State of Hawai'i and O'ahu, and protect their habitats.* 

**Objective B:** To preserve and enhance natural landmarks and scenic views of O'ahu for the benefit of both residents and visitors as well as future generations.

#### <u>Policies:</u>

*Policy 2- Protect O'ahu's scenic views, especially those seen from highly developed and heavily traveled areas.* 

#### **Discussion:**

The planned improvements will have minimal impact on the natural environment. Temporary impacts to the environment during construction will be mitigated through the use of BMPs.

The Project Site will be more visible than it is now due to the addition of the tensile structure and sound baffles. However, the tensile structure will be designed to a height reasonably similar to the existing height of the Waikīkī Shell to protect existing scenic views towards Diamond Head.

#### 4.4.3 Part VII. Physical Development and Urban Design

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

#### Policies:

*Policy 4- Facilitate and encourage compact, higher-density development in urban areas designated for such uses.* 

*Policy 9- Locate community facilities on sites that will be convenient to the people they are intended to serve.* 

Policy 11- Implement siting and design solutions that seek to reduce exposure to natural hazards, including those related to climate change, flooding, and sea level rise.

**Objective B:** To plan and prepare for the long-term impacts of climate change.

#### Policies:

*Policy 1- Integrate climate change adaptation into the planning, design, and construction of all significant improvements to and development of the built environment.* 

Policy 3- Prepare for the anticipated impacts of climate change and sea level rise on existing communities and facilities through mitigation, adaptation, managed retreat, or other measures in exposed areas.

*Objective F:* To create and maintain attractive, meaningful, and stimulating environments throughout O'ahu.

#### <u>Policies:</u>

*Policy 1- Encourage distinctive community identities for both new and existing communities and neighborhoods.* 

#### **Discussion:**

The proposed improvements is located within a dense urban area and will support the existing functions at the Waikīkī Shell. The Waikīkī Shell is an iconic part of the Waikīkī community adjacent to Kapiolani Park. Climate change adaptation will be implemented into the planning, design and construction as needed.

#### 4.4.4 Part VIII. Public Safety and Community Resilience

**<u>Objective B:</u>** To protect residents and visitors and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.

#### Policies:

Policy 1- Keep up-to-date and enforce all City and County safety regulations.

Policy 2- Require all developments in areas subject to floods and tsunamis, and coastal erosion to be located and constructed in a manner that will not create any health or safety hazards or

cause harm to natural and public resources.

Policy 9- Plan for the impacts of climate change and sea level rise on public safety, in order to minimize potential future hazards.

#### Discussion:

The proposed improvements will be designed to the latest City and County of Honolulu safety and building code regulations. The project will further consider natural hazards during the design phase.

#### 4.4.5 Part X. Culture and Recreation

**Objective B:** To protect, preserve and enhance O'ahu's cultural, historic, architectural, and archaeological resources.

#### Policies:

Policy 2- Identify and, to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.

**Objective D:** To provide a wide range of recreational facilities and services that are readily available to residents and visitors alike, and to balance access to natural areas with the protection of those areas.

#### Policies:

Policy 6- Ensure that public recreational facilities balance the demand for facilities against capital and operating cost constraints so that they are adequately sized and properly maintained.

Policy 12- Provide for safe and secure use of public parks, beaches, and recreation facilities.

Policy 13- Create and promote recreational venues for kūpuna and keiki and for kama'āina and malihini.

#### Discussion:

The proposed improvements will support the existing functions at the Waikīkī Shell. The tensile structure was incorporated into the design to provide weather protection for patrons of the Waikīkī Shell. This would be beneficial to keiki, seniors, and individuals with disabilities. Many individuals are unable to be exposed to general weather conditions for prolonged periods of time. The tensile structure may allow these individuals to participate in Waikīkī Shell events which may include social and cultural events or recreational activities.

# 4.5 City and County of Honolulu Primary Urban Center Development Plan

Supporting the GP are the sustainable communities plans (SCPs) and development plans (DPs) for various regions of O'ahu. Each plan explains the role of the particular region in O'ahu's overall development pattern; the vision statement for the area; land use policies, principles and

guidelines; public facilities and infrastructure policies and principles; implementation strategies; and maps of Open Space, Land Use and Public Utilities. The PUC DP was adopted by the City Council via Ordinance 04-14 in June 2004 and is currently being updated. The plan was prepared as a community-developed guidance document for orderly and coordinated public and private sector development in the PUC DP area in a manner that is consistent with applicable general plan provisions, including the designation of the PUC as the principal region for future growth in residential population and jobs.

The following sections highlight excerpts of the PUC DP that are particularly relevant to this Project (emphasis added).

#### 4.5.1 Chapter 2. The Vision for the PUC's Future

#### 4.5.1.1 Chapter 2.4 Honolulu is the Pacific's Leading City and Travel Destination

With ongoing redevelopment and improvement, Waikīkī remains the State's largest and most popular visitor destination. An ever-growing number of visitors are drawn to Honolulu for business reasons. Many organizations travel here for conferences and meetings at the City's highly rated Hawai'i Convention Center

#### Discussion:

The proposed improvements will support the existing uses at the Waikīkī Shell and will enhance its role as a popular attraction for locals and visitors. This will indirectly support local restaurants and businesses from visitor spending.

#### 4.5.2 Chapter 3. Land Use and Transportation

# 4.5.2.1 Chapter 3.1 Protecting and Enhancing Natural, Cultural, and Scenic Resources

#### Policies:

**Preserve historic and cultural sites.** Preserve and protect sites that have high preservation value because of their good condition or unique features. Protection includes planning and design of adjacent uses to avoid conflicts or abrupt contrasts that detract from or destroy the physical integrity and historic or cultural value of the site. Retain, whenever possible, significant vistas associated with historic, natural and man-made features. Allow adaptive reuse of historic buildings to serve a new function and/or enhance interpretive value without destroying the historic value of a site.

**Provide parks and active recreation areas**. Develop and maintain parks and other outdoor public spaces in a manner that expands opportunities for both active and passive recreation. Increase and enhance recreational open space in the most densely settled parts of the PUC.

#### **Discussion:**

The tensile structure, open air concession, and sound baffles will be designed to avoid conflicts or abrupt contrasts that detract from the historic and cultural value of the Waikīkī
Shell. The Shell itself will be maintained in its existing condition and the structures to be demolished, the existing sound bunker and concession, are not of significant historical value.

The Project is located within Kapiolani Park (SIHP No. 50-80-14-09758), a site on the Hawaii Register for Historic Places. The proposed improvements enhance opportunities at the shell by providing a tensile structure to protect guests from the weather, additional fixed seats, and a new open air concession.

#### 4.5.2.2 Primary Urban Center Infrastructure Map

The Public Infrastructure Map (PIM) identifies major public infrastructure projects within each of the development plan areas for the City as required under Section 4-8 of the Revised Ordinance of Honolulu (ROH).

As shown in **Figure 30**, the project site is identified as GB/M. The GB stands for government building and the M stands for "Modify Existing Facility". The improvements at the Waikīkī Shell align with the PIM to modify and upgrade the existing facility.









### 4.6 City and County of Honolulu Land Use Ordinance

The subject property is designated as P-2 General Preservation within the Diamond Head Special District by ROH, Chapter 21, "Land Use Ordinance" (LUO). See **Figure 31**. The LUO regulates land use in a manner that encourages the orderly development in accordance with the General Plan and DPs. The Diamond Head Special District objectives, general requirements, and design controls are further discussed in **Section 4.7**.

The LUO Sec. 21-3.40 describes the following:

(a) The purpose of the preservation districts is to preserve and manage major open space and recreation lands and lands of scenic and other natural resource value.

The Project and the surrounding Kapiolani Park align with this description. The P-2 development standards are shown in the table below in comparison to the proposed project.

Development Standard	P-2	Project
Minimum Lot Area (acres)	5	Zoning lot includes
Minimum Lot Width and Depth (ft)	200	Kapiolani Park and greatly exceeds min. lot area, width, and depth
Yards - Front	30	170' to Monsarrat
Yards – Side and Rear	15	600'-900' away from Paki Ave. and Kalakaua Ave.
Maximum building area (percent of zoning lot)	5	See note 1.
Maximum Height (ft)	0	See note 2
Height Setbacks	Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line on foot for each two feet of additional height above 15 feet.	Conforms

 Table 4:
 P2 Development Standards

<sup>1</sup>The zoning lot includes the entire Kapiolani Park and the Honolulu Zoo area. Therefore, the building area is challenging to accurately determine. The open-air concession and sound bunker will be replacing existing structures and are anticipated to have a relatively low impact to building area. The tensile structure over the existing fixed seating will increase the building area on-site. The existing Waikīkī Shell structure and proposed tensile structure will exceed the maximum height of the development standards for the P-2.

<sup>2</sup>The height limit of P-2 is 25-feet; however, the map height limit for Kapiolani Park and the Waikīkī Shell is 0-feet. The Waikīkī Shell and auxiliary buildings exceeds this height limit.

#### 4.6.1 Off-Street Parking Requirements

The Project Site will include 4,503 fixed seats with the proposed improvements (1,958 fixed at existing areas and up to 2,000 new fixed in the lawn). There is additional fixed seating at the off-site second Waikīkī Shell amphitheater, and the off-site public pavilion makai of the Project Site. The Waikīkī Shell main amphitheater, off-site second amphitheater, and off-site public pavilion are not typically utilized at the same time and allow flexibility in the usage of the parking stalls. Using the calculation of 1 per 5 fixed seats, the Project Site would require 792 parking stalls. The LUO required minimum off-street parking (derived from Table 21-6.1) is shown in the table below.

LUO Use	Requirement	Required Parking
PLACES OF ASSEMBLY	1 per 125 square feet	792
Auditoriums; funeral homes and mortuaries;	of assembly area or 1	
meeting facilities; gymnasiums; sports arenas;	per 5 fixed seats,	
theaters	whichever is less	

#### Table 5: Off-Street Parking – LUO Required

There are roughly 1,559 parking stalls within Kapiolani Park, the surrounding streets, and in the adjacent public areas as shown in the table below.

Location	Parking Stalls
Honolulu Zoo (off Kapahulu Ave.)	230
Waikiki Shell Parking Lot	278
Parking Lot (Monsarrat Ave. and Paki Ave.)	157
Queen Kapiolani Garden (off Paki Ave.)	11
Paki Hale (off Paki Ave.)	19
Diamond Head Tennis Courts (off Paki Ave.)	53
Parking Lot 1 (off Paki Ave.)	48
Parking Lot 2 (off Paki Ave.)	78
Aquarium/Natatorium	88
Monsarrat Ave.	71
Paki Ave.	158
Kalakaua Ave. (along Kapiolani Park)	290
Kalakaua Ave. (along Beach)	78
Total	1559

#### Table 6: Off-Street Parking - Provided

The existing parking stalls are shared between the Honolulu Zoo, Kapiolani Park, Amphitheater, and beach park. The two nearby parking lots off Monsarrat Avenue provide 435 parking stalls which does not satisfy the 792 required parking stalls for the facility required by the LUO.

The proposed improvements will not increase the capacity of the seating area; it will improve the guest experience by creating more seats in premium and accessible areas. This will encourage promoters to bring events to Hawaii that may have otherwise not been able to perform at the Shell. The usage of the site is anticipated to be similar to existing conditions, thus have no impact to the current vehicular parking situation at Kapiolani Park. The site is also accessible for alternative modes of transportation including bus, bicycle, and pedestrian.

#### 4.6.2 **Off-Street Loading Stalls**

In accordance with Sec. 21-6.110 of the LUO, off-street loading is required for zoning lots exceeding 7,500 square feet for the types of uses specified in Table 21-6.5. The Waikīkī Shell falls under the category of "places of public assembly". The loading stall calculation must include the greater Waikīkī Shell area, including areas outside the Project Site boundary. The off-site areas of the Waikīkī Shell include the second amphitheater on the makai side of the main lawn seating as well as additional ancillary buildings and areas within the Waikīkī Shell fence.

The Waikīkī Shell site, including areas outside of the Project Site, are approximately 280,000 sf. There is also a public pavilion directly makai of the Waikīkī Shell site of approximately 20,000 sf. There are no other places of public assembly that utilize the Kapiolani Park parking and loading areas. In accordance with the LUO, the required number of loading spaces are shown in the table below. The required loading areas are provided in the main parking lot as well as behind the Shell. Furthermore, the Waikīkī Shell main amphitheater, off-site second amphitheater, and off-site public pavilion are not typically utilized at the same time and allow flexibility in the usage of the loading stalls.

Table 7:	Loading Stalls	
LUO Use or Use Category	Requirement	Required Loading Stalls
B. Hotels, hospitals or similar institutions, and places of public assembly	5,000sf - 10,000sf = 1 10,001sf - 50,000sf = 2 50,001sf - 100,000sf = 3 Each additional 100,000sf or major fraction thereof =1	5

#### 4.6.3 **Bicycle Parking**

In accordance with Sec. 21-6.40 of the LUO, bicycle parking is required in the apartment, apartment mixed use, business mixed use, and resort districts, and in all precincts of the Waikīkī special district. Bicycle parking is not required in the P-2 district.



Figure 31: City and County of Honolulu Zoning Map

#### 4.7 **City and County of Honolulu Diamond Head Special District**

The Applicant intends to process approvals and entitlements for the proposed project under ROH, Chapter 21, Land Use Ordinance (LUO), which requires that all development within special districts obtain a Special District Permit. The proposed project is within the Diamond Head Special District (DHSD). In accordance with Table 21-9.2 Diamond Head Special District Project Classification, a Major DHSD permit may be required for the development.

	Diamond Head Special District Project Classification	
Activity/Use	Required Permit	Special Conditions
New buildings not covered above	M/m	Major in "core" area only, except for accessory structures; minor outside "core" area and for accessory structures in "core" area

Table 8:	Diamond Head Special District Project Classification
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A special district permit is not required for activities and uses classified as exempt, as well as other project types which do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage.

LegendProject classification:	M = Major
	m = Minor
	E = Exempt

DPP published Diamond Head Special District Design Guidelines in November 2018. The following sections discusses the project's compliance with the Design Guidelines. Specific excerpts of the Design Guidelines are particularly relevant to this Project are included with emphasis added.

#### 4.7.1 Introduction

#### 4.7.1.1 **District Objectives and Vision**

The principle goal of the Diamond Head Special District is view corridor protection and maintenance of open space qualities of key places. In order to protect and enhance the character of the Diamond Head Special District, the following objectives have been adopted:

- a. To preserve existing prominent public views and the natural appearance of Diamond Head by modifying construction projects that would diminish these resources.
- b. To preserve and enhance the park-like character of the immediate slopes of the Diamond Head Monument, which includes Kapiolani Park.

#### 4.7.1.2 Historic, Cultural & Scenic Structures & Significant Sites

Historically and culturally significant structures and sites include, but are not limited to:

- a. Diamond Head State Monument and the slopes of Diamond Head.
- b. Diamond Head Beach Park.
- c. U.S. Coast Guard Diamond Head Lighthouse.
- d. Waikīkī Natatorium War Memorial and Sans Souci State Recreation Area.
- e. Doris Duke's Shangri La.
- f. Waikīkī Bandstand.
- g. Kapiolani Park.
- h. Diamond Head Circle.
- i. La Pietra Hawaii School for Girls.
- j. Fort Ruger Historical District.
- k. Honolulu Zoo Entrance.

This above list is not comprehensive. When reviewing projects involving historically significant structures and sites, DPP staff will take guidance from the State Historic Preservation Division (SHPD) of the Department of Land and Natural Resources. SHPD regularly updates the Hawaii Register of Historic Places, which is an official list of properties that have been recognized for their significance to the history, architecture, archaeology, or culture of Hawaii communities. (Buildings, structures, sites, district, and objects over 50 years old are eligible for nomination to the Hawaii Register.)

#### **Discussion:**

The Kapiolani Park (SIHP No. 50-80-14-09758) was added to the Hawaii Register for Historic Places in 1992. Although the Waikīkī Shell is within Kapiolani Park (SIHP No. 50-80-14-09758), the impacts to the Kapiolani park will remain minimal as the improvements are fully contained within the previously disturbed areas of the Waikīkī Shell. The historic Kapiolani Park and Waikīkī Shell are areas that are heavily trafficked and well-maintained. Operations of the Waikīkī Shell include routine landscape and building maintenance. The facility is also actively used as an event venue of various sizes. As such, the proposed improvements are not anticipated to significantly impact the historical properties and uses of the site.

Consultation with the architecture branch of SHPD is recommended to determine whether the existing sound bunker, sign structure, and concession (to be demolished) are of historical significance. The Applicant has contacted SHPD and will continue to work with their office to confirm the project's compliance with HRS 6E, and HAR 13-284.

#### 4.7.1.3 Public Vantage Points & Viewing Sites

The following are public streets and public viewing sites with prominent views of Diamond Head.

Public streets with prominent public vantage points:

- Ala Wai Boulevard from McCully Street to Kapahulu Ave.
- Paki Ave. from Kapahulu Ave. to Diamond Head Road.
- Diamond Head Road.
- Date Street from the Manoa- Palolo Drainage Canal to Kapahulu Ave.
- Campbell Ave. from Kapahulu Ave. to Monsarrat Ave.
- Kalakaua Ave. from Kapahulu Ave. to Coconut Ave.

- Kapahulu Ave. in the vicinity of the intersection of Date Street and Campbell Ave.
- Monsarrat Ave.
- 12th Ave. from Maunaloa Ave. to Alohea Ave.
- 18th Ave. from Kilauea Ave. to Diamond Head Road.
- *Kilauea Ave. from Elepaio Street to 12<sup>th</sup> Ave.*

#### Public viewing sites:

- Ala Moana Beach, including Magic Island.
- The beaches extending from the Ala Wai Yacht Harbor to Sans Souci Beach.
- Kapiolani Park.
- Honolulu Zoo.
- Ala Wai Golf Course.
- Ala Wai Park.
- Kapaolono Field.
- Fort Ruger Park (Kahala Triangle Park).
- Ala Wai Elementary School.
- Jefferson Elementary School.
- Waikīkī Elementary School.
- Kilauea Playground.
- Kaimuki Intermediate School.
- H-1 Freeway near the Kapahulu Ave. overpass.
- Punchbowl lookouts.
- Puu Ualakaa State Park lookout.

#### Discussion:

Per the design guidelines, the Project Site is within the view corridor of portions of Monsarrat Ave., Ala Moana Beach Park, beaches extending from Ala Wai Yacht Harbor to Sans Souci Beach, Honolulu Zoo, and Kapiolani Park (See **Figure 32 and 33**). The view corridors are bolded in the previous section. The proposed improvements are not visible from Ala Moana Beach Park and the Waikīkī beaches due to interference by other existing facilities. Therefore, the prominent views impacted are portions of the Honolulu Zoo, Kapiolani Park, and Monsarrat Ave. The tensile structure will be designed to a height reasonably similar to the existing height of the Waikīkī Shell and is not anticipated to significantly impact the scenic views in the vicinity. The tensile structure's impacts on views will be further analyzed during with the special district permit submission.



Figure 32: Public Streets With Prominent Public Vantage Points





#### 4.7.2 <u>Site Planning</u>

#### 4.7.2.1 Heights

The limitation of building heights in the District is the primary means of preserving views of Diamond Head from major streets and other public viewing areas (refer to previous maps of Public Vantage Points and Viewing Sites). The District boundaries, and height limits as designated in the LUO, are the result of view plane studies and analysis to determine the impact of building heights on views of Diamond Head from its surrounding environs. The City and County of Honolulu's Primary Urban Center Development Plan (2004) also emphasizes the importance of view corridors of natural landmarks, like Diamond Head, to be protected.

#### Discussion:

The map height limit for Kapiolani Park and the Waikīkī Shell is 0-feet. The existing and proposed Waikīkī Shell and auxiliary buildings exceeds this height limit. The open-air concession and sound bunker will be designed to a similar height to the existing structures. Furthermore, the tensile structure will be designed to a similar height as the main Waikīkī Shell stage.

#### 4.7.3 Architectural Character

#### 4.7.3.1 Roof Design

Within the Core Area along the base and slopes of Diamond Head, large flat and singleshaped roofs should not be used. Roofs should be faceted and sloped parallel with the topography to minimize their visual impact.

#### 4.7.3.2 Building Bulk & Facade Treatment

Building facades should be articulated to break up building bulk, and not visually detract from the views of Diamond Head. Large, smooth surface walls perpendicular to views of Diamond Head when seen from public parks and major streets are inappropriate.

The use of lanais, deep overhangs, recessed windows, and offsets in wall planes are some ways to achieve desired scale and articulation.

#### 4.7.3.3 Materials & Color

Building materials and finishes, especially those located on buildings on the slopes of Diamond Head, should complement rather than contrast with the natural earth-tone colors and parklike setting. The use of shiny metal or highly reflective surfaces should be avoided. On nonresidential structures, large blank walls should be textured or patterned to subdue their visual appearance. Reflective or opaque glass films on store-front windows are discouraged, as they cause reflections and glare, which detract from views to and from Diamond Head.

Exterior facades of residential and commercial structures should be designed to have architectural scale, materials, colors and exterior finishes and features that relate in a compatible manner to nearby existing structures, particularly small-scale development.

Warm, earth-tone colors should be selected to reduce building contrast and enhance the serene quality of the District. Reflective and iridescent colors should not be used. Bright white is discouraged as it is extremely noticeable against the Diamond Head natural setting. Off-white is acceptable for trims. Orange-reddish colors should be muted and not bright. Color samples or swatches may be sent to the DPP Land Use Permits Division, Urban Design Branch for review and comment before a building permit application is submitted.

#### 4.7.3.4 Lighting

Lighting should be subdued and shielded so as not to detract from the nature-oriented ambiance of the District. Incandescent light fixtures and low bollard-type fixtures are recommended. High intensity light sources, such as exposed sodium and fluorescent la., are discouraged. Lighting in parking garages should be concealed or shielded to minimize glare and spillage onto vehicular and pedestrian rights-of-way.

#### Discussion:

The Project is within the schematic design phase and has not chosen a specific roof design, materials, color, and lighting. The proposed improvements will be designed in conformance with the design guidelines and will be further shown in the future special district application.



Figure 34: **City and County of Honolulu Special District Map** 

Section 4 Conformance with Land Use Plans, Policies and Controls





### 4.8 City and County of Honolulu Special Management Area

HRS, Chapter 205A outlines control, policies, and guidelines for development within an area along the shoreline referred to as the Special Management Area (SMA). CZM policies are administered by each County. In the City and County of Honolulu, management of lands located within the SMA is regulated through ROH, Chapter 25, *Special Management Area*. HRS, Chapter 205A also establishes the Shoreline Setback Area (SSA) to further manage uses along the shoreline. The City is the delegated authority to regulate uses located within the established SSA for the island of O'ahu.

#### **Discussion:**

The proposed improvements are located within the SMA established by the City and County of Honolulu. See **Figure 36.** The Project Site will trigger an SMA which will be processed with the City and County of Honolulu following the EA.





**Section 5** 

# Agencies, Organization, and Individuals Consulted

# Section 5 Agencies, Organizations, and Individuals Consulted

The agencies, organizations, and individuals listed below have been or will be contacted during the HRS, Chapter 343, environmental review process to review and comment on the environmental conditions of the site, the proposed undertaking, and the potential impacts and mitigation measures that will be applied to ensure against adverse impacts. Stakeholders and the public will have an opportunity to review and comment on the proposed project and alternatives during the 30-day statutory public review period mandated by HRS, Chapter 343.

#### State Agencies

- Office of Planning and Sustainable Development
  - Environmental Review Program
  - Hawaii CZM Program
- Department of Land and Natural Resources
  - Land Division and Engineering Division
  - Division of State Parks
  - o Division of Forestry and Wildlife
- Office of Conservation & Coastal Lands
- Department of Health
  - Clean Water Branch
  - Clean Air Branch
  - o Disability and Communication Access Board
- Department of Business, Economic Development and Tourism
- Department of Transportation
- Department of Education, Facilities Development Branch
- Office of Hawaiian Affairs
- Department of Hawaiian Home Lands

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

- Department of Planning & Permitting
- Office of Climate Change, Sustainability and Resiliency
- Honolulu Board of Water Supply
- Department Environmental Services
- Department of Parks and Recreation
- Department of Transportation Services
- Honolulu Police Department
- Honolulu Fire Department
- Neighborhood Board (Diamond Head/Kapahulu/St. Louis Heights No. 5)

#### **Elected Officials**

- State Senator Sharon Moriwaki, District 12
- State Representative Tom Brower, District 22
- Councilman Tommy Waters, District 4

#### <u>Utilities</u>

- Hawaiian Electric Company
- Hawaii Gas
- Spectrum
- Hawaiian Telecom

#### **Other Agencies**

- Waikīkī Improvement Association
- Hawaii Lodging & Tourism Association

#### 5.1 **Pre-Assessment Consultation**

The following parties formally replied during the pre-assessment period and copies of the comments are provided in **Appendix B**.

#### State Agencies

• Department of Land and Natural Resources, Land Division

#### City and County of Honolulu

- Board of Water Supply
- Department of Planning and Permitting

#### **Utilities**

- Hawaiian Electric Company (HECO)
- Hawaii Gas

#### 5.2 Diamond Head Neighborhood Board No. 5 Meeting

The project was presented to the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5 at their March 14, 2021 meeting. The draft meeting minutes are included in **Appendix C.** The draft minutes state the following with follow-up responses provided.

<u>Waikīkī Shell Improvements Project:</u> Isaiah Sato of R.M. Towill reported that improvements to Waikīkī Shell will include a sign replacement at the western public entrance, orchestra pit modifications, improvements to the open-air food preparation area and seat replacement.

Questions, comments and concerns followed.

1. Historic State Registry: Matson raised concerns regarding improvements as Waikīkī Shell is listed as a historic structure.

Response: The Kapiolani Park (SIHP No. 50-80-14-09758) was added to the Hawaii Register

for Historic Places in 1992. Although the Waikīkī Shell is within Kapiolani Park (SIHP No. 50-80-14-09758), the impacts to the Kapiolani park will remain minimal as the improvements are fully contained within the previously disturbed areas of the Waikīkī Shell. The historic Kapiolani Park and Waikīkī Shell are areas that are heavily trafficked and well-maintained. Operations of the Waikīkī Shell include routine landscape and building maintenance. The facility is also actively used as an event venue of various sizes. As such, the proposed improvements are not anticipated to significantly impact the historical properties and uses of the site. As part of the Draft Environmental Assessment (DEA) process, we will contact SHPD to determine any historical preservation prerequisites and address their comments and requirements accordingly

- 2. Termites: Wong raised concerns regarding termite damage to Waikīkī Shell. **Response**: There are no active termites or termite damage at the Waikīkī Shell.
- 3. Funds: Welch raised concerns regarding spending during the financial crisis.

At the June 10, 2021 NB meeting, the Board amended the March meeting minutes to the following.

<u>Waikiki Shell Improvements Project</u>: Isaiah Sato of R.M. Towill provided the following information on proposed improvements to the Waikiki Shell within six (6) acres of Kapiolani Park:

- Kapiolani Park is owned by the State and managed by the City and County of Honolulu, where the Department of Enterprise Services receives all revenues generated by the Waikiki Shell.
- The contemplated improvement project will require a Draft Environmental Assessment, a Special Management Area Permit application, and a Diamond Head Special District Permit application for review and approval by the Department of Planning and Permitting.
- The project site is zoned P-2 Preservation land within State Urban Land Use District and is within the tsunami evacuation zone and the Flood Zone.
- The Waikiki Shell is a venue for large outdoor concerts and other events and presently has a seating capacity for 8,611, with 2,611 permanent seats and open lawn area capacity for 6,000.
- The project is proposed to include the following:
  - A sign replacement at the public entrance, changing the name of the Waikiki Shell to the Tom Moffat Waikiki Shell.
  - A new food concession area for outdoor cooking.
  - Central orchestra pit modifications to accommodate flexible seating, and replacement of all seats in the existing outdoor seating area.
  - Construction of an overhead tensile structure over the seating area that would not exceed the existing height of the Waikiki Shell.
  - Expansion of permanent seating into the lawn area, with the maximum capacity remaining the same.
  - *Replacement of the existing sound bunker and addition of a rear arcade of sound baffles.*

Questions, comments and concerns followed:

- 1. <u>State Register of Historic Places</u>: Matson noted that Kapiolani Park is a registered Historic Landscape and asked if the State Historic Preservation Division (SHPD) had been consulted on this project, expressing concern that the proposed new structures would change and harden the historic open space that is part of the historic landscape. Sato responded that SHPD has been notified and further communication is expected with additional follow-up on SHPD recommendations.
- 2. <u>Termites</u>: Wong raised concerns regarding termite damage to Waikiki Shell's stage area, and noted concerts have been halted because of this and the repairs should be undertaken with the money being spent.
  - Sato responded that he would follow up on this with the City and will provide an update to Chair Peralto.

Wong added that the existing Waikiki Shell is popular with many people and continued communication with the Board on this proposal will be necessary.

- 3. <u>Priorities</u>: Welch agreed that the City needs to keep the Board apprised on proposed projects and not wait until they are a fait accompli, and asked if there is a demand for hard seating in the aesthetic open lawn area that has been so popular with the public as it is, noting the necessity for other improvements to the existing facilities and the greater expense of the proposed improvements during the present fiscal crisis.
- 4. <u>Traditional Use</u>: Murchie expressed the need for the return of the public's enjoyment of picnics within the open lawn area during concerts, and improvement in the quality of the food concessions in addition to better stage conditions.
- 5. <u>Communication of Concerns</u>: Matson echoed fellow Board members' comments concerning cluttering the Waikiki Shell with unnecessary projects and expending public funds on these instead of the necessary repairs to preserve the Waikiki Shell as embraced by the community within the historic landscape, without adding structures to convert it to a stadium or changing or renaming what is historically "the Waikiki Shell in Kapiolani Park," and requested that the concerns about this be communicated directly to Mayor Blangiardi.
- 6. <u>Noise Control</u>: Representative Bert Kobayashi advised that care needs to be taken relating to the proposed sound baffle arcade to ensure that the sound is not deflected upward to the residential buildings along the shoreline and the houses on the Diamond Head slopes, as well as Pualei Circle given many previous noise complaints.
- 7. <u>Closing Time</u>: Murchie added that Waikiki Shell events are required to close by 10:00 PM.

Chair Peralto thanked Sato for his presentation and attention to the Board's comments relating to the project planning.

### 5.3 Comments Received on the Draft Environmental Assessment

The following parties formally provided written comments on the Draft EA during the 30-day public comment period or soon after. The comments and our responses are provided in **Appendix B**.

#### State Agencies

• Department of Education, Facilities Development Branch

- Department of Hawaiian Home Lands
- Department of Health, Clean Air Branch
- Department of Land and Natural Resources, Division of Forestry and Wildlife

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

- Board of Water Supply
- Department of Planning and Permitting
- Department of Parks and Recreation
- Department of Transportation Services
- Department of Human Resources
- Neighborhood Board (Diamond Head/Kapahulu/St. Louis Heights No. 5)

#### **Utilities**

• Hawaiian Electric Company

#### **Other Agency and Individuals**

- Historic Hawaii Foundation
- Oahu Island Parks Conservancy
- The Outdoor Circle
- DocoMomo
- Various community members (7 total)

**Section 6** 

# Summary of Findings and Preliminary Determination

## Section 6 Summary of Findings and Preliminary Determination

The proposed development of is not anticipated to have a significant impact based on the criteria set forth in the HAR, Chapter 200.1-13. The objective of this EA is to identify and consider the "significance" of potential environmental effects which includes the sum of effects on the quality of the environment along with cumulative long-term effects.

As set forth in HAR, Chapter 200.1-13, a prescribed set of 13 Significance Criteria is used to determine the project's impact on the environment. The project's relationship to each criterion is discussed in this chapter and followed by the ensuing project determination.

### 6.1 Findings

To determine whether a proposed action may have a significant effect on the environment under Hawai'i Administrative Rules Title 11, Chapter 200.1, the Proposing Agency needs to consider every phase of the action, the expected primary and secondary consequences, cumulative effect, and the short- and long-term effects. The Proposing Agency's review and evaluation of the proposed action's effect on the environment would result in a determination whether: 1) the action would have a significant effect on the environment, and an Environmental Impact Statement Preparation Notice should be issued, or 2) the action would not have a significant effect warranting a Finding of No Significant Impact (FONSI).

1) Irrevocable commit a natural, cultural, or historic resource;

The proposed action will occur on an existing developed site. Although the Waikīkī Shell is within Kapiolani Park (SIHP No. 50-80-14-09758), the impacts to the Kapiolani park will remain minimal as the improvements are fully contained within the previously disturbed areas of the Waikīkī Shell. The historic Kapiolani Park and Waikīkī Shell are areas that are heavily trafficked and well-maintained. Operations of the Waikīkī Shell include routine landscape and building maintenance. The facility is also actively used as an event venue of various sizes. As such, the proposed improvements are not anticipated to significantly impact the historical properties and uses of the site.

Historic, archaeological, and cultural resources are further discussed in **Section 3.8.** The proposed project does not represent an irrevocable commitment to loss or destruction of any natural, cultural, or historic resource.

2) Curtails the range of beneficial use of the environment;

The Project will not curtail the range of beneficial uses of the environment. The proposed improvements continue the use as an event venue. The operations and uses are consistent with Waikīkī's visitor industry as a leading destination in the Pacific.

3) Conflicts with the State's environmental policies or long-term environmental goals established by law;

The proposed project is consistent with the State's environmental policies or long-term environmental goals established in HRS, Chapter 344. The subject Environmental Assessment has been developed in compliance with the Chapter 343.

# 4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community or State;

In the short-term, the proposed action will have a beneficial economic impact through the creation of temporary construction, engineering, and other short-term employment opportunities associated with construction activities. In the long-term, the project will continue to be operated as an event venue. There are no known cultural practices at or in the immediate vicinity of the Project Site.

The tensile structure was incorporated into the design to provide weather protection for patrons of the Waikīkī Shell. This would be beneficial to keiki, seniors, and individuals with disabilities. Many individuals are unable to be exposed to general weather conditions for prolonged periods of time. The tensile structure may allow these individuals to participate in Waikīkī Shell events which may include social and cultural events or recreational activities.

The sound bunker and sound baffle improvements will improve the sound operations on site and reduce the noise pollution off-site. The purpose of sound baffles at the top of the lawn is to absorb, scatter and reflect back into the lawn the sound waves emanating from the stage in order to reduce the noise impact to the neighborhood beyond. In addition, this may be beneficial to individuals in the area with hearing loss or who use hearing aids by reducing background noise.

5) Have a substantial adverse effect on public health;

The Project is not anticipated to have long-term substantial adverse effects on public health. During construction, the project will have temporary impacts on air quality and noise in the immediate vicinity. The impacts and mitigations are further described in **Section 3.2** and **3.7**, respectively. The project will comply with State and County regulations during construction.

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

The Project does not anticipate to involve substantial secondary impacts on public facilities or to induce population growth of permanent residents in the area. The project will not provide additional dwelling units or increase venue attendance; thus, the impacts to public facilities is anticipated to be minimal.

The impacts and mitigations to traffic, wastewater, water, storm drainage, power, communication, police, fire, medical, education and recreational facilities are further described in **Section 3.10** to **3.17**.

7) Involves a substantial degradation of environmental quality;

The proposed action is not expected to cause a substantial degradation of environmental quality. No hazardous materials will be used during construction, and construction impacts

to water and air quality will be minimized through the implementation of BMPs. No significant long-term adverse impacts are anticipated from development of the subject property for hotel or student dormitory purposes.

8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;

The project does not cumulatively have substantial adverse effect upon the environment or involve a commitment for larger actions.

9) Have a substantial adverse effect on rare, threatened, or endangered species, or its habitat;

The Project is not likely to have any long-term adverse impacts on any state or federally listed threatened or endangered species or species of cultural or environmental concern.

10) Have a substantial adverse effect on air or water quality or ambient noise levels;

During construction, the project will have temporary impacts on air and water quality and noise in the immediate vicinity. The impacts and mitigations are further described in **Section 3.2**, **3.7**, and **3.13**. The project will comply with State and County regulations during construction.

The proposed improvements will provide a tensile structure and sound baffles that may impact the noise levels during events. The tensile structure and sound baffles are in the schematic design phase. The design is anticipated to reduce the noise impacts from the Project Site, improving the ambient noise levels in the area. The Project is not anticipated to have a substantial adverse effect on air, water quality, or noise levels.

11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;

The subject property is not located in an environmentally sensitive area such as a beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters. However, the subject property is within the Flood Zone "AE", the tsunami evacuation zone, and the five to six foot sea level rise exposure area. To mitigate against tsunami and storm surge impacts, engineering analyses will be performed to determine proper design criteria to be applied to structures associated with this project. Additionally, sea level rise mitigation measures such as raising the finish floor elevation of the open-air concession and sound bunker shall be considered during the Project's design phase.

12) Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies.

The Project will be more visible than it is now due to the addition of the proposed tensile structure. The Project is not anticipated to have a significant adverse impact on scenic view planes or resources. Visual resources are discussed further in **Section 3.9** and **4.7**.

13) Requires substantial energy consumption or emit substantial greenhouse gases

Construction of the project will not require substantial energy consumption relative to other similar projects. After the project is completed, energy will be conserved by the use of modern energy-efficient appliances and fixtures.

Based upon the information and results of the assessments conducted for the proposed action, the action is determined to not have a significant environmental impact and an EIS will not be required. A Finding of No Significant Impact is being issued.

Section 7

# References

## Section 7 References

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City and County of Honolulu, Planning Department. Land Use Ordinance. Revised June 2021.

City and County of Honolulu, Planning Department. <u>City and County of Honolulu General Plan</u> <u>Objective and Policies.</u> 2021

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Cultural Surveys of Hawaii. <u>Archaeological Literature Review and Field Inspection Report for the</u> <u>Waikīkī Shell Stage Project, Waikīkī Ahupua'a, Honolulu District, O'ahu TMK [1] 3-1-043:001por.</u> July 2018

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Mink, John F. and L. Stephen Lau. <u>Aquifer Identification and Classification for O'ahu:</u> <u>Groundwater Protection Strategy for Hawai'i</u>. Water Resources Research Center, University of Hawai'i at Mānoa. Honolulu. 1990.

State of Hawai'i, Department of Health. <u>State of Hawai'i Annual Summary 2018 Air Quality Data</u>. 2018.

State of Hawai'i, Department of Health – Clean Water Branch. <u>2018 State of Hawai'i Water</u> <u>Quality Monitoring and Assessment Report: Integrated Report to the U.S. Environmental</u> <u>Protection Agency and the U.S. Congress Pursuant to §303(d) and §305(b), Clean Water Act (P.L.</u> <u>97-117)</u>. 2018.

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U.S. Geological Survey. <u>Summary of the O'ahu, Hawai'i, Regional Aquifer-System Analysis</u>. Prepared by William D. Nicholes, Patricia J. Shade, and Charles D. Hunt Jr. 1996.

## Appendix A

Plans



Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

### **Conceptual Plan**

Source: Google Earth

### Appendix B

**Pre-Consultation and Draft EA Comments** 



June 28, 2021

Mr. Isaiah Sato R. M. Towill Corporation 2024 N. King Street, Suite 200 Honolulu, Hawaii 96819

Dear Mr. Sato:

Subject: Pre-consultation for the Preparation and Contents of a Hawaii Revised Statues (HRS) Chapter 343 Draft Environmental Assessment for the Waikiki Shell Improvements Project, Located at 2805 Monsarrat Avenue, Honolulu, Hawaii Tax Map Key: Portion of (1) 3-1-043:001 and (1) 3-1-043:018 Plan Review

In response to your letter dated June 16, 2021, it has been determined that the area is currently clear of utility gas facilities.

Thank you for the opportunity to comment on the Draft Environmental Assessment for the Waikiki Shell Improvements Project. Should there be any questions, or if additional information is desired, please call Kristen Asato at 596-1425.

Sincerely,

Hawaii Gas

wanten

Keith K. Yamamoto Manager, Engineering

KKY:krs

From:	Liu, Rouen
To:	Isaiah Sato
Cc:	Kuwaye, Kristen
Subject:	Draft EA and SMA for the Waikiki Shell Improvements project
Date:	Wednesday, June 30, 2021 10:53:41 AM

**CAUTION:** External Email

Dear Mr. Sato,

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. Should Hawaiian Electric have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed Waikiki Shell Improvements project comes to fruition, please continue to keep us informed.

Should there be any questions, please contact me at 543-7245.

Thank you, Rouen Liu Permit Engineer

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#### **BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU 630 SOUTH BERETANIA STREET HONOLULU, HI 96843 www.boardofwatersupply.com



**RICK BLANGIARDI, MAYOR** 

BRYAN P. ANDAYA, Chair KAPUA SPROAT, Vice Chair RAY C. SOON MAX J. SWORD NA`ALEHU ANTHONY

JADE T. BUTAY, Ex-Officio ROGER BABCOCK, Jr., Ex-Officio

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

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

Mr. Isaiah Sato R. M. Towill Corporation 2024 North King Street, Suite 200 Honolulu, Hawaii 96819-3494

Dear Mr. Sato:

### Subject: Your Letter Dated June 16, 2021 Requesting Comments on the Environmental Assessment Pre-Consultation for the Waikiki Shell Improvements Project off <u>Monsarrat Avenue – Tax Map Key: 3-1-043: 001 and 018</u>

Thank you for the opportunity to comment on the proposed entertainment venue improvement project.

The existing water system is adequate to accommodate the proposed development. However, please be advised that this information is based upon current data, and therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of 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.

Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

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

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

Very truly yours,

ERNEST Ý. W. LAU, P.E. Manager and Chief Engineer
DEPARTMENT OF PLANNING AND PERMITTING CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813 PHONE: (808) 768-8000 • FAX: (808) 768-6041 DEPT. WEB SITE: <u>www.honoluludpp.org</u> • CITY WEB SITE: <u>www.honolulu.gov</u>

RICK BLANGIARDI MAYOR



July 7, 2021

DEAN UCHIDA DIRECTOR

DAWN TAKEUCHI APUNA DEPUTY DIRECTOR

EUGENE H. TAKAHASHI DEPUTY DIRECTOR

#### 2021/ELOG-1207(JML)

Mr. Isaiah Sato R. M. Towill Corporation 2024 North King Street, Suite 200 Honolulu, Hawaii 96819

Dear Mr. Sato:

SUBJECT: Pre-consultation Draft Environmental Assessment (DEA) Waikiki Shell Improvements (Project) 2805 Monsarrat Avenue - Waikiki Tax Map Keys 3-1-043: 001 and 018 (portion)

This responds to your letter (received on June 18, 2021), requesting pre-consultation comments for a Special Management Area (SMA) Use Permit for the above-mentioned Project. The Project will include the replacement of a sign structure, installation of new fixed seating, replacement of existing seating and installation of a new tent structure, replacement of the existing sound bunker and installation of sound baffles, and construction of a new open air food concession.

The site is located in the P-2 General Preservation District, the SMA, and the Diamond Head Special District (SD) with a SD height limit of zero feet. The Project would require an SMA Permit and a Diamond Head SD Permit - Minor. If the valuation of the Project exceeds \$500,000, an SMA Permit - Major is required; otherwise, an SMA Permit - Minor is required. If any structure exceeds 25 feet in height, a zoning waiver will also be required. Please be advised that the SMA Permit must be approved prior to any land use permit.

The DEA should include an evaluation of the impacts of the Project to public views, stormwater retention, sea level rise and the flood hazard district. Please also discuss measures to mitigate unwanted noise impacts to the surrounding communities.

Mr. Isaiah Sato July 7, 2021 Page 2

Should you have any further questions on this matter, please contact Janet Meinke-Lau, of our Urban Design Branch, at (808) 768-8033, or by email at j.meinkelau@honolulu.gov.

Very truly yours,

r Dean Uchida Director

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

July 16, 2021

LD 0682

R.M. Towill Corporation Attn: Isaiah Sato 2024 North King Street, Suite 200 Honolulu, HI 96819-3494

Via email: isaiahs@rmtowill.com

Dear Sirs:

#### SUBJECT: Pre-Consultation for Draft Environmental Assessment Waikiki Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Island of Oahu, Hawaii TMK: Portion of (1) 3-1-043:001 and 3-1-043:018

Thank you for the opportunity to review and comment on the subject project. The Land Division of the Department of Land and Natural Resources (DLNR) distributed copies of your request to various DLNR divisions, as indicated on the attached, for their review and comment.

Attached are comments received from our (a) Engineering Division and (b) Division of Forestry and Wildlife. Should you have any questions, please feel free to contact Barbara Lee via email at barbara.j.lee@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji Land Administrator

Attachments

Cc: Central Files





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

June 21, 2021

LD 0682

#### **MEMORANDUM**

FROM:

TO:

TO:

FROM:

Div. of Aquatic Resources (via email: kendall.l.tucker@hawaii.gov) Div. of Boating & Ocean Recreation X Engineering Division (via email: DLNR.Engr@hawaii.gov) X Div. of Forestry & Wildlife (via email: Rubyrosa.T.Terrago@hawaii.gov) Div. of State Parks X Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov) X Office of Conservation & Coastal Lands (via email: sharleen.k.kuba@hawaii.gov) X Land Division – Oahu District (via email: DLNR.Land@hawaii.gov) Russell Y. Tsuji, Land Administrator Russell Tsuji SUBJECT: **Pre-Consultation for Draft Environmental Assessment** Waikiki Shell Improvements Project 2805 Monsarrat Avenue, Honolulu Island of Oahu, Hawaii LOCATION: TMK: (1) 3-1-043:001 and 3-1-043:018

**APPLICANT:** RM Towill Corporation on behalf of the City and County of Honolulu

Transmitted for your review and comment is information on the above-referenced project. Please review the attached information and submit any comments by the internal deadline of July 15, 2021 to the Land Division at DLNR.Land@hawaii.gov, and copied to barbara.j.lee@hawaii.gov.

If no response is received by the above due date, we will assume your agency has no comments at this time. If you have any questions, please contact Barbara Lee at barbara.j.lee@hawaii.gov. Thank you.



Attachments Cc: Central Files

#### DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION

LD/Russell Y. Tsuji

 Ref: Pre-Consultation for Draft Environmental Assessment Waikiki Shell Improvements Project Location: 2805 Monsarrat Avenue, Island of Oahu, Hawaii TMK(s): (1) 3-1-043:001 and 3-1-043:018 Applicant: RM Towill Corporation on behalf of the City and County of Honolulu

#### **COMMENTS**

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- <u>Oahu</u>: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- o <u>Hawaii Island</u>: County of Hawaii, Department of Public Works (808) 961-8327.
- o <u>Maui/Molokai/Lanai</u> County of Maui, Department of Planning (808) 270-7253.
- o Kauai: County of Kauai, Department of Public Works (808) 241-4896.

Signed: TY S. CHANG. CHIEF ENGINEER

Date: Jul 7, 2021

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

June 21, 2021

LD 0682

#### **MEMORANDUM**

TO:	DLNR Agencies:   Div. of Aquatic Resources (via email: kendall.l.tucker@hawaii.gov)   Div. of Boating & Ocean Recreation    X Engineering Division (via email: DLNR.Engr@hawaii.gov)   X Div. of Forestry & Wildlife (via email: Rubyrosa.T.Terrago@hawaii.gov)   Div. of State Parks    X Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov)   X Office of Conservation & Coastal Lands (via email: sharleen.k.kuba@hawaii.gov)   X Land Division – Oahu District (via email: DLNR.Land@hawaii.gov)
FROM:	Russell Y. Tsuji, Land Administrator
SUBJECT:	Pre-Consultation for Draft Environmental Assessment Waikiki Shell Improvements Project
LOCATION:	2805 Monsarrat Avenue, Honolulu Island of Oahu, Hawaii TMK: (1) 3-1-043:001 and 3-1-043:018
APPLICANT:	RM Towill Corporation on behalf of the City and County of Honolulu

Transmitted for your review and comment is information on the above-referenced project. Please review the attached information and submit any comments by the internal deadline of **July 15, 2021** to the Land Division at <u>DLNR.Land@hawaii.gov</u>, and copied to <u>barbara.j.lee@hawaii.gov</u>.

If no response is received by the above due date, we will assume your agency has no comments at this time. If you have any questions, please contact Barbara Lee at barbara.j.lee@hawaii.gov. Thank you.



) We have no objections.

) We have no comments.

We have no additional comments.

Comments are attached.

**164** 

Attachments Cc: Central Files Signed: Print Name: Division: Date:

DAVID G. SMITH, Administrator
Division of Forestry and Wildlife
Jul 12, 2021





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

July 12, 2021

#### MEMORANDUM

- TO: RUSSEL Y. TSUJI, Administrator Land Division
- **FROM:** DAVID G. SMITH, Administrator Division of Forestry and Wildlife

#### SUBJECT: Division of Forestry and Wildlife Comments on Pre-Consultation for Draft Environmental Assessment for the Waikiki Shell Improvements Project

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your inquiry regarding pre-consultation for the draft Environmental Assessment for the Waikiki Shell Improvements Project at 2805 Monsarrat Avenue, Honolulu on O'ahu, Hawai'i; TMK: (1) 3-1-043:001 and 3-1-043:018. The proposed project consists of replacing the sign structure at the west public entry, installation of fixed seating on concreate slab fronting the orchestra pit, replacing existing seating with new seats and installation of a tensile (tent) structure for the existing seating area, installation of new fixed seating in the lawn seating area, replacement of the existing sound bunker and installation of sound baffles at the rear of the seating area, and construction of a new open air food concession for outdoor cooking.

The State endangered White Tern (*Gygis alba*) or Manu o Kū has been documented nesting in and around the proposed project site. If tree trimming or removal is planned, DOFAW recommends a qualified biologist survey for the presence of White Terns prior to any action that could disturb the trees. White Tern pairs lay their single egg in a branch fork with no nest. The eggs and chicks can be easily dislodged by construction equipment that nudges the trees. If a nest is discovered, DOFAW staff should be notified at (808) 587-0166 for assistance.

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) has the potential to occur in the vicinity of the project area and may roost in nearby trees. If any site clearing is required this should be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). During this period, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed.

We note that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. This disorientation can result in collision with manmade structures or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15.

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

> ROBERT K. MASUDA FIRST DEPUTY

M. KALEO MANUEL DEPUTY DIRECTOR - WATER

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

Log no. 3205

This is the period when young seabirds take their maiden voyage to the open sea. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit: <u>https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf</u>.

DOFAW recommends minimizing the movement of plant or soil material between worksites, such as in fill. Soil and plant material may contain invasive fungal pathogens, vertebrate and invertebrate pests (e.g. Little Fire Ants, Coconut Rhinoceros Beetles), or invasive plant parts that could harm our native species and ecosystems. We recommend consulting the O'ahu Invasive Species Committee at (808) 266-7994 in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. All equipment, materials, and personnel should be cleaned of excess soil and debris to minimize the risk of spreading invasive species.

We appreciate your efforts to work with our office for the conservation of our native species. 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. If you have any questions, please contact Paul Radley, Protected Species Habitat Conservation Planning Coordinator at (808) 587-0010 or paul.m.radley@hawaii.gov.

Sincerely,

#### NCA NCA

DAVID G. SMITH Administrator

LD Ø682



June 16, 2021



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

## Subject:Pre-consultation for the Preparation and Contents of a Hawaii Revised Statutes<br/>(HRS) Chapter 343 Draft Environmental Assessment for the Waikiki Shell<br/>Improvements Project, Located at 2805 Monsarrat Avenue, Honolulu, Hawaii<br/>Tax Map Key: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Dear Stakeholder:

The Applicant, City and County of Honolulu, is planning to submit a Hawaii Revised Statutes (HRS) Chapter 343 Draft Environmental Assessment and Special Management Area Use Permit for the Waikiki Shell Improvements. The proposed development is described on the attached summary sheet and figures.

As a stakeholder in the Waikīkī community, we are requesting your input on the proposed action. Please submit feedback via email to <u>isaiahs@rmtowill.com</u> or mail to the following address.

Attn: Isaiah Sato 2024 North King Street, Suite 200 Honolulu, Hawaii 96819-3494

We would appreciate your response by July 16, 2020.

Should you have questions, please do not hesitate to call our office (808) 748-7431.

Very truly yours, R.M. Towill Corporation

all. K. W

Isaiah Sato



Page 2 of 4

#### Summary for the Hawaii Revised Statutes (HRS) Chapter 343 Draft Environmental Assessment and Special Management Area Use Permit for the Waikiki Shell Improvements Project Located at 2805 Monsarrat Avenue, Honolulu, Hawaii Tax Map Key: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

The Applicant, City and County of Honolulu, proposes to provide improvements (the "Project") to the Tom Moffatt Waikiki Shell (the "Project Site"), that include the following:

- A. Replacement of sign structure at the west public entry.
- B. Installation of fixed seating on the concrete slab fronting the orchestra pit.
- C. Replacement of existing seating with new seats and installation of a tensile (tent) structure for the existing seating area.
- D. Installation of new fixed seating (2,000) in the lawn seating area.
- E. Replacement of the existing sound bunker and installation of sound baffles at the rear of the seating area.
- F. New open air food concession for outdoor cooking.

The locations of the proposed improvements are shown schematically on the attached figure.

The Project Site is approximately 260,000 square feet (6.0 acres) and is located on a portion of Tax Map Key: (1) 3-1-043: 001 and (1) 3-1-043: 018. The Project Site is roughly 250-feet deep and 500-feet wide. The Project Site is located in Waikīkī on the Island of O'ahu, at the address 2805 Monsarrat Avenue, Honolulu, Hawai'i 96815. The Project Site is bounded by Kapiolani Regional Park to the south, west, and east, and Monsarrat Ave. to the north. Directly across Monsarrat Avenue from the Project Site is the Honolulu Zoo. The Project Site is accessed by driveways off Monsarrat Ave which leads to the Waikiki Shell parking lot. See attached **figure** for location maps.

The Tom Moffatt Waikiki Shell serves as a venue for outdoor concerts and other events. The venue offers a large stage, convenient work areas, dressing rooms, professional lighting, and sound equipment. The Waikiki Shell is managed by the City and County of Honolulu Department of Enterprise Services. The current site seats a total of 8,611 patrons.



Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





-

Source: Google Earth



DAVID Y. IGE GOVERNOR



#### STATE OF HAWAI`I DEPARTMENT OF EDUCATION P.O. BOX 2360 HONOLULU, HAWAI`I 96804

OFFICE OF FACILITIES AND OPERATIONS

August 12, 2022

Mr. John Condrey City and County of Honolulu Department of Design and Construction 650 South King Street, 11<sup>th</sup> Floor Honolulu, Hawaii 96813

Re: Notice of Draft Environmental Assessment (DEA) for Waikiki Shell Improvement Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815; Island of Oahu, Hawaii Tax Map Keys: Portion of (1)3-1-043:001 and (1)3-1-043:018

Dear Mr. Condrey:

Thank you for your letter dated July 26, 2022. Based on the information provided, the proposed project will not impact Hawaii State Department of Education (Department) facilities.

Thank you for the opportunity to comment. Should you have any questions, please contact Cori China, of the Facilities Development Branch, Planning Section, at (808) 784-5080 or via email at cori.china@k12.hi.us.

Sincerely,

Roy fkeda Interim Public Works Manager Planning Section

RI:ctc

c: Isaiah Sato, R.M. Towill Corporation Facilities Development Branch



October 13, 2022

Mr. Roy Ikeda, Interim Public Works Manager Department of Education, Planning Section P.O Box 2360 Honolulu, Hawai'i 96804

Dear Mr. Ikeda:

Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for reviewing the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project as noted in your letter dated August 12, 2022. We acknowledge that the proposed project will not impact the Hawaii State Department of Education facilities.

Your comment will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saich 1. K. Sato

Isaiah T. K. Sato

DAVID Y. IGE GOVERNOR STATE OF HAWAII

JOSH GREEN LT GOVERNOR STATE OF HAWAII



WILLIAM J. AILA, JR CHAIRMAN HAWAIIAN HOMES COMMISSION

TYLER I. GOMES DEPUTY TO THE CHAIRMAN

#### STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1879 HONOLULU, HAWAII 96835

August 10, 2022

Ref.:PO-22-222

Mr. John Condrey Dept. of Design and Construction City and County of Honolulu 650 South King Street, 11<sup>th</sup> Floor Honolulu, HI 96813 Email: jcondrey@honolulu.gov

Aloha Mr. Condrey:

Subject: Notice of Draft Environmental Assessment (DEA) Waikiki Shell Improvements Project 2805 Monsarrat Avenue Honolulu, Kona, O'ahu, Hawai'i TMK's: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

The Department of Hawaiian Home Lands acknowledges receiving the request for comments on the above-cited project. After reviewing the materials submitted, due to its lack of proximity to Hawaiian Home Lands, we do not anticipate any impacts to our lands or beneficiaries from the project.

However, we highly encourage all agencies to consult with Hawaiian Homestead community associations and other (N)native Hawaiian organizations when preparing environmental assessments in order to better assess potential impacts to cultural and natural resources, access and other rights of Native Hawaiians.

Mahalo for the opportunity to provide comments. If you have any questions, please contact the Planning Office at (808)620-9500, or via email at: <u>dhhl.planning@hawaii.gov</u>.

Me ke aloha,

William J. Ailā, Jr., Chairman Hawaiian Homes Commission

c: Isaiah Sato, R.M. Towill Corporation isaiahs@rmtowill.com



October 13, 2022

Mr. William J. Ailā, Chairman Hawaiian Homes Commission Department of Hawaiian Home Lands P.O. Box 1879 Honolulu, Hawaii 96805

Dear Mr. Ailā:

Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge receipt of the comments in your letter dated August 10, 2022 which states that due to its lack of proximity, the Department of Hawaiian Home Lands does not anticipate any impacts to your lands or beneficiaries from the project.

Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saich 1 K Sato Isaiah T. K. Sato

#### **Isaiah Sato**

From:	Cab General <cab.general@doh.hawaii.gov></cab.general@doh.hawaii.gov>	
Sent:	Thursday, August 4, 2022 5:58 AM	
То:	jcondrey@honolulu.gov; Isaiah Sato	
Subject:	Waikiki Shell ImprovementsDraft EA (AFNSI)	

#### **CAUTION:** External Email

Aloha,

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Thank you for the opportunity to provide comments on the subject project. Based on review of the *Waikiki Shell Improvements Draft EA*, CAB has no further comments at this time. Please see our standard comments at:

https://health.hawaii.gov/cab/files/2022/05/Standard-Comments-for-Land-Use-Reviews-Clean-Air-Branch-2022-1.pdf

Please let me know if you have any questions or concerns.

Kristen Caskey, EHS <u>Kristen.caskey@doh.hawaii.gov</u> Clean Air Branch Hawaii State Department of Health

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

#### Standard Comments for Land Use Reviews Clean Air Branch Hawaii State Department of Health

If your proposed project:

#### **Requires an Air Pollution Control Permit**

- You must obtain an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements. If you do not know if you need an air pollution control permit, please contact the Permitting Section of the Clean Air Branch.
- Permit application forms can be found here: <u>https://health.hawaii.gov/cab/permit-application-forms/</u>

### Includes construction, demolition, or renovation activities that involve potential asbestos and lead containing materials:

- Asbestos may be present in any existing structure. Prior to demolition, you must contact the Indoor and Radiological Health Branch, Asbestos-Lead Section. Testing may be required to determine if building materials may contain asbestos, such as: drywall, vinyl floor tile, mastic, caulking, roofing materials, insulation, special coatings, etc.
- Structures built prior to 1980 may also contain lead paint. Prior to demolition, contact the Indoor and Radiological Health Branch, Asbestos-Lead Section. Testing may need to be conducted to determine if building materials contain lead.
- Some construction activities have the potential to create excessive noise and may require noise permits. For DOH Noise Permits and/or Variances and for more information on the Indoor and Radiological Health Branch, please visit: <a href="https://health.hawaii.gov/irhb/">https://health.hawaii.gov/irhb/</a>

#### Includes demolition of structures or land clearing

- Department of Health, Administrative Rule: Title 11, Chapter 26, Vector Control, Section 11-26-35, Rodents; Demolition of Structures and Clearing of Sites and Vacant Lots, requires that:
  - No person, firm or corporation shall demolish or clear any structure, site, or vacant lot without first ascertaining the presence or absence of rodents which may endanger the public health by dispersal from such premises.
  - Should such inspection reveal the presence of rodents, the person, firm, or corporation shall eradicate the rodents before demolishing or clearing the structure, site, or vacant lot.
  - The Department may conduct an independent inspection to monitor compliance, or request a written report.
- The purpose of this rule is to prevent rodents from dispersing into adjacent areas from infested buildings or vacant lands during demolition or land clearing.
- Contractors may either hire a pest control firm or do the job themselves with a qualified employee. Rodenticides must be inspected daily and replenished as necessary to provide a continuous supply for at least one week prior to the start of any work.

• To submit notifications or for more information, contract the Vector Control Branch: <u>https://health.hawaii.gov/vcb/</u>

#### Has the potential to generate fugitive dust

- You must reasonably control the generation of all airborne, visible fugitive dust. Note that construction activities that occur near to existing residences, businesses, public areas and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne, visible fugitive dust. The plan, which does *not* require Department of Health approval, should help you recognize and minimize potential airborne, visible fugitive dust problems.
- Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance complaints.
- You must provide reasonable measures to control airborne, visible fugitive dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:
  - Planning the different phases of construction, focusing on minimizing the amount of airborne, visible fugitive dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
  - Providing an adequate water source at the site prior to start-up of construction activities; Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
  - Minimizing airborne, visible fugitive dust from shoulders and access roads;
  - Providing reasonable dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
  - Controlling airborne, visible fugitive dust from debris being hauled away from the project site.
- If you have questions about fugitive dust, please contact the Enforcement Section of the Clean Air Branch

#### Increases the population and potential number of vehicles in an area:

- The creation of apartment buildings, complexes, and residential communities may increase the overall population in an area. Increasing the population in an area may inadvertently lead to more air pollution via vehicle exhaust. Vehicle exhaust releases molecules in the air that negatively impact human health and air quality, as they are known lung irritants, carcinogens, and greenhouse gases.
- Ensure that residents keep their vehicle idling time to three (3) minutes or less.
- Provide bike racks and/or electric vehicle charging stations for residents.
- Ensure that there are sufficient and safe pedestrian walkways and crosswalks throughout and around the development.
- Conduct a traffic study to ensure that the new development does not significantly impact traffic in the area.

Clean Air Branch	Indoor Radiological Health	Vector Control Branch
(808) 586-4200	Branch	(808) 586-4400
<u>cab@doh.hawaii.gov</u>	(808) 586-4700	



October 13, 2022

Ms. Kristen Caskey Clean Air Branch Hawaii State Department of Health 2827 Waimano Home Road, Room 130 Pearl City, HI 96782

Dear Ms. Caskey:

Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for reviewing the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project as noted in your email dated August 4, 2022. We acknowledge receipt of the Department of Health, Clean Air Branch standard comments.

Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saich 1 K Sato Isaiah T. K. Sato 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 22, 2022

LD 0099

John Condrey City & County of Honolulu Department of Design & Construction 650 South King Street, 11<sup>th</sup> Floor Honolulu, HI 96813

Via email: jcondrey@honolulu.gov

Dear Sirs:

SUBJECT: Draft Environmental Assessment and Anticipated Finding of No Significant Impact Waikiki Shell Improvements 2805 Monsarrat Avenue, Honolulu, Island of Oahu TMK: Portion of (1) 3-1-043:001 and 3-1-043:018

Thank you for the opportunity to review and comment on the subject project. The Land Division of the Department of Land and Natural Resources (DLNR) distributed copies of your request to DLNR's various divisions for their review and comment.

Enclosed are comments received from our Division of Forestry and Wildlife. Should you have any questions, please feel free to contact Barbara Lee via email at *barbara.j.lee@hawaii.gov*. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji Land Administrator

Attachments cc: Central Files Isaiah Sato, R.M. Towill Corporation

Via email: isaiahs@rmtowill.com





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 05, 2022

LD 0099

#### MEMORANDUM

TO:	DLNR Agencies:
	Div. of Aquatic Resources
	Div. of Boating & Ocean Recreation
	X Engineering Division (via email: DLNR.Engr@hawaii.gov)
	X Div. of Forestry & Wildlife (via email: rubyrosa.t.terrago@hawaii.gov)
	Div. of State Parks
	X Commission on Water Resource Management (via email: DLNR.CWRM@hawaii.gov)
	_Office of Conservation & Coastal Lands
	X Land Division – Oahu District (via email: barry.w.cheung@hawaii.gov)
	Russell Tsuji
FROM:	Russell Y. Tsuji, Land Administrator
SUBJECT:	Draft Environmental Assessment (DEA) and Anticipated Finding of No
	Significant Impact (AFONSI) for Waikiki Shell Improvements
LOCATION:	2805 Monsarrat Avenue, Honolulu, Island of Oahu, Hawaii
	TMK: Portion of (1) 3-1-043:001 and 3-1-043:018
APPLICANT:	R.M. Towill Corporation on behalf of the City & County of Honolulu, Department of
	Design and Construction

Transmitted for your review and comment is information on the above-referenced subject. The <u>DEA</u> was published on July 23, 2022 by the State Environmental Review Program (formerly the Office of Environmental Quality Control) at the Office of Planning and Sustainable Development in the periodic bulletin, <u>The Environmental Notice</u>, available at the following link:

https://files.hawaii.gov/dbedt/erp/The\_Environmental\_Notice/2022-07-23-TEN.pdf

Please submit any comments by **August 18, 2022,** to <u>barbara.j.lee@hawaii.gov</u> at Land Division. If no response is received by this date, we will assume your agency has no comments. If you have any questions, please contact Barbara Lee directly at the above email address. Thank you.

#### BRIEF COMMENTS:

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

Signed:	Lainie Berry
Print Name:	LAINIE BERRY, Wildlife Program Mgr.
Division:	Division of Forestry and Wildlife
Date:	Aug 18, 2022

Attachments Cc: Central Files





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

August 18, 2022

#### MEMORANDUM

- TO: RUSSELL Y. TSUJI, Land Administrator Land Division
- **FROM:** LAINIE BERRY, Wildlife Program Manager Division of Forestry and Wildlife
- SUBJECT: Division of Forestry and Wildlife Comments for the Draft Environmental Assessment (DEA) and Anticipated Finding of No Significant Impact (AFONSI) for the Waikīkī Shell Improvements Project on O'ahu

The Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) has received your request for comments for the DEA/AFONSI regarding the proposed Tom Moffat Waikīkī Shell Improvements Project located at 2805 Monsarrat Avenue, Honolulu, on the island of O'ahu; TMK: (1) 3-1-043:001 and 3-1-043:018. The proposed project consists of replacing sign structure at the west public entry, an existing open-air food concession, existing seating with new seats, and an existing sound bunker; modifying the orchestra pit area to better accommodate portable seating; and installing a tensile structure over the existing seating area, a new fixed seating (2,000) in the existing lawn seating area, sound baffles, and pedestrian covering at the rear of the seating area (anticipated to be 10 - 20 feet tall).

DOFAW concurs with the mitigation measures included in the DEA/AFONSI intended to avoid construction and operational impacts to State-listed species including the Hawaiian Hoary bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*), White Tern (*Gygis alba*) or Manu o Kū, and seabirds. For illustrations and guidance related to seabird-friendly light styles that also protect the dark, starry skies of Hawai'i please visit <u>https://dlnr.hawaii.gov/wildlife/files/2016/03/DOC439.pdf</u>. We also appreciate the measures outlined to minimize the movement of plant and soil material to prevent the spread of invasive species. DOFAW provides the following additional comments regarding the potential for the proposed work to affect listed species in the vicinity of the project area.

DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e., climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW also recommends consulting the Hawai'i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use

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

> ROBERT K. MASUDA FIRST DEPUTY

M. KALEO MANUEL DEPUTY DIRECTOR - WATER

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

Log no. 3779

in the project (<u>https://sites.google.com/site/weedriskassessment/home</u>). Please refer to <u>www.plantpono.org</u> for guidance on the selection and evaluation of landscaping plants.

DOFAW is concerned about attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongooses. Additionally, improvements to the Tom Moffat Waikīkī Shell are likely to increase the number of users and may generate more trash. We recommend taking action to minimize predator presence; remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles.

We appreciate your efforts to work with our office for the conservation of our native species. These comments are general guidelines and should not be considered comprehensive for this site or project. It is the responsibility of the applicant to do their own due diligence to avoid any negative environmental impacts. 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. If you have any questions, please contact Paul Radley, Protected Species Habitat Conservation Planning Coordinator at (808) 295-1123 or paul.m.radley@hawaii.gov.

Sincerely,

Lainie Berry

LAINIE BERRY Wildlife Program Manager



Suite 200 Honolulu Hawaii 96819-3470 Telephone 808 842 1133 Fax 808 842 1937 eMail rmtowill@hawaii.rr.com

2024 North King Street

July 26, 2022

# Subject:Notice of Draft Environmental Assessment (DEA) for Waikiki Shell<br/>Improvements Project<br/>2805 Monsarrat Avenue, Honolulu, Hawaii 96815<br/>Island of O'ahu, Hawai'i<br/>Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

On behalf of the City and County of Honolulu, Department Design and Construction, we are providing notice that a DEA and Anticipated Finding of No Significant Impact (AFONSI) have been prepared in accordance with Hawai'i Revised Statutes, Chapter 343, and Hawai'i Administrative Rules, Title 11, Chapter 200.1 for the subject Project.

The Applicant, proposes to provide improvements to the Tom Moffatt Waikīkī Shell, that include the following:

- A. Replacement of sign structure at the west public entry.
- B. Replacement of the existing open air food concession.
- C. Modify orchestra pit area to better accommodate portable seating.
- D. Replacement of existing seating with new seats.
- E. Installation of a tensile structure over the existing seating area.
- F. Replacement of the existing sound bunker.
- G. Installation of new fixed seating (2,000) in the existing lawn seating area.
- H. Installation of sound baffles and pedestrian covering at the rear of the seating area. The sound baffles and pedestrian covering is anticipated to be 10 20 feet tall.

The Project Site is approximately 260,000 square feet (6.0 acres) and is located on a portion of Tax Map Key: (1) 3-1-043: 001 and (1) 3-1-043: 018. The Project Site is roughly 250-feet deep and 500-feet wide.

The DEA and AFONSI are available for download from the Office of Environmental Quality Control website at: <u>https://files.hawaii.gov/dbedt/erp/Doc\_Library/2022-07-23-OA-DEA-Waikiki-Shell-Improvements.pdf</u>. Paper copies of the Draft EA and AFONSI are at the following locations and are available at upon request.

Hawaii Documents Center Hawaii State Library - Hawaii & Pacific Section 478 South King Street Honolulu, HI 96813

Kaimuki Public Library 1041 Koko Head Ave. Honolulu, HI 96816



October 13, 2022

Mr. Russell Tsuji Land Administrator P.O. Box 621 Honolulu, Hawaii 96809

Dear Mr. Tsuji:

Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge the comments from the Division of Forestry and Wildlife (DOFAW) in your letter dated August 22, 2022 and offer the following responses.

Questions/Comment: DOFAW recommends using native plant species for landscaping that are appropriate for the area (i.e., climate conditions are suitable for the plants to thrive, historically occurred there, etc.). Please do not plant invasive species. DOFAW also recommends consulting the Hawai'i-Pacific Weed Risk Assessment website to determine the potential invasiveness of plants proposed for use in the project (<u>https://sites.google.com/site/weedriskassessment/home</u>). Please refer to www.plantpono.org for guidance on the selection and evaluation of landscaping plants.

Response: We acknowledge your comments regarding native plant species and will utilize native plant species where appropriate.

Questions/Comment: DOFAW is concerned about attracting vulnerable birds to areas that may host nonnative predators such as cats, rodents, and mongooses. Additionally, improvements to the Tom Moffat Waikīkī Shell are likely to increase the number of users and may generate more trash. We recommend taking action to minimize predator presence; remove cats, place bait stations for rodents and mongoose, and provide covered trash receptacles.

Response: The planned improvements will not increase the venue's capacity. Normal maintenance duties are performed by staff during the week and pest control services are performed monthly. In addition, all trash receptacles are serviced after each event. We will continue to provide these services.

Mr. Russell Tsuji October 13, 2022 Page 2

Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at <u>isaiahs@rmtowill.com</u>.

Very truly yours,

Sarah 1 K Sato Isaiah T. K. Sato

886643

#### **BOARD OF WATER SUPPLY**

CITY AND COUNTY OF HONOLULU 630 SOUTH BERETANIA STREET HONOLULU, HI 96843 www.boardofwatersupply.com



August 9, 2022

CEFT UP DESGN & CONST C & L OF URCKBLANGIARDI, MAYOR

2022 AUG 12

BRYAN P. ANDAYA, Chair KAPUA SPROAT, Vice Chair RAY C. SPOU MAX J. SWORD NA'ALEHU ANTHONY

JADE T. BUTAY, Ex-Officio DAWN B. SZEWCZYK, P.E., Ex-Officio

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

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

- TO: DOMINIC HAKU MILES, P.E., LEED AP DEPARTMENT OF DESIGN AND CONSTRUCTION
- ATTN: JOHN CONDREY
- FROM: ERNEST Y.W. LAU, P.E. MANAGER AND CHIEF ENGINEER BOARD OF WATER SUPPLY
- SUBJECT: COMMENTS ON THE NOTICE OF DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR WAIKIKI SHELL IMPROVEMENTS PROJECT at 2805 MONSARRAT AVENUE, HONOLULU, HI 96815 TAX MAP KEYS: PORTION OF 3-1-043: 001 AND 3-1-043: 018

The existing water system is currently adequate to accommodate the proposed renovation and improvements. However, please be advised that the existing Honolulu water system capacity has been reduced due to the shut-down of the Halawa Shaft pumping station as a proactive measure to prevent fuel contamination from the Navy's Red Hill Bulk Storage Tank fuel releases. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval, pending evaluation of the water system conditions at that time on a first-come first-served basis. 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.

We continue to request 10% voluntary water conservation of all customers until new sources are completed and require water conservation measures in all new developments. If water consumption significantly increases, progressively restrictive conservation measures may be required to avoid low water pressures and disruptions of water service.

Presently, there is no moratorium on the issuance of new and additional water services. Water distributed via the BWS water systems remains safe for consumption. The BWS is closely monitoring water usage and will keep the public informed with the latest findings. Please visit our website at <u>www.boardofwatersupply.com</u> and <u>www.protectoahuwater.org</u> for the latest updates and water conservation tips.

Mr. Dominic Haku Miles August 9, 2022 Page 2

• #

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

Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

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

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

If you have any questions, please contact Barry Usagawa, Water Resources Division at (808) 748-5900.

cc: Isaiah Sato, R. M. Towill Corporation



October 13, 2022

Mr. Ernest Lau Manager and Chief Engineer 630 South Beretania Street Honolulu, Hawaii 96843

Dear Mr. Lau:

Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for reviewing the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge receipt of the comments in your letter dated August 9, 2022.

Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saich 1. K. Sato

Isaiah T. K. Sato

DEPARTMENT OF PLANNING AND PERMITTING CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813 PHONE: (808) 768-8000 • FAX: (808) 768-6041 DEPT. WEB SITE: <u>www.honoluludpp.org</u> • CITY WEB SITE: <u>www.honolulu.gov</u>



DEAN UCHIDA DIRECTOR

DAWN TAKEUCHI APUNA DEPUTY DIRECTOR

August 22, 2022

2022/ELOG-1563(JML)

Mr. Isaiah Sato R.M. Towill Corporation 2024 North King Street, Suite 200 Honolulu, Hawaii 96819

Dear Mr. Sato:

SUBJECT: Request for Comments Draft Environmental Assessment (DEA) Waikiki Shell Improvements (Project) 2805 Monsarrat Avenue - Waikiki Tax Map Keys 3-1-043: 001 and 018 (portion)

This is in response to your letter, received on July 28, 2022, requesting comments on the DEA for the above-mentioned Project. We have the following comments:

- a. With the increase in impermeable surfaces due to the installation of new fixed seating on the existing lawn seating area, please provide a deeper discussion of impact on drainage, storm water, and flooding. Include details on amount of area to be converted from permeable to impermeable, specific Low Impact Design greening measures (mentioned but not detailed on page 3-34 under Section 3.6.2), and how the Project will comply with stormwater requirements.
- b. Under Section 4.6.1 Off-Street Parking Requirements (page 4-40), provide amount of existing parking and loading stalls and whether they comply with Land Use Ordinance requirements. Please also discuss compliance with the design requirements, particularly related to shade trees, landscaping, and screening.
- c. On page 4-43, under Section 4.7.1.1, text appears to be missing following "Discussion:"

RICK BLANGIARDI MAYOR Mr. Isaiah Sato August 23, 2022 Page 2

- d. There are no renderings or drawings of the proposed tensile structure, and thus difficult to conclude that there will be no visual impact on scenic views and views of Diamond Head. If you do not have any drawings of the proposed structure at this time, at the very least, provide the maximum height, width and length in the DEA. Drawings will be required for your Special District (SD) Permit application.
- e. Prior to submission of an SD Permit application, we encourage you to submit drawings to the Department of Planning and Permitting, Land Use Permits Division, and request a determination whether a Major or minor permit will be required. We are unable to make a determination at this time.
- f. A Waiver Permit will be required for the proposed tensile structure to exceed the height limit. A Waiver should be included on page 2-12 of the DEA under 2.7 Required Permits and Approvals.
- A SMA Use Permit (Major) requires a public hearing. A SD Permit (Major) also g. requires a public hearing. One hearing can be conducted if the two permit applications are processed concurrently. A Waiver may also be processed concurrently with the other two permits. However, the SMA Use Permit must be approved prior to approval of any land use permits, and so the timeline (i.e., deadlines) will be determined according to the SMA Use permit schedule.

Should you have any further questions on this matter, please contact Janet Meinke-Lau, of our Urban Design Branch, at (808) 768-8033 or via email at j.meinkelau@honolulu.gov.

Very truly yours,

Dean Uchida

Director



October 13, 2022

Ms. Dawn Takeuchi-Apuna, Acting Director Department of Planning and Permitting City and County of Honolulu 650 South King Street, 7<sup>th</sup> Floor Honolulu, Hawaii 96813

Dear Ms. Takeuchi-Apuna:

Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your letter dated August 22, 2022, and offer the following responses.

Questions/Comment- With the increase in impermeable surfaces due to the installation of new fixed seating on the existing lawn seating area, please provide a deeper discussion of impact on drainage, storm water, and flooding. Include details on amount of area to be converted from permeable to impermeable, specific Low Impact Design greening measures (mentioned but not detailed on page 3-34 under Section 3.6.2), and how the Project will comply with stormwater requirements.

Response: Although the Project will increase the area of impermeable surfaces due to the expansion of the fixed seating area, there will only be a slight increase in storm water runoff. As the fixed seating design is in its conceptual stage, the specific amount of area to be converted and resulting increase in runoff has not been calculated. Low impact development (LID) practices such as rain gardens, bioswales, pervious pavement, or rain harvesting will be studied to potentially mitigate the storm water and storm water quality impacts. The new fixed seating, impact on storm water, and mitigation measures will be further analyzed and coordinated with the appropriate reviewing agencies during the design phase.

Questions/Comment- Under Section 4.6.1 Off-Street Parking Requirements (page 4-40), provide amount of existing parking and loading stalls and whether they comply with Land Use Ordinance requirements. Please also discuss compliance with the design requirements, particularly related to shade trees, landscaping, and screening. Ms. Dawn Takeuchi-Apuna October 13, 2022 Page 2

Response: There are roughly 1,559 parking stalls within Kapiolani Park, the surrounding streets, and in the adjacent public areas as shown in the table below.

Location	<b>Parking Stalls</b>
Honolulu Zoo (off Kapahulu Ave.)	230
Waikiki Shell Parking Lot	278
Parking Lot (Monsarrat Ave. and Paki Ave.)	157
Queen Kapiolani Garden (off Paki Ave.)	11
Paki Hale (off Paki Ave.)	19
Diamond Head Tennis Courts (off Paki Ave.)	53
Parking Lot 1 (off Paki Ave.)	48
Parking Lot 2 (off Paki Ave.)	78
Aquarium/Natatorium	88
Monsarrat Ave.	71
Paki Ave.	158
Kalakaua Ave. (along Kapiolani Park)	290
Kalakaua Ave. (along Beach)	78
Total	1559

The existing parking stalls are shared between the Honolulu Zoo, Kapiolani Park, Amphitheater, and beach park. The two nearby parking lots off Monsarrat Avenue provide 435 parking stalls which does not satisfy the 792 required parking stalls for the facility required by the LUO. The usage of the site is anticipated to be similar to existing conditions, thus have no impact to the current vehicular parking situation at Kapiolani Park. The site is also accessible for alternative modes of transportation including bus, bicycle, and pedestrian.

The Project, in its current design, is not anticipated to remove any shade trees or screening. The impacted landscape is limited to the lawn seating area to be replaced by fixed seating. The Project will further discuss its compliance with the Diamond Head Special District standards during the special district permit application.

Questions/Comment- There are no renderings or drawings of the proposed tensile structure, and thus difficult to conclude that there will be no visual impact on scenic views and views of Diamond Head. If you do not have any drawings of the proposed structure at this time, at the very least, provide the maximum height, width, and length in the DEA. Drawings will be required for your Special District (SD) Permit application.

Response: DDC will provide drawings of the tensile structure in the future SD Permit application. At a maximum, the footprint of the tensile structure will cover the fixed seating and be of similar height to the Shell.

Questions/Comment- Prior to submission of an SD Permit application, we encourage you to submit drawings to the Department of Planning and Permitting, Land Use Permits Division, and

Ms. Dawn Takeuchi-Apuna October 13, 2022 Page 3

request a determination whether a Major or minor permit will be required. We are unable to make a determination at this time.

A Waiver Permit will be required for the proposed tensile structure to exceed the height limit. A Waiver should be included on page 2-12 of the DEA under 2.7 Required Permits and Approvals.

A SMA Use Permit (Major) requires a public hearing. A SD Permit (Major) also requires a public hearing. One hearing can be conducted if the two permit applications are processed concurrently. A Waiver may also be processed concurrently with the other two permits. However, the SMA Use Permit must be approved prior to approval of any land use permits, and so the timeline (i.e., deadlines) will be determined according to the SMA Use permit schedule.

Response: We acknowledge your comments regarding an SMA (major), a Diamond Head SD permit, and a Waiver permit. Section 2.7 will be updated in the forthcoming Final EA.

Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saiah 7. K. Sato

Isaiah T. K. Sato
**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

RICK BLANGIARDI MAYOR



August 22, 2022

SENT VIA EMAIL

Mr. Isaiah T. K. Sato isaiahs@rmtowill.com

Dear Mr. Sato:

SUBJECT: Notice of Draft Environmental Assessment for Waikiki Shell Improvements Project 2805 Monsarrat Avenue, Oahu, Hawaii TMK: Portion of (1)3-1-043:001 and (1)3-1-043:018

Thank you for your letter dated July 26, 2022, regarding the Notice of Draft Environmental Assessment (DEA) for the Waikiki Shell Improvements Project.

The Division of Urban Forestry (DUF), Department of Parks and Recreation (DPR) has the following comment:

1. The Department of Design and Construction can provide the recently-approved version of the DPR Notes and Tree Protection and Preservation Notes to add to the project plans when developed. These notes are important as City trees will be affected.

Should you have any questions, please contact Mr. Brandon Au, Acting Landscape Architect III of DUF at (808) 971-7151.

Sincerel

Laura H. Thielen Director

LHT:ba (885722)

cc: Mr. John Condrey, Department of Design and Construction, jcondrey@honolulu.gov J. Woll, PMRS/KAP

B. Au, DUF

LAURA H. THIELEN DIRECTOR

KEHAULANI PU'U DEPUTY DIRECTOR



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Ms. Laura H. Thielen, Director Department of Parks & Recreation 1000 Uluohia Street, Suite 309 Kapolei, Hawaii 96707

Dear Ms. Thielen:

#### Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for reviewing the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comment in your letter dated August 22, 2022. The Department of Parks & Recreation's Notes and Tree Protection and Preservation Notes will be added to the project plans when developed.

Your comment will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saich 1 K Sato Isaiah T. K. Sato DEPARTMENT OF TRANSPORTATION SERVICES CITY AND COUNTY OF HONOLULU

711 KAPIOLANI BOULEVARD, SUITE 1600 HONOLULU, HAWAII 96813 Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

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2022 AUG 24 PM 2: 12 J. ROGER MORTON DIRECTOR

JON Y. NOUCHI DEPUTY DIRECTOR

TP7/22-886077

RICK BLANGIARDI MAYOR



August 22, 2022

#### MEMORANDUM

- TO: Haku Milles, Acting Director Department of Design and Construction
- ATTENTION: John R. Condrey, Architect **Facilities Division**
- Department of Transportation Services FROM:

SUBJECT: Waikiki Shell Improvements Draft Environmental Assessment (DEA)

Thank you for the opportunity to provide written comments regarding the subject project. We have the following comments.

- 1. Transportation Demand Management Strategies (TDM). The project sponsor's commitment to implementing sustainable mobility and Complete Streets strategies should be investigated in the DEA, including the following:
  - i. Investigate the feasibility of dedicating space for a bikeshare station at the Project site.
  - ii. Please refer to Pages 20 22 of the Department of Transportation Services (DTS) Transportation Impact Analysis (TIA) Guide for example TDM Strategies. The TIA Guide can be found at http://www4.honolulu.gov/docushare/dsweb/View/Collection-7723
- Bicycle Improvements.
  - i. Any proposed project improvements shall be designed to minimize the number and size of potential conflict areas with bicyclists on the existing Monsarrat Avenue bike lane.

Haku Milles, Acting Director August 22, 2022 Page 2

- ii. A Priority 2 Shared Use Path project (Project ID 2-140 in the 2019 Oahu Bike Plan) is located on Monsarrat Avenue fronting the Project site. Any improvements shall be designed to minimize the number and size of potential conflict areas with bicyclists and pedestrians.
- iii. DEA, Section 4.6.1, Page 4-40 Off-Street Parking Requirements notes "The site is also accessible for alternative modes of transportation including bus, bicycle, and pedestrian transit" as a reason for the Project's anticipated minimal impact on vehicular parking. DTS supports this reasoning. However, DEA, Section 4.6.3, Page 4-41 notes bicycle parking is not required in the P-2 district. Secure bicycle parking is necessary for patrons to access the Project via bicycle. As such, the Project should provide secure bicycle parking on the Project site.
- 3. Pedestrian Improvements.
  - i. Installation of lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape consistent with the Complete Streets furniture zone; and trash receptacles per the Complete Streets Design Manual, Pedestrian Master Plan, and any applicable streetscape plan.
  - ii. Sidewalks. New sidewalks, curb ramps, curbs and gutters must meet current City and Americans with Disabilities Act standards (ADA). The width should be determined based on the land use context.
- 4. Transit Improvements.
  - DEA, Section 3.10.1, Page 3-45 Roads notes the Project's proposed improvements may draw larger crowds and attract more frequent gatherings. The DEA also mentions that Project patrons are anticipated to access the Project site via City bus. To better accommodate these bus passengers, DTS recommends, at a minimum, constructing a lighted bus shelter at the bus stop located at Monsarrat Ave + Kapiolani Park (Stop ID: 1861).
  - ii. The project site is in the immediate vicinity of bus stops. Please coordinate roadway improvements with DTS Transportation Mobility Division (TMD). Contact DTS-TMD at TheBusStop@honolulu.gov.
  - iii. The Project should provide a dedicated area for taxi, ridershare, and private charter bus pick-up and drop-off. This area should include safe and comfortable waiting areas and adequate signage.

Haku Milles, Acting Director August 22, 2022 Page 3

- 5. Street Usage Permit. A street usage permit from the DTS should be obtained for any construction-related work that may require the temporary closure of any traffic lane or pedestrian mall on a City street.
- 6. Neighborhood Impacts. The area representatives, neighborhood board, as well as the area residents, businesses, emergency personnel (fire, ambulance, and police), Oahu Transit Services, Inc. (TheBus and TheHandi-Van), etc., should be kept apprised of the details and status throughout the project and the impacts that the project may have on the adjoining local street area network.
- 7. Disability and Communication Access Board (DCAB). Project plans (vehicular and pedestrian circulation, sidewalks, parking and pedestrian pathways, vehicular ingress/egress, etc.) should be reviewed and approved by DCAB to ensure full compliance with ADA.

Should you have any questions, please contact Greg Tsugawa, of my staff, at (808) 768-6683.



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Mr. J. Roger Morton, Director Department of Transportation Services 711 Kapiolani Boulevard, Suite 1600 Honolulu, Hawai'i 96813

Dear Mr. Morton:

#### Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your letter dated August 22, 2022.

The proposed project is not increasing the capacity of the facility, so should not have any impact to the current situation. The improvements recommended by DTS are generally outside the scope of the Waikīkī Shell Improvements Project. The Department of Enterprise Services jurisdiction is limited to improvements within the Waikīkī Shell and off-site improvements may be discussed at a future date.

Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Laich 1 K Sato Isaiah T. K. Sato DEPARTMENT OF HUMAN RESOURCES

# **CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 10<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813 TELEPHONE: (808) 768-8500 • FAX: (808) 768-5563 • INTERNET: www.honolulu.gov/hr

RICK BLANGIARDI MAYOR



NOLA N. MIYASAKI DIRECTOR

FLORENCIO C. BAGUIO, JR. ASSISTANT DIRECTOR

August 25, 2022

#### **MEMORANDUM**

TO:	Dominic 'Haku' Milles, P.E., Acting Director Department of Design and Construction
VIA:	Nola N. Miyasaki, Director Department of Human Resources
FROM:	Denise Tsukayama Equal Opportunity Administrator/ADA Coordinator

SUBJECT: Waikiki Shell Improvements Project – Draft Environmental Assessment

The July 2022 Draft Environmental Assessment (DEA) related to the Waikiki Shell Improvements Project was recently issued by the Department of Design and Construction (DDC) and their consultant, R.M. Towill Corporation for review and comment by stakeholders and the public. To help ensure the City is meeting its obligation under Title II of the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act<sup>1</sup> (Section 504), the Equal Opportunity (EO) Office offers internal guidance to departments regarding the accessible design, build and maintenance of City facilities to be usable by and accessible to individuals with disabilities.

The EO Office supports the proposed conceptual designs described in the DEA. We are excited to see how the proposed improvements develop and come to fruition over the next twelve (12) years. In addition to ensuring that plans provide access and maximum functional use by persons with disabilities, we also feel that it is important for any improvements and/or alterations to the Waikiki Shell to align with and complement, the City's '*Age Friendly City: Action Plan*' (Action Plan)<sup>2</sup>. With Honolulu's population aging, many seniors have or may develop disabilities as they age.

We offer the following comments regarding the DEA in an effort to help ensure people of all abilities can continue to be best served by the proposed Waikiki Shell Improvements:

<sup>&</sup>lt;sup>1</sup> Section 504 of the Rehabilitation Act prohibits discrimination of persons with disabilities in programs or services receiving federal financial assistance.

<sup>&</sup>lt;sup>2</sup> 'Making Honolulu an Age-Friendly City: An Action Plan'; June 2015

Dominic 'Haku' Milles, P.E., Acting Director August 25, 2022 Page 2

# 1. <u>Applicable Guidelines and Compliance (Page 3-24 and Acronyms and Abbreviations)</u>

A. The DES states "The site shall be graded for accessibility in accordance with the Americans with Disabilities Accessibility Act<sup>3</sup> Guidelines (ADAAG)". However, the City as a Title II entity must comply with the Department of Justice's (DOJ) <u>2010 ADA Standards for Accessible Design</u> (2010 Standards) and not just the 'ADAAG'. The 2010 Standards consists of two (2) sections:
1) 28 CFR 35.151 Title II regulations<sup>4</sup> (Title II regulations) and 2) 36 CFR part 1191, appendices B and D, 2004 Americans with Disabilities Act Accessibility Guidelines (ADAAG).

There are a few places in which the requirements of the two (2) sections <u>differ</u>; in those instances the <u>requirements of the Title II regulations prevail</u>. For this reason, it is an important distinction; any phase of the Waikiki Shell Improvements must comply with the 2010 Standards and not simply the 'ADAAG'.

B. In the future, should any phase of the improvements receive federal funding for its design and/or construction, it will be required to comply with Section 504. In addition, should the DDC as a department receive federal funding -- regardless of which project the funding applies to-- the obligation to comply with Section 504 may be construed broadly to mean Section 504 requirements apply to any and all projects undertaken by DDC.

The obligation to ensure that any portion of the Waikiki Shell's future improvement projects comply with all applicable accessibility standards rests with DDC, as the department responsible for managing the project's design and construction. Therefore, DDC should ensure that its consultants are sufficiently apprised of all applicable requirements.

## 2. <u>Tensile Structure (Pages 2-10, 2-12, 4-35)</u>

The DEA proposes a tensile structure to "*provide protection from the elements for patrons within the fixed seating area.*" This alternative appears to be beneficial to individuals with disabilities and seniors. Having a structure that provides protection from the sun and rain would potentially increase the number of individuals with disabilities and seniors who might wish to attend performances at the Waikiki Shell. This is in keeping with the City's Action Plan, which envisions through its "Vision for an Age-Friendly Honolulu" that "residents

<sup>3</sup> The DES incorrectly defined "ADAAG"; the correct definition of "ADAAG" is the Americans with Disabilities Act Accessibility Guidelines.

<sup>&</sup>lt;sup>4</sup>CFR: Code of Federal Regulations; https://www.govinfo.gov/app/collection/cfr

Dominic 'Haku' Milles, P.E., Acting Director August 25, 2022 Page 3

actively participate in a wide range of social and cultural events, leisure and recreational activities, interface with other individuals and groups of all ages."<sup>5</sup>

Currently many individuals are unable to attend performances at the Waikiki Shell due to the sun/lack of shade or the rain. Many individuals due to their disability or their medication are unable to be in the sun for prolonged periods without shade, as the heat from the sun can exacerbate their disability and/or medical condition. Rain can make walkways and grass slippery, posing a greater hazard for those that may have difficulty walking or for individuals who use a mobility aid or mobility device<sup>6</sup> as they may slip/slide on wet surfaces.

The U.S. Census Bureau's COVID-19 Data Hub<sup>7</sup> estimates there are 77,028 households with a disability in the City. Their estimates also show that approximately 15 percent of the City's population is age 65 or older; this figure includes 92,099 who are age 65-74, a total of 49,259 who are between the age of 75-84 and 29,011 who are over the age of 85.

#### 3. Sound Baffle Improvements (Pages 2-11 and 3-41)

The proposed sound baffle improvements is also an alternative that appears to be beneficial to those with disabilities, specifically those who are hard of hearing living in the surrounding area. For individuals who are hard of hearing and/or use hearing aids, background and environmental noises can sometimes make it very difficult for them to hear what people are saying to them or to hear other sounds that they are trying to focus on at the time.

The U.S. Census Bureau surveys do not distinguish between deaf and hard of hearing. However, they estimate that the City has approximately 33,647 individuals with a *"hearing difficulty"*<sup>8</sup>.

#### 4. Design Review

Any future reference to design reviews should the improvement project(s) move forward should include <u>Hawaii Revised Statutes (HRS) §103-50</u>, which requires that any of the City project's construction drawings and/or specifications be submitted to the State's Disability and Communication Access Board (DCAB) for

<sup>&</sup>lt;sup>5</sup> 'Making Honolulu an Age-Friendly City: An Action Plan'; June 2015, Page 62

<sup>&</sup>lt;sup>6</sup> The term '*mobility aid*' refers to, but is not limited to, crutches, cane and walkers. The term '*mobility device*' refers to, but is not limited to, devices such as wheelchairs (manual or motorized) and motorized scooters.

<sup>&</sup>lt;sup>7</sup> U.S. Census Bureau; County COVID-19 Impact Planning Report; <u>https://covid19.census.gov/</u>. (Note: The impact report is an interactive tool and displays data gathered by the U.S. Census Bureau. Figures cited were those viewed by EOO on August 17, 2022.)

<sup>8</sup> U.S. Census Bureau Table S1810 Disability Characteristics, 2019: ACS 1-Year Estimates; https://data.census.gov/cedsci/table?q=honolulu%3B%20disability&tid=ACSST1Y2019.S1810

Dominic 'Haku' Milles, P.E., Acting Director August 25, 2022 Page 4

review<sup>9</sup>. DCAB's review is consistent with the ADAAG that is one part of the DOJ's 2010 Standards. DCAB does not review or provide technical assistance regarding the City's obligation under the ADA's Title II Regulations. DCAB's review however, is considered *technical assistance*; DCAB neither approves nor enforces compliance with the ADA or the DOJ's 2010 Standards.

Lastly, DCAB does not review those projects covered by HRS §103-50 to other federal accessibility laws or standards that may apply to the project such as the U.S. Architectural Barriers Act Accessibility Guidelines (2004 ABAAG)<sup>10</sup>, which may be required by the overseeing federal department/agency for projects required to comply with Section 504. DDC must include in its project plans the additional steps it will take to ensure sufficient review and evaluation of compliance with all accessibility requirements that are outside the scope of the DCAB HRS §103-50 review.

Thank you for your consideration of the comments noted above. We look forward to the exciting improvements coming to the Waikiki Shell. Should you or your consultants have any questions or wish to find out more about the requirements of accessibility standards or guidelines, please contact the Equal Opportunity Office's ADA Program Manager, Mona Higa at 768-8599 or via email at mona.higa@honolulu.gov.

cc: John Condrey

<sup>10</sup> The Architectural Barriers Act Accessibility Guidelines (ABAAG) has been adopted as an accessibility standard by the General Services Administration (GSA), Department of Defense (DOD), and the U.S. Postal Service (USPS). They are enforced by the U.S. Access Board: <u>https://www.access-board.gov/aba/#about-the-aba-accessibility-standards</u> Other federal agencies may require compliance with the ABAAG for projects covered by Section 504.

<sup>&</sup>lt;sup>9</sup>HRS §103-50: <u>http://www.capitol.hawaii.gov/hrscurrent/Vol02\_Ch0046-0115/HRS0103/HRS\_0103-0050.htm</u>



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Ms. Nola Miyasaki, Director Department of Human Resources City and County of Honolulu 650 South King Street, 10<sup>th</sup> Floor Honolulu, Hawaii 96813

Attention to: Ms. Denise Tsukayama, Equal Opportunity Administrator/ADA Coordinator

Dear Ms. Miyasaki:

Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your letter dated August 25, 2022 and offer the following responses.

Comments on the applicable guidelines and compliance.

Response: We acknowledge your comments regarding the applicable guidelines and compliance. DDC will ensure that its consultants are sufficiently apprised of all applicable requirements.

Comments regarding tensile structure.

Response: We acknowledge your comments regarding the tensile structure which appears to be beneficial to individuals with disabilities and seniors through providing protection from the sun and rain.

Comments regarding sound baffle improvements.

Response: We acknowledge your comments regarding the sound baffle improvements that appears to be beneficial to those with disabilities, specifically those who are hard of hearing and/or use hearing aids living in the surrounding area.

Comments regarding design review.

Ms. Nola Miyasaki October 13, 2022 Page 2

Response: We acknowledge your comments regarding the applicable design review. DDC will ensure that the project's construction drawings and/or specifications are submitted to the State's Disability and Communication Access Board (DCAB) for review. DDC will further ensure sufficient review and evaluation of compliance with all accessibility requirements that are outside the scope of the DCAB Hawaii Revised Statutes (HRS) §103-50 review.

Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at <u>isaiahs@rmtowill.com</u>.

Very truly yours,

Sarah 1 K Sato Isaiah T. K. Sato



#### DIAMOND HEAD/KAPAHULU/ST. LOUIS HEIGHTS NEIGHBORHOOD BOARD NO. 5

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BLVD SUITE 160 • HONOLULU, HAWAII, 96817 PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET: http://www.honolulu.gov/nco

#### September 16, 2022

Acting Director Haku Milles, P.E., LEED AP John Condrey, AIA, IIDA Department of Design and Construction 650 South King Street, 11th Floor Honolulu, Hawaii 96813 Via Email: <u>dominic.milles@honolulu.gov</u> jcondrey@honolulu.gov

Subject: Draft Environmental Assessment and Anticipated Finding of No Significant Impact Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Key: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018 <u>https://files.hawaii.gov/dbedt/erp/Doc\_Library/2022-07-23-OA-DEA-Waikiki-Shell-Improvements.pdf</u>

Aloha Acting Director Milles and Mr. Condrey:

The Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board is an elected board that is advisory to government departments, agencies and officials on matters affecting the Board's district. Board meetings are held monthly with pre-posted public notices and agendas to receive, review, and respond to information affecting the Board's district.

In accordance with the Board's vote during the September 8, 2022, regular monthly meeting, on behalf of the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board the Board's Parks, Recreation and Environment Committee and Planning and Zoning Committee jointly submit for your acceptance and consideration the following Review Comments and Concerns relating to the proposed Waikiki Shell redevelopment project's Draft Environment Assessment (DEA) and anticipated "Finding of No Significant Impact."

Notably the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board is listed in the DEA as a city consulting party for the Waikiki Shell proposal and was provided a singular presentation of the proposed project in March 2021. However, remaining absent from the city were responses to ensuing questions accurately reflected in the Board's March 11, 2021 meeting minutes approved and adopted by the Board on June 14, 2021.<sup>1</sup>

#### **DEA Review Comments and Concerns**

#### **Opposition to the Significant Negative Impacts**

During the Diamond Head/Kapahulu St. Louis Heights Neighborhood Board's monthly meeting on September 8, 2022, the Board in its elected capacity as advisory to the City and County of Honolulu, voted in opposition to two egregious elements proposed for the City's redevelopment of the Waikiki Shell that would serve to diminish its open-air intent and historic design, specifically:

- A) A proposed "tensile roof structure" fronting and up to the height of the iconic Waikiki Shell and
- B) Proposed permanent stadium seating infrastructure illustrated to encroach into and bisect the historic Lawn Area.

<sup>&</sup>lt;sup>1</sup> See attached Exhibit D.

#### Justifications for Public Opposition to A and B

The Board is keenly aware that the iconic Waikiki Shell and its popular Lawn Area open space treasured by families attending Shell concerts<sup>2</sup> are valued community assets within Kapiolani Park, a registered historic landscape listed on the Hawaii Register of Historic Places.<sup>3</sup> The Board has also been provided with the attached Historic Hawaii Foundation DEA Review Comments emphasizing that the Waikiki Shell is a historic structure in and of itself that is eligible for listing on the Register of Historic Places.

During the Board's discussion of the Waikiki Shell listed as an actionable agenda topic on the Board's September 8, 2022, meeting notice and agenda, serious concerns were expressed about the proposed redevelopment of the Waikiki Shell inclusive of a "tensile roof structure" and permanent stadium seating infrastructure proposed to encroach into the historic Lawn Area enjoyed by residents and visitors alike as a popular casual ground seating and picnic area during events at the Shell. Consequently, the Board voted to oppose as egregious elements of the Waikiki Shell project a) the proposed tensile roof structure over the open-air seating of the Waikiki Shell and b) the expanded seating infrastructure proposed to encroach into and bifurcate the historic Lawn Area.<sup>4</sup>

Discussion noted that while some beneficial aspects such as public restroom and snack bar improvements are described as part of the proposed cumulative Waikiki Shell project, the published DEA is curiously and conspicuously absent any illustration of the proposed massive tensile roof structure, defined as a flexible roof structure constructed over the open-air seating and up to the height of the iconic Shell. Other expressed public concerns included the potential significant negative impact of the "tensile roof structure" being a safety risk to the nearby school and residential buildings during hurricane conditions. Additionally, in contradiction with the stated Design Guidelines of the Diamond Head Special District noted by the Department of Planning and Permitting, such a structure would intrude into significant views across Kapiolani Park and mauka to the dynamic view of Diamond Head. Therefore, because the proposed "tensile roof structure" would significantly negatively impact the historic architectural character and open-air integrity of the iconic Waikiki Shell, this proposed element must be removed from consideration.

Further, the proposed bifurcation of the historic Lawn Area with elevated stadium seating infrastructure illustrated in the DEA would destroy and permanently alter the historic green Lawn Area treasured and enjoyed by families during Shell concerts as a comfortable open space that allows for unstructured seating with good views of the concerts, and a hardscape of 2000 seats bisecting this open area would destroy the character and quality of this popular feature. Therefore because the proposed seating infrastructure would egregiously destroy the historic and visual integrity of the Waikiki Shell within its surrounding historic open space, this proposed element also must be removed from consideration.

In conclusion, the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board clearly questions the subject insufficient DEA procured by the Department of Design and Construction, disagrees with the Department's anticipated "Finding of No Significant Impact," and urges that comprehensive evaluation and further study be undertaken to materially revise the proposed project and render it compatible with Kapiolani Park's historic landscape listing on the Register of Historic Places, and the ultimate eligibility for listing of the iconic Waikiki Shell and its historic Lawn Area on the Register of Historic Places - with these public protections honored, acknowledged and adhered to before any renovations are undertaken.

<sup>&</sup>lt;sup>2</sup> See attached Exhibit B.

<sup>&</sup>lt;sup>3</sup> See attached Exhibit A.

<sup>&</sup>lt;sup>4</sup> See attached Exhibit C.

Respecting the above and similar DEA Public Review Comments and Concerns received by the Department of Design and Construction, the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board looks forward to receiving confirmation of the above remedies for the present Waikiki Shell redevelopment proposal by removal of both the proposed "tensile roof structure" and proposed permanent seating infrastructure expansion into the historic Lawn Area open space.

Mult

Winston Welch Parks, Recreation and Environment Committee Chair

Muhille Amatson

Michelle Spalding Matson Planning and Zoning Committee Chair

On behalf of the Diamond Head/Kapahulu St. Louis Heights Neighborhood Board In accordance with Board authorization and action on September 8, 2022

Ec: Mayor Rick Blangiardi Managing Director Mike Formby Department of Planning and Permitting Acting Director Dawn Takeuchi Apuna City Council Chair and District IV Councilmember Tommy Waters Kapiolani Park Trustees Andrea Tupola, Carol Fukunaga, Esther Kia'aina, Augie Tulba, Tommy Waters, Heidi Tsuneyoshi, Brandon Elefante, Radiant Cordero and Calvin Say State Historic Preservation Division Administrator Alan Downer R.M.Towill Corp., Isaiah Sato

#### **EXHIBITS**

#### Exhibit A

Kapiolani Park Registered Historic Landscape and Public Charitable Trust Lands

Hawaii Register of Historic Places SHPD Historic Site Number 80-14-9758



Kapi'olani Park rests on O'ahu's south shore, compatibly framing the slopes of the Diamond Head National Natural Landmark and State Historic Monument. This historic 160-acre park and recreational ground was dedicated by King Kalakaua in 1866 and has been protected in perpetuity for the people of Honolulu since 1896 by the Kapiolani Park Trust's public land trust provisions.

Kapi'olani Park is historically significant for its past association with indigenous Hawaiian culture, Papa'ena'ena Heiau and ali'i practicing on the Kapua plain and surfing in the sea beyond; and the Hawaiian Monarchy desiring to design this park and recreation ground within the Kaneloa Crown Lands as a reflection of the significant Victorian parks abroad.

Today this historic green landscape and recreational open space buffers Waikiki and urban development, and continues as the foundation, setting and sense of place of recreational resort and relaxation with permanent restrictions on private encroachment and commercialization.

## Exhibit B

## Waikiki Shell and Lawn Area within Kapiolani Park



Figure 4: Existing Site Perspective View



The popular historic Lawn Area is favored by local families attending Shell events

#### Exhibit C

#### Proposed Redevelopment of the Waikiki Shell



Figure 6: Schematic Plan – Proposed Improvements



Invasive "Tensile Roof Structure" example proposed to be fronting and as high as the iconic and historic Waikiki Shell over the seating area. Notably none are illustrated in the Waikiki Shell DEA.

## Exhibit D

# The Waikiki Shell DEA Uses NCO Draft Posted Minutes vs. Corrected Minutes Adopted by the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board

The Waikiki Shell DEA, Section 5, lists City and County of Honolulu agencies consulted prior to the preparation of the Draft Environmental Assessment as the "Board of Water Supply, Department of Planning and Permitting and Diamond Head Neighborhood Board No. 5," and provides the following Neighborhood Commission Office draft meeting minutes excerpt reflecting the for the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board's March 11, 2021 meeting and presentation of the Waikiki Shell redevelopment proposal:

#### PRESENTATION

<u>Waikiki Shell Improvements Project</u>: Isaiah Sato of R.M. Towill reported that improvements to Waikiki Shell will include a sign replacement at the western public entrance, orchestra pit modifications, improvements to the openair food preparation area and seat replacement.

Questions, comments and concerns followed.

- 1. <u>Historic State Registry</u>: Matson raised concerns regarding improvements as Waikiki Shell is listed as a historic structure.
- 2. Termites: Wong raised concerns regarding termite damage to Waikiki Shell.
- 3. <u>Funds</u>: Welch raised concerns regarding spending during the financial crisis.

In contrast, the Board's complete Meeting Minutes for March 11, 2021, relating to the Waikiki Shell Presentation followed by comments, questions and concerns accurately reflected on pages 8 and 9 from the meeting video at 2:13:42 to 2:23:34, per the Board's amended March meeting minutes as approved and adopted by the Board on June 10, 2021, are as follows:

#### PRESENTATION

<u>Waikiki Shell Improvements Project</u>: Isaiah Sato of R.M. Towill provided the following information on proposed improvements to the Waikiki Shell within six (6) acres of Kapiolani Park:

- Kapiolani Park is owned by the State and managed by the City and County of Honolulu, where the Department of Enterprise Services receives all revenues generated by the Waikiki Shell.
- The contemplated improvement project will require a Draft Environmental Assessment, a Special Management Area Permit application, and a Diamond Head Special District Permit application for review and approval by the Department of Planning and Permitting.
- The project site is zoned P-2 Preservation land within State Urban Land Use District and is within the tsunami evacuation zone and the Flood Zone.
- The Waikiki Shell is a venue for large outdoor concerts and other events and presently has a seating capacity for 8,611, with 2,611 permanent seats and open lawn area capacity for 6,000.
- The project is proposed to include the following:
  - A sign replacement at the public entrance, changing the name of the Waikiki Shell to the Tom Moffat Waikiki Shell.
  - A new food concession area for outdoor cooking.
  - Central orchestra pit modifications to accommodate flexible seating, and replacement of all seats in the existing outdoor seating area.
  - Construction of an overhead tensile structure over the seating area that would not exceed the existing height of the Waikiki Shell.

- Expansion of permanent seating into the lawn area, with the maximum capacity remaining the same.
- Replacement of the existing sound bunker and addition of a rear arcade of sound baffles.

Questions, comments and concerns followed:

- 1. <u>State Register of Historic Places</u>: Matson noted that Kapiolani Park is a registered Historic Landscape and asked if the State Historic Preservation Division (SHPD) had been consulted on this project, expressing concern that the proposed new structures would change and harden the historic open space that is part of the historic landscape. Sato responded that SHPD has been notified and further communication is expected with additional follow-up on SHPD recommendations.
- 2. <u>Termites</u>: Wong raised concerns regarding termite damage to Waikiki Shell's stage area, and noted concerts have been halted because of this and the repairs should be undertaken with the money being spent.
  - Sato responded that he would follow up on this with the City and will provide an update to Chair Peralto.

Wong added that the existing Waikiki Shell is popular with many people and **continued communication with the Board on this proposal will be necessary.** 

- 3. <u>Priorities</u>: Welch agreed that the City needs to keep the Board apprised on proposed projects and not wait until they are a fait accompli, and asked if there is a demand for hard seating in the aesthetic open lawn area that has been so popular with the public as it is, noting the necessity for other improvements to the existing facilities and the greater expense of the proposed improvements during the present fiscal crisis.
- 4. <u>Traditional Use</u>: Murchie expressed the need for the return of the public's enjoyment of picnics within the open lawn area during concerts, and improvement in the quality of the food concessions in addition to better stage conditions.
- 5. <u>Communication of Concerns</u>: Matson echoed fellow Board members' comments concerning cluttering the Waikiki Shell with unnecessary projects and expending public funds on these instead of the necessary repairs to preserve the Waikiki Shell as embraced by the community within the historic landscape, without adding structures to convert it to a stadium or changing or renaming what is historically "the Waikiki Shell in Kapiolani Park," and requested that the concerns about this be communicated directly to Mayor Blangiardi.
- 6. <u>Noise Control</u>: Representative Bert Kobayashi advised that care needs to be taken relating to the proposed sound baffle arcade to ensure that the sound is not deflected upward to the residential buildings along the shoreline and the houses on the Diamond Head slopes, as well as Pualei Circle given many previous noise complaints.
- 7. <u>Closing Time</u>: Murchie added that Waikiki Shell events are required to close by 10:00 PM. Chair Peralto thanked Sato for his presentation and attention to the Board's comments relating to the project planning.

Subsequently there was no further communication with the jurisdictional and advisory Diamond Head/Kapahulu/St. Louis Hts. Neighborhood Board.



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Mr. Andrew Salenger, Chair Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board No. 5 c/o Neighborhood Commission 925 Dillingham Blvd. Suite 160 Honolulu, Hawaii, 96817

#### Attention: Mr. Winston Welch, Parks, Recreation and Environment Committee Chair Ms. Michelle Spalding Matson, Planning and Zoning Committee Chair

Dear Mr. Salenger:

#### Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your letter dated September 16, 2022.

The tensile structure was incorporated into the design to provide weather protection for patrons of the Waikīkī Shell. This would be beneficial to keiki, seniors, and individuals with disabilities. Many individuals are unable to be exposed to general weather conditions for prolonged periods of time. The tensile structure may allow these individuals to participate in Waikīkī Shell events which may include social and cultural events or recreational activities.

In response to stakeholder and community feedback, the conceptual location of the permanent lawn seating has been revised (see attached Conceptual Plan). The new location will eliminate the bifurcation of the lawn shown in previous schematic plans and will allow a consistent width of lawn seating area. The new seating is anticipated to seamlessly link with the existing seating through a similar design.

Following the Environmental Assessment, the proposed improvements will require a Special Management Area, Diamond Head Special District, and Waiver permit (tensile structure) from the City and County of Honolulu. The conceptual design is in general conformance with these guidelines and will be further detailed as the design progresses.

Your comments will be included in the forthcoming Final EA.

Mr. Andrew Salenger October 13, 2022 Page 2

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at <u>isaiahs@rmtowill.com</u>.

Very truly yours,

Laich 1 K Sato Isaiah T. K. Sato

Attachment



Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

# **Conceptual Plan**

Source: Google Earth

#### **Isaiah Sato**

From:	Liu, Rouen <rouen.liu@hawaiianelectric.com></rouen.liu@hawaiianelectric.com>
Sent:	Tuesday, August 16, 2022 6:35 PM
То:	jcondrey@honolulu.gov; Isaiah Sato
Cc:	Kuwaye, Kristen
Subject:	Waikiki Shell Improvements Project Draft EA

#### **CAUTION:** External Email

Dear Mr. Condrey and Mr. Sato

Thank you for the opportunity to comment on the subject project. Hawaiian Electric Company has no objection to the project. Should Hawaiian Electric have existing easements and facilities on the subject property, we will need continued access for maintenance of our facilities. We appreciate your efforts to keep us apprised of the subject project in the planning process. As the proposed Waikiki Shell Improvements project comes to fruition, please continue to keep us informed.

Should there be any questions, please contact me at 543-7245.

Thank you, Rouen Liu Permit Engineer Hawaiian Electric Company

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Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Mr. Rouen Liu, Permit Engineer Hawaiian Electric Company P.O. Box 2750 Honolulu, Hawaiʻi 96840

Dear Mr. Liu:

Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for reviewing the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge that Hawaiian Electric Company has no objection to the project as noted in your email dated August 16, 2022.

Your comment will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saich 1. K. Sato

Isaiah T. K. Sato



680 Iwilei Road Suite 690, Honolulu HI 96817 • (808) 523-2900 • preservation@historichawaii.org • www.historichawaii.org

August 18, 2022

John Condrey, AIA, IIDA City and County of Honolulu Department of Design and Construction 650 South King Street, 11<sup>th</sup> Floor Honolulu, HI 96813

Via Email: jcondrey@honolulu.gov

# RE: Draft Environmental Assessment and Anticipated Finding of No Significant Impact Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Key: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Dear Mr. Condrey:

Historic Hawai'i Foundation (HHF) is providing comments under Chapter 343 of the Hawai'i Revised Statutes (HRS) on the draft environmental assessment (DEA) and anticipated finding of no significant impact (AFONSI) for the proposed Waikīkī Shell Improvements Project.

The Project consists of replacement of the existing entrance sign, open air food concession, sound bunker and fixed seating, installation of additional 2,000 fixed bleacher seats in the existing lawn seating area, new sound baffles and covered walkway at the rear perimeter and a new tensile structure covering over the existing areas fronting the stage.

Historic Hawai'i Foundation recognizes the need to invest in public facilities, ensure regular maintenance and system upgrades and address the needs of performers, staff and guests. However, HHF is deeply concerned with the excessive nature of the proposed improvements, which go beyond those needed to ensure compatible and harmonious use in the historic park and have the potential to adversely affect historic and cultural resources.

HHF disagrees with the Anticipated Finding of No Significant Impact and believes that it is premature, inconsistent with Kapi'olani Park and Diamond Head Special District guidelines and not warranted at this time due to the irreversible adverse effects on historic properties. HHF provides the following detailed comments on specific areas of concern and recommendations.

#### Interests of Historic Hawai'i Foundation

Historic Hawai'i Foundation is a statewide nonprofit organization established in 1974 to encourage the preservation of sites, buildings, structures, objects and districts that are significant to the history of Hawai'i. HHF is an organization with a demonstrated interest in the undertaking and a concern for the effects on historic properties.

#### Historic Context

On 11 June 1877, King David Kalākaua dedicated the park in honor of Queen Kapi'olani, and described it as "a resort and place of innocent refreshment."<sup>1</sup> The park grounds were assembled from the donation of land from Kalākaua as well as adjacent landowners and managed by the Kapi'olani Park Association. The association's charter stated it had a purpose "of adorning and putting in order, a tract of land in the vicinity of Honolulu as a place of public resort, and of promoting Agricultural and Stock Exhibitions, and healthful exercise, recreation and amusements." <sup>2</sup>

Kapi'olani Park was established as a public charitable trust in 1896 by the Kapi'olani Park Association, William G. Irwin and the Republic of Hawai'i. Act 53 of the Session Laws of 1896 established the maintenance of a free public park, with certain limitations upon the powers of the commission including an express provision that "[t]he said Commission shall not have authority to lease or sell the land comprising the said park or any part thereof[.]"<sup>3</sup>

In 1913, the Territory of Hawai'i transferred administrative authority over the park to the City and County of Honolulu. The City continues to manage the park today through its Department of Parks and Recreation. The City is the Trustee for the charitable Trust created by Act 53.

Kapi'olani Park lies within the Diamond Head Special District.

#### Identification of Historic Properties

The Draft Environmental Assessment has insufficient information on the description of the significance, integrity and character-defining features of historic properties that are present in the project area. HHF provides the following recommendations related to the identification of historic properties:

1. Kapi'olani Park was listed in the Hawai'i Register of Historic Places in 1992. The nomination form notes that contributing features that demonstrate the historic significance include the central <u>lawn/open</u> <u>space</u>, trees and the views to and from Diamond Head (emphasis added). <sup>4</sup>

The period of significance for Kapi'olani Park is described as 1877-1942. Built in 1953, the Shell is not listed as contributing to the Park since it postdates the period of significance and was less than fifty years

<sup>&</sup>lt;sup>1</sup> National Register Nomination, 1992, Section 8 "Significance".

<sup>&</sup>lt;sup>2</sup> Ibid, Section 8, p. 3.

<sup>&</sup>lt;sup>3</sup> Session Laws of Hawai'i, 1896, Act 53

<sup>&</sup>lt;sup>4</sup> Ibid, Section 8, p. 6

old at the time the nomination was prepared. The nomination's description of contributing features states that no park structures are included.

2. Waikīkī Shell is potentially individually eligible for listing in the National and/or Hawai'i Register of Historic Places.

According to the Hawai'i Modernism Context Study, the Shell was designed by Law & Wilson in 1956. The firm also designed such notable buildings as the State Transportation Building, Church of the Holy Nativity and several other churches. Upon Law's death, Wilson continued the firm as Wilson & Associates, and in 1971 it became Wilson-Okamoto, which remains one of the state's prominent planning and engineering firms.

The outdoor seating area was designed and supervised by landscape architect Paul Weissich, who became Head of Planning and Construction for the City and County of Honolulu in 1957. He headed the Beautification Division for the City, devoting his energies to the care and planting of street trees. He began the City and County Division of Botanical Gardens, working to help expand and protect the Foster Botanical Gardens and to bring the Waiawa Gardens into the county system. Koko Crater became part of the system as a result of his efforts. He co-authored *Plants for Tropical Landscapes: A Gardeners Guide*, written with Fred Rauch and published in 2000.<sup>5</sup>

- HHF believes that the Waikīkī Shell meets the criteria of historic significance and integrity as a significant historic property and is individually eligible for listing on the Hawai'i Register of Historic Places.
- HHF recommends that the City engage a qualified architectural historian to conduct a formal determination of eligibility for the structure and to seek concurrence from the State Historic Preservation Division in accordance with HRS 6E-8 and HAR 13-284.
- HHF recommends that the determination of eligibility evaluate the Waikīkī Shell in the national context of a historic building type of outdoor bandshells. Free-standing outdoor shells in a variety of styles were built starting in the 1890s, perhaps in concert with the ideals of the emerging American park movement. "Acoustical shells were developed to focus sound outward in one direction as opposed to the 'sound in the round' diffused from all sides of the open gazebo bandstand. In the United States they were built in large city parks and amusement parks as bands increased in size." <sup>6</sup>
- HHF recommends that the City prepare and submit an update the Kapi'olani Park historic register nomination to include additional contributing features to the Park since 1992, including both the Shell and the original entrance to the Zoo (which was constructed in 1963 and listed on the Hawai'i Register of Historic Places as individually eligible in 2016).
- **3.** Traditional Cultural Properties may be present and should be evaluated prior to any plans moving forward. An Archaeological Literature Review and Field Inspection (LRFI) was completed for

<sup>&</sup>lt;sup>5</sup> Fung Associates, Inc. "Hawai'i Modernism Context Study," 2011, Sections 4.5.6; 4.5.11 & 4.5.16

<sup>&</sup>lt;sup>6</sup> Wikipedia: "Shell (theater)", accessed 8.17.2022

a stage improvements project at the Waikīkī Shell in July 2018. The LRFI was limited to the stage area and did not include improvements at other areas of Waikīkī Shell. This study should be updated to include the lawn and surrounding areas within the Waikīkī Shell's boundary.

The Kapi'olani Park historic register nomination states that:

"Long before the park was established, the Waikīkī/Kapi'olani Park area was the center of Hawaiian culture on O'ahu. Agricultural cultivation, fishponds, coconut groves and indigenous settlements dotted the area. Ancient Hawaiian sports such as wrestling were played here and offshore surfing sites were reserved for the royal class. Several religious shrines and temples were noted including Kapahulu near the intersection of Kalākaua and Monsarrat Avenues."<sup>7</sup>

• HHF recommends that the City conduct an update the archaeological study to include the lawn and surrounding areas within the Waikīkī Shell's boundary and assess whether any traditional, cultural or archaeological resources are present.

Historic Hawai'i Foundation Comments on Project Impact

#### Cover Page and Section 1.1: HRS §343-5(a) Trigger(s) - Purpose for Environmental Assessment:

The DEA notes that the environmental assessment is required by Hawai'i Revised Statutes (HRS) 343-5 (1) for the proposed use of state of county lands or the use of state of county funds.

The DEA is also required pursuant to HRS 343-5(4) for the proposed use within any historic site as designated in the National or Hawai'i Registers of Historic Places, as provided for in the National Historic Preservation Act of 1966, Public Law 89-665 or HRS Chapter 6-E. **Please revise and update the statutory triggers for the environmental assessment pursuant to HRS 343-5(4)**.

#### Section 2.7 Applicable Permits and Approvals:

This section should explicitly note the requirements in accordance with HRS 6E-8, HRS 6E-10 and HAR 13-284 that written concurrence of the State Historic Preservation Division is required prior to the project commencing and that the project shall include compliance with any and all mitigation commitments for effects from the project.

#### Section 2.4 Land Ownership:

This section needs to acknowledge that the Park is held under deed of the Kapi'olani Park Charitable Trust. The City needs to identify conditions and requirements of the Trust and any subsequent court cases. Please explain how does this proposal does or does not comply with the terms of the trust and court orders.

#### Section 3.7 – Noise

Noise may potentially diminish the integrity of a historic property and cause an adverse effect and significant impact. The Draft EA states:

<sup>&</sup>lt;sup>7</sup> NR Nomination, Section 8, p. 3.

"During concerts or events, the noise generated can be heard from the Gold Coast area and adjacent nearby communities. <u>The tensile structure and sound baffles are in the schematic design phase.</u> The design is anticipated to reduce the noise impacts from the Project Site, improving the ambient noise levels in the area. A noise analysis may be completed as the design progresses to ensure that they project will not create significant noise impacts to the surrounding communities" (emphasis added).

• HHF believes that since the design is incomplete and a noise analysis has not been performed, the City's assessment of effect is not proved and cannot be sustained at this time. It is premature to determine whether the improvements will have an adverse effect on the setting.

#### Section 3.8 - Effects on Historic Properties

#### Lawn and Outdoor Venue

The lawn currently seats 6,000 informally with good view planes of the stage. By interjecting 2,000 fixed bleacher seats in the center of this lawn, the proposal indicates this significant feature will be adversely affected, permanently. The remainder of the lawn, bisected by the bleachers, will be relegated to subordinate and marginal seating.

• HHF is concerned about permanent, impermeable pavement on the lawn for new fixed seating and recommends that it be removed from the project scope. We recommend that the project team research and develop alternatives for lawn seating that does not impact the open space. For example, can temporary seating be used only during performances and stored at other times or can the lawn be kept as permeable natural surface and not replaced with hardscape?

#### Shell Structure

The half-dome shell is the main contributing feature of the outdoor venue. The City's proposal to a roof-like structure forward of the iconic shell would have a severe and permanent impact to the visual integrity and view planes for the structure. The shape, including support structures, material and color have not been designed. Therefore, the City's assertion that the effect would not be significant cannot be sustained and is not proven.

• HHF is extremely concerned about the proposed tensile structure covering and recommends that it be removed from the project scope.

#### Section 3.9 Visual Resources

The Draft EA states that:

"The Project Site will be <u>more visible than it is now due to the addition of the tensile structure</u> and sound baffles. The Project Site is <u>within the view plane of Diamond Head</u> from the west as shown in Map A.1 of the PUC DP, Significant Panoramic Views. However, the tensile structure will be designed to a height reasonably similar to the existing height of the Waikīkī Shell and is not anticipated to significantly impact the scenic views in the vicinity. The Project will also not impact the iconic Waikīkī Shell stage area." • HHF disagrees with the City's analysis of the visual effects. The view planes are an important component in the Diamond Head Special District and the effect of the added structures will be irrevocable and permanent.

#### Section 4.7 Diamond Head Special District - Height Limit

The Draft EA states that:

"The principle goal of the Diamond Head Special District is view corridor protection and maintenance of open space qualities of key places....The map height limit for Kapi'olani Park and the Waikīkī Shell is 0-feet. The existing and proposed Waikīkī Shell and auxiliary buildings exceeds this height limit. The open-air concession and sound bunker will be designed to a similar height to the existing structures. Furthermore, the tensile structure will be designed to a similar height as the main Waikīkī Shell stage."

• HHF disagrees with the City's proposal to install a tensile structure in the open area. The vertical elements will have a visual effect that would be irrevocable and permanent.

#### Section 4.7.3 Diamond Head Special District – Architectural Character

The Draft EA states that:

"The Project is within the schematic design phase and has not chosen a specific roof design, materials, color, and lighting. The proposed improvements will be designed in conformance with the design guidelines and will be further shown in the future special district application."

- Because the design is not complete, the proposal does not provide sufficient information to determine the effect of the proposed structures and lighting on the historic park setting. **HHF is concerned that the proposed structure would be adverse because of the supports, the visual effects, and the change to the outdoor venue character.**
- A property has a high level of integrity if it possesses characteristics that convey its historical significance through its setting, materials, and design. The yet-to-be-developed design has the potential to affect each of these aspects of integrity of the Waikīkī Shell grounds.
- The installation of the tensile structure would have an irrevocable and permanent effect.

## CONCLUSIONS AND RECOMMENDATIONS:

In addition to the comments provided by relevant section above, HHF recommends scaling back on the "improvements" to be less impactful. HHF agrees with updating the concession area, sign, sound bunker, orchestra pit, existing seating, sound baffling, and covered pedestrian walkway to make the Shell grounds more comfortable and usable, subject to appropriate design and construction conditions.

HHF also strongly recommends that the project scope eliminate the pavement and new permanent seating on the lawn area and to eliminate the proposed covering.

The purpose of an environmental assessment is to assess impacts and to make informed decisions based on the assessment. Because the project details are being pushed until the permitting phase, it is impossible to evaluate the effects in an accurate, meaningful and reliable way.

Therefore, the Draft EA does not achieve the purpose of an environmental assessment and a proposed finding of no significant impact is premature. We recommend additional community consultation and outreach to address the issues, revise the project and submit a revised environmental assessment.

Very truly yours,

Kiersten Jaulhner

Kiersten Faulkner, FAICP Executive Director

Copies via email

• R.M. Towill Corporation, Isaiah Sato (isaiahs@rmtowill.com)



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Ms. Kiersten Faulkner, FAICP Executive Director Historic Hawai'i Foundation 680 Iwilei Road Suite 690 Honolulu, Hawai'i 96817

Dear Ms. Faulkner:

Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your letter dated August 18, 2022 and offer the following response.

The tensile structure was incorporated into the design to provide weather protection for patrons of the Waikīkī Shell. This would be beneficial to keiki, seniors, and individuals with disabilities. Many individuals are unable to be exposed to general weather conditions for prolonged periods of time. The tensile structure may allow these individuals to participate in Waikīkī Shell events which may include social and cultural events or recreational activities.

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Your comments will be included in the forthcoming Final EA.

Ms. Kiersten Faulkner October 13, 2022 Page 2

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at <u>isaiahs@rmtowill.com</u>.

Very truly yours,

Laich 1 K Sato Isaiah T. K. Sato

Attachment



Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

# **Conceptual Plan**

Source: Google Earth

# **O'ahu Island Parks Conservancy**

Monday, August 22, 2022

John Condrey, AIA, IIDA City and County of Honolulu Department of Design and Construction 650 South King Street, 11th Floor Honolulu, HI 96813

Via Email: jcondrey@honolulu.gov

RE: Draft Environmental Assessment and Anticipated Finding of No Significant Impact re. Waikīkī Shell Redevelopment Project proposed for 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Key: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Aloha John:

Please find attached the O'ahu Island Parks Conservancy's Review Comments concerning the DDC's Draft Environmental Assessment submittal for the city's proposed Waikiki Shell redevelopment project.

Thank you for your consideration and future response to the Conservancy's comments and concerns.

Sincerely,

Michelle Spalding Matson President, O'ahu Island Parks Conservancy A Hawai'i Non-Profit Corporation

I
## Kapiolani Park Historic Landscape

Hawaii Register of Historic Places SHPD Historic Site Number 80-14-9758



#### Waikiki Shell at Kapiolani Park



Kapi'olani Park rests on O'ahu's south shore, compatibly framing the slopes of the Diamond Head National Natural Landmark and State Historic Monument. This historic 160-acre park and recreational ground was dedicated by King Kalakaua in 1866 and has been protected in perpetuity for the people of Honolulu since 1896 by the Kapiolani Park Trust's public land trust provisions.

Kapi'olani Park is historically significant for its past association with indigenous Hawaiian culture, Papa'ena'ena Heiau and ali'i practicing on the Kapua plain and surfing in the sea beyond; and the Hawaiian Monarchy desiring to design this park and recreation ground within the Kaneloa Crown Lands as a reflection of the significant Victorian parks abroad.

Today this historic green landscape and recreational open space buffers Waikiki and urban development, and continues as the foundation, setting and sense of place of recreational resort and relaxation with permanent restrictions on private encroachment and commercialization.

<sup>&</sup>lt;sup>1</sup> Waikiki Shell Draft Environmental Assessment page 1-7

#### Kapi'olani Park Hawaii Register of Historic Places SHPD Historic Site Number 80-14-9758 Waikiki Shell Excerpts

#### Statement of Significance (continued)

On 11 June 1877, King Kalakaua dedicated the park in honor of Queen Kapiolani, and described it as "a resort and place of innocent refreshment." James Makee, President of the Kapiolani Park Association stated that a civilized, modern city needed a large public park where people could enjoy "refreshment and recreation" in the kindly influences of nature. In speaking about the social utility of a public recreation ground, Kalakau and Makee reflected the ideals of the emerging American park movement. Their discussion of the natural pleasures of the park were similar to the ideals of reformers in American cities who hoped that the pastoral nature of parks would provide

installation of a massive sprinkler system in 1948. In the same year, the Honolulu Zoo became established at its present forty two acre site between Kapahulu and Monsarrat Avenues, which had been the location of the earlier waterscape. The Waikiki Shell, an outdoor amphitheater, was built in 1953 and 3

trees and views of Diamond Head remain to refresh all. In an area of dense urbanization, Kapiolani Park is an open recreational oasis that has continuously served the people of Honolulu. The development of the park is associated with broad patterns of local recreational history and with Hawaiian royalty. Kapiolani Park contributes positively to the quality of life of Honolulu and projects a unique sense of place.

#### Description (continued)

side). The Royal Hawaiian Band, the oldest municipal band in the country, has played at the park since its dedication in 1877. The band has outlasted three different bandstands and is still going strong with concerts every Sunday. This is one of the most popular recreational entertainments for visitors and residents alike. Trees shade the bandstand area and another double row of ironwoods lies beyond. Then a large grassy expanse leads to the Waikiki Shell amphitheater which hosts a variety of entertainment. To the north, across Monsarrat Avenue form

<sup>&</sup>lt;sup>2</sup> National Register of Historic Places registration form, page 4

<sup>&</sup>lt;sup>3</sup> National Register of Historic Places registration form, page 6

<sup>&</sup>lt;sup>4</sup> National Register of Historic Places registration form, page 8

<sup>&</sup>lt;sup>5</sup> National Register of Historic Places registration form, page 2

## Proposed Redevelopment of the Waikiki Shell

The Developer/Applicant Department of Design and Construction is presently proposing to make major changes to the Waikīkī Shell comprised of the following to be self-approved by the Department of Design and Construction dually as the Approving Agency, a perceived regulatory conflict of interest.

#### Purported Purpose and Need for the Redevelopment Project

The Waikiki Shell Draft Environmental Assessment states that "the proposed improvements will improve the level of service that the Waikīkī Shell can provide entertainers and the general public" and" the improvements will support economic opportunities and temporary jobs during construction." <sup>6</sup> The Applicant's presentation to the Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board additionally highlighted revenues provided to the city by the facility.

 The Draft Environmental Assessment states that installation of an \$8.4 Million tensile roof structure over the existing seating area will provide protection from the elements for Waikiki Shell patrons, and that the tensile roof structure is anticipated to be no taller than the Shell.

#### Review Comments:

The Primary Center Development Plan seeks to protect and enhance Honolulu's natural, cultural, and scenic resources. The Waikiki Shell redevelopment site is within the Diamond Head view plane to the west as shown by the Significant Panoramic Views of the Primary Urban Center on Map A.1.<sup>7</sup>

The tensile roof structure is proposed to cover the open-air seating area to a height "no taller" than the 20-foot height of the Waikiki Shell, thus significantly impacting the scenic views within this portion of the Kapiolani Park historic landscape, as well as the open frontage of the iconic Waikiki Shell that is in and of itself an eligible historic structure within Kapiolani Park's registered historic landscape.<sup>8</sup>

While it is clear that a huge flexible tensile roof structure "no taller than the Shell" spanning the seating area will deface the iconic Waikiki Shell, curiously no rendering or elevation of the proposed tensile roof structure covering the Shell seating area up to 20 feet high has been provided for public review in the Draft Environmental Assessment. This fatal flaw deceives the tensile roof structure's significant adverse impact to the Shell's historic architectural character, integrity and feeling of sense of place in the surrounding Kapiolani Park historic landscape. This incompatible element should be deleted from the discussion.

Further, Kapiolani Park and the Waikiki Shell are situated within the O'ahu's dry south shore where trade winds are reduced to gentle breezes at sunset when open-air concerts at the Waikiki Shell begin and are enjoyed by residents and visitors alike, with need for no more than an umbrella during an occasional passing light shower. During heavy storms events are postponed or canceled and a flexible tensile roof structure under such conditions would most likely become an \$8.4 Million public liability.

<sup>&</sup>lt;sup>6</sup> Draft Environmental Assessment Section 2.5, page 2-11

<sup>&</sup>lt;sup>7</sup> Draft Environmental Assessment Section 3.9, page 3-43

<sup>&</sup>lt;sup>8</sup> Draft Environmental Assessment Figure 3, page 1-6



Waikiki Shell and Lawn Area at Kapiolani Park



Invasive Tensile Roof Structure

<sup>&</sup>lt;sup>9</sup> Waikiki Shell Draft Environmental Assessment page 1-6



The Draft Environmental Assessment states that a \$1 Million installation of new fixed seating for 2,000 patrons emulating the Hollywood Bowl constructed in the existing significant green open Lawn Area as shown in Appendix A will not increase the seating capacity, but "may" draw larger crowds at events not otherwise fully booked and "may" attract more frequent gatherings and events to increase the revenues for the City,<sup>10</sup> therefore the grade of the lawn around the seats "may" be adjusted to accommodate the proposed seating thereby creating lawn remnants irretrievably negatively effecting this important and treasured feature.

**Review Comments:** 

A raised expanded seating area to create a stadium presence within the Shell's historic Lawn Area's green open space will marginalize and block the remaining Lawn Area's visibility for myriad local residents with families that enthusiastically favor the popular green open space for complete and informal enjoyment of cultural Hawaiian and local concerts

<sup>&</sup>lt;sup>10</sup> Draft Environmental Assessment Section 2.5, page 2-11

that are the events most compatible with the Shell's open-air venue and soft evening breezes among the historic trees and under the moon's path surrounded by a canopy of stars.

Additionally, Bill 36, 2022, adopted by the Honolulu City Council calls for alternative larger venues to ensure physical distancing when reasonably required to prevent the spread of COVID virus variants,<sup>11</sup> thus the proposed shoulder-to-shoulder fixed seating expansion would defeat this essential need and purpose.

 Installations of sound baffles and a pedestrian covering for \$1.1 Million are anticipated to be 10 to 20 feet tall behind the expanded fixed seating within the Lawn Area, as schematically shown on Figures 6 and 10. <sup>12</sup>

#### **Review Comments:**

Like the proposed tensile roof structure above the Waikiki Shell's seating area, constructing a second continuous structure up to 20 feet tall to cover the open pedestrian pathway around the Shell will render another visually obtrusive element within the Kapiolani Park historic landscape, and schematically raising the sound baffles 10 to 20 feet high would constitute building a wall around the Shell within the Park's historic landscape.

Notably, concert disturbance emitting to surrounding residential areas is required to be terminated at 10:00 p.m., and the noise pollution of incompatible events and concerts targeting the open-air Waikiki Shell venue are better planned and best managed at alternative enclosed city venues.

• Replacement of the Waikiki Shell signage at the Shell's west entrance for \$225,000 remains in the city's Draft Environmental Assessment.

#### **Review Comments:**

The Waikiki Shell at Kapiolani Park entrance signage was an integral feature of the Waikiki Shell constructed in the 1950's, and the entrance signage replacement must be compatible with and respectful of Kapiolani Park's historic landscape and the historic Shell, with this hierarchy first and foremost.



<sup>&</sup>lt;sup>11</sup> Bill 38, 2022, Section 2 (e)

<sup>&</sup>lt;sup>12</sup> Draft Environmental Assessment Section 2.6, page 2-12, Figures 6 and 10 pages 2-13 and 2-17



Any added moniker of a contemporary commercial promoter to this Kapiolani Park historic signage will dilute and diminish the historic significance of the "Waikiki Shell at Kapiolani Park" renowned to local residents and visitors alike.

#### The Optimum Alternative to Redevelopment of the Waikiki Shell

With the No Action alternative to the proposed redevelopment of the Waikiki Shell, significant environmental impacts including irrevocable changes to Kapiolani Park's Registered Historic Landscape and natural resources will be averted, and unwarranted redevelopment costs will be avoided.

The best use of this cumulative historic and cultural public asset is its historically-intended use as a Public Park and Recreational ground in perpetuity, with the Waikiki Shell's open-air concert and event venue within the green landscaped open space to perpetuate Hawaiian cultural and local entertainment for the ultimate enjoyment of residents and visitors alike.

With Honolulu's availability of alternative public entertainment venues there is no practical public need to generate increased accommodations and visual obstacles to promote Waikīkī Shell events and gatherings within the finite carrying capacity of the Kapiolani Park Trust's protected historic landscape.

Further, there is no urgent public need to provide a flexible "tensile roof structure" causing ground disturbance within Kapiolani Park's Registered Historic Landscape together with significant cumulative visual impacts by defacing the iconic character, experiential feeling and natural integrity of the open-air design of the Waikiki Shell, an eligible historic structure in and of itself as a renowned and unique outdoor venue within its surrounding historic green open space.

## Upgrades and Improvement of Existing Amenities <sup>13</sup>

- The Draft Environmental Assessment justifies replacement of the Waikiki Shell's existing open-air food concession for \$225,000 to provide patrons with food in a clean and healthy environment.
- The Draft Environmental Assessment makes no mention of the long-standing need to improve and increase the Waikiki Shell's limited number of public restrooms in the face of patrons' cries for a clean and sanitary environment, and the limited number rendering some uncomfortable evenings.
- The Draft Environmental Assessment justifies replacement of existing Shell seating with safe, upgraded seats and modifying the orchestra pit area to better accommodate portable seating at a total cost of \$500,000.
- The Draft Environmental Assessment justifies replacement of the existing sound bunker for \$225,000 as a means to improve the on-site sound operations and reduce off-site noise pollution.

## Kaneloa Wetland

The Draft Environmental Assessment errs on page 3-28 by casually presuming under Section 3.5.3 that there are no wetlands adjacent to the proposed redevelopment area:

## 3.5.3 Wetlands

Wetlands play an integral role in the environment. They prevent erosion in the surrounding area through the presence of wetland-associated plants with root systems that hold soil in place. The plants serve as a physical barrier and absorb energy from waves. Wetlands also provide a natural filtration system for runoff. Nutrients swept into a wetland from runoff become bound to soil particles themselves or absorbed by plant roots and microorganisms that live in the soil. Through this process, most of the nutrients and pollution in the water are retained, preventing them from entering the ocean. Executive Order 11990, Protection of Wetlands, directs federal agencies to take action to minimize the destruction, loss, or degradation of wetlands on their properties and mandates the review of the impact of proposed actions on wetlands through NEPA.

There are no known wetlands in or adjacent to the project site.

## Project Impacts and Mitigation

The proposed Project will not impact any wetlands.

The Kaneloa Wetlands Restoration Project on the mauka side of the Waikiki Shell was conducted in 1998 with the assistance of a federal grant from the Environmental Protection Agency:

<sup>&</sup>lt;sup>13</sup> Draft Environmental Assessment Sections 2.5 and 2.6, page 2-11

#### 1. Some History

The Ala Wai Canal was carved out of shoreline wetlands between 1921 and 1928 to drain agricultural fields in the shoreline plain and build up the planned seaside enclave of Waikiki for well-heeled property owners. The canal functioned as a water reclamation project, diverting natural stream waters flowing from Manoa, Palolo and the Tam Pong Ditch that traversed the plain and was used to irrigate Kapi'olani Park following its dedication in 1887 by King Kalakaua.

Throughout the following decades, the Aa Wai Canal became a popular scenic point of interest and recreational waterway for residents and visitors alike. The Ala Wai Canal was listed on the Hawaii State Register of Historic Places in 1992 together with Kapi'olani Park.

A 1996 Consent Decree between the US Environmental Protection Agency (EPA), the State of Hawaii, and the City and County of Honolulu created and funded a \$2.1 million plan for watershed protection "to empower the community to improve... the many watershed areas that drain into the Ala Wai Canal." Community stewardship groups from Makiki, Manoa, Palolo and Diamond Head formed an Ala Wai Watershed Association to embark on stream and waterway projects to restore their natural conditions, including clearing streams of debris and integrating native vegetation within the surrounding landscape. Notable working projects included the Palolo community's stewardship of Pukele and Waiomao streams, and the Diamond Head community's restoration of the Kaneloa Wetland in Kapi'olani Park, among others.

#### 5. Kapi'olani Park Karst Connection

The ACOE appears to neglect information provided by Cultural Surveys in the Ala Wai Canal Project Cultural Resources Appendix E. This relates to the 1998 Ala Wai Watershed Kaneloa Wetland Project in Kapi'olani Park, where tilapia were discovered entering the wetland from a drainage opening during periods of heavy rain. It is known that this area is permeated with a natural underground drainage system within the coastal coral bed between the Ala Wai Canal and the Shoreline.

The ACOE should take into account that a calculated topping of the Ala Wai Canal during a 1%, 100-year flood event may be well reduced, and likely non-existent with this subsurface connection to Kapi'olani Park's wetland and the swale below sea level near the Waikiki Shell.

14

#### **Major Special Area Management Permit**

Pursuant to Revised Ordinances of Honolulu (ROH) Chapter 25 relating to the Shoreline Management Area, a Major Special Management Area Use Permit (Major SMP) is required for any proposed development within the coastal zone area, and Developer/Applicant Department of Design and Construction is planning to submit a SMP application to the Department of Planning and Permitting for processing.

The initial phase of the Major SMP involves the preparation and acceptance of an Environmental Assessment for full disclosure of significant adverse impacts or effects of the

<sup>&</sup>lt;sup>14</sup> Kaneloa Wetland excerpts from the O'ahu Island Parks Conservancy November 9, 2015 EIS Review Comments relating to the Army Corps of Engineers Ala Wai Canal Flood Mitigation Project Proposal.

proposed project, evaluated alternatives to the project, and a complete Environmental Impact Statement to further disclose and address the findings significant impacts.

When registered and eligible historic sites, landscapes and cultural features are present and affected, the State Historic Preservation Division is the determining agency required to be consistently consulted, and these consultations must be in accordance with the federal Secretary of the Interior's Standards for Historic Preservation.

The Draft Environmental Assessment lists the Department of Design and Construction as the Developer/Applicant and dually as the Approving Agency for self-approval of the city's proposed development project, which creates the appearance of an inherent conflict-of-interest.

Ultimately, the Major Special Area Management Permit, including any project alternatives and modifications, is required to be reviewed and deliberated by the Honolulu City Council together with any development funding.

## **Major Diamond Head Special District Permit**

Pursuant to Revised Ordinances of Honolulu (ROH) Chapter 21 relating to the Land Use Ordinance (LUO), a Major Diamond Head Special District Permit is required for any proposed development within the Diamond Head Special District Core Area, and Developer/Applicant Department of Design and Construction intends to process approvals and entitlements for the proposed Waikiki Shell development project under a Major Diamond Head Special District Permit.

Diamond Head Special District Guidelines particularly relevant to the proposed Waikiki Shell development project are emphasized as follows:

#### Diamond Head Special District Goals and Objectives 15

The principal goal of the Diamond Head Special District is view corridor protection and maintenance of open space qualities of key places. In order to protect and enhance the character of the Diamond Head Special District, the following objectives have been adopted:

- a. To preserve existing prominent public views and the natural appearance of Diamond Head by modifying construction projects that would diminish these resources.
- b. To preserve and enhance the park-like character of the immediate slopes of the Diamond Head Monument, which includes Kapiolani Park.

#### Historic, Cultural & Scenic Structures & Significant Sites

Historically and culturally significant structures and sites include, but are not limited to:

- Diamond Head State Monument and the slopes of Diamond Head
- Waikīkī War Memorial and Natatorium
- Sans Souci State Recreational Park
- Kapiolani Park and Trust Land
- Kapiolani Park Bandstand
- Waikiki Shell
- Original Entrance to the Honolulu Zoo

<sup>&</sup>lt;sup>15</sup> Draft Environmental Assessment Section 4.7, page 4-43

When reviewing projects involving historically significant structures and sites, Department of Planning and Permitting staff takes guidance from the State Historic Preservation Division (SHPD), which undertakes updating the Hawaii Register of Historic Places as the State's official list of properties recognized for their significance to the history, architecture, archaeology, and/or culture of Hawai'i's communities, where districts, landscapes, sites, structures, buildings and features over 50 years old are eligible for nomination to the Hawaii Register of Historic Places. In furtherance of this, consultation with the Architecture Branch of SHPD is required to determine the historical significance.

#### Public Vantage Points & Viewing Sites

The following are public streets and public viewing sites in the vicinity of Kapiolani Park and the Waikiki Shell with prominent public vantage points and views of Diamond Head:

- Paki Avenue from Kapahulu Avenue to Diamond Head Road
- Kalakaua Avenue from Kapahulu Avenue to Coconut Avenue
- Kapiolani Park
- Sans Souci Beach
- Diamond Head Road
- Monsarrat Avenue
- Honolulu Zoo
- Jefferson Elementary School
- Waikīkī Elementary School

Per Diamond Head Special District guidelines, the prominent scenic views impacted by the proposed Waikiki development project, particularly the proposed tensile roof structure abutting the iconic Waikiki Shell, include portions of the Honolulu Zoo, Kapiolani Park and Monsarrat Avenue. Notably, however, the Draft Environmental Assessment states that the tensile roof structure's impacts on views will be further analyzed during the Diamond Head Special District Major Permit review.<sup>16</sup>

#### **Permits and Compliance**

In accordance with Chapter 6E-8 and 6-10, Hawaii Revised Statutes, and Title 13-284, Hawaii Administrative Rules, written concurrence is required from the State Historic Preservation Division prior to project commencement, and the subject project shall include compliance with any and all mitigation requirements for adverse effects from the project.

<sup>&</sup>lt;sup>16</sup> Draft Environmental Assessment Section 4.7, page 4-45

## Section 5. Parties Consulted Prior to Preparation of the Draft Environmental Assessment

The Draft Environmental Assessment lists those consulted prior to the preparation of the Draft Environmental Assessment as follows:<sup>17</sup>

State Agencies:

Department of Education, Department of Health, Department of Land and Natural Resources, Office of Planning

City and County of Honolulu:

Board of Water Supply, Department of Planning and Permitting, Diamond Head Neighborhood Board No. 5<sup>18</sup>

**Review Comments:** 

The Diamond Head/Kapahulu St. Louis Heights Neighborhood Board was required to be presented with a factual and complete presentation of the proposed Waikiki Shell redevelopment project to ensure public disclosure, discussion, questions, comments and recommendations from the interested and affected public prior to publication of the Draft Environmental Assessment.

Instead, a singular preliminary overview was presented to the Board on March 14, 2021, and the Applicant's Draft Environmental Assessment erroneously uses the Neighborhood Commission Office's incomplete DRAFT meeting minutes to reflect this preliminary presentation and the Board's unanswered questions, concerns and recommendations as an advisory agency.

City Neighborhood Commission DRAFT Board Meeting Minutes for March 11, 2021:

PRESENTATION

<u>Waikiki Shell Improvements Project</u>: Isaiah Sato of R.M. Towill reported that improvements to Waikiki Shell will include a sign replacement at the western public entrance, orchestra pit modifications, improvements to the openair food preparation area and seat replacement.

Questions, comments and concerns followed.

- 1. <u>Historic State Registry</u>: Matson raised concerns regarding improvements as Waikiki Shell is listed as a historic structure.
- 2. <u>Termites</u>: Wong raised concerns regarding termite damage to Waikiki Shell.
- 3. <u>Funds</u>: Welch raised concerns regarding spending during the financial crisis.

<sup>&</sup>lt;sup>17</sup> Draft Environmental Assessment page 1-3

<sup>&</sup>lt;sup>18</sup> Draft Environmental Assessment Section 5.2, page 5-2. See instead the approved and adopted Diamond Head/Kapahulu/St. Louis Heights Neighborhood Board's March 11, 2021, Meeting Minutes relating the Waikiki Shell Presentation as included herein.

In contrast, the Board's complete Meeting Minutes for March 11, 2021, relating to the Waikiki Shell Presentation followed by comments, questions and concerns accurately reflected on pages 8 and 9 from the meeting video at 2:13:42 to 2:23:34, per the Board's amended March meeting minutes APPROVED and ADOPTED by the Board on June 10, 2021, are as follows:

#### PRESENTATION

<u>Waikiki Shell Improvements Project</u>: Isaiah Sato of R.M. Towill provided the following information on proposed improvements to the Waikiki Shell within six (6) acres of Kapiolani Park:

- Kapiolani Park is owned by the State and managed by the City and County of Honolulu, where the Department of Enterprise Services receives all revenues generated by the Waikiki Shell.
- The contemplated improvement project will require a Draft Environmental Assessment, a Special Management Area Permit application, and a Diamond Head Special District Permit application for review and approval by the Department of Planning and Permitting.
- The project site is zoned P-2 Preservation land within State Urban Land Use District and is within the tsunami evacuation zone and the Flood Zone.
- The Waikiki Shell is a venue for large outdoor concerts and other events and presently has a seating capacity for 8,611, with 2,611 permanent seats and open lawn area capacity for 6,000.
- The project is proposed to include the following:
  - A sign replacement at the public entrance, changing the name of the Waikiki Shell to the Tom Moffat Waikiki Shell.
  - A new food concession area for outdoor cooking.
  - Central orchestra pit modifications to accommodate flexible seating, and replacement of all seats in the existing outdoor seating area.
  - Construction of an overhead tensile structure over the seating area that would not exceed the existing height of the Waikiki Shell.
  - Expansion of permanent seating into the lawn area, with the maximum capacity remaining the same.
  - Replacement of the existing sound bunker and addition of a rear arcade of sound baffles.

Questions, comments and concerns followed:

- 1. <u>State Register of Historic Places</u>: Matson noted that Kapiolani Park is a registered Historic Landscape and asked if the State Historic Preservation Division (SHPD) had been consulted on this project, expressing concern that the proposed new structures would change and harden the historic open space that is part of the historic landscape. Sato responded that SHPD has been notified and further communication is expected with additional follow-up on SHPD recommendations.
- 2. <u>Termites</u>: Wong raised concerns regarding termite damage to Waikiki Shell's stage area, and noted concerts have been halted because of this and the repairs should be undertaken with the money being spent.

• Sato responded that he would follow up on this with the City and will provide an update to Chair Peralto.

Wong added that the existing Waikiki Shell is popular with many people and **continued communication with the Board on this proposal will be necessary.** 

- 3. <u>Priorities</u>: Welch agreed that the City needs to keep the Board apprised on proposed projects and not wait until they are a fait accompli, and asked if there is a demand for hard seating in the aesthetic open lawn area that has been so popular with the public as it is, noting the necessity for other improvements to the existing facilities and the greater expense of the proposed improvements during the present fiscal crisis.
- 4. <u>Traditional Use</u>: Murchie expressed the need for the return of the public's enjoyment of picnics within the open lawn area during concerts, and improvement in the quality of the food concessions in addition to better stage conditions.
- 5. <u>Communication of Concerns</u>: Matson echoed fellow Board members' comments concerning cluttering the Waikiki Shell with unnecessary projects and expending public funds on these instead of the necessary repairs to preserve the Waikiki Shell as embraced by the community within the historic landscape, without adding structures to convert it to a stadium or changing or renaming what is historically "the Waikiki Shell in Kapiolani Park," and requested that the concerns about this be communicated directly to Mayor Blangiardi.
- 6. <u>Noise Control</u>: Representative Bert Kobayashi advised that care needs to be taken relating to the proposed sound baffle arcade to ensure that the sound is not deflected upward to the residential buildings along the shoreline and the houses on the Diamond Head slopes, as well as Pualei Circle given many previous noise complaints.
- 7. <u>Closing Time</u>: Murchie added that Waikiki Shell events are required to close by 10:00 PM.

Chair Peralto thanked Sato for his presentation and attention to the Board's comments relating to the project planning.

Subsequently there was no further communication with the jurisdictional and advisory Diamond Head/Kapahulu/St. Louis Hts. Neighborhood Board, and Applicant's response consequently found in the Draft Environmental Assessment is as follows:

Applicant's Draft Environmental Assessment Response:

The Kapiolani Park (SIHP No. 50-80-14-09758) was added to the Hawaii Register for Historic Places in 1992. Although the Waikīkī Shell is within Kapiolani Park (SIHP No. 50- 80-14-09758), the impacts to the Kapiolani park will remain minimal as the improvements are fully contained within the previously disturbed areas of the Waikīkī Shell. The historic Kapiolani Park and Waikīkī Shell are areas that are heavily trafficked and well-maintained. Operations of the Waikīkī Shell include routine landscape and building maintenance. The facility is also actively used as an event venue of various sizes. As such, the proposed improvements are not anticipated to significantly impact the historical properties and uses of the site. As part of the Draft Environmental Assessment (DEA) process, we will contact SHPD to determine any historical effects.

Review Comments:

Despite the Draft Environmental Assessment's proclaimed "routine landscape and building maintenance," the major elements of the proposed Waikiki Shell redevelopment project cannot be visually concealed within adaptive reuse of the historically built areas of the Waikiki Shell to prevent significant adverse impacts, and the proposed redevelopment clearly can be anticipated to have a significant adverse effect on the notable visual and physical presence of this historic site.

Further, it appears that the State Historic Preservation Division has not been consulted or able to respond to the Draft Environmental Assessment for the proposed Waikiki Shell redevelopment project within the Kapiolani Park registered historic landscape.

Consulted Parties, cont'd.

**Elected Officials:** 

State Senator Sharon Moriwaki, Waikiki District 12, then-State Representative Tom Brower, Waikiki District 22, Councilman Tommy Waters, East Honolulu and Waikiki District 4

Review Comments:

The Waikiki Shell is not within the Waikiki Special District. In contrast, the Waikiki Shell is situated in the protective Diamond Head Special District Core Area within Senate District 9, House District 19, and City Council District 4:

#### Diamond Head Special District Goals and Objectives

The principle goal of the Diamond Head Special District is view corridor protection and maintenance of open space qualities of key places. In order to protect and enhance the character of the Diamond Head Special District, the following objectives have been adopted:

- a. To preserve existing prominent public views and the natural appearance of Diamond Head by modifying construction projects that would diminish these resources.
- b. To preserve and enhance the park-like character of the immediate slopes of the Diamond Head Monument, which includes Kapiolani Park.

Others:

Waikīkī Improvement Association, Hawaii Lodging & Tourism Association

**Review Comments:** 

This is a wholly incomplete accounting of groups and organizations interested in and affected by the proposed Waikiki Shell redevelopment project. Could Hawaii Historic Foundation and other preservation organizations have been overlooked as consulted parties prior to preparation of the Draft Environmental Assessment?

## Section 6. Draft Environmental Assessment Summary of Findings and Preliminary Determination <sup>19</sup>

The O'ahu Island Parks Conservancy disagrees with the Draft Environmental Assessment's Summary of Findings:

- The proposed Waikiki Shell redevelopment project over the estimated time of twelve (12) years of redevelopment beyond needed improvements cumulatively will have a substantial adverse effect upon the environment with its commitment for larger actions.
- The proposed Waikiki Shell redevelopment project will have a substantial adverse effect on the visual character, integrity and experiential feeling of the both the Kapiolani Park Registered Historic Landscape and the historic iconic Shell structure.
- The proposed Waikiki Shell redevelopment project will have substantial adverse effects on scenic vistas and view planes as identified in county and state plans.
- The Draft Environmental Assessment openly discloses that the Waikiki Shell redevelopment project will be comprised of high structures fronting the Waikiki Shell structure and around popular open Lawn Area, thus introducing alien architecture and visual obstacles within the Waikiki Shell's green open space central to surrounding scenic and historic mauka and makai view planes across this portion of Kapiolani Park.
- The Draft Environmental Assessment fails to provide a compatible outcome in harmony with the historic elements within and surrounding the proposed project site.

Therefore the O'ahu Island Parks Conservancy equally disagrees with the Draft Environmental Assessment's premature preliminary finding that the proposed Waikiki Shell redevelopment project will have "no significant impact." The Conservancy instead emphasizes that the proposed Waikiki Shell redevelopment project is foreseen to incur irreversible significant adverse impacts upon the Kapiolani Park Historic Landscape's character, integrity, experiential feeling and natural and cultural sense of open space within this historic Park and Recreation Ground lawfully protected as an inherent legacy for present and future generations.

#### **Concluding Considerations**

How much more of the Kapiolani Park Historic Landscape will be irreversibly lost to concrete, paving and utilitarian structures? A cumulative impact analysis is required by the Hawaii Environmental Policy Act to ensure that this public trust land dedicated as a public park and recreation ground in perpetuity remains as such; and the time is now for the O'ahu Historic Preservation Commission to be clearly constituted and finally formed to adeptly assist the city and the State Historic Preservation Division with this work in the greater public interest.<sup>20</sup>

It is past time for developers, consultants and politicians to summon respect for Hawai'i's irreplaceable historic sites, landscapes, structures and features as a promised legacy for present and future generations.

Direct community consultation is now necessary to resolve the issues with a revised plan and clear environmental analysis.

<sup>&</sup>lt;sup>19</sup> Draft Environmental Assessment Section 6, page 6-1

<sup>&</sup>lt;sup>20</sup> See: Bill 44, 2022, Relating to the O'ahu Historic Preservation Commission.



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Via email: msmatson808@gmail.com

Ms. Michelle Spalding Matson, President Oʻahu Island Parks Conservancy

Dear Ms Matson:

## Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your letter dated August 22, 2022 and offer the following response.

The tensile structure was incorporated into the design to provide weather protection for patrons of the Waikīkī Shell. This would be beneficial to keiki, seniors, and individuals with disabilities. Many individuals are unable to be exposed to general weather conditions for prolonged periods of time. The tensile structure may allow these individuals to participate in Waikīkī Shell events which may include social and cultural events or recreational activities.

In response to stakeholder and community feedback, the conceptual location of the permanent lawn seating has been revised (see attached Conceptual Plan). The new location will eliminate the bifurcation of the lawn shown in previous schematic plans and will allow a consistent width of lawn seating area. The new seating is anticipated to seamlessly link with the existing seating through a similar design.

Following the Environmental Assessment, the proposed improvements will require a Special Management Area, Diamond Head Special District, and Waiver permit (tensile structure) from the City and County of Honolulu. The conceptual design is in general conformance with these guidelines and will be further detailed as the design progresses.

Your comments will be included in the forthcoming Final EA.

Ms. Michelle Spalding Matson October 13, 2022 Page 2

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at <u>isaiahs@rmtowill.com</u>.

Very truly yours,

Sarah 1 K Sato Isaiah T. K. Sato

Attachment



Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

# **Conceptual Plan**

Source: Google Earth



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Helping to keep Hawai'i clean, green, beautiful, livable and sustainable since 1912

July 22, 2022

TO: John Condrey, AIA, IIDA City and County of Honolulu Department of Design and Construction 650 South King Street, 11th Floor Honolulu, HI 96813

FROM: Winston Welch, Executive Director, The Outdoor Circle

RE: Draft Environmental Assessment and Anticipated Finding of No Significant Impact Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Key: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Dear Mr Condrey,

The Outdoor Circle, Hawaii's oldest environmental organization (founded 1912), strongly disagrees with the anticipated FONSI in the Draft EA for this project for a reasons well-stated by other organizations, including Historic Hawaii Foundation and Oahu Island Parks Conservancy, but that we will briefly review here. We urge that the DDC undertake additional studies and revise the project to address community concerns herein and with other testifiers.

We feel that a couple of aspects of this project are not consistent with laws and regulations for this area for some of the proposed improvements, especially those that involve the "tensile structure" and the intrusion of additional seating into the lawn area that bisects and diminishes the original intent and historic design of the Waikiki Shell.

First, the proposed additional seating as shown would destroy and permanently alter the large open lawn for enjoying a concert in a space currently utilized in a manner that allows for unstructured seating with good views of the stage. Adding a hardscape of 2000 seats bisecting this area destroys the character and quality of this open concept and must be removed from consideration.

Second, the proposed "tensile structure" to cover some seating we feel is also a violation of the Diamond Head Special District Design features and should be removed from the project. The mere existence of a structure, along with height limits, and view planes would all be violations of the DHSD and impact the area negatively, even though we have not been provided with even an artistic rendering or drawing of such a structure. Such a structure would also interfere with views both to and from

Diamond Head, in contradiction with the stated Design Guidelines of the Diamond Head Special District as noted by DPP.

Other considerations mentioned such as a need for consultations with, and approval from, SHPD and the Kapiolani Park Trustees, as well as opinions from the Kapiolani Park Preservation Society are also required to address the proposed expansion and change to the historical nature of the Waikiki Shell. As has been mentioned by others, given the historical and culturally significant nature of the property, it must be properly evaluated for listing on the Hawaii and National Register of Historic Places with any protections provided therein before any renovations are undertaken.

We do find that most of the other improvements suggested by the plan are needed and generally well-thought out.

We appreciate this opportunity to provide our comments on the Draft EA and look forward to hearing about how our comments and those of others are received and acted upon.

Thank you for all the good work you do for our city,

Mulit

Winston Welch Executive Director



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Mr. Winston Welch, Executive Director The Outdoor Circle 1314 S. King Street #306 Honolulu, Hawaiʻi 96814

Dear Mr. Welch:

## Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your letter dated August 18, 2022 and offer the following response.

The tensile structure was incorporated into the design to provide weather protection for patrons of the Waikīkī Shell. This would be beneficial to keiki, seniors, and individuals with disabilities. Many individuals are unable to be exposed to general weather conditions for prolonged periods of time. The tensile structure may allow these individuals to participate in Waikīkī Shell events which may include social and cultural events or recreational activities.

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Following the Environmental Assessment, the proposed improvements will require a Special Management Area, Diamond Head Special District, and Waiver permit (tensile structure) from the City and County of Honolulu. The conceptual design is in general conformance with these guidelines and will be further detailed as the design progresses.

Your comments will be included in the forthcoming Final EA.

Mr. Winston Welch October 13, 2022 Page 2

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at <u>isaiahs@rmtowill.com</u>.

Very truly yours,

Sarah 1 K Sato Isaiah T. K. Sato

Attachment



Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

# **Conceptual Plan**

Source: Google Earth



August 17, 2022

Isaiah Sato R.M. Towill Corporation 2024 North King Street, Suite 200 Honolulu, HI 96819

#### VIA EMAIL: isaiahs@rmtowill.com

#### SUBJECT: Waikiki Shell Improvements – Draft EA

Dear Mr. Sato:

Docomomo US/Hawai'i Chapter is part of the National Docomomo U.S. and is an all-volunteer, non-profit 501(c)3 organization. The mission of Docomomo US/Hawai'i Chapter is to advance the understanding, preservation and documentation of the modern movement in the State of Hawai'i, with its unique location, physical conditions, social history and cultural characteristics. Much of Honolulu's development occurred during this period from 1950 through the 1970s, including the Waikiki Shell.

We are pleased to see that the County is working to maintain and improve the iconic Tom Moffatt Waikiki Shell for residents and visitors. However, we are concerned that not all improvements are in keeping with the graceful, arching character of the iconic Waikiki Shell. While we understand that there are areas that need improvement and maintenance, it is Docomomo\_US Hawai'i's position that this significant cultural and civic asset should not feature a large tensile structure that could detract from the distinctive shell structure. This proposed tensile structure will have an adverse effect upon the historic character of the Shell. While we have not studied the other structures proposed for demolition, we believe they may be part of the original development and would like to be given the opportunity to understand these structures and the need for their demolition before making comments on that portion of the project.

The Shell, built in 1956, and designed by one of Hawai'i's leading engineer and architect, is a landmark in the architectural landscape of Hawai'i. Robert Law was born in Pittsburgh, and received a Bachelor in Architecture from Carnegie Tech, and a Master of Architecture from Harvard University. He came to Hawaii in 1945 while in the Navy. He remained in the islands

# do\_co\_mo\_mo\_us hawai'i

following his discharge and went into partnership with James B. Wilson to form the firm of Law & Wilson in 1947. Wilson was born and raised in Hawaii. He is a graduate of Punahou High School and received his degree in engineering. Besides the Waikiki Shell, the partnership designed the State Transportation Building, Church of the Holy Nativity, and several other churches. Upon Law's death, Wilson continued the firm as Wilson & Associates, and in 1971 it became Wilson-Okamoto, which remains one of the state's prominent planning and engineering firms.

Section 2.5 of the DEA, Purpose and Need for the Project notes that the "The proposed improvements will not increase the seating capacity; however, the proposed improvements may draw larger crowds at events that may not have otherwise been fully booked." Similar to the Waikiki Shell are two projects that come to mind, the Hollywood Bowl, opened in Los Angeles in 1922 and The Rady Shell completed in 2021 in San Diego. Both feature an iconic shell-like stage setting and audiences completely exposed to elements. Both attract some of the best talent and are often sold to capacity. Interestingly, the Hollywood Bowl recently restored some of their seats to its original 1920s style rather than "update" its seating. There seems to be a market for the real story of places, natural elements and all. Most people in Hawai'i prefer the outdoor experience and would not find the tensile structure or the added bleachers an attraction.

Especially puzzling is Table 2 which notes the Objectives from the Hawai'i State Plan and how they are being supported by this project. Concerning examples from Table 2 note:

- "Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage." – The lawn of the Shell has long been a place local people have laid out their blankets or mats to lie under the stars while watching a show. This is a part of our recent historic cultural heritage.
- "Promotes the preservation of views and vistas to enhance the visual and aesthetic of mountains, ocean... and other natural features." -- We believe the tensile structure will provide a visual block to everything except the stage, including views of Diamond Head. The sky and trade winds are also natural features that are enhanced by the open air of the Shell. We believe that many people go to the Shell to enjoy that open air and a tensile structure will block the view of Diamond Head, the stars and sky, and perhaps breeze.
- "Encourage visitor industry practices and activities which respect, preserve and enhance Hawai`i's significant natural, scenic, historic and cultural resources." -- Part of the reason visitors come to Hawai'i is for our great weather. Blocking them from the weather would not enhance our significant natural or historic resources. Further, the tensile structure

#docomomohi



will detract from the graceful arch of the Shell and block the view to this amazing structure from many nearby highrises.

We strongly urge the City & County to reconsider their plans and ensure consultation with the preservation community. The building stands as a superb reflection of the civic pride of the period, when government strove to enhance Hawai'i's environment through the superlative design of its building projects. In accordance with Section 6E-8, the County will need to obtain the authorization of the Department of Land and Natural Resources (DLNR) before proceeding with their proposed undertaking.

Thank you for your kind consideration.

Aloha!

Kuth M. Shit

Keith M. Short

President

Cc: jcondrey@honolulu.gov

alan.s.downer@hawaii.gov

www.facebook.com/docomomohawaii



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Mr. Keith M. Short, President Docomomo US/Hawai'i Chapter P.O. Box 75633 Honolulu, Hawai'i 96836

Dear Mr. Short:

## Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

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Your comments will be included in the forthcoming Final EA.

Mr. Keith M. Short October 13, 2022 Page 2

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at <u>isaiahs@rmtowill.com</u>.

Very truly yours,

Laich 1 K Sato Isaiah T. K. Sato

Attachment



Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

# **Conceptual Plan**

Source: Google Earth

#### **Isaiah Sato**

From:	Rachel Breitweser <rbreitweser@punahou.edu></rbreitweser@punahou.edu>
Sent:	Monday, August 15, 2022 3:46 PM
То:	jcondrey@honolulu.gov; Isaiah Sato
Subject:	Comment: Upgrades to Waikiki Shell

#### **CAUTION:** External Email

Hi, John Condrey and Isaiah Sato,

Would you please consider keeping the lawn area open as it is now and not installing 2,000 seats? The lawn area is what makes the Shell unique and creates a convivial atmosphere where people can spread out, relax, move around, dance and mingle. If fixed seats are installed, it wouldn't allow for this type of community-building and flexibility in terms of the use of this space.

I imagine the motivation to install seats is to increase the value of tickets and increase profits. However, the lawn area is a valuable draw for people, and the flexibility of the space allows people to get up and visit the concession stand more freely than when confined to seats. If you replace lawn seating tickets with more expensive tickets for seating, you might miss out on a customer base that can't afford the seats - or maybe can afford it, but will decide to spend limited disposable income elsewhere.

Thank you for this consideration, Rachel Breitweser

×	

## Rachel Breitweser '03, MA Communications Officer - Writer

Communications | Punahou School 1601 Punahou Street, Honolulu, HI 96822 (808) 945-1329 | rbreitweser@punahou.edu www.punahou.edu



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Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Ms. Rachel Breitweser Community Member

Via email: rbreitweser@punahou.edu

Dear Ms. Breitweser:

## Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your email dated August 15, 2022 regarding lawn seating.

In response to stakeholder and community feedback, the conceptual location of the permanent lawn seating has been revised (see attached Conceptual Plan). The new location will eliminate the bifurcation of the lawn shown in previous schematic plans and will allow a consistent width of lawn seating area. The new seating is anticipated to seamlessly link with the existing seating through a similar design.

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Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at <u>isaiahs@rmtowill.com</u>.

Very truly yours,

Saiah 7. K. Sato Isaiah T. K. Sato

Attachment



Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

# **Conceptual Plan**

Source: Google Earth

## **Isaiah Sato**

From:	David Figueira <dafigueirahi@gmail.com></dafigueirahi@gmail.com>
Sent:	Friday, August 26, 2022 12:41 PM
То:	jcondrey@honolulu.gov; Isaiah Sato
Subject:	Waikiki Shell renovation

#### **CAUTION:** External Email

Gentlemen,

I have seen the Honolulu Star Advertiser article dated 8/14/22 regarding the Waikiki Shell renovation plans.

I was born and raised in the area and have many fond memories of it.

I am against many of the suggested changes:

-Putting a roof over the existing seats. This is an outdoor venue and it would ruin the ambiance.

-Replacing some lawn with seating. The beauty of the Shell is that you can lay out a blanket and have a true Hawaiianstyle experience. Please keep as much lawn as possible. Don't change the lawn.

I haven't heard anything in the article about doubling the women's restroom capacity or even if there will be any improvements at all in this area,

Please remember, that the Shell is part of the Kapiolani Park Trust and as such, it is first and foremost, a park, and not a concert venue. Please keep it as park-like as possible to the current setup.

Mahalo,

David Figueira

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2024 North King Street Suite 200 Honolulu, Hawaii 96819-3494 Telephone 808 842 1133 Fax 808 842 1937 eMail rmtowill@rmtowill.com



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Mr. David Figueira Community Member

Via email: dafigueirahi@gmail.com

Dear Mr. Figueira:

## Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your email dated August 26, 2022 regarding the tensile structure and lawn seating.

The tensile structure was incorporated into the design to provide weather protection for patrons of the Waikīkī Shell. This would be beneficial to keiki, seniors, and individuals with disabilities. Many individuals are unable to be exposed to general weather conditions for prolonged periods of time. The tensile structure may allow these individuals to participate in Waikīkī Shell events which may include social and cultural events or recreational activities.

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Very truly yours,

Laich 1 K Sato Isaiah T. K. Sato

Attachment


Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

# **Conceptual Plan**

Source: Google Earth

# **Isaiah Sato**

From:	Jack Lutey <luteyj@msn.com></luteyj@msn.com>
Sent:	Saturday, August 20, 2022 8:03 AM
То:	jcondrey@honolulu.gov
Subject:	Tensile Cover

### CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

NO, NO, NO! Please do not ruin the ambiance of our open air Waikiki Shell with a tensile cover.

I attended the Jack Johnson concert last month and sitting under the stars is a big part of what makes the Shell such a wonderful venue.

Why would you want block out the sky and the rain? This is Hawaii where a little shower is welcomed.

And for the extra seating on the lawn, NOT NEEDED. The Jack Johnson 2 night concert was sold out both nights. So if an act has low attendance then it is most likely the act, not lack of seats... The grass area is where kids play and parents have room to dance. More seats with a tensile cover with turn our beloved Shell in to a static concert hall.

Fix the orchestra pit and the concession row but leave the rest alone. If it aint broke don't fix it.

Aloha, Jack Lutey 808 222-4344

Sent from Mail for Windows

2024 North King Street Suite 200 Honolulu, Hawaii 96819-3494 Telephone 808 842 1133 Fax 808 842 1937 eMail rmtowill@rmtowill.com



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Mr. Jack Lutey Community Member

Via email: luteyj@msn.com

Dear Mr. Lutey:

## Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

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Very truly yours,

Saich 1 K Sato Isaiah T. K. Sato

Attachment



Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

# **Conceptual Plan**

Source: Google Earth

From: Murchie, Margaret [mailto:MargaretM@cbpacific.com] Sent: Monday, August 15, 2022 5:36 AM To: Condrey, John R Subject: Waikiki Shell

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

I have enjoyed years and years of concerts at the Shell. No more of your own fun picnics though. Make sure that the mandated food and wine are good. Have heard the back stage areas are very derelict. Let's support our oftentimes beleaguered, underfunded local symphony with free rent and encourage the hotels to promote their concerts. Visitors would surely enjoy this too and it is an easy walk. Speed up the construction process with the fixed roof covering installation last in case we run out of money. Don't mind the open air. It doesn't really need this whole make over but could use a little tweaking. I own a Waikiki condo nearby and you may want to run it by the neighborhood board too.

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Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Mr. Margaret Murchie Community Member

Via email: margaretm@cbpacific.com

Dear Ms. Murchie:

## Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

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Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saich 1. K. Sato

Isaiah T. K. Sato

## **Isaiah Sato**

From:	Marian Phillipson <mn4e@me.com></mn4e@me.com>
Sent:	Thursday, August 18, 2022 6:29 PM
То:	jcondrey@honolulu.gov; Isaiah Sato
Subject:	Comment on Waikiki Shell Improvements

### CAUTION: External Email

We are submitting public comment on the plans published in the Star Advertiser. We are long-time residents of the Kapiolani Park area and long-time users of the Waikiki Shell.

The signage, concession and orchestra pit improvements are needed in addition to the sound barrier improvements, however, the tensile structure would ruin the ambiance of outdoor seating. Bad idea. It's Hawaii and music under the stars is the signature of the Waikiki Shell.

We also favor keeping the grass seating because affordability is important, now more than ever.

Thank you for the opportunity to comment.

Mark and Marin Phillipson 2801 Coconut Avenue, 4E Honolulu, HI 96815 808.265.3857 mobile This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Mr. Mark Phillipson and Ms. Marin Phillipson Community Members

Via email: mn4me@me.com

Dear Mr. Mark Phillipson and Ms. Marin Phillipson:

## Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

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Your comments will be included in the forthcoming Final EA. Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at <u>isaiahs@rmtowill.com</u>.

Very truly yours,

Saiah 7. K. Sato Isaiah T. K. Sato

Attachment



Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management **R. M. TOWILL CORPORATION** 808 842 1133 2024 North King Street, Suite 200 Honolulu Hawaii 96819-3494 Project: Waikīkī Shell Improvements

# **Conceptual Plan**

Source: Google Earth

# **Isaiah Sato**

From:	Jonelle Rezantes <jonellerezantes@me.com></jonellerezantes@me.com>
Sent:	Sunday, August 14, 2022 6:31 AM
То:	jcondrey@honolulu.gov; Isaiah Sato
Subject:	Waikiki Shell Upgrades

### **CAUTION: External Email**

### Good Morning,

I was just reading the article about the purposed upgrades to the Waikiki Shell and couldn't help but notice that no where in the article did it state any planned upgrades to the bathrooms.

I would hope that there are plans to add more women's bathrooms in the upgrades since every time there is a concert the women's bathroom always has a really long line.

Please consider adding more women's bathrooms or more stalls to the existing bathrooms in the plans.

Mahalo, Jonelle Rezantes Kaneohe, Hawaii

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Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Ms. Jonelle Rezantes Community Member

Via email: jonellerezantes@me.com

Dear Ms. Rezantes:

# Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your email dated August 14, 2022 regarding the women's restroom.

The 'Ewa women's restrooms were renovated and expanded in 2008. Further restroom renovations are not being considered at this time. Event vendors may choose to provide additional accommodations for their guests.

Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saiah 1. K. Sato Isaiah T. K. Sato

## **Isaiah Sato**

From:	Cheryl Soon <csoon8@yahoo.com></csoon8@yahoo.com>
Sent:	Saturday, August 27, 2022 9:21 AM
То:	jcondrey@honolulu.gov; Isaiah Sato
Cc:	moca-info@honolulu.gov;
Subject:	Comments on Waikiki Shell Project

### **CAUTION:** External Email

Greetings,

I hope you can consider my late comment. I was traveling and just learned of this opportunity to comment.

I suggest that the Waikiki Shell upgrade include a commission for a NEW statue of Henri Berger (1844-1929).

Henri Berger arrived from Germany in 1872. In 1877 King Kalakaua appointed him leader of the Royal Hawaiian Band, the oldest municipal band in the United States.

He combined German, Austrian, and Hawaiian traditions in his compositions that were played by the Royal Hawaiian Band, including music at harbors when boats arrived.

His arrangement of Hawaii Ponoi, with text by Kalakaua, became the national/state anthem.

Berger recorded traditional hymns, chants and Hawaiian music to ensure their survival. Queen Liliuokalani named his the "Father of Hawaiian Music."

In addition to his work with the Royal Hawaiian Band, from 1893-1903, Berger helped develop the music program at Kamehameha Schools, and he was an early founder of what is now the Honolulu Symphony.

Berger's resting place is at Kawaiahao Church Cemetery.

Honoring him through statue at the Waikiki Shell would be a proper and fitting use of art set aside funds.

I hope you will consider this recommendation.

Aloha, Cheryl Soon 38 S. Judd Street, #17B Honolulu, HI 96817

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Planning Engineering Environmental Services Photogrammetry Surveying Construction Management

October 13, 2022

Ms. Cheryl Soon Community Member

Dear Ms. Soon

# Response to Draft Environmental Assessment Comments Waikīkī Shell Improvements Project 2805 Monsarrat Avenue, Honolulu, Hawaii 96815 Tax Map Keys: Portion of (1) 3-1-043: 001 and (1) 3-1-043: 018

Mahalo for providing comments on the Draft Environmental Assessment prepared for the Waikīkī Shell Improvements Project. We acknowledge your comments in your email dated August 27, 2022, regarding the commissioning of a new statue of Henri Berger.

Matters concerning public art would fall under the jurisdiction of the Mayor's Office of Culture and the Arts (MOCA). The mission of MOCA is to promote the value of arts and culture throughout communities in the City and County of Honolulu.

MOCA can be reached at moca-info@honolulu.gov or (808) 768-6622.

Your comments will be included in the forthcoming Final EA.

Should you have questions, please do not hesitate to call me at (808) 748-7431 or email me at isaiahs@rmtowill.com.

Very truly yours,

Saiah 1. K. Sato Isaiah T. K. Sato

# Appendix C

# Diamond Head Neighborhood Board Minutes



DIAMOND HEAD/KAPAHULU/SAINT LOUIS NEIGHBORHOOD BOARD NO. 5

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD, SUITE 160, HONOLULU, HAWAII, 96817 PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET http:///www.honolulu.gov/nco

### DRAFT REGULAR MEETING MINUTES THURSDAY, MARCH 14, 2021 VIA WEBEX TELECONFERCING 7:00 P.M.

<u>CALL TO ORDER</u> – Chair Keolu Peralto called the meeting to order at 6:00 p.m. Quorum was established with 13 members present via Webex Application. Note – This 15-member Board requires eight (8) members to establish a quorum and to take official Board action.

<u>Board Members Present</u>: Julia Allen, John David Beutel, Rene Julian, Mela Kealoha-Lindsey, Michelle Matson, Bert Narita, Keolu Peralto, Dona Persons, Margaret Murchie, Winston Welch, George West, Stefan Mrozewski, Linda Wong.

### Board Members Absent: Bruce Wong

<u>Guests</u>: Lieutenant Troy Komoda and Lieutenant Kenneth Nakamura (Honolulu Police Department); Sarah Allen (Mayor Rick Blangiardi's office); Daniel Alexander (Complete Streets); Isaiah Sato (R.M. Towill); Director Laura Thielen (Department of Parks and Recreation); Director Anton Krucky (Office of Housing); Melvia Kawashima, Charles Kelley, George Condrey, Dave Watase, Fannie Cline, Cynthia Nyross, Cutis Chee, Richmond Luzar, Daisy Murai, Bonnie Traymore, Marilyn Mick; Casey Ishitani (Neighborhood Commission Office).

<u>SPEAKING RULES</u>: Chair Peralto told the Board and Community know that if individuals want to speak, to physically raise their hand and then when addressed, to unmute themselves. Chair Peralto continued that if individuals are not speaking, to keep audio muted for the duration of the meeting. Speakers are encouraged to keep their comments under two (2) minutes, those giving reports are urged to keep their reports under three (3) minutes, and to silence all electronic devices.

ROLL CALL: Chair Peralto performed roll call to establish quorum this meeting.

### BOARD MEMBER VACANCY

Sub-District 1: This Item was deferred.

### PUBLIC SAFETY MONTHLY REPORTS

Honolulu Fire Department (HFD): The HFD representative read the statistics and safety tips. More information can be found at <u>http://www.honolulu.gov/hfd</u>.

Questions, comments and concerns followed.

- 1. <u>Nuisance Fire</u>: Matson inquired about numerous fire engines on Diamond Head Road in the first week of March and HFD representative responded that they were responding to three (3) separate nuisance fires.
- 2. Traffic Signals: Welch inquired if traffic signals can be outfitted with batteries in case of power outage.

<u>Honolulu Police Department District 6</u>: HPD Lieutenant Troy Komoda read the crime statistics for District 6. Statistics can be found at <u>https://www.honolulupd.org/</u>.

Questions, comments and concerns followed:

- 1. <u>ATV</u>: Resident Fannie Cline requested that District 6 HPD officer have ATVs to monitor parks.
- 2. <u>Solicitation</u>: Matson raised concerns over sex workers allegedly operating near Kapiolani Park. Cline claimed to see solicitation near Makalei Beach Park.
- 3. <u>Catalytic Converters</u>: Murchie raised concerns regarding catalytic converter theft in St. Louis Heights. HPD Lieutenant Taro Nakamura responded that District 7 is investigating.

<u>Honolulu Police Department District 7</u>: HPD Lieutenant Nakamura read the crime statistics for District 7 and safety tips.

Questions, comments and concerns followed.

- 1. ATV: Cline reiterated requests for ATV patrols of beach parks.
- 2. <u>Narcotics Treatment Station</u>: Murchie requested that a narcotics treatment station be available in all areas.
- 3. <u>Crane Community Park</u>: Beutel inquired and Lieutenant Nakamura confirmed that HPD is monitoring homeless activity at Crane Community Park.

<u>Neighborhood Security Watch</u>: Cline reported that showers at Diamond Head Beach Park require repairs. There have been dog attacks near homeless encampments. There have been reports of cars parked along Diamond Head Road. Beutel inquired and Cline confirmed that the cars are parked near "No Parking" signs.

### STATE AND CITY ADMINISTRATION REPORTS

Governor David Ige's Representative: There was no representative.

Mayor Rick Blangiardi's Office: Director of Community Services Sarah Allen reported the following.

- <u>Park Hours</u>: Board inquired how they would amend park hours as parks have a strict 10:00 p.m. to 5:00 a.m. closure that affects "dawn patrol" surfers. Department of Parks and Recreation (DPR) responded that hours can be initiated and amended by the DPR Director. During park closure hours, the public is still able to traverse through a park to access the ocean.'
- <u>Crime Statistics</u>: Board requested crime statistics compared to neighboring Boards. HPD responded that all Board within District 7 (East Honolulu) are included in the same statistic.
- <u>Diamond Head Road</u>: Board reported multiple vehicles parking illegally along the mauka side of Diamond Head Road. HPD officers issued 80 parking citations between January 1 and February 18, 2021. Officers on all three watches monitored this area from February 21 to March 1, 2021. During this time period, only one (1) vehicle was found to be in violation with expired registration and safety check. The vehicle was cited and towed.
- <u>Homeless on Diamond Head</u>: Residents and Board raised concerns regarding homeless individuals defecating and loitering near properties. Office of Housing (HOU) responded that they have sent Institute of Human Services (IHS) to the scene when alerted. WorkHawaii, State Department of Land and Natural Resources (DLNR) and IHS are planning to do outreach in this area over March 22 and March 23, 2021. Department of Facility Maintenance (DFM) has provided the sanitation services.
- <u>Showers</u>: Board requested repairs to the showers at Kaimana Beach Park. Department of Parking and Permitting (DPR) responded that there are plans to build a new shower and drinking fountain. DFM assisted DPR in soliciting private contractors to design and build a new ADA accessible outdoor shower facility. DFM expects construction to start in April 2021 at Kapiolani Beach Park fronting the Waikiki Natatorium.
- <u>Ala Wai Bridge</u>: Board inquired how the proposed bridge over the Ala Wai Canal will mitigate effects of tsunami and flooding. DTS responded that Ala Wai Bridge would provide an alternative walking/biking evacuation route for nearly 20,000 residents and employers in Waikiki that could reduce evacuation time by approximately 15 minutes compared to existing available evacuation routes for walking/biking. The bridge deck has been designed to accommodate the 100-year flood elevation and sea level rise, providing a more reliable evacuation route than the existing bridges over the Ala Wai Canal in the event of a hurricane, tsunami, or other emergency.

Questions, comments and concerns followed.

- 1. <u>Diamond Head Road</u>: Matson requested that the City and County of Honolulu enforce parking laws on parked vehicles. Resident Charles Kelley reported that homeless encampments are increasing along Diamond Head Road. HOU Director Anton Krucky responded that outreach in the area is a continuing process with HPD being used only in criminal cases.
- 2. <u>Ala Wai Bridge</u>: Matson requested statistics to corroborate DTS report regarding evacuation.
- 3. <u>Top Golf</u>: Welch and resident Cline opposed the continuation of Top Golf development.
- 4. <u>Neighborhood Commission Office (NCO)</u>: Welch raised concerns regarding the new format of NCO draft minutes.
- 5. <u>Parks</u>: DPR Director Laura Thielen reported that she will get back to the Board regarding concerns at beach parks and Matson raised concerns regarding the "dusk to dawn" closed hours not being specific enough. Welch requested that homeless individuals be removed from Crane Community Park.

DIAMOND HEAD/KAPAHULU/ST. LOUIS NEIGHBORHOOD BOARD NO. 5 THURSDAY, MARCH 11, 2021 DRAFT REGULAR MEETING MINUTES PAGE 3 OF 4

Honolulu Board of Water Supply: There was no representative.

<u>Department of Transportation Services (DTS)</u>: Complete Streets Project Planner Daniel Alexander reported the following.

- <u>Ala Wai Boulevard Completed Streets Project</u>: There are proposals to improve Ala Wai Boulevard for pedestrians and bicyclists which can be found at <u>https://www.honolulu.gov/completestreets/waikiki</u>.
- <u>Ala Wai Canal Proposed "Ala Pono" Bridge Project Update</u>: A meeting regarding the Ala Pono Bridge be held on Tuesday, March 30, 2021. More information can be found at <u>https://www.honolulu.gov/completestreets/alapono</u>.

Questions, comments and concerns followed.

- 1. <u>Ala Wai Boulevard Project</u>: Wong and Murchie raised concerns regarding parking on Ala Wai Boulevard if a bike lane is widened. A resident inquired why the lane will need to be widened and Alexander responded that it is to provide more physical separation. Beutel expressed support for the two (2) way bike lane.
- 2. <u>Ala Pono Bridge Project</u>: Welch raised concerns regarding the design of the bridge.

#### RESIDENT INTERESTS AND NEIGHBORHOOD CONCERNS

There were no concerns.

#### PRESENTATIONS

<u>Waikiki Shell Improvements Project</u>: Isaiah Sato of R.M. Towill reported that improvements to Waikiki Shell will include a sign replacement at the western public entrance, orchestra pit modifications, improvements to the openair food preparation area and seat replacement.

Questions, comments and concerns followed.

- 1. <u>Historic State Registry</u>: Matson raised concerns regarding improvements as Waikiki Shell is listed as a historic structure.
- 2. Termites: Wong raised concerns regarding termite damage to Waikiki Shell.
- 3. Funds: Welch raised concerns regarding spending during the financial crisis.

### PRIORITY COMMUNITY ISSUES

<u>Community Protection Permitted Interaction Group (PIG) – Diamond Head Transient Encampments</u>: Matson and Welch are coordinating on issues regarding Leahi Avenue and Biki Bikeshare. Welch reported that he will need to coordinate with City and County of Honolulu and State of Hawaii departments regarding homeless individuals.

<u>City Council Resolution 21-51 – Revised Closure Hours for Diamond Head Beach Parks</u>: The Board presented a Resolution that would acknowledge the recommendations of the community regarding beach park hours. Resident Kelley requested that hours be changed to deter loitering. Beutel raised concerns that changes in hours may not help.

#### Matson Moved and Murchie Seconded to Adopt the Resolution.

<u>Discussion</u>: Beutel inquired which parks are being considered and Chair Peralto responded that it would be all beach parks along Diamond Head. Beutel also raised concerns that surfers will not be able to use showers if parks are closed. Julian raised concerns regarding homeless not being removed from closed parks.

**The Motion PASSED, 9-2-2** (Aye: Allen, Julian, Matson, Peralto, Persons, Murchie, Welch, West, Wong; Nay: Beutel, Mrozewski; Abstain: Kealoha-Lindsey, Narita).

# Hearing no objection, Chair Peralto had Agenda Item Leahi Avenue Private Ownership – Establish PIG at this time.

<u>Leahi Avenue Private Ownership – Establish PIG</u>: Wong reported that Managing Director Mike Formby is requesting plans for Leahi Avenue, per Board request.

DIAMOND HEAD/KAPAHULU/ST. LOUIS NEIGHBORHOOD BOARD NO. 5 THURSDAY, MARCH 11, 2021 DRAFT REGULAR MEETING MINUTES PAGE 4 OF 4

Wong Moved and Matson Seconded to establish a PIG for Leahi Avenue. The Motion was ADOPTED BY UNANIMOUS CONSENT, 13-0-0 (Aye: Allen, Beutel, Julian, Kealoha-Lindsey, Matson, Narita, Peralto, Persons, Murchie, Welch, West, Mrozewski, Wong; Nay: None; Abstain: None).

#### Neighborhood Assistant left at 9:00 p.m.

ANNOUNCEMENTS Board Correspondence: Additional Comments: Next Regularly Scheduled Meeting – Thursday, April 8, 2021 at 6:00 p.m. (Virtual WebEx Board Meeting or as otherwise announced)

Submitted by Casey Ishitani, Public Relations Reviewed by: Lloyd Yonenaka, Executive Secretary Final approval by:

# Appendix D

Archaeological Literature Review and Field Inspection for the Waikīkī Shell Stage Project

# Archaeological Literature Review and Field Inspection Report for the Waikiki Shell Stage Project, Waikīkī Ahupua'a, Honolulu District, O'ahu TMK: [1] 3-1-043:001 por.

Prepared for Pacific Architects, Inc. On behalf of City & County of Honolulu

Prepared by Constance R. O'Hare, B.A., David W. Shideler, M.A., and Hallett H. Hammatt, Ph.D.

Cultural Surveys Hawai'i, Inc. Kailua, Hawai'i (Job Code: WAIKIKI 246)

### **July 2018**

Oʻahu Office		Maui Office
P.O. Box 1114		1860 Main St.
Kailua, Hawai'i 96734	www.culturalsurveys.com	Wailuku, Hawaiʻi 96793
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Fax: (808) 262-4950		Fax: (808) 244-1994

# **Management Summary**

Reference	Archaeological Literature Review and Field Inspection Report for the
	Waikiki Shell Stage Project, Waikīkī Ahupua'a, Honolulu District,
	O'ahu, TMK: [1] 3-1-043:001 por. (O'Hare et al. 2018)
Date	July 2018
Project Number(s)	Cultural Surveys Hawai'i, Inc. (CSH) Job Code: WAIKIKI 246
Investigation	CSH completed the fieldwork component of this study under
Permit Number	archaeological fieldwork permit number 18-15, issued by the Hawai'i
	State Historic Preservation Division (SHPD) per Hawai'i
	Administrative Rules (HAR) §13-282.
Agencies	SHPD
Land Jurisdiction	City and County of Honolulu
Project Proponent	City and County of Honolulu
Project Location	The project area consists of the stage portion of the Waikiki Shell, located within Kapi'olani Park, at 2805 Monsarrat Avenue. The
	Waikiki Shell is in the north end of Kapi'olani Park, and associated
	parking areas are directly to the north, bordered by Monsarrat
	Avenue. Kapi'olani Park itself is bounded by Monsarrat Avenue to
	the north, Paki Avenue to the east, and Kalākaua Avenue to the south
	and west. The project area is depicted on a portion of the 1998
	Honolulu U.S. Geological Survey (USGS) topographic quadrangle
	(Figure 1), a tax map plat (Figure 2), and a 2013 aerial photograph (Figure 3).
Project	The City and County of Honolulu is planning to build new foundation
Description	under the stage at the Waikiki Shell to support new trusses. This will
-	require deep excavation. The projects ground disturbance is to be
	confined to only the current stage footprint.
Project Acreage	The project area encompasses approximately 0.35 acres
	(0.14 hectares) consisting of only the Waikiki Shell stage foundation.
Natural	The Waikiki Shell is located at the northern portion of Kapi'olani
Environment	Park, at the southwestern end of the Waikīkī plain, which is flat and
	generally less than 4.5 m (15 feet [ft]) above sea level (Davis
	1989:5). The topography is generally level with elevations
	predominantly between 4 and 6.5 ft above mean sea level. Rainfall
	averages less than 30 inches of rain per year (Giambelluca et al.
	2013). Besides direct rainfall, the area receives abundant additional
	water from the Mānoa/Palolo streams, which drain well-watered,
	inland mountain and valley areas (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 (Wilson Okamoto & Associates 1998:2-1).

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Natural	Oʻahu's leeward coastal plain in the vicinity of Waikīkī and Honolulu
Environment	is stratified with late Pleistocene coral reef substrate overlaid with
(continued)	calcareous marine beach sand or terrigenous sediments, and stream-
	fed alluvial deposits (Armstrong 1983:36; Geolabs Hawaii, Inc.
	1993:7). According to the U.S. Department of Agriculture (USDA)
	Soil Survey Geographic (SSURGO) database (2001) and soil survey
	data gathered by Foote et al. (1972), the project area's soils consist of
	Kawaihapai clay loam, 0 to 2% slopes (KIA) on the north side and
	Jaucus sand (JaC) on the south side (Figure 4).
<b>Built Environment</b>	The project area consists of only the Waikiki Shell stage area. In front
	of the stage are concrete pads where metal chairs are set up for
	seating, and concrete paths wrap around the structure and the green
	space seating area. Associated asphalt paved parking areas are
	directly north of the stage area. The surrounding area is landscaped,
	surrounded by a metal mesh fence, and situated within the open
	grounds of Kapi'olani Park (see Figure 3).
<b>Document Purpose</b>	This investigation was designed—through detailed historical, cultural,
	and archaeological background research and a field inspection of the
	project area—to determine the likelihood that historic properties may
	be affected by the project and, based on findings, consider cultural
	resource management recommendations. This document is intended
	to facilitate the project's planning and support the project's historic
	preservation review under Hawai'i Revised Statutes (HRS) §6E-8 and
	HAR §13-275-3. This investigation does not fulfill the requirements
	of an archaeological inventory survey investigation, per HAR §13-
	276.
Fieldwork Effort	CSH archaeologist Constance R. O'Hare, B.A., accomplished
	fieldwork on 24 April 2018 under the general supervision of Hallett
	H. Hammatt, Ph.D. This work required approximately 1 person-hour
	to complete.
	-
	O'Hare undertook a brief field inspection on 24 April 2018 to
	document the present condition of the Waikiki Shell. The
	archaeologist surveyed the general area outside the gate perimeter on
	foot. Due to lack of access inside the Waikiki Shell arena, no
	overhead or close-up shots of the proposed project area were
	possible. Several Google public domain photographs are presented
	below for reference (Figure 5 and Figure 6).
	The project area—the stage—is understood to be built on top of
	pilings sunk through several feet of coral fill and into a former
	wetland. No natural ground surface was observed. No archaeological
	historic properties were identified. The project vicinity is largely
	developed due to the presence of the Waikiki Shell stage and
	associated facilities.

	1
Background Research Methods	Background research included a review of previous archaeological studies on file at the SHPD; review of documents at Hamilton Library of the University of Hawai'i at Mānoa, the Hawai'i State Archives, the Mission Houses Museum Library, the Hawai'i Public Library, and the Bishop Museum Archives; study of historic photographs at the Hawai'i State Archives and the Bishop Museum Archives; and study of historic maps at the Survey Office of the Department of Land and Natural Resources. Historic maps and photographs from the CSH library were also consulted. In addition, Māhele records were examined from the Waihona 'Aina (2000) database. This research provided the environmental, cultural, historic, and archaeological background for the project area.
Background	During pre-Contact times the <i>ahupua</i> 'a (traditional land division) of
Research	Waikīkī, was an intensely utilized area with abundant natural and
Summary	cultivated resources that supported a large population. Multiple <i>heiau</i> (pre-Christian place of worship) were built throughout the area and traditional accounts refer to the practice of activities such as surfing and wrestling. Waikīkī also supported a vast network of irrigated taro fields and fishponds, and was an area utilized by the <i>ali'i</i> (chiefly class) as a place of residence. The 1825 Malden map (Figure 7) shows an early depiction of the Waikīkī area, which includes <i>heiau</i> ruins, fresh water ponds, and settlement areas along the coastline. Additionally, an 1852 sketch from J. Linton Palmer shows taro fields and wetlands at the base of Diamond Head (Figure 8).
	The current project area is located the <i>'ili</i> (smaller land division) of Kāneloa and Kapua. Kāneloa is mentioned as an area for early Hawaiian "sun worshippers." Kapua is mentioned in traditional accounts as favorite surfing spot of the <i>ali 'i</i> and as a site where "bone-breaking wrestlers" engaged in their sport (Kamakau 1992:72). Into the nineteenth century, Kapua continued to be associated with <i>ali 'i</i> events when in 1809, Kanihonui, a nephew of Kamehameha, was put to death at Papa'ena'ena Heiau for committing adultery with Kaahumanu ('Ī'ī 1959). Both Kāneloa and Kapua were <i>'ili kūpono</i> , land usually set aside for a high <i>ali 'i</i> or king, and both had a <i>po 'okanaka</i> (sacrificial) <i>heiau</i> , also used by the <i>ali 'i</i> . Remnants of the <i>heiau</i> are documented on multiple historic maps, spanning from 1825 (Figure 7), through the mid-nineteenth century (Figure 9 and Figure 12), and their locations in relation to the project area are depicted on a 1998 Honolulu USGS topographic quadrangle (Figure 10).
	The Organic Acts of 1845 and 1846 initiated the process of the Māhele, the division of Hawaiian lands, which introduced private property into Hawaiian society. Two Land Commission <i>kuleana</i> awards (individual land parcels) were granted in Kāneloa, an <i>'ili</i> of Waikīkī. Land Commission Award (LCA) 6088 was given to

Manamana, and LCA 2545 was given to Lani, both of which are located north of Kapi'olani Park. There are no known LCAs documented within the project area or the park at large. In the nineteenth and early twentieth century, after a period of depopulation, Waikīkī was reanimated by Hawaiians and foreigners residing there and by farmers continuing to work the irrigated field system that had been converted from taro to rice. The 1855 LaPasse map (Figure 9) shows farming activity in the area, as well as fresh water ponds and heiau remnants. Farming continued up to the first decades of twentieth century until the construction of the Ala Wai Canal in the 1920s drained the remaining ponds and irrigated fields, making way for urban development. In 1877, Kapi'olani Park was constructed. Historic maps (Figure 11 and Figure 12) indicate the presence of a duck pond in the general project area, a pond that was "dry" in summers, in other words a wetland area prone to flooding or filling during seasonal rains. Additionally, a race track was constructed in the area, which would have completely encompassed the current project area (Figure 14). The 1881 Covington map of the Honolulu area (Figure 13) depicts the outline of the original race track, as well as what is interpreted to be the outline of the old duck pond, and both of these features are seen in an 1890 photograph of the Kapi'olani Park (Figure 15). Because of the wetland nature of the project area, the fact that the "pond" has no specific boundary and was "dry in summer," it is unlikely that this area was used for agriculture, habitation, or burial. An 1893 map of Kapi'olani Park by Wall shows the development of Kapi'olani Park, including the race course, pond, and roads as well as agriculture and habitation patterns in the surrounding areas (Figure 16). The area was used as a park since the 1870s. In 1898, the park became an encampment for U.S. military servicemen. Several encampments of various names (Racetrack Camp, Camp McKinley, and Camp Otis) occupied this space. An 1898 photograph shows Camp Otis in the race track interior and Camp McKinley south and east of the track (Figure 17). Historic maps and aerial photographs show the development of Kapi'olani Park and the surrounding areas. The 1901 Monsarrat map of Honolulu (Figure 18) shows continued development of roads in the area, as well as the established race track. By 1919, the Waikīkī coastline and surrounding areas show more development, as depicted on a 1919 U.S. Army War Department map (Figure 19). A 1921 photograph of Kapi'olani Park shows in-filling of the pond with dredged coral material (Figure 20).

Prior Archaeological Studies Summary	Increased development in the area is depicted on the 1933 and 1943 U.S. Army War Department maps (Figure 21 and Figure 22), and the race track outline remains visible. A 1949 aerial photograph of Kapi'olani Park shows the former track, and current polo field as well as increased residential development in the surrounding areas (Figure 23). These same features are depicted on a 1953 Honolulu USGS topographic quadrangle (Figure 24). The Waikiki Shell was constructed in Kapi'olani Park in 1954 (Figure 25) and remains in the same condition today (Figure 26). The Shell can be seen on a 1957 aerial photograph (Figure 27) and is labelled on a 1969 Honolulu USGS topographic map (Figure 28). Later additions to the Waikiki Shell, including wooden seating tiers and surrounding landscaping, can be seen on 1969 and 1975 aerial photographs of the area (Figure 29 and Figure 30). Previous archaeological studies in the vicinity of the project area are depicted on Figure 31 and summarized in Table 1. Historic properties previously identified in the vicinity of the project area are depicted on Figure 32 and summarized in Table 2.
	Numerous human burials have been documented along the coast in areas with undisturbed natural Jaucas sand. At one point in history, there were two to three sacrificial <i>heiau</i> near the park, and one account states there was a place or "pit" where these sacrificial victims were buried. Some scattered historic artifacts and a cesspool have also been noted during previous studies, remnants of residential habitation in the twentieth century.
	Little archaeological work has been conducted inside the park. Though no studies have been conducted within the project area, there have been several completed in the surrounding areas of Waikīkī. Archaeological monitoring within Kapi'olani Park (SIHP # 50-80- 014-9758) (Perzinski and Hammatt 2002) encountered a basalt lamp, which was suggested to possibly be associated with Papa'ena'ena Heiau (see Figure 33). Archaeological monitoring just east of Monsarrat Avenue, on the property of Waikiki Elementary School, did not identify any historic properties, and documented fill materials overlying a silty clay loam material (Manirath and Hammatt 2018). Additionally, archaeological monitoring within the Honolulu Zoo property identified one historic property made up of pit features and post molds, and documented a variety of historic artifacts consisting largely of glass and ceramic fragments (Mintmier et al. 2013).
Potential for Project Effect on Historic Properties	Although within Kapiolani Park (SIHP # 50-80-014-9758), the project is located entirely within the footprint of the current Waikiki Shell stage. There is a low potential that in situ features of SIHP # -9758 are still extant below the stage area. There was likely extensive ground disturbance during the initial construction of the stage.

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu

Recommendations	Consultation with the SHPD is recommended to gain historic preservation review under HRS §6E-8 and HAR §13-275-3, and to determine what (if any) further archaeological study is required.
	No further work is recommended for the project area due to its being entirely within the footprint of the current Waikiki Shell stage.
	Consultation with the architecture branch of SHPD is recommended to determine whether the Waikiki Shell structures are of historic significance.



Figure 1. Portion of the 1998 Honolulu USGS 7.5-minute topographic quadrangle showing the location of the project area

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu TMK: [1] 3-1-043:001 por.



Figure 2. Tax Map Key (TMK) [1] 3-1-043 showing the project area (Hawai'i TMK Service 2013)

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu



Figure 3. Aerial photograph showing the location of the project area at the Waikīkī Shell in Kapi'olani Park (Google Earth 2013)



Figure 4. Overlay of *Soil Survey of the State of Hawaii* (Foote et al. 1972), indicating soil types within and surrounding the project area (USDA SSURGO 2001)



Figure 5. Photograph overlooking the Waikiki Shell (Google.com 2018)



Figure 6. Waikiki Shell, front view showing stage (Department of Enterprise Services, City & County of Honolulu 2018)

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu TMK: [1] 3-1-043:001 por.



Figure 7. Portion of 1825 map by Charles Malden showing the project area outside the main habitation area of Waikīkī; the "Ruins of a Morai" are probably Kūpalaha Heiau in Kāneloa

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu TMK: [1] 3-1-043:001 por.



Figure 8. 1852 sketch of Waikīkī, view from Punchbowl Crater to Waikīkī, showing taro fields and wetlands at the base of Diamond Head (J. Linton Palmer; sketch at Royal Geographical Society, London, reprinted in Forbes 1992:88)

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu



Figure 9. Portion 1855 LaPasse map of the South Coast of O'ahu, showing the current project area east of the main inhabited area, and near two *heiau* ("morai") ruins

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu TMK: [1] 3-1-043:001 por.



Figure 10. Portion of USGS 1998 topographic quadrangle with locations of three po 'okanaka (sacrificial) heiau in the vicinity of the project area (Kūpalaha, Kapua, and Papa'ena'ena) as well as another Waikīkī po 'okanaka heiau (Āpuakēhau Heiau in Helumoa)

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu


Figure 11. Portion of 1876 Lyons map of Waikīkī, showing locations of *heiau*, shrines, *'ili*, and the duck pond, in relation to the project area

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu TMK: [1] 3-1-043:001 por.



Figure 12. Portion of 1876 Lyons map of Kāneloa, showing project area in a "duck pond, dry in summer"; location of Papa'ena'ena labelled

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu TMK: [1] 3-1-043:001 por.



Figure 13. Portion of 1881 Covington map of Honolulu showing the original outline of the oval race course; dotted line may represent the outline of the old "duck pond," or extent of a wetland area (note Papa'ena Heiau is still shown)

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu TMK: [1] 3-1-043:001 por.



Figure 14. 1883 Brown and Monsarrat map of Kapi'olani Park, showing project area within the original race track

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Figure 15. 1890 photograph of Kapi'olani Park, view from the slopes of Diamond Head northwest to Honolulu and Punchbowl Crater; note the "pond" in the northern section of park and the diagonal line across the park that may delineate the former boundary of the larger ca. 1870s extent of the duck pond/wetland (Hedemann 1890, Bishop Museum Archives, reprinted in Grant and Hymer 2000:151)



Figure 16. Portion of 1893 Wall map of Honolulu of Kapi'olani Park Race Course, showing beginning of modification of the waterways at the northern end of the park

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Figure 17. 1898 photograph of Camp Otis in racetrack interior and Camp McKinley, south and east of the racetrack. The camp did not extend to the the northern end of the racetrack (right side of photograph and within the project area) (Hawai'i State Archives 1898)



Figure 18. Portion of 1901 Monsarrat map of Honolulu, showing modifications to the drainages and creation of Makee Island at the northern end of Kapi'olani Park



Figure 19. Portion of 1919 U.S. Army War Department fire control map, showing the project area

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Figure 20. 1921 photograph of Kapi'olani Park; the entire wetland (northern end of the racetrack) is in-filled with dredged coral fill material (Hawai'i State Archives)

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Figure 21. Portion of 1933 U.S. Army War Department fire control map, Honolulu Quadrangle, depicting the project area

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Figure 22. Portion of 1943 U.S. Army War Department terrain map, Honolulu quadrangle, depicting the project area



Figure 23. 1949 aerial photograph of the project area (UH SOEST) depicting the project area



Figure 24. Portion of 1953 Honolulu USGS topographic map, Honolulu quadrangle, depicting the project area

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Figure 25. Waikiki Shell under construction in 1954 (Honolulu Star-Bulletin Archives)



Figure 26. Waikiki Shell modern photo (Google.com 2018)

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Figure 27. 1957 aerial photograph (UH SOEST), depicting the project area; the Waikiki Shell construction was completed in 1956 (wooden seating tiers not yet constructed)

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Figure 28. Portion of 1969 USGS topographic map, Honolulu quadrangle, depicting the project area

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Figure 29. 1969 aerial photograph depicting the project area (seating tiers and extensive landscaping have been added to the original construction)

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Figure 30. 1975 aerial photograph (UH SOEST) of the project area

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Figure 31. Portion of the 1998 Honolulu USGS topographic quadrangle showing the locations of previously conducted archaeological studies in the vicinity of the project area

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Reference	Type of Study	Location	Results (SIHP # 50-80-14)
Emerson 1902	Report on human remains	Waikiki Elks Club, TMK: [1] 3-1- 032:006	Four pre- to early post-Contact traditional Hawaiian burials observed
Thrum 1906a, b	<i>Heiau</i> list	Hawaiian Islands	Describes Papa'ena'ean, Kūpalaha, and Kapua Heiau
McAllister 1933	Archaeological survey	SE end of Kapi'olani Park	Identified Papa'ena'ena Heiau
Yost 1971	Report on human remains	Outrigger Canoe Club, TMK: [1] 3- 1-032:031	Observed 27 pre-Contact traditional Hawaiian burials
Cleghorn 1993	Inadvertent burial find report	Waikiki Aquarium	Recovered one human mandible
Dagher 1993	SHPD inadvertent burial report	'Ewa end of Waikiki Aquarium	Human remains designated SIHP # -4729, encountered during construction activities
Dega and Kennedy 1993	Report on human remains	Waikiki Aquarium, TMK: [1] 3-1- 031:006	One historic property identified: SIHP # -4729, a previously disturbed human burial (same burial as Dagher 1993)
McDermott and Chiogioji 2001	Archaeological inventory survey	Honolulu Zoo	No significant finds
Perzinski and Hammatt 2001a	Archaeological monitoring	Kalākaua Ave from Natatorium to Poni Mōʻī Rd	Small historic trash-filled pit recorded and two indigenous artifacts recovered
Perzinski and Hammatt 2001b	Archaeological monitoring	Kapi'olani Park, Reinterment Facility	No significant finds
Winieski and Hammatt 2001	Archaeological monitoring	Kalākaua Ave near Waikiki Aquarium to 'Ōhua Ave and 'Ōhua Ave to Kūhiō Ave	Identified buried A horizon (SIHP # -5883), one probable fire pit, remnants of old road surface, historic dog burial and disturbed partial human burial (SIHP # -5797) near intersection of 'Ōhua and Kūhiō avenues
Bush et al. 2002	Archaeological monitoring	Queen's Surf Promenade	Most work monitored for shallow irrigation lines, minimal finds
Ikehara-Quebral 2002	Archaeological burial recovery and monitoring	3101 Diamond Head Rd	Report of inadvertent burial and plan for recovery and reinterment; no SIHP # assigned

Table 1. Previous archaeological studies in the vicinity of the project area

LRFI for the Waikiki Shell Stage Project, Waikīkī, Honolulu, Oʻahu

Reference	Type of Study	Location	Results (SIHP # 50-80-14)
Perzinski and Hammatt 2002	Archaeological monitoring	Kapi'olani Park Bandstand	A basalt lamp with handle recovered from Shell parking lot; intermittent cultural layer (primarily charcoal) noted (see Figure 33)
Bush et al. 2004	Archaeological monitoring	Honolulu Zoo	No significant finds
Tome and Spear 2005	Archaeological monitoring	Kalākaua Ave Public Baths	One 1870s-1920s glass bottle deposit noted, SIHP # -6702
Liebhardt and Kennedy 2008	Archaeological monitoring	Waikiki Aquarium electrical system	No significant finds
Whitman et al. 2008	Archaeological monitoring	Kalākaua Ave	One historic property identified: SIHP # -6946, an in situ pre- Contact traditional Hawaiian burial
Moser et al. 2012	Archaeological monitoring	Outrigger Canoe Club, TMK: [1] 3- 1-032:031	No historic properties identified
Mintmier et al. 2013	Archaeological monitoring	Honolulu Zoo elephant enclosure, TMK: [1] 3-1- 043:001	Zoo is within SIHP # -9758; no pre- Contact archaeological materials or features observed; wide range of twentieth century artifacts (bottles, jars, tableware) discussed
Walden et al. 2013	Archaeological monitoring	Entrance infrastructure at Honolulu Zoo, TMK: [1] 3-1- 043:001	Zoo is within SIHP # -9758; SIHP # -7208 consisting of 12 subsurface features for which chronological information not available; may be pre-Contact pits and post molds but more likely date to late 1800s or early 1900s
Clark et al. 2014	Archaeological monitoring	Northern half of Honolulu Zoo parking lot, TMK: [1] 3-1-043:001 (por.)	Additional subsurface pit of SIHP # -7208 found
Manirath and Hammatt 2018	Archaeological monitoring	Waikiki Elementary School	No historic properties identified
Stark et al. 2018	Archaeological monitoring	Kapi'olani Beach Park Center	One historic septic cesspool feature recorded, SIHP # -7788



Figure 32. Portion of the 1998 Honolulu USGS topographic quadrangle, showing previously identified historic properties in the vicinity of the project area

SIHP # 50-80-14-	Site Type/ Name	Source	
Site 58	Papa'ena'ena Heiau	McAllister 1933	
1363	English Tudor/French Norman Cottages	National Register	
1373	English Tudor/French Norman Cottages	National Register Nomination Form 1987	
3705	Human Burial	Bernice Pauahi Bishop Museum	
4729	Burial (MNI:1?- (human ?)	Dega and Kennedy 1993	
5883	Buried A horizon	Winieski and Hammatt 2001	
6428	Buried A Horizon	Winieski and Hammatt 2001	
6702	Historic bottle deposit, 1870s-1920s	Tome & Spear 2005	
6704	Historic Trash Pit	Bush and Hammatt 2004	
6946	Human Burial	Whitman et al. 2008	
7208	Subsurface features (Makee Island associations)	Walden et al. 2013, Clark et al. 2014	
7393	Historic House – Gobindrum /Watumull Residence	Hawai'i Register	
7739	Historic House - Lee and Awana Residence	Hawai'i Register	
7788	Historic Cesspool	Stark et al. 2018	
9011	Historic House – Hibiscus Place	Hawai'i Register	
9016	Historic House – Frank and Kathryn Plum Residence	Hawai'i Register	
9063	Historic House – Edward J. Greaney / Zadoc Brown Residence	Hawai'i Register	
9065	Historic House – Fred Harrison Rental Property	Hawai'i Register	
9073	Historic House – Helene Morgan Residence	Hawai'i Register	
9087	Historic Structure – Tahitienne Cooperative Apartments	Hawai'i Register	
9094	Historic House – James Haynes Residence	Hawai'i Register	
9105	Historic House -Millen Residence	Hawai'i Register	
9108	Historic House – William and Edna Montgomery Residence	Hawai'i Register	
9701	War Memorial Natatorium	National Register	

Table 2. Historic properties identified in the vicinity of the project area

SIHP # 50-80-14-	Site Type/ Name	Source
9754	Historic House – Richard M. Botley Residence	Hawai'i Register
9755	Historic House – Josephine Ketchum Residence	Hawai'i Register
9758	Kapi'olani Park	Hawai'i Register
9773	Historic Home - Adolph Egholm Residence	Hawai'i Register
9910	La Pietra (Hawaiʻi School for Girls) – Former Dillingham Estate	Hawai'i Register
Oa 455*	Human Burials, 27 individuals, Outrigger Canoe Club	Yost 1971
Oa 584*	Burial, Queen's Beach, two individuals with glass and metal artifacts	BPBM (1998) NAGPRA Inventory
Oa 633*	Burial, one individual, found at San Souci Beach, Waikiki	BPBM (1998) NAGPRA Inventory
No SIHP #	Burials	Emerson 1902

\*BPBM 1998 NAGPRA Inventory ID #



Figure 33. Basalt lamp from Perzinski and Hammatt (2002:40) report on archaeological monitoring within Kapi'olani Park, west of the current project area

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