

1990-02-23-0A-~~FEA~~ - Liberty Theatre  
Theatre Demolition - Parking Lot

DEPARTMENT OF LAND UTILIZATION (DLU)  
February 12, 1990

CHAPTER 343, HRS  
ENVIRONMENTAL ASSESSMENT/DETERMINATION  
NEGATIVE DECLARATION

I. General Information

Applicant : Consolidated Amusement Co.  
Recorded Fee Owner : Consolidated Amusement Co.  
Agent : Lloyd Y. Asato  
Tax Map Key : 2-1-03: 22 and 26  
Total Area : 32,192 square feet  
Zoning : BMX-4  
Special District : Chinatown: Frontage on Nuuanu Street (to depth of 50 feet)

II. Description of the Proposed Action

- A. General Description: The applicant proposes to demolish the Liberty Theatre and the abutting service station and to construct a parking lot in a joint development of the two parcels.
- B. Technical Characteristics: The parking lot would be constructed of asphaltic concrete and would have landscaping. A mechanical gate would be located at the ingress on Nuuanu Avenue and an attendant booth at the egress on Bethel Street.
- C. Economic Characteristics: The theatre has been closed. The parking lot is intended to generate revenue until the applicant redevelops the site with a new building.
- D. Environmental Characteristics: No method of demolition is specified. Grading will be minimal, and there will be only minor modifications to existing utility systems.

III. Affected Environment

The project site is bounded by Beretania Street, Nuuanu Street, Chaplain Lane, and Bethel Street. Neighboring uses include on the ewa side, the Calvary Church (former Empress Theatre); the Marks parking garage on the makai side; retail and other business uses on the Diamond Head side across Bethel Street, and the Kukui Plaza commercial/apartment complex across Beretania Street.

The frontage on Nuuanu Avenue to a depth of 50 feet lies within the Chinatown Special District, which is designated a historic site on the National Register. While the Liberty Theatre building is more than 50 years old and has some architectural features which relate to the historic district, it is not shown as having "preservation value" in the Chinatown Historic Preservation Plan (1974) or in the Chinatown Revitalization Plan (1981).

IV. Project Impacts

Because Liberty Theatre is not a significant building, its demolition will not have a significant effect on the character of the Chinatown Special District.

The demolition would cause some noise and dust impacts and may temporarily disrupt vehicle and pedestrian traffic in the area.

The parking lot use would result in minor increases in local traffic, primarily during the morning and afternoon peak hours.


V. Mitigation

Impacts would be mitigated by application of City and State regulations relating to traffic control, noise, and dust control.

VI. Determination

On the basis of the environmental assessment, we have determined that an Environmental Impact Statement is not required.

APPROVED



DONALD A. CLEGG  
Director of Land Utilization

DAC:s1  
0332N/24-25

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