

1991-12-23-0A-FRA

ENVIRONMENTAL ASSESSMENT

* KALAKAUA CENTER *

TAX MAP KEY: 2-6-14: 01, 04, 6-8, 19-20 & 58

NIHONKAI DEVELOPMENT, INC.

MARCH 1991

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CORRECTION

THE PRECEDING DOCUMENT(S) HAS
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LIST OF EXHIBITS AND SUPPORTING MATERIALS

ENVIRONMENTAL ASSESSMENT

KALAKAUA CENTER

TAX MAP KEY: 2-6-14: 01, 04, 6-8, 19-20 & 58

Drawings/Plans/Maps:

EXHIBIT A. LOCATION MAP

EXHIBIT B. SITE DRAWINGS: 4 REDUCED SETS
(11" x 17")

Rendering
Site Plan
Basement Plan
2nd Floor Commercial/Apartment Plan
4th Floor Commercial/Recreation Deck
3rd Apartment Floor Plan
Section Thru Tennis Court Deck
Section Thru Teahouse

EXHIBIT C. LANDSCAPING PLANS: 4 REDUCED SETS
(11" x 17")

EXHIBIT D: FLOOD HAZARD MAP

Calculations:

EXHIBIT E: KALAKAUA CENTER LUO CALCULATIONS (5 pages)

ENVIRONMENTAL ASSESSMENT: KALAKAUA CENTER
TAX MAP KEY: 2-6-14: 01, 04, 6-8, 19-20 & 58

1. **Applicant:** Nihonkai Development, Inc.
1440 Kapiolani Boulevard
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Honolulu, Hawaii 96814
(808) 941-3625

Agents:

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2. **Approving Agency:** Department of Land Utilization

3. **Agencies Consulted:** Department of Land Utilization
Department of Transportation Services
Department of Public Works
Board of Water Supply

4. **Property Profile:**

Tax Map Key: 2-6-14: 01, 04, 6-8, 19-20 & 58
Lot Area: 44,871 square feet
Flood Zone: FIRM Zone AO
Zoning: Resort Commercial and Apartment Precincts
Height: 65 feet
Shoreline Management Area: No
Special District: Waikiki
State Land Use: Urban
Development Plan: Commercial/Medium Density
Apartment

5. **Project Description**

Background

The applicant proposes new construction on a Waikiki site off Kalakaua Avenue and bounded by Niu and Pau Streets. Since the project site is located in Waikiki, an Environmental Assessment (EA) is required under the provisions of Chapter 343, HRS, Environmental Impact Statements, and a Waikiki Special District Permit, Major, will also be required.

Location

The project site of approximately 44,871 square feet is located in the Resort Commercial and Apartment Precincts of

the Waikiki Special District, and is bounded by Niu Street on the north, Pau Street on the south, and Kalakaua Avenue on the west. (Refer to Exhibit A.)

Existing Use

The predominant use of the project site is a car rental and car park, located between Niu and Pau Streets on the Kalakaua Avenue frontage. This area is paved over and contains a one-story concrete structure. Demolition has occurred on the site, and the only other structure is a one-story dwelling.

Surrounding Uses

This general area of Waikiki is a mixture of commercial and apartment uses. Across Pau Street from the project site is "Tony Roma's" and an apartment structure of approximately 18 stories. The remainder of the block on this side of Pau Street contains several two-story wooden dwellings, with the predominant use being three- and four-story concrete walk-ups.

Across Niu Street from the proposed site is a "Jack In the Box" and the Hawaiian Monarch, which is the most visually prominent structure in the immediate area.

Project Proposal

The applicant proposes two new structures, one of which would contain both commercial uses and apartments, and the second of which would contain only apartment units. A small one-story "teahouse" (approximately 400 square feet) will be located between the two principal structures.

The first structure will contain five levels, with commercial uses occupying the first four, and apartment units on the fifth. In addition, there will be a basement level restaurant. Gross square footage for uses in this structure will be approximately 57,500 square feet for commercial uses, including the basement level restaurant, and 12,250 square feet for apartment uses.

Six (6) apartment units ranging in size from a net 850 to 2,100 square feet will be located on the fifth level, and a recreation deck, to include a swimming pool and tennis court, will be located on the fourth level for residents' use.

The second structure will contain four levels, with a ground floor lounge of approximately 1,000 square feet and four apartment units occupying each of the remaining three levels, for a total gross square footage of approximately

31,420 square feet. Apartment unit size will range from approximately 1,200 to 2,200 square feet (net). Recreational amenities, to include a swimming pool, will be provided on top of this structure.

Maximum height of the commercial/apartment structure will be 65 feet, and the apartment structure will be approximately 40 feet in height.

Two levels of parking will be provided, one at the basement level of the first structure and the other slightly above grade beneath the second structure. A total of 93 off-street parking spaces will be provided to accommodate both the commercial and apartment uses. Egress/ingress will be from Niu Street and Pau Street.

Refer to Exhibit B., Site Drawings.

Open space and landscaping will be as shown on the attached Exhibit C.

Development Schedule/Estimated Costs

A start date of January 1992 is planned, with completion in August 1993. Development costs are estimated at \$20 million.

6. General Description of the Action's Technical, Economic, Social, and Environmental Characteristics

Technical Characteristics

As noted previously, the applicant proposes to demolish existing structures on the project site and redevelop the site with a mix of commercial and apartment uses.

For the 65-foot structure, a deep pile foundation will be required. Because of the variable consistency and thickness of the upper coral ledge (see Topography/Soils discussion which follows), the pile foundations for this structure will have to be driven to end bearing on the lower coral ledge, buff layer, and dense sands and gravels found at approximate depths ranging from 125 to 140 feet. Pre-drilling of the upper ledge will be necessary to drive the piles to the required embedments.

The proposed design concept (see Exhibit B.) calls for a single level basement about 13.5 feet below the existing street level. Excavation shoring and dewatering will be required to construct the basement. To preclude dewatering related subsidence around the neighborhood, stringent design and construction procedural requirements will be implemented. Mitigation measures are discussed further in Section 9.

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Economic and Social Characteristics

Economic

The project will produce increased employment opportunities, both in the short-term during construction and for the long-term in full-time permanent positions associated with the new commercial space proposed. It is estimated that approximately 500 direct and indirect construction-related jobs will be created, and from 150 to 300 additional jobs could ultimately result from the restaurant, office and retail uses proposed. Increased tax revenues to State and City government, real property and general excise can also be anticipated.

Demographics

Changes to the resident population of the area are expected to be minimal, since only 18 apartment units are proposed. The availability of increased commercial space and additional and more varied commercial uses is likely to attract more visitors to the site and may produce temporary increases in the visitor population in the area. Overall, no significant impact on demographics in the area is anticipated.

Displacement

The primary commercial tenant, a car rental, will be displaced, as well as a portion of the site where cars are now parked. Some demolition has occurred on the site and only one dwelling remains. There will be additional space made available for commercial tenants, such as space for a coffee shop and restaurant, offices, and retail uses, in addition to the 18 apartment units proposed.

Environmental Characteristics

Topography/Soils

The site is relatively level and contains no unique topographical features. It is typical of this area of the Waikiki District and has been filled, graded, and in urban use for some time.

Soils in the general area are classified by the Soil Survey of the Soil Conservation Services as fill land, mixed (FL) and characterized as material dredged from the ocean or hauled from nearby areas and used for urban development.

Based on the available information obtained from six exploratory borings drilled at the site, a generalized subsurface profile at the site is anticipated to consist of

a thin layer of sandy fill about 3 to 7 feet thick; a thick layer of very soft silty clay (Lagoonal deposit); an upper coral ledge at about 28 to 32 feet depth; various layers and zones of coralline sands and gravels and clayey silt; and a lower coral ledge, tuff layer, and dense coralline sands and gravels at depths of about 125 to 140 feet. The upper ledge was 12 to 32 feet in thickness and ranged from weakly to well-cemented. Ground water was encountered in the borings very close to or slightly above Mean Sea Level, at depths of 4.5 to 5 feet below the existing ground surface.

Flood Conditions

The project site is designated on the Flood Insurance Rate Map (FIRM) as FIRM Zone AO, areas which may be subject to 100-year flooding. Flood depths have been determined to be two (2) feet in this area. The project will be designed to comply with all Land Use Ordinance (LUO) flood hazard requirements. (Refer to Exhibit D.)

Flora and Fauna

A major portion of the project site has been paved over and, as previously noted, used for car rental/car park purposes. There are some existing trees and shrubbery toward the mauka project boundary, but there are no known unique or endangered species of vegetation on the site. The site will be extensively landscaped (refer to Exhibit C.), especially on this boundary and Special District requirements with regard to mature tree removal and replacement will be met as well. None of the existing trees are listed on the Exceptional Tree Ordinances No. 78-91 and 81-32.

The only fauna on the site are those typical to areas where urban uses have been established for some time, such as rats, mice, cats, and birds common to this area of Waikiki. Construction activity will likely disrupt bird habitats on a temporary basis; however, as noted above, proposed landscaping should restore some of these habitats.

No significant adverse impacts on either flora or fauna are anticipated as a result of the proposed project.

Archaeological

Since the site has been severely altered, graded and filled, and in urban use for some time, the potential for archaeological resources, either surface or subsurface, is considered low. However, since the possibility does exist that subsurface deposits might be found during construction, the applicant will comply with procedures requiring construction work to cease in the event that any archaeological resources are discovered and will notify the proper authorities.

Air Quality

Traffic generated by the project will likely be the major source of pollutants on and near the site. Apartment-generated traffic is expected to be minimal, given the small number of units planned. An increase in commercial usage of the site could result in increased traffic and affect air quality; however, it can be anticipated also that much of the patronage of the restaurant and retail uses will be walk-in, pedestrian visitor trade. It should also be noted that, by comparison, a majority of the site has been devoted to both automobile rentals and a parking lot, so that the actual numbers of vehicles accounting for pollutants may be less with redevelopment of the site. It is expected that ambient air quality standards will be met for the long-term.

Some temporary short-term air quality impacts are likely during construction. These would include fugitive dust and emissions from construction vehicles and heavy equipment. Measures to minimize these short-term impacts are available, such as dust-control procedures, and will be used during the construction phase as appropriate.

Noise Quality

The principal source of noise in the area is traffic and is likely to remain so with project redevelopment. There are no noise-sensitive structures in the surrounding area (Kalakaua Avenue frontage, across Niu Street or across Pau Street), and the mauka boundary of the project site will be heavily landscaped to serve as a sound and visual buffer between adjacent apartment uses. The project design will incorporate sound-attenuation features to minimize noise impacts on the proposed apartment units to include air-conditioning and the proper placement of on-site noise generators, such as trash compactors and loading spaces.

There will be impacts on noise quality during construction typical to the activities proposed, for example, excavation and pile-driving. Construction will be conducted according to Department of Health (DOH) regulations to minimize this unavoidable impact. Other mitigation measures are discussed in Section 9.

Visual Impacts

The project will result in a visual change, since the site is now largely paved over and used for automobile rental/parking. Existing views in the area are a mix of low-, mid- and high-rise structures, with no significant mountain or coastal views, or unifying landscape theme. The

principal structure proposed will be at a height of 65 feet and the second structure will be at approximately 40 feet. Heights will be at or below permitted maximums and are not considered incompatible with more visually dominant structures in the surrounding area now. With the addition of the open space and landscaping proposed, the overall appearance and visual character of the site should be improved. While the project will have a visual impact, it is not considered an adverse impact.

Public Facilities and Services

Transportation/Traffic

As noted previously, egress/ingress will be from both Niu and Pau Streets. Niu is a two-lane roadway, one way in the makai direction, while Pau is two lanes, one way in the mauka direction.

Ample off-street parking will be provided for both apartment and commercial uses. Ordinance No. 2412 improvements will likely require a 10-foot sidewalk on the property frontage along Niu and Pau Streets, and installation of new concrete curbs and gutters will be required. No improvements to the Kalakaua Street frontage are anticipated. The property corners at Pau Street, Kalakaua Avenue, and Niu Street/Kalakaua will require property corner setbacks (a 30-foot radius). There is also a 10-foot setback along Kalakaua Avenue for future roadway widening. All roadway widening and Ordinance No. 2412 requirements will be met by the applicant.

Water

There are existing 8-inch water lines in Niu Street, Pau Street and Kalakaua Avenue. Proposed domestic water and fire sprinkler connections will be made to the existing 8-inch water line in Pau Street. An irrigation connection will also be provided for the landscaping proposed.

Wastewater Disposal

There is an existing 10-inch sewer line within Niu Street and along Kalakaua Avenue. An existing 6-inch sewer line runs through an easement through the center of the parcel, connecting to the 10-inch sewer line in Kalakaua Avenue. The proposed development will require rerouting of the existing 6-inch sewer line to Pau Street to connect to the existing 10-inch sewer line at Kalakaua Avenue. A sewer connection application is pending with the Department of Public Works.

Grading/Drainage

The building finish floor elevations will be approximately two feet above the surrounding grades to comply with the flood elevation requirements. (Refer to Exhibit D. and section titled, "Flood Conditions," above.) The proposed basement will require the entry driveway to be raised above the flood elevation before dropping down into the basement.

Parks and Schools

Since only 18 apartment units are proposed, existing parks and schools will not be significantly impacted. Park facilities within reasonable proximity of the project site include Kapiolani Park, Ala Wai Field and Playground, and beach parks such as Ala Moana and Kuhio Beach Park. Recreational amenities for residents, as previously described, will also be provided within both structures.

The project, because of the relatively minor increase in resident population is not expected to impact severely on existing school facilities in the area. These include Ala Wai Elementary, Lunalilo Elementary, Kuhio Elementary, Washington Intermediate, and McKinley and Kaimuki High Schools.

Electricity and Telephone Services

Electrical service to the project site is provided by Hawaiian Electric Company (HECO), and there are four substations within near proximity to the site. Telephone lines of the Hawaiian Telephone Company are also within close distance, and all utility services are expected to be available and adequate to serve the proposed commercial and residential needs of the project site.

Police and Fire Protection

The proposed site is within District VI. of the Honolulu Police Department and the project should not have any significant impact on available police services. It will be designed to provide for internal security services, as needed and appropriate for the type of uses proposed.

The project site will most likely be served by the Pawaaw Fire Station, with back-up from McCully and Waikiki Fire Stations as appropriate. Access considerations for fire protection vehicles will be incorporated within the design of the project and coordination will be maintained with the Honolulu Fire Department throughout the development review and approval process.

7. Summary Description of the Affected Environment

Please refer to Exhibits A. through D. for location, site and other relevant maps.

The affected environment is confined to the area immediately surrounding the project site, specifically those commercial and mid-rise/high-rise apartment uses and structures in the Waikiki area bounded by Kalakaua Avenue, Ala Wai Boulevard, and Niu and Pau Streets.

Exhibit A. shows the location of the project site in relation to the Waikiki area.

Exhibits B. and C. show site planning and design details for the proposal, and Exhibit D. shows base flood elevations for the project site.

8. Identification and Summary of Major Impacts and Alternatives Considered, If Any

Potential Impacts

As discussed in Section 5., the project will have economic, air quality, noise, and visual impacts. None of these impacts are considered significant long-term adverse impacts, and most are short-term, construction-related impacts for which mitigation measures are readily available and will be employed. These are identified and summarized as follows:

1. Economic: The project will result in increased short-term and long-term employment opportunities and tax revenues for State and City government.

2. Air Quality: Long-term impacts will be minimal, since there will be only a slight increase in traffic. Short-term impacts on air quality will be construction-related and temporary.

3. Noise Quality: There will be unavoidable short-term noise impacts, especially from planned pile-driving operations and other site preparation activities. Mitigation measures are discussed in Section 9.

4. Visual Impacts: The visual character of the site will change, since the car rental/car park portions of the site would be replaced by two structures of 65 and 40 feet in height respectively. Open space and landscaping will also result in significant visual changes to the site. No significant views would be disrupted by the proposed structures.

Alternatives Considered

The project site, as noted previously, is both planned and zoned for commercial and apartment uses; therefore, no alternative uses were considered, since these uses are clearly the most appropriate for the site.

The no action alternative is considered economically unfeasible, since the land would continue in its current underutilized condition, secondary economic benefits to the State and City would not be realized, and opportunities for more attractive site planning and design would be lost.

Other site planning and design alternatives were explored. The plan selected (refer to Exhibits B. and C.) provides an attractive mix of commercial and residential uses on a site which is not only appropriately planned and zoned for the uses proposed, but is ideally situated in an area where market demand for the type of mixed uses planned is expected to be strong. The site plan for redevelopment, as well as design features, including ample open space and extensive landscaping, will improve the appearance of the site visually and contribute to the upgrading and revitalization of a significant development site in a primary visitor designation center of the State.

9. Proposed Mitigation Measures

As discussed in Section 8. above, the long-term economic and visual impacts are considered positive impacts resulting from the proposed redevelopment of the project site and no mitigation measures are required.

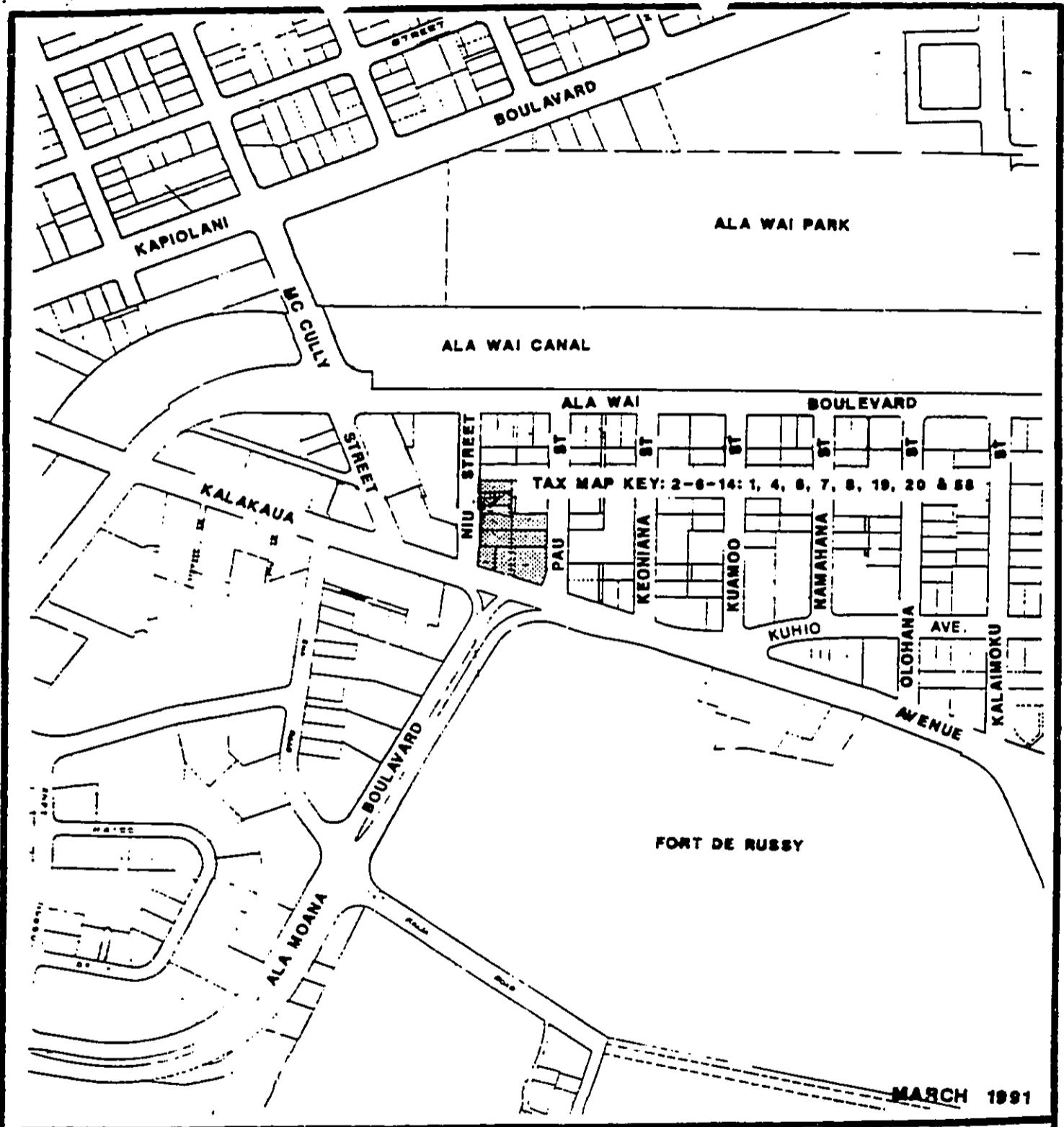
There will be unavoidable short-term air quality and noise impacts as a result of construction activities.


Standard mitigation measures will be employed to minimize fugitive dust during construction, such as watering of exposed areas, barriers as needed, and phased landscaping. Proper maintenance of vehicles will minimize vehicle exhaust impacts on air quality.

The pile-driving operations will generate noise, and strict adherence to DOH rules and regulations related to noise will be imposed on the selected contractor for the project. The planned predrilling of the upper ledge will help mitigate the impact of pile-driving vibrations to neighboring properties. Instruments available to measure and document the noise and vibration levels associated with pile-driving will be employed to assist the design team and the contractor in reducing these temporary impacts to a tolerable level.

10. Determination

The evaluation of the impacts (discussed in previous sections of this Assessment) and a review of various significant criteria contained in Chapter 343, HRS, indicate that an Environmental Impact Statement for the project is not warranted and that no significant adverse impacts will result from this action.



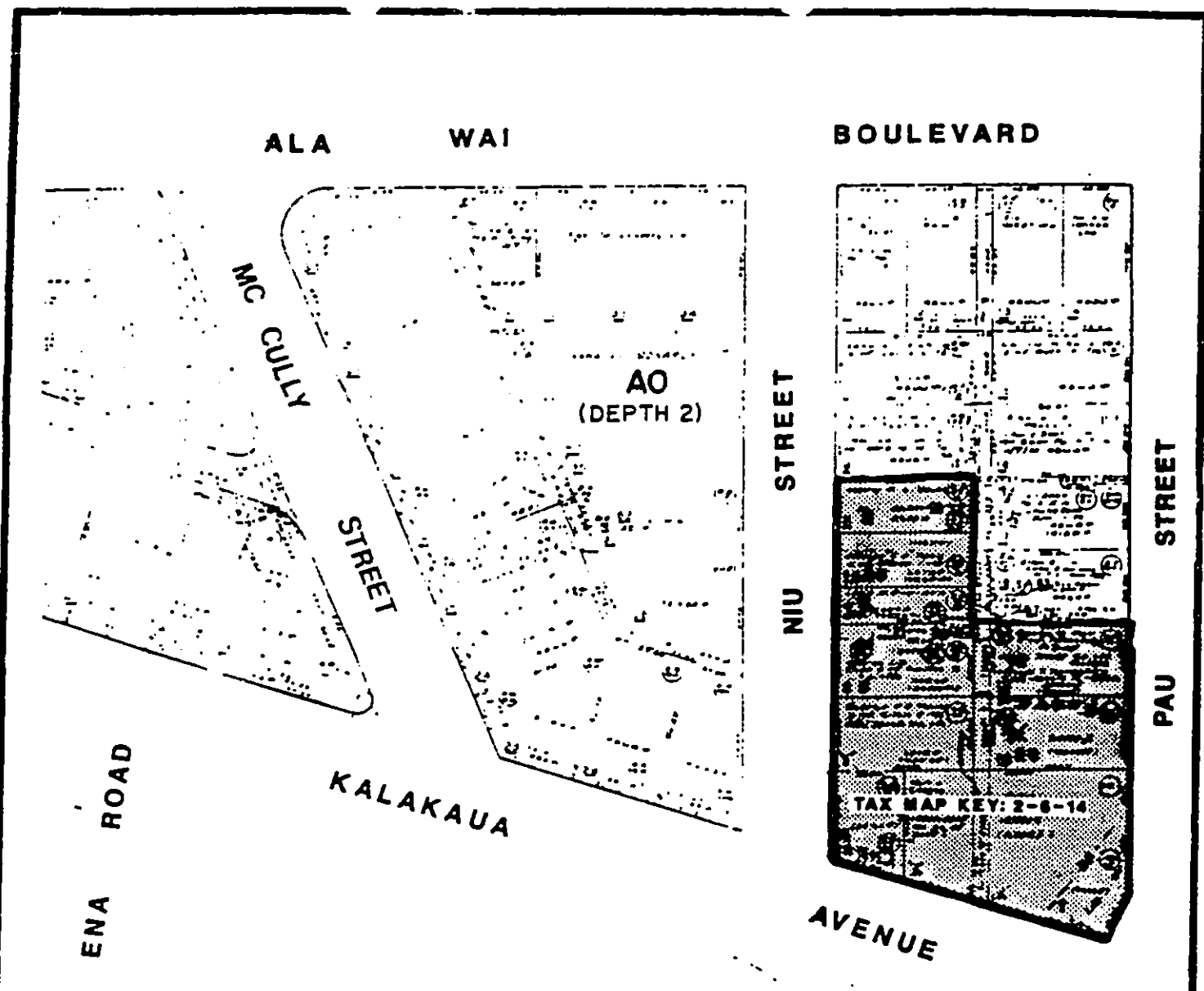

 TRUE NORTH
 SCALE : 1" = 400'

LOCATION MAP

EXHIBIT A.



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UNOFFICIAL ALL PARCELS
 Subject To Change Without Notice IN ZONE AO(DEPTH 2)

The flood hazard areas, boundaries and information shown on this map are approximate and used by City staff ONLY AS A GUIDE. Please refer to the Federal Flood Insurance Rate Maps (FIRM) for the OFFICIAL Flood Hazard Areas Boundaries and Information.



FLOOD HAZARD MAP

TRUE NORTH

EXHIBIT D.

MARCH 1991
 NOT TO SCALE

EXHIBIT E.

KALAKAUA CENTER
LUO CALCULATIONS



PETER HSI ASSOCIATES, INC. ARCHITECTS PLANNERS ENGINEERS

MARCH, 1991

815 PIKOI STREET, SUITE 2001 HONOLULU, HAWAII (808) 533-1878 FAX (808) 533-1870

KALAKAUA CENTER
LUO CALCULATIONS

1. RESORT COMMERCIAL PRECINCT

TMK = 2-6-14:01	Lot Area = 13,861.00 SF
TMK = 2-6-14:04	Lot Area = 7,510.00 SF
TMK = 2-6-14:01 & 04	Total Lot Area = 21,371.00 SF

ALLOWABLE FLOOR AREA

Lot area x 1.75 FAR = 21,371.00 x 1.75 = 37,399.25 SF

Abutting Kalakaua Avenue
 R-O-W Bonus

$(189.18' \times 80/2) \times 1.75 \text{ FAR} = 13,242.60 \text{ SF}$
 Total Allowable Floor Area = 50,641.85 SF

In addition, five square feet of floor area may be added for each square foot of open space devoted to pedestrian use and landscaped area at ground level exclusive of the front 20 feet of the required yards, and three square feet floor area may be added for each square foot of arcade area. However, in no event shall the total FAR exceed 3.5.

2. APARTMENT PRECINCT

TMK = 2-6-14:06	Lot Area = 4,356.00 SF
TMK = 2-6-14:07	Lot Area = 2,394.00 SF
TMK = 2-6-14:19	Lot Area = 5,000.00 SF
TMK = 2-6-14:20	Lot Area = 5,000.00 SF
TMK = 2-6-14:58	Lot Area = 3,375.00 SF
TMK = 2-6-14:08	Lot Area = 3,375.00 SF
:06,07,19,20,58, & 08	Total Lot Area = <u>23,500.00 SF</u>

ALLOWABLE FLOOR AREA

FAR = (lot area x 0.000009) + 0.85
 = (23,500 x .000009) + 0.85
 = 0.2115 + 0.85
 = 1.0615

Lot Area x 1.0615 FAR = 23,500 x 1.0615 = 24,945.25 SF

Abutting Niu Street r-o-w bonus

$[(40 + 10 + 25 + 25 + 12.50 + 37.50) = 150]$
 $= (150' \times 60/2) \times 1.0615 \text{ FAR} = 4,776.75 \text{ SF}$

Abutting Pau Street r-o-w bonus
 $= (100' \times 60/2) \times 1.0615 \text{ FAR} = 3,184.50 \text{ SF}$
 Total Allowable Floor Area = 32,906.50 SF

3. TWO ZONING DISTRICTS

Development of lots in two zoning districts where there is a permitted use common to both districts is subject to Section 3.50 of the Land Use Ordinance. Since the floor area ratios differ in each zoning district, the floor area ratio is calculated by the following formula:

A = 1.7500 FAR for the total parcel in the most intense district (Resort Commercial Precinct)

B = 1.0615 FAR for the total parcel in the least intense district (Apartment Precinct)

C = Area of parcel in the most intense district

$$\text{FAR} = (A - B) \times \frac{C}{\text{Total Lot Area}} + B = 1.43$$

$$\begin{aligned} \text{FAR} &= (1.75 - 1.0615) \times \frac{21,371}{21,371 + 23,500} + 1.0615 \\ &= \frac{0.6885 \times 21,371}{44,871} + 1.0615 \\ &= 0.3279163 + 1.0615000 \\ &= 1.3894163 \end{aligned}$$

4. CONSOLIDATED LOTS

Lots must be consolidated under Subdivision Rules and Regulations, or a Conditional Use Permit (CUP-1) for joint development.

5. CONSOLIDATED DESIGN SCHEME

A. Resort Commercial Precinct

21,371 x 1.3894	= 29,692.87
189.18' x 80/2 x 1.3894	= 10,513.87
189.18' x 10' x 5	= 9,459.00
Floor Area	= <u>49,665.74 SF</u>

B. Apartment Precinct

23,500 x 1.3894 = 32,650.90
150 x 60/2 x 1.3894 = 6,252.30
100 x 60/2 x 1.3894 = 4,168.20
Floor Area = 43,071.40 SF

C. Consolidated Base

Maximum Floor Area = 49,665.74
(without bonus) 43,071.40
Maximum Floor Area = 92,737.14 SF

D. Bonus Open Space/Arcade Area

In addition, five square feet of floor area may be added for each square foot of open space devoted to pedestrian use and landscaped area on ground level exclusive of the front 20 feet of the required yards, and three square feet of floor area may be added for each square foot of arcade area. However, in no event shall the total FAR exceed 3.50

6. MAXIMUM HEIGHT

Maximum Height = 65'

7. OPEN SPACE REQUIREMENT

A. Resort Commercial Precinct: none required

B. Apartment Precinct: Minimum 50% of zoning lot

8. TOTAL APARTMENT + RESORT COMMERCIAL DENSITY

Actual Density = 87,230.54 SF

9. DESIGN SCHEME

A. Resort Commercial Precinct

1. Allowable Maximum Floor Area = Resort Commercial Density
= 49,665.74 SF

2. Actual Floor Area
Ground Floor = 12,421 SF
2nd Floor = 11,520 SF
3rd Floor = 12,421 SF
4th Floor = 12,421 SF
Elevator PH & Stair = 800 SF
49,583 SF

B. Apartment Precinct

1. Allowable Maximum Floor Area = Maximum Apartment Density
= 43,071.4 SF

2. Actual Floor Area

Ground Floor	=	1,200 SF
2nd Floor	=	9,410 SF
3rd Floor	=	9,410 SF
4th Floor	=	9,410 SF
5th Floor	=	<u>12,421 SF</u>
		41,851 SF
Teahouse	=	400 SF
Elevator PH	=	<u>200 SF</u>
		42,451 SF

3. Number of Apartment Units = 10

10. OFF-STREET PARKING

A. Commercial

Required	= 49,432 ÷ 800	= 62 Stalls
Handicap	= 3 @ 51 to 75	= <u>3 Stalls</u>
Subtotal		= 65 Stalls

B. Apartment

Required	= 10 Units x 1	= 10 Stalls
----------	----------------	-------------

C. Required Commercial & Apartment = 65 + 10 = 75 Stalls

D. Commercial

Actual	=	<u>8</u>	<u>C</u>
Handicap	=	3	20

E. Apartment

Actual	=	<u>8</u>	<u>C</u>
		5	5

Actual Commercial & Apartment = 68 + 25 = 93

11. OFF-STREET LOADING

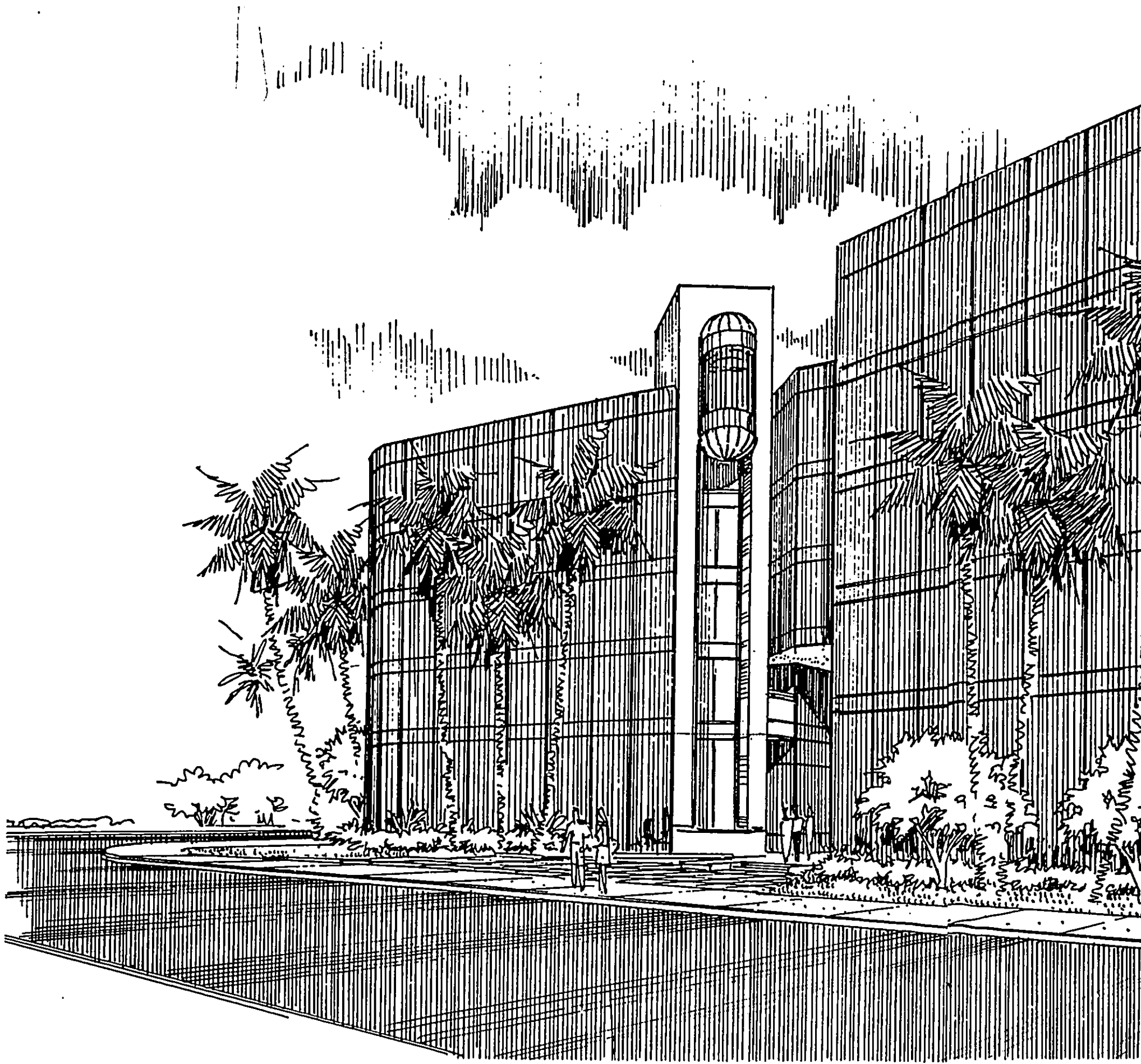
A. Commercial (Restaurants)

Required - 3 @ 20,001 SF - 40,000
Actual - 3 @ 28,200 SF (BSMT, GRND, & 2ND Flrs)

B. Apartment

Required - 1 @ 20 - 150 Units
Actual - 0 @ 16

C. Total Loading Zones = 3
50% Adjustments = $3/2 = 1.5$
use 2



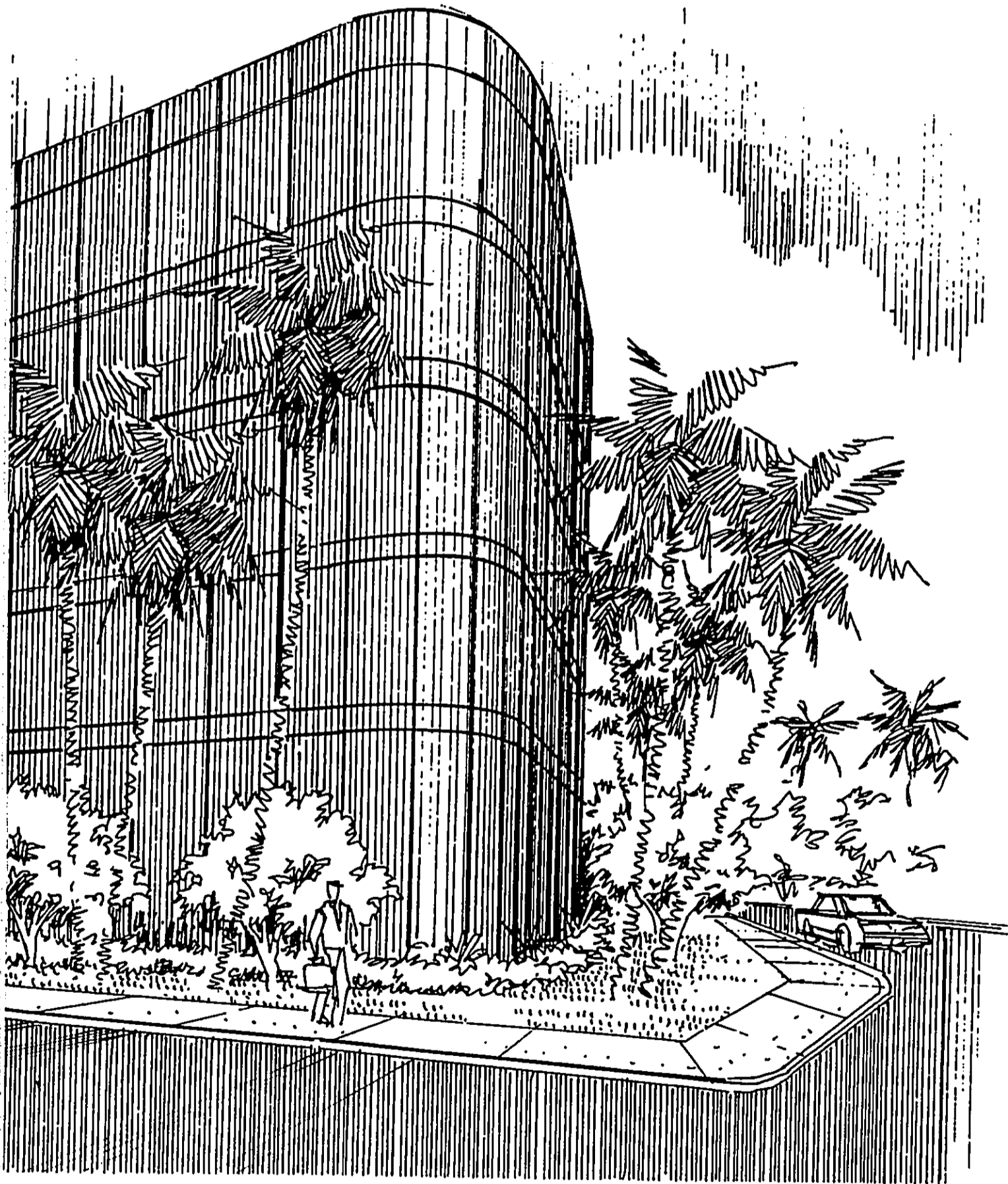
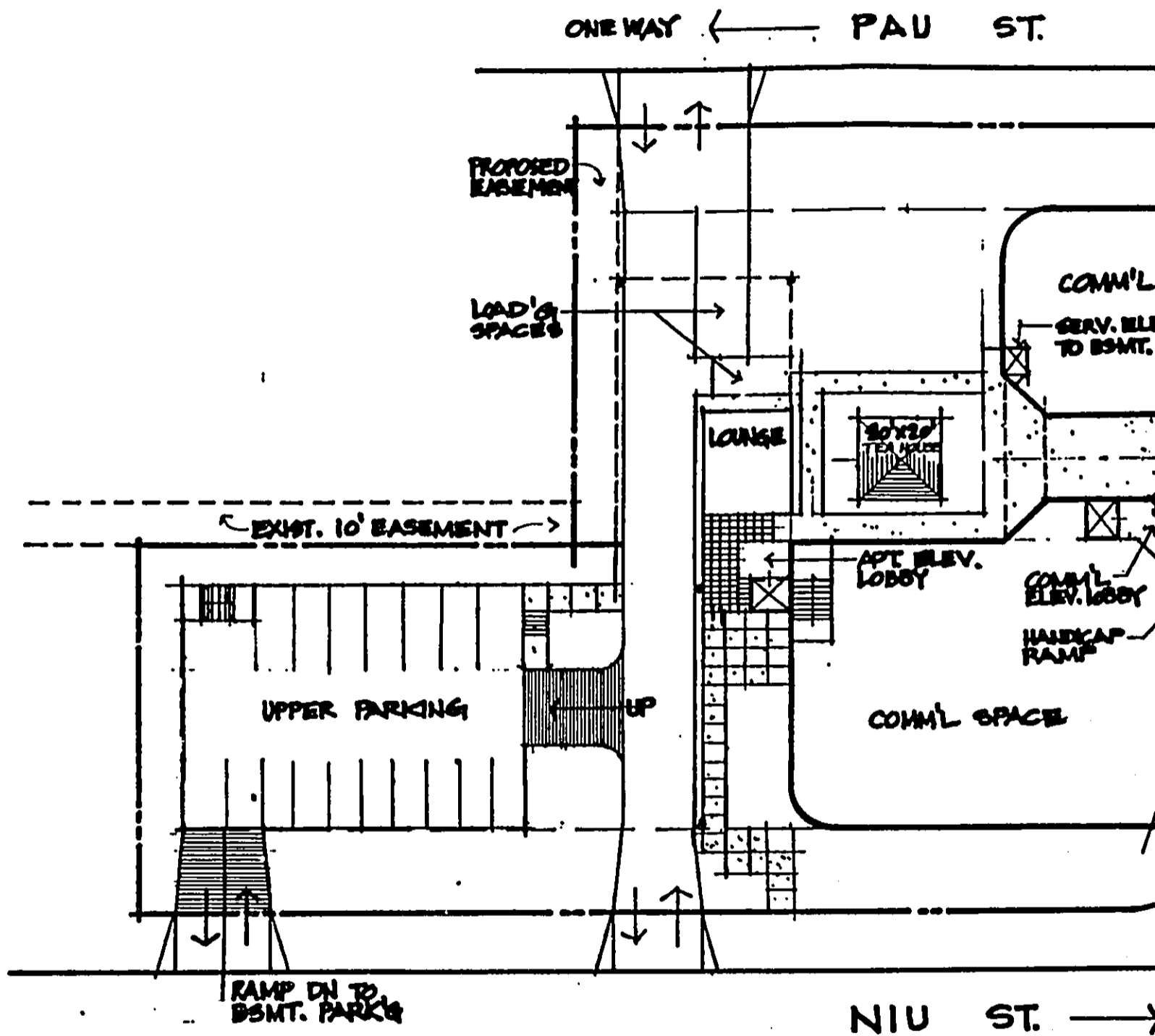


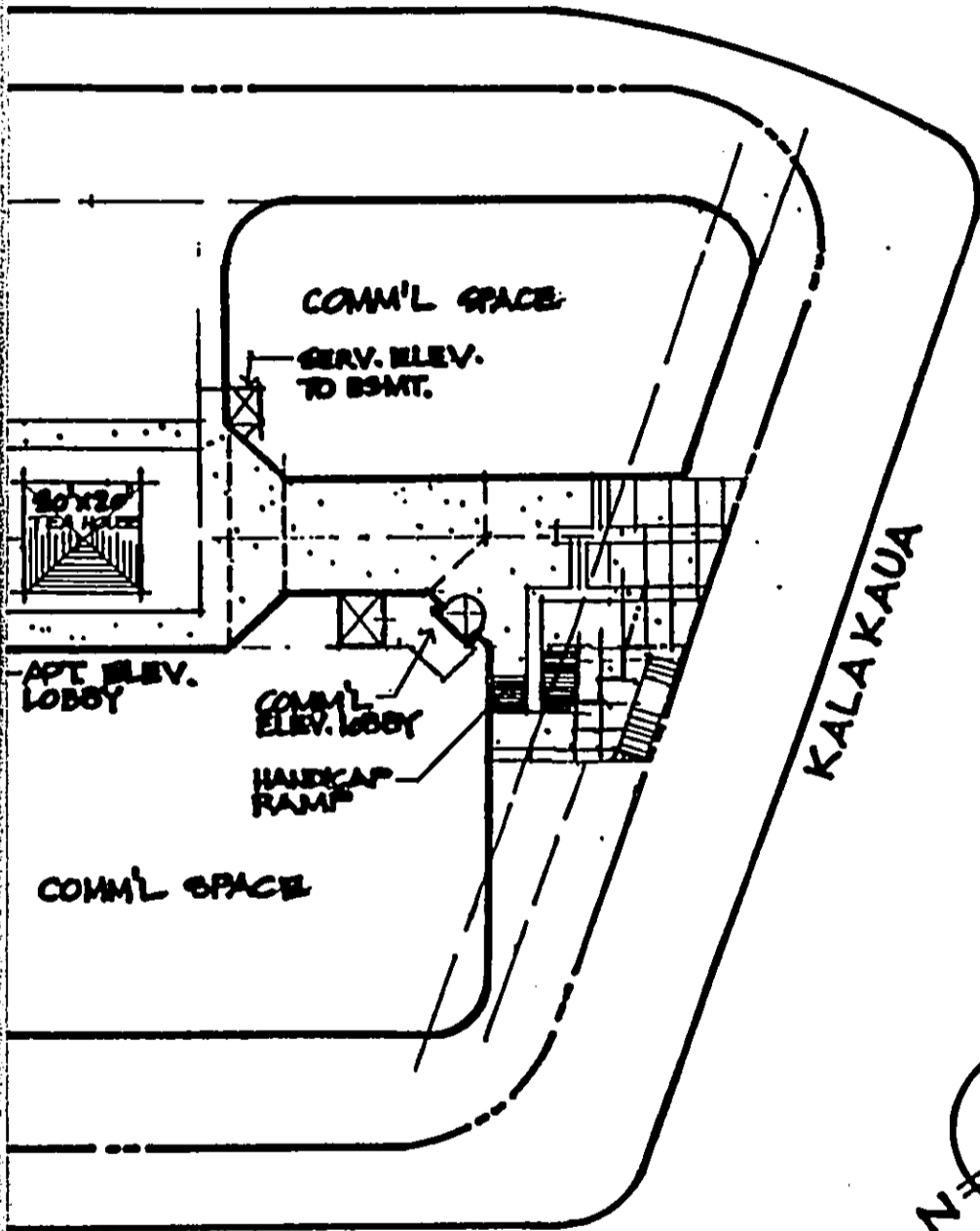
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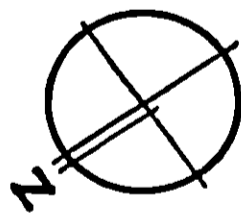
SITE PLAN (COMM'L FLR. C-1 / APT. FLR. A-1) 1/32" =

KALAKAUA CENTER

PAU ST.



KALAKAUA



NIU ST. → ONE WAY

FR. A-D $\frac{1}{32}'' = 1'-0''$

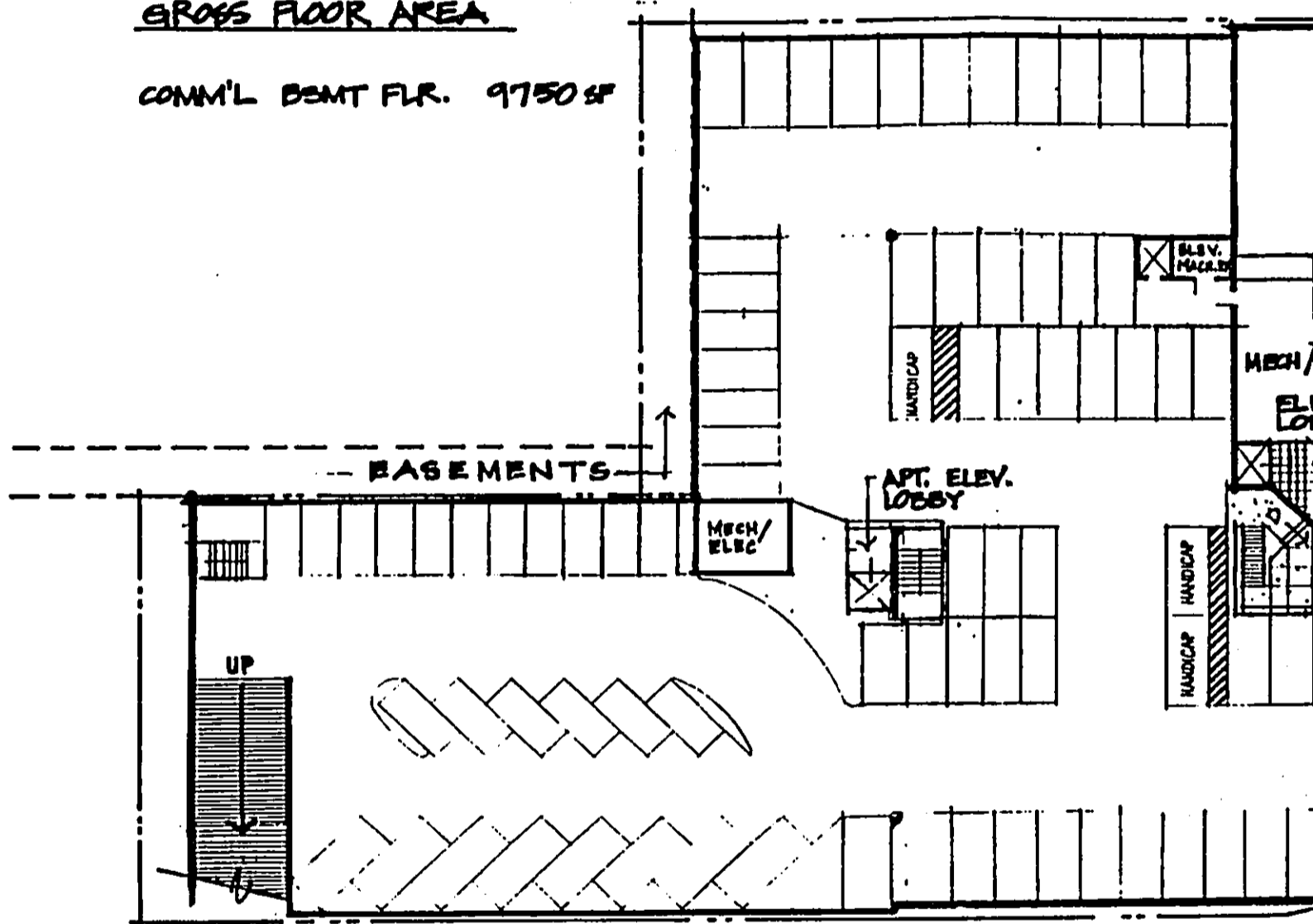
11 OF 7

PETER H&I ASSOC INC

MAR. 15 '91

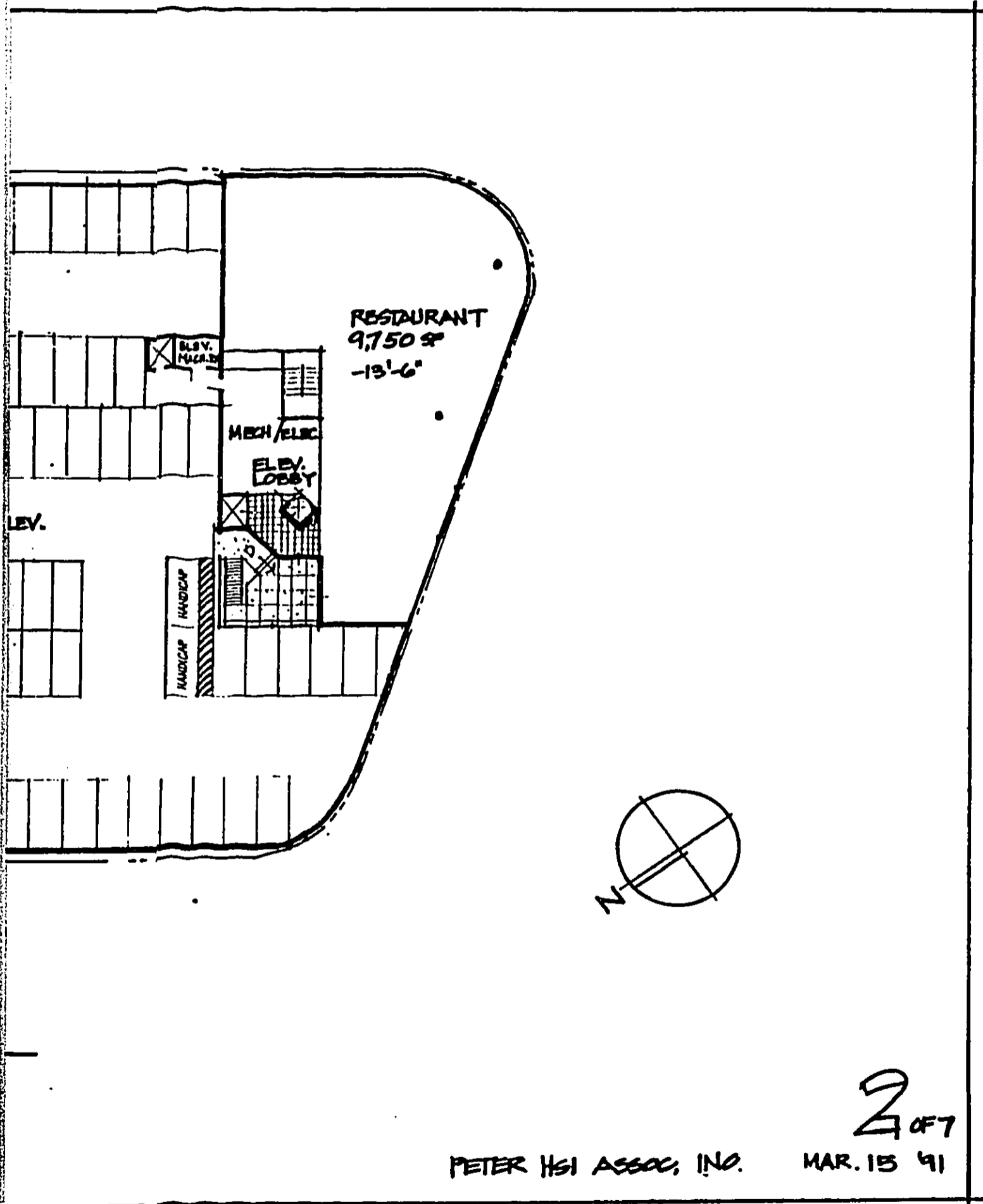
GROSS FLOOR AREA

COMM'L BSMT FLR. 9750 SF



BASEMENT PLAN $1/32" = 1'-0"$

KALAKAUA CENTER



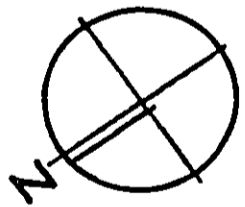
RESTAURANT
9,750 sq
-13'-6"

LEV.

MECH/ELEC

ELEV.
LOBBY

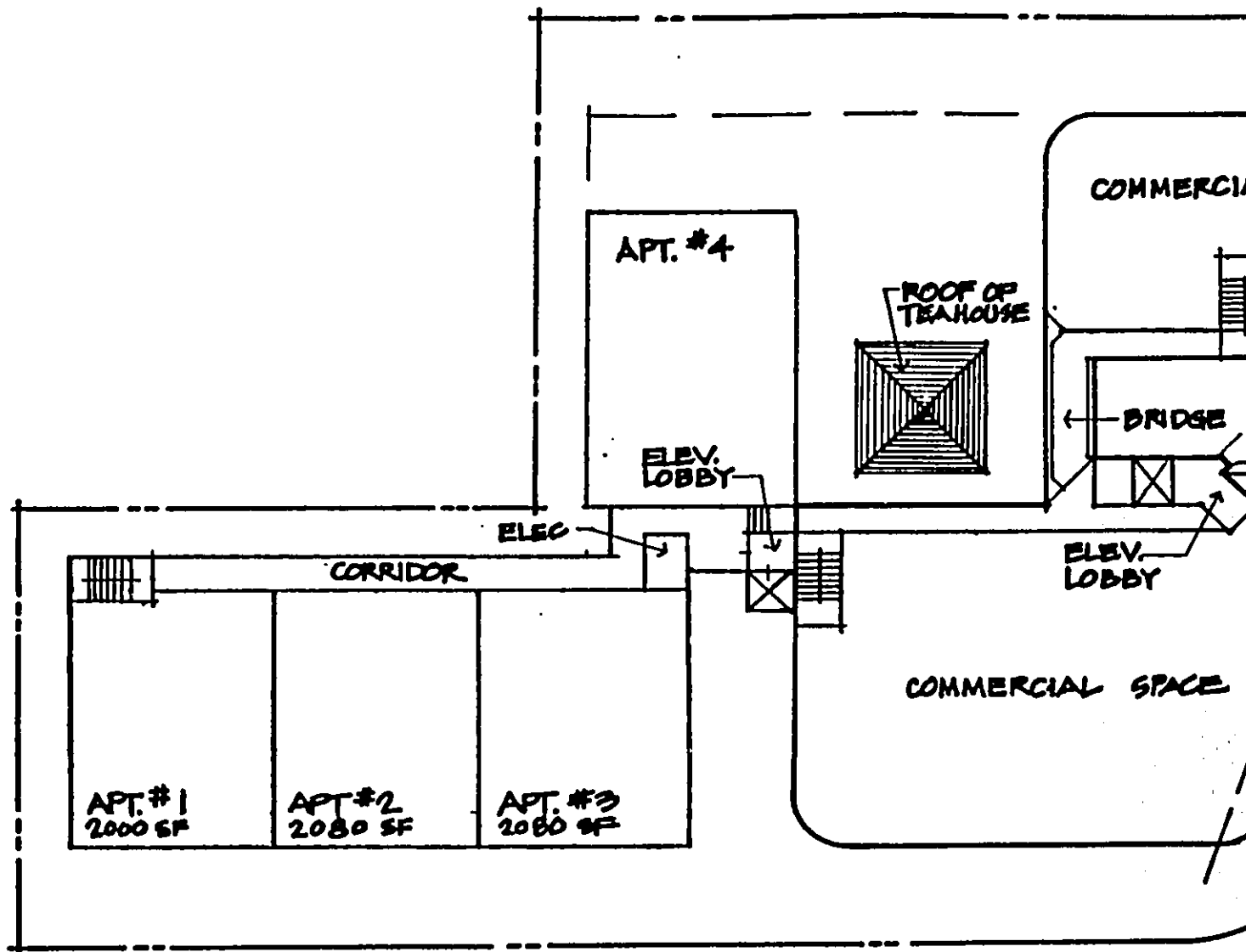
HANDICAP



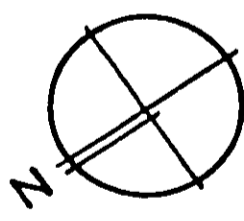
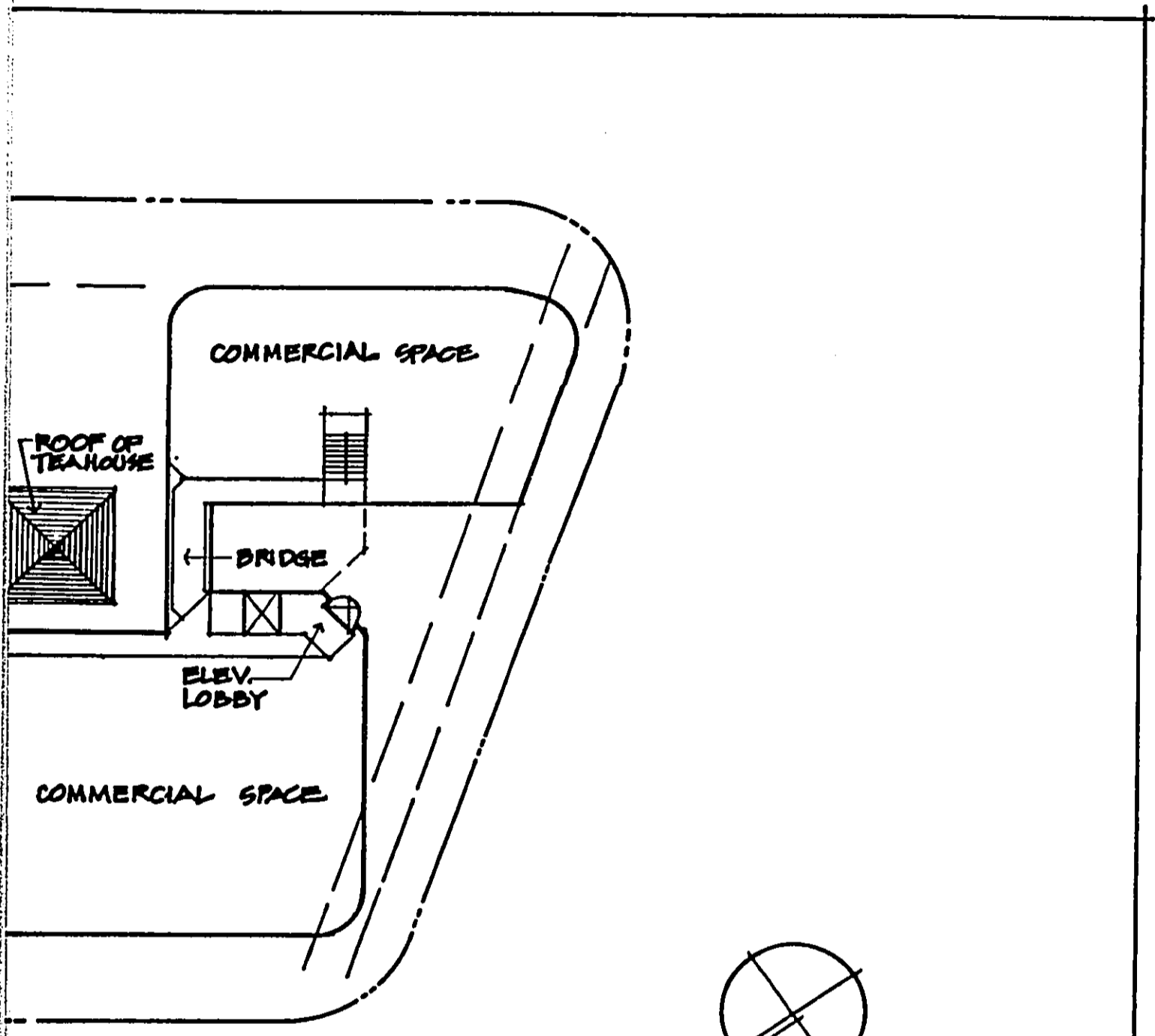
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4 of 7

PETER HSI ASSOC, INC.

MAR. 15 91



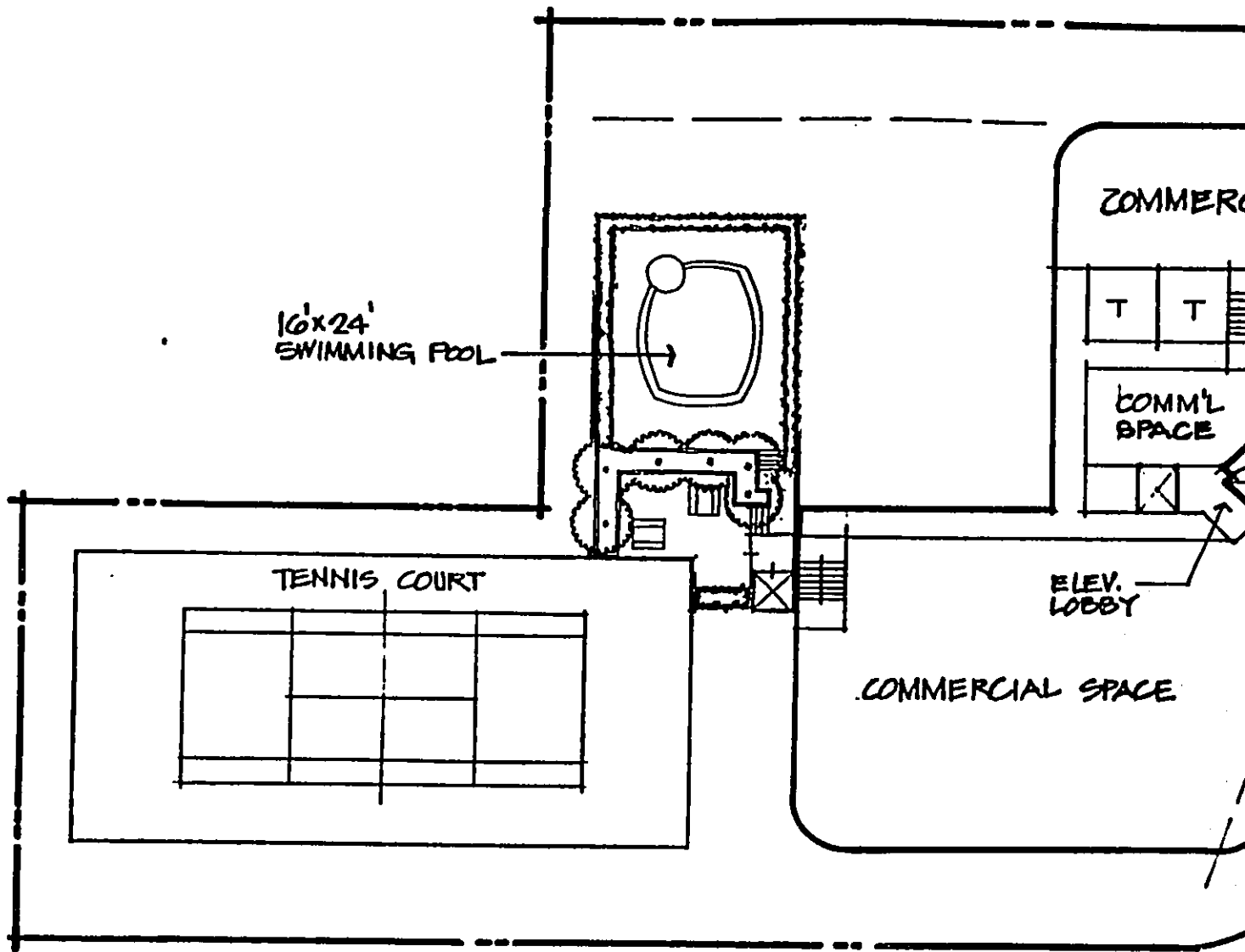
2ND FLR. COMMERCIAL/APT. PLAN (COMM'L FLR.
 (APT. FLR. A
 KALAKAUA CENTER



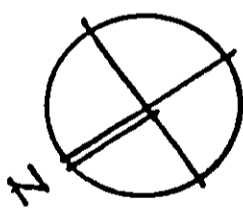
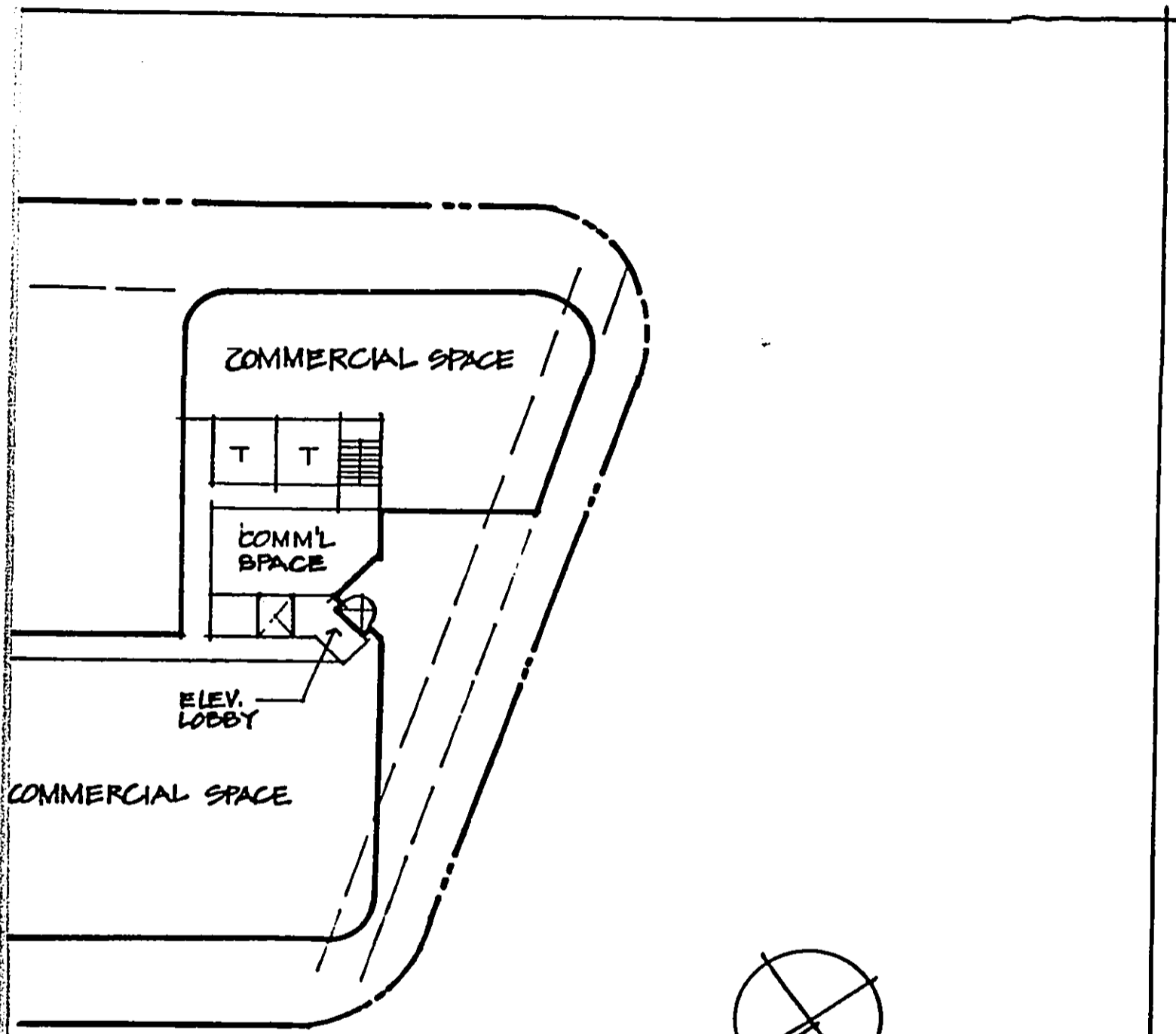
N (COMM'L FLR C-2; APT. FLR A-2) 1/8" = 1'-0"
 (APT. FLR. A-3, A-4 SIMILAR)

PETER HSI ASSOC. INC.

3 OF 7
 MAR 15 41



4TH FLR. COMMERCIAL/RECREATION DECK (CO
(CO
KALAKAUA CENTER

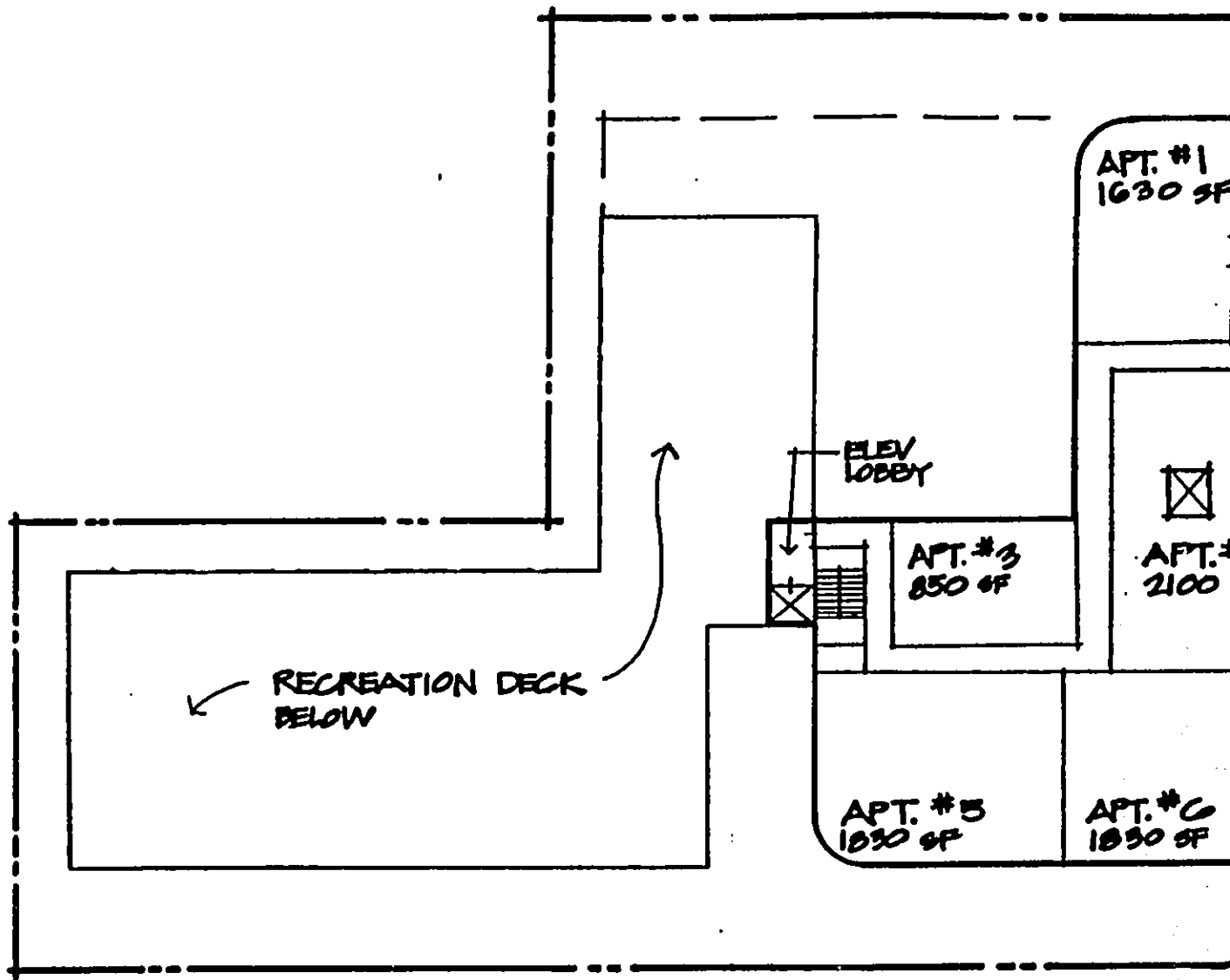


DECK (COMM'L FLR C-4) 1/32" = 1'-0"
 (COMM'L FLR C-3 SIMILAR)

PETER HSI ASSOC INC.

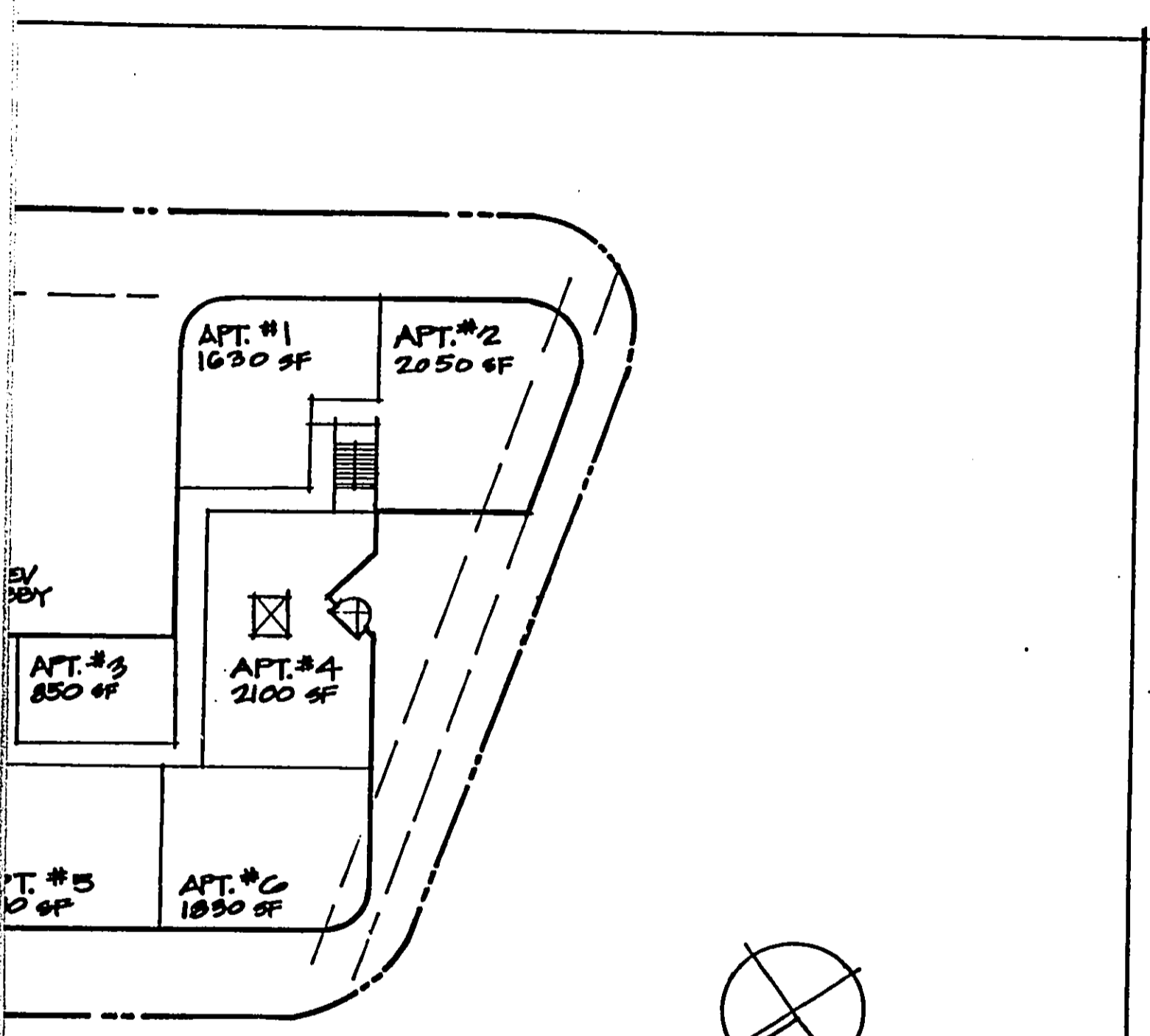
4 OF 7

MAR 15 91



5TH APARTMENT FLOOR PLAN (APT. FLR A-)

KALAKAUA CENTER

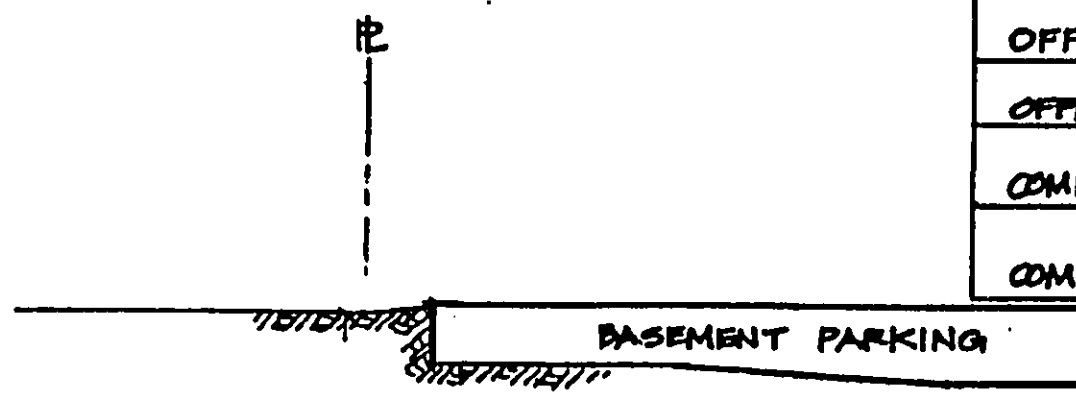


N (APT. FLR A-5) $1/32" = 1'0"$

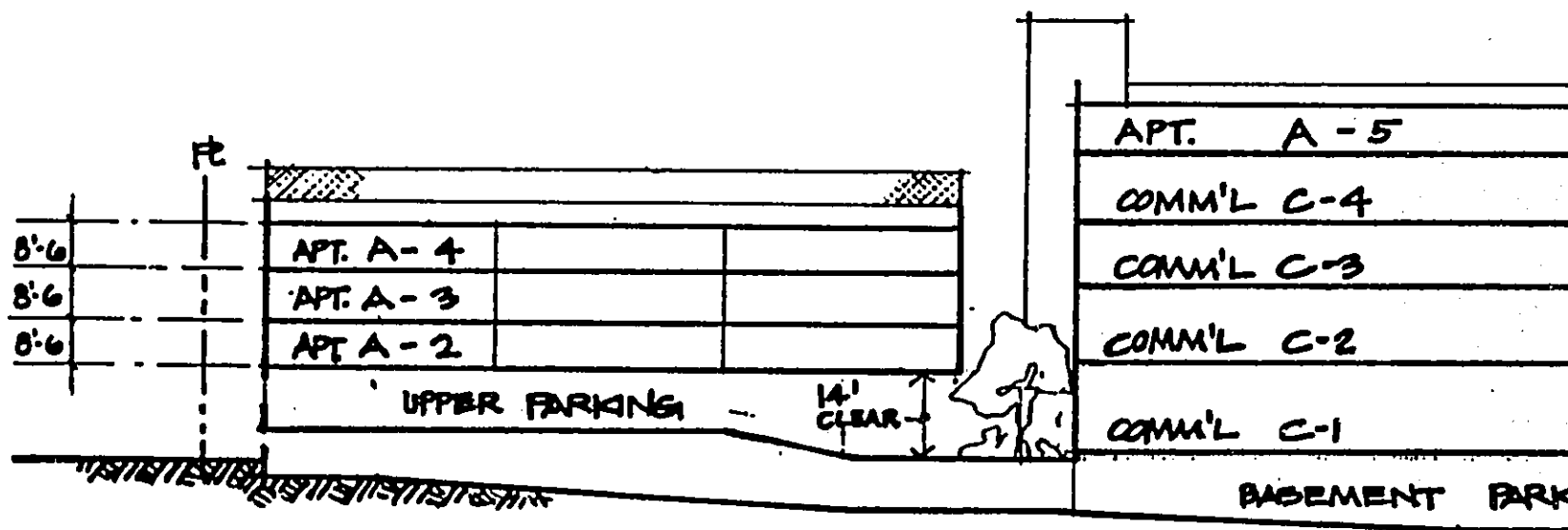
PETER HSI ASSOC. INC.

5
 D of 7
 MAR. 15 91

APT.
OFFICE
OFFICE
COMM'L
COMM'L

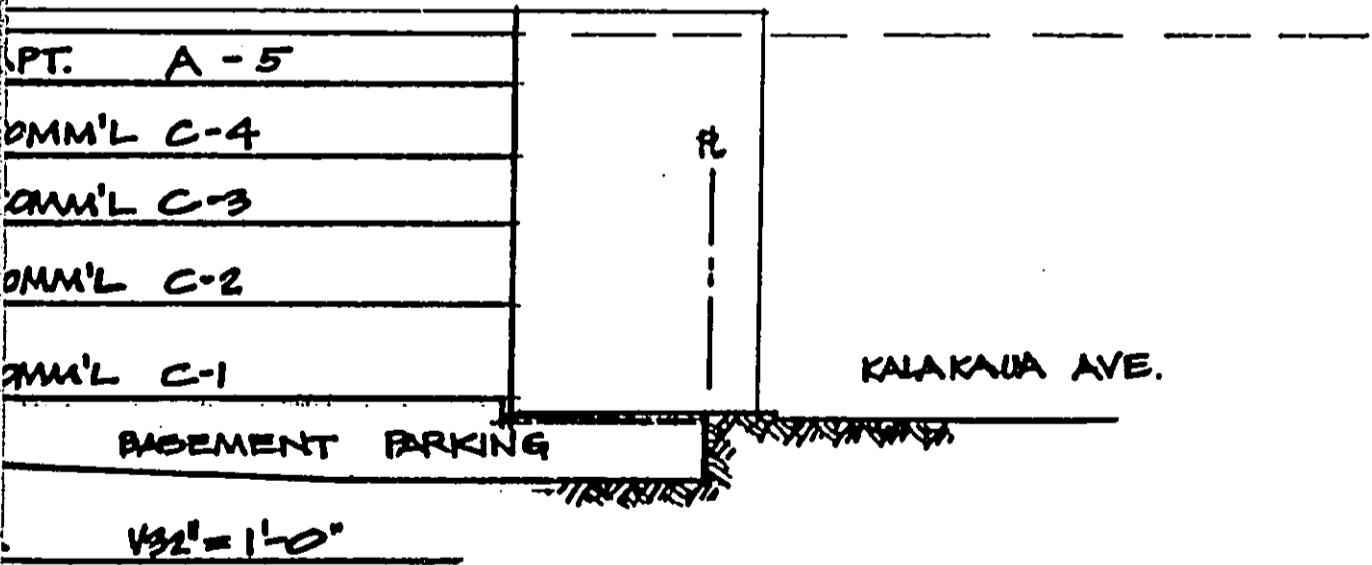
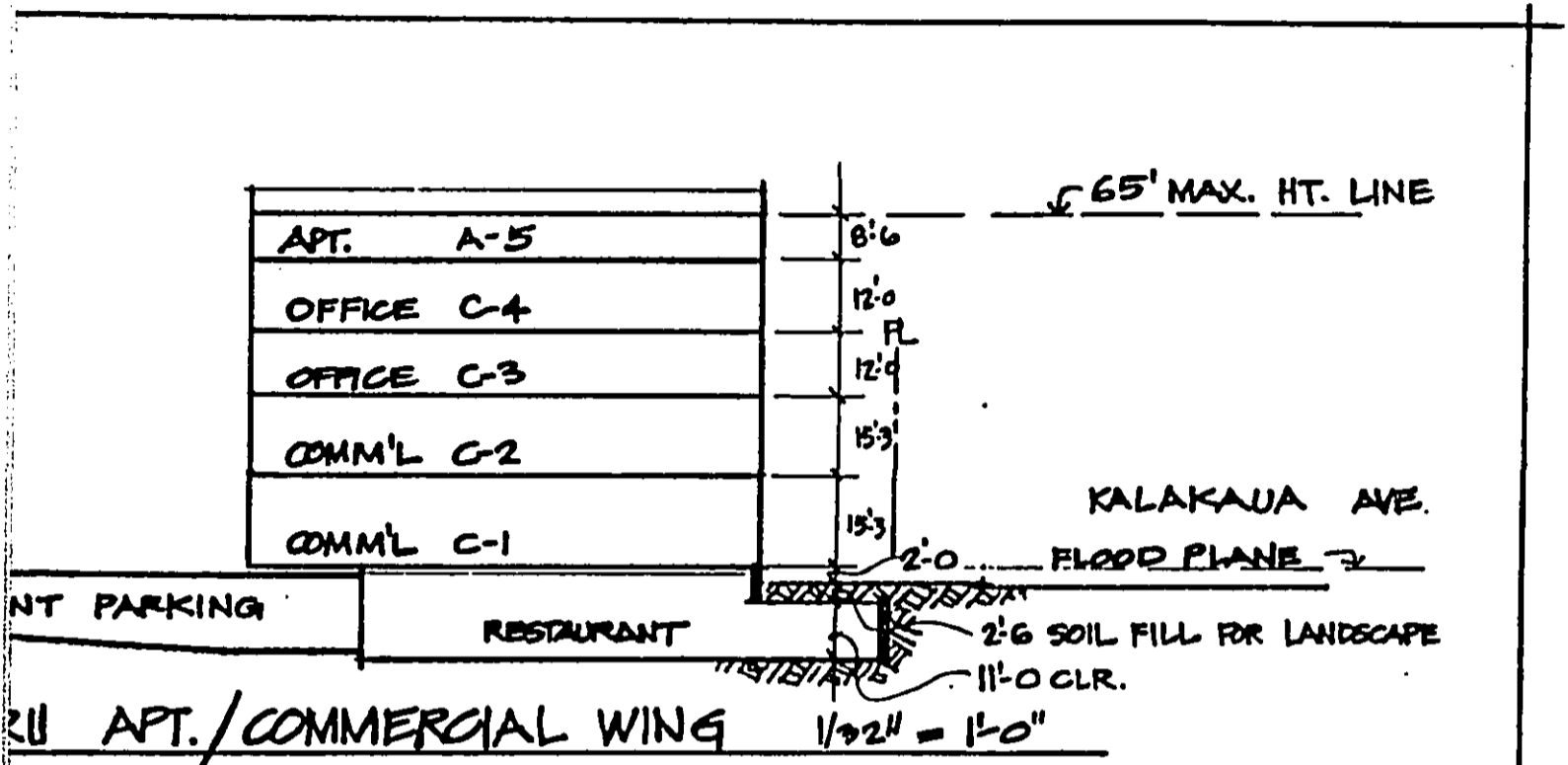


SECTION THRU APT./COMMERC



SECTION THRU TENNIS COURT DECK 1/32" = 1'-0"

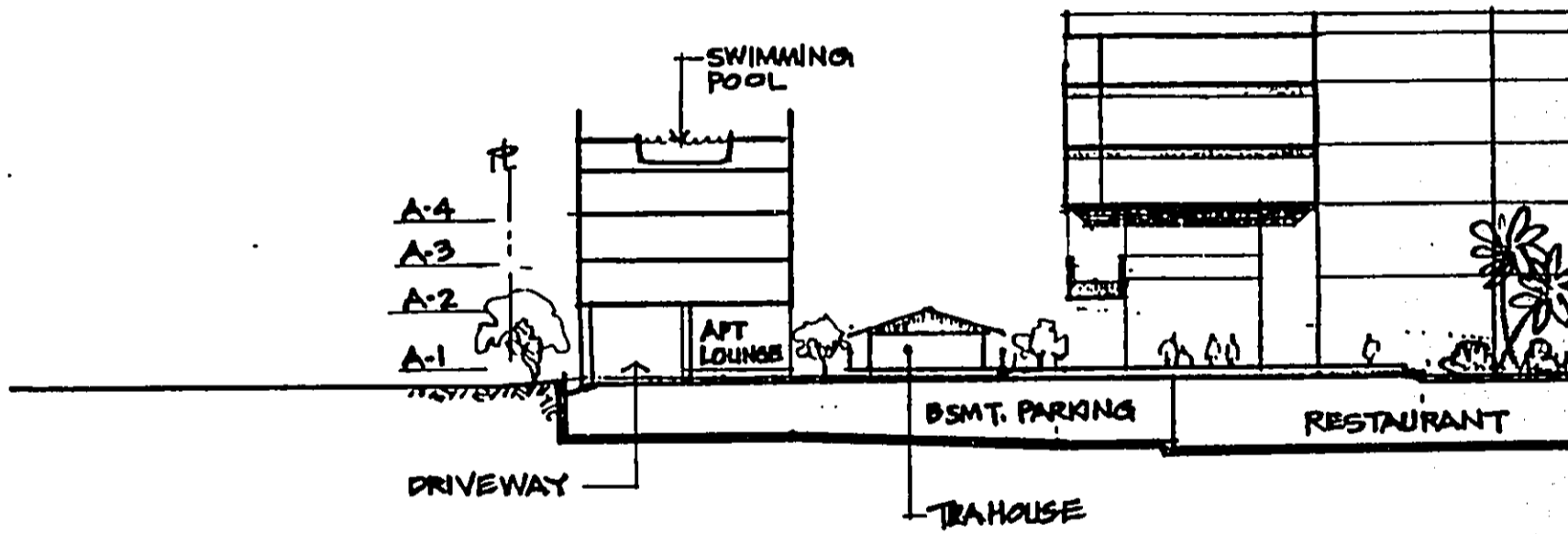
KALAKAUA CENTER



Ⓢ of 7

PETER HSI ASSOC., INC.

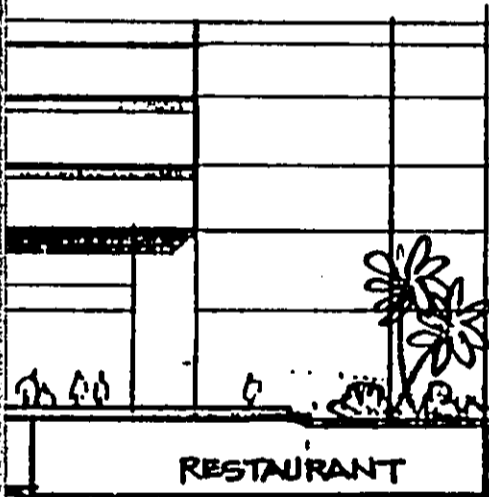
MAR 15 '91



SECTION THRU TEAHOUSE

1/32" = 1'-0"

KALAKAUA CENTER



A-5

C-4

C-3

C-2

KALAKAUA AVE

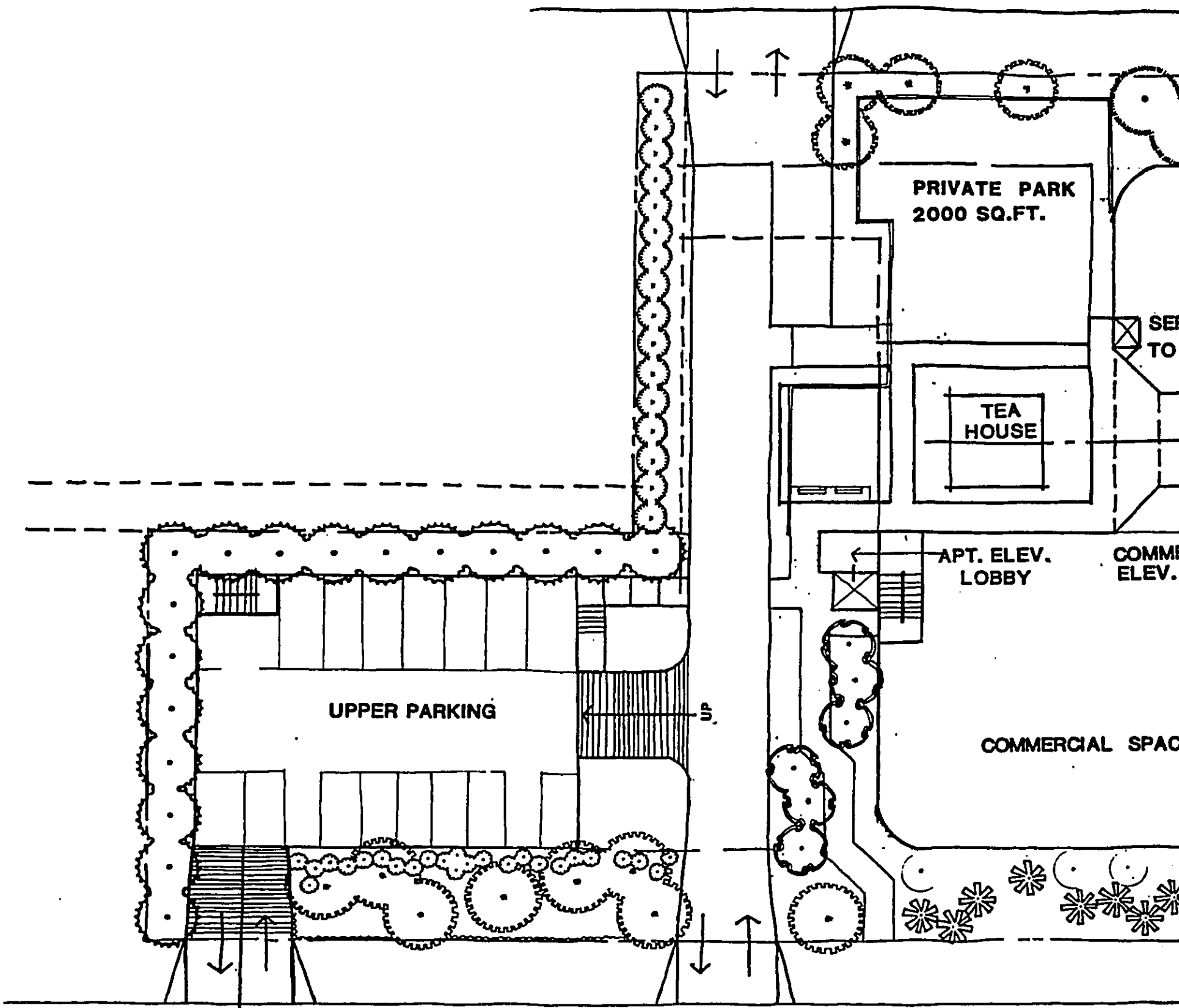
RESTAURANT

1/32" = 1'-0"

PETER HSI ASSOC. INC.

7 OF 7
MAR. 13 '91

ONE WAY ← PAU



RAMP DN. TO
BSMT. PARKING

NIU. ST. → ONE WAY

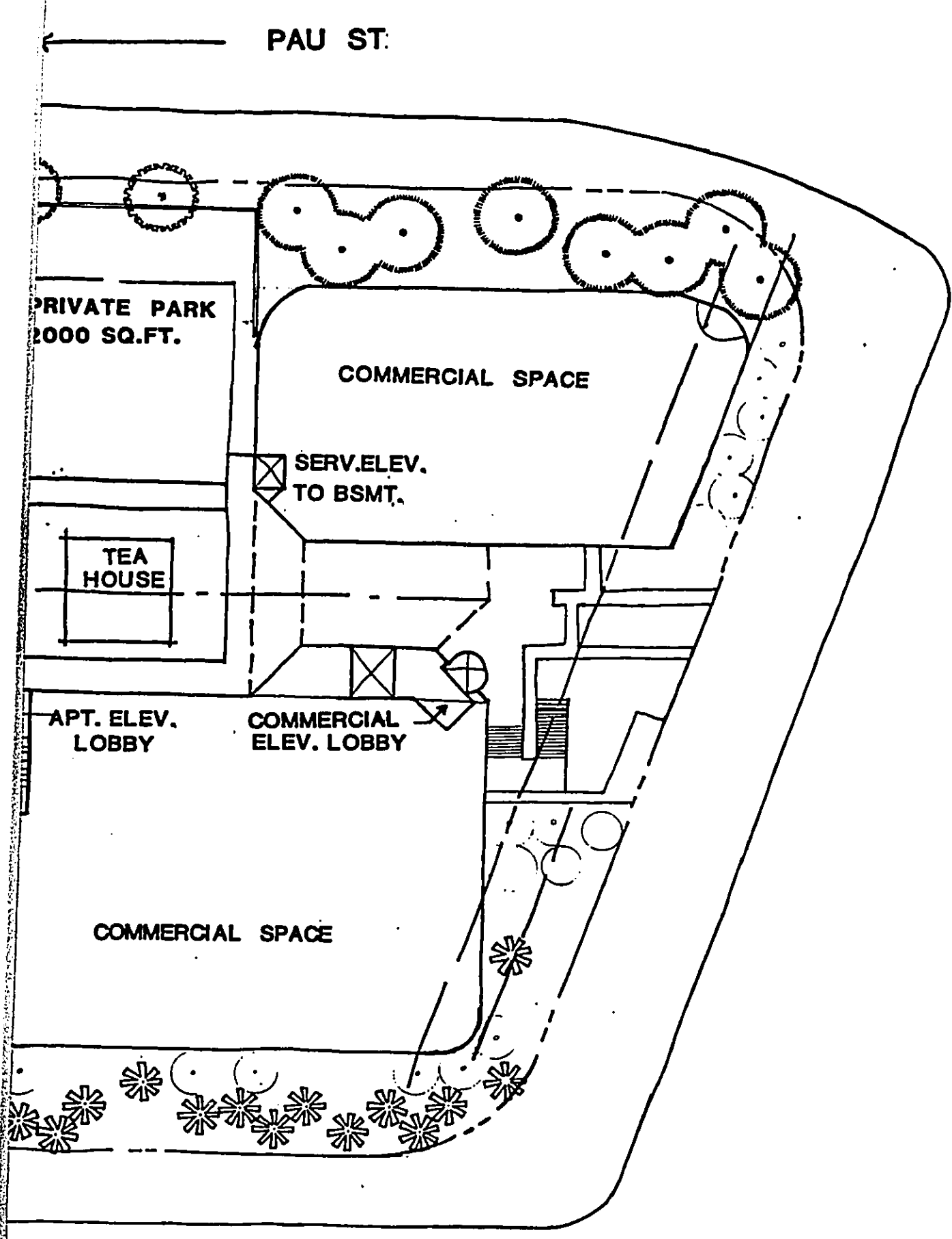
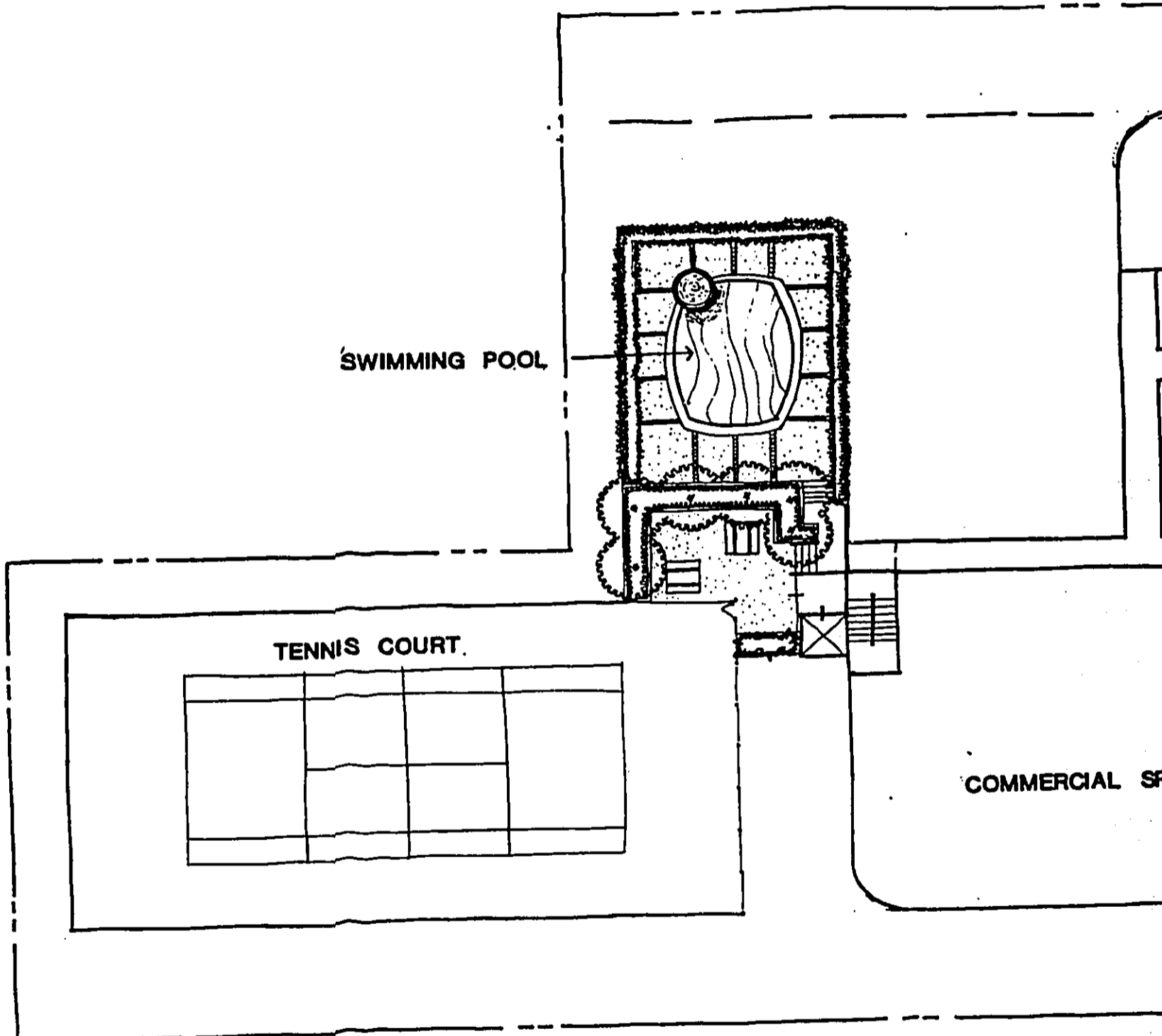
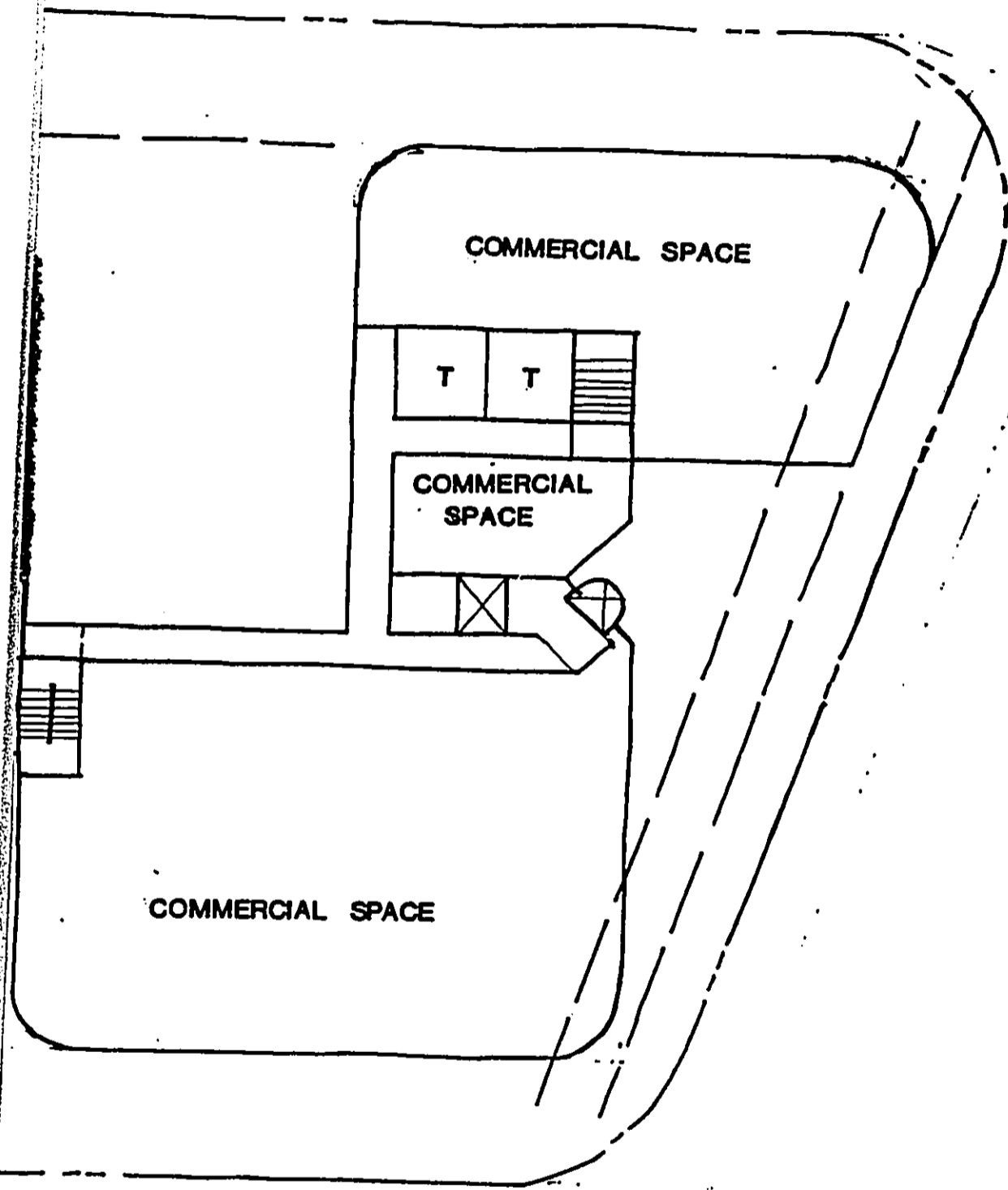


EXHIBIT C



4 th. FLR. COMMERCIAL / RECREATION DECK



ECK

10/23/91

ADDENDUM TO ENVIRONMENTAL ASSESSMENT (EA): KALAKAUA CENTER

1. Sewer Improvements:

In response to the Department of Public Works' letter dated June 19, 1991, excerpts of which follow, the following response is made:

Comments: "The existing 10-inch sewer line on Kalakaua Avenue between Niu Street and Kuamoo Street is inadequate to accommodate the proposed center. The Negative Declaration for this project should address how this proposed development will be sewerred. We understand that all roadway widenings and Ordinance No. 2412 requirements will be met by the applicant."

Response: By letter dated April 23, 1991, Hida, Okamoto & Associates, Inc., Consulting Engineers for the project, proposed two alternatives with regard to sewer improvements (copy attached). By letter dated May 1, 1991, DPW responded that one of these, Alternate B, was an acceptable solution (copy attached). Alternate B calls for extending an 8-inch sewerline parallel to the existing 10-inch sewer on the Mauka side of Kalakaua Avenue and reconnecting to an existing SMH near Kuamoo St. and Kuhio Avenue (refer to Exhibit C of Hida, Okamoto & Associates letter). In addition, the applicant will meet all roadway widenings and Ordinance No. 2412 requirements.

2. Noise Impacts:

By letter dated July 26, 1991, the Department of Health (DOH) expressed these concerns:

Comments: "Potential noise impacts resulting from the integration of commercial and residential uses" (specifically, potential impacts from recreational areas on apartment residents, noise from delivery and refuse collection vehicles, and noise from stationary equipment, e.g. air-conditioning and generators.)

Response: Potential noise impacts from this project are common to any project proposing both commercial and residential uses within close proximity. This potential nuisance has been successfully addressed in other mixed used projects of a substantially larger scale than this project through a combination of design, site planning and mechanical mitigation measures. Noise control measures will be incorporated within the project design to reduce impacts to acceptable levels, to include but not be limited to, consideration of the following:

Recreational facilities will include a park, Tea House,

swimming pools and a tennis court (the pools/court are proposed for upper levels and the roof-top area.) Residential units will be air-conditioned and jalousie windows will be restricted to bathrooms, laundry areas, etc., for noise reduction purposes. Additional sound-absorption treatment will also be considered, e.g. carpeting and the siting of windows, etc. In addition, landscaping of recreational areas will be designed with noise-control as a specific objective. Street frontages are to be heavily landscaped as a mitigation measure for the principal noise-generator in the immediate vicinity, off-site traffic.

On-site service area noise (delivery and refuse-pickup vehicles being the primary source) will be reduced by suitably locating these facilities and the use of available acoustical treatments and enclosures.

There are a number of standard and acceptable mechanical means of reducing noise from on-site stationary equipment, such as sound attenuators on exhaust fans; acoustical louvers or silencers for mechanical and electrical equipment room openings; acoustical treatments for mechanical and electrical equipment room walls, floors and ceilings; and silencers for inlet/discharge of cooling apparatus. All provisions of the DOH's Title 11, Chapter 43, Community Noise Control for Oahu, will be met in this regard.

Comments: DOH noted that food service establishment ventilation systems, if vented to the outside air, must meet the Food Service & Food Establishment Sanitation Code, as well as DOH's rules for "Air Conditioning and Ventilating," and that the basement level parking must meet the requirements of Title 11, Chapter 39-13.

Response: The project architect and consulting engineers are aware of DOH requirements in this regard and will design these systems accordingly.

Note: DOH had no objections to the proposed project with regard to its wastewater responsibilities, but reserved the right to review detailed plans at a later date.

3. Design Issues:

A. Waikiki Improvement Association

By letter dated June 27, 1990, the Waikiki Improvement Association (WIA) welcomed certain aspects of the proposed project specifically, such as the open space (park) and Tea House at ground level and also welcomed "upgrades to a property which is strategic visually and part of a unique resort community." The WIA asked that design changes be considered, as follows:

Comments: "We would like to see the paver tiles currently used on Kalakaua Avenue continued down the remaining portions of Kalakaua, linking the project with the existing sidewalk improvements on the avenue."

"We would like to see the project landscaping include a significant amount of coconuts to compliment the current and proposed Ala Moana Gateway improvements."

"We ask that in the final design, consideration be given to the fact that Waikiki is a unique Hawaiian place. We would like to see that reflected in the new projects and architecture in Waikiki."

Response: With regard to the desire for a continuation of paver tiles and the use of coconut trees as a part of the project landscaping scheme, the applicant has no objection to either and will make every effort to integrate project elements with community plans underway now, or those proposed in the future.

The need to reconsider the exterior facade of the proposed design and to make other design changes to reflect a more "Hawaiian" ambiance was raised in our discussions with the Department of General Planning and Department of Land Utilization. This concern and our plans to address it are discussed more fully below.

B. Department of Land Utilization (Design Branch)

We note that the design issues raised in this comment are identical to those discussed previously with your Design Branch in a meeting on May 2, 1991, at which we agreed to incorporate these suggestions into the project design and site plan. Please see the attached copy of a memorandum covering the issues discussed and documenting our intent to submit revised drawings for review of the Special District Permit for this project.

It should also be noted that essentially the same issues, relative to "softening" the facade of the building, adding more interspersed Hawaiian-type landscaping, and making the structures more pedestrian-oriented, were supported at our meeting with the Department of General Planning and in the WIA's comment letter referenced above. For this reason, we are currently in the process of preparing revised drawings incorporating the suggestions made.

Enclosures:

Hida, Okamoto & Associates, Inc. ltr dtd April 23, 1991
 DPW ltr dtd June 19, 1991
 FAX Transmittal from Peter Hsi, Architect, dtd May 3, 1991

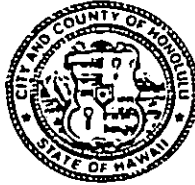
LU 6/91-5518

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

91 JUN 24 AM 10 20

FRANK F. FASI
MAYOR



CITY AND COUNTY OF HONOLULU

SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER

C. MICHAEL STREET
DEPUTY DIRECTOR

In reply refer to:
ENV 91-127

June 19, 1991


TO: DONALD A. CLEGG, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: SAM CALLEJO, DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)
KALAKAUA CENTER
TMK: 2-6-14: 1, 4, 6-8, 19, 20 AND 58

We have reviewed the subject EA and have the following comments:

1. The existing 10-inch sewer line on Kalakaua Avenue between Niu Street and Kuamoo Street is inadequate to accommodate the proposed center.
2. The Negative Declaration for this project should address how this proposed development will be sewerred.
3. We understand that all roadway widenings and Ordinance No. 2412 requirements will be met by the applicant.

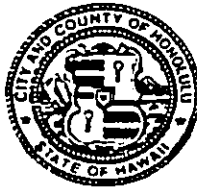

SAM CALLEJO
Director and Chief Engineer

90376
ATO

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
DIVISION OF WASTEWATER MANAGEMENT
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

RECEIVED
MAY 6 1991



SAM CALLEJO
DIRECTOR AND CHIEF ENGINEER
GEORGE M. UYEMA
CHIEF

HIDA, OKAMOTO & ASSOCIATES, INC.

In reply refer to:
WPC 91-64

May 1, 1991

Mr. Alan T. Okamoto, P.E.
HIDA, OKAMOTO & ASSOCIATES, INC.
CONSULTING ENGINEERS
The Commerce Building
1440 Kapiolani Boulevard, Suite 915
Honolulu, Hawaii 96814

Dear Mr. Okamoto:

Subject: Proposed Kalakaua Center
Offsite Relief Sewer
Waikiki, Oahu, Hawaii
Tax Map Key: 2-6-14:1,4,6,7,8,19,20&58

This is in response to your April 23, 1991 letter regarding the subject matter.

Your Alternate B proposal is the only acceptable solution. Should you decide to pursue this alternative, please resubmit a new "Sewer Connection" application reflecting the Alternate B relief. In addition, construction plans of the relief sewer lines shall be submitted to my office for review and approval.

We wish to remind you that all appropriate wastewater system facility charges shall be paid prior to our approval of your building permit application.

If you have any questions, please call Mr. Dennis Nishimura at 527-6091.

Very truly yours,

Handwritten signature of George M. Uyema in cursive script.
GEORGE M. UYEMA
Chief

HIDA, OKAMOTO & ASSOCIATES, INC.

CONSULTING ENGINEERS

HARVEY K. HIDA, P.E.
ALAN T. OKAMOTO, P.E.

April 23, 1991

Mr. George Uyema, Chief
Division of Wastewater Management
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Uyema,

SUBJECT: Proposed Kalakaua Center
Offsite Relief Sewer
Waikiki, Oahu, Hawaii
Tax Map Key: 2-6-14: 01, 04, 06, 07, 08, 19, 20 & 58

Enclosed for your review are two (2) alternatives for an off-site Relief Sewer line for the subject project. It is our understanding, based on our previously submitted sewer connection application that the existing 10-inch sewerline in Kalakaua Avenue is inadequate for the increase in flows for the proposed development which is shown in Exhibit A.

Our proposed alternatives are as follows:

Alternative A

Connect an 8-inch sewerline to the existing 24-inch sewerline on the Makai side of Kalakaua Avenue (See Exhibit B). This will require trenching across Kalakaua Avenue.

Alternative B

Extend an 8-inch sewerline parallel to the existing 10-inch sewer on the Mauka side of Kalakaua Avenue. Reconnect to an existing SMH near Kuamoo St. and Kuhio Avenue (See Exhibit C).

Your comments and/or recommendations would be greatly appreciated. Please do not hesitate to contact us at 942-0066 should there be any questions.

Very truly yours,

HIDA, OKAMOTO & ASSOCIATES, INC.



Alan T. Okamoto, P. E.
Vice President

ATO/kjm Kal-dwvm

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

DOCUMENT CAPTURED AS RECEIVED

HIDA, OKAMOTO & ASSOCIATES, INC.
CONSULTING ENGINEERS

HARVEY K. HIDA, P.E.
ALAN T. OKAMOTO, P.E.

April 23, 1991

Mr. George Uyema, Chief
Division of Wastewater Management
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Uyema,

SUBJECT: Proposed Kalakaua Center
Offsite Relief Sewer
Waikiki, Oahu, Hawaii
Tax Map Key: 2-6-14: 01, 04, 06, 07, 08, 19, 20 & 58

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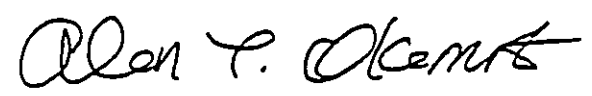
Alternative B

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Your comments and/or recommendations would be greatly appreciated. Please do not hesitate to contact us at 942-0066 should there be any questions.

Very truly yours,

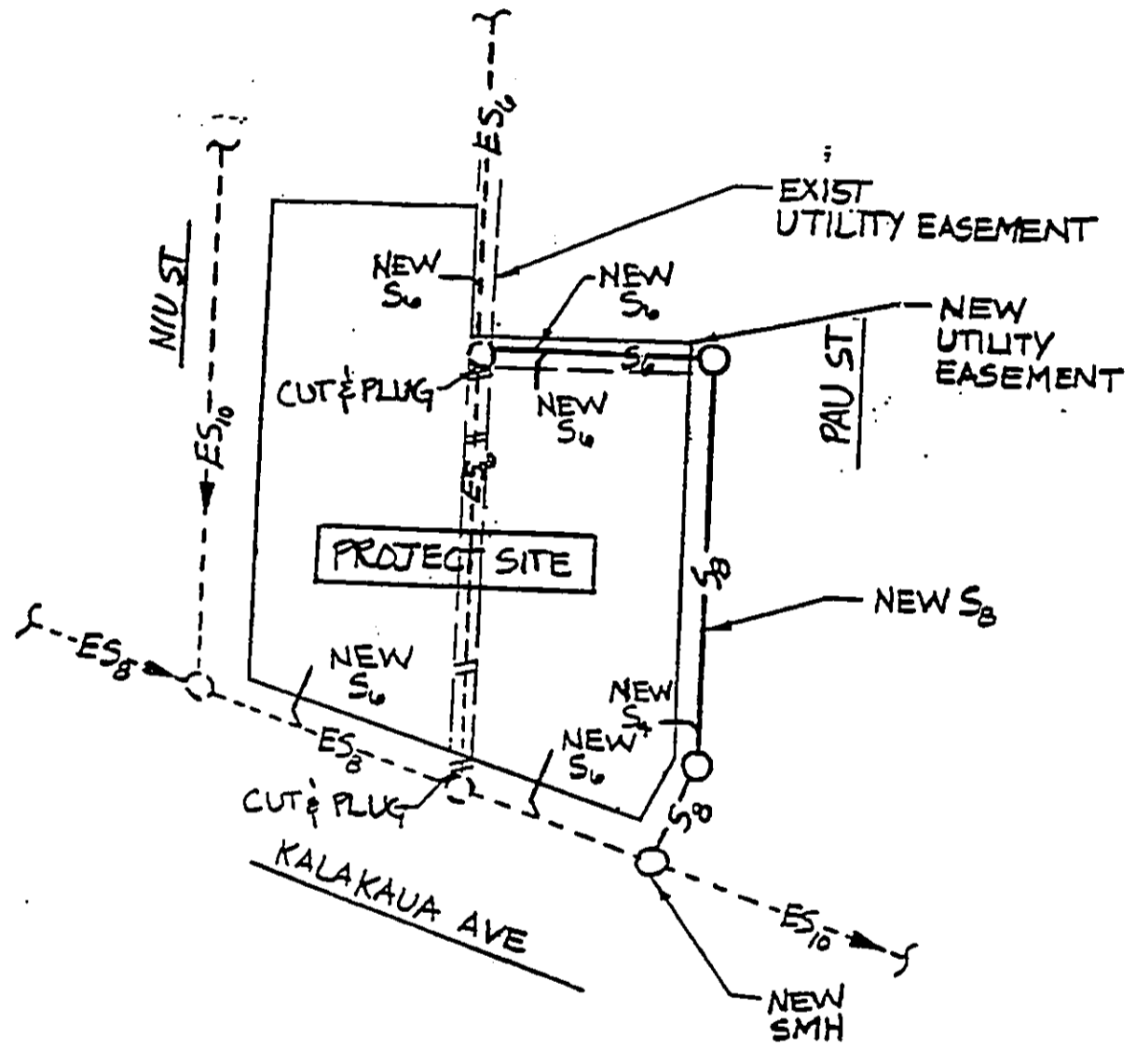
HIDA, OKAMOTO & ASSOCIATES, INC.



Alan T. Okamoto, P. E.
Vice President

ATO/kjm Kal-dwwm

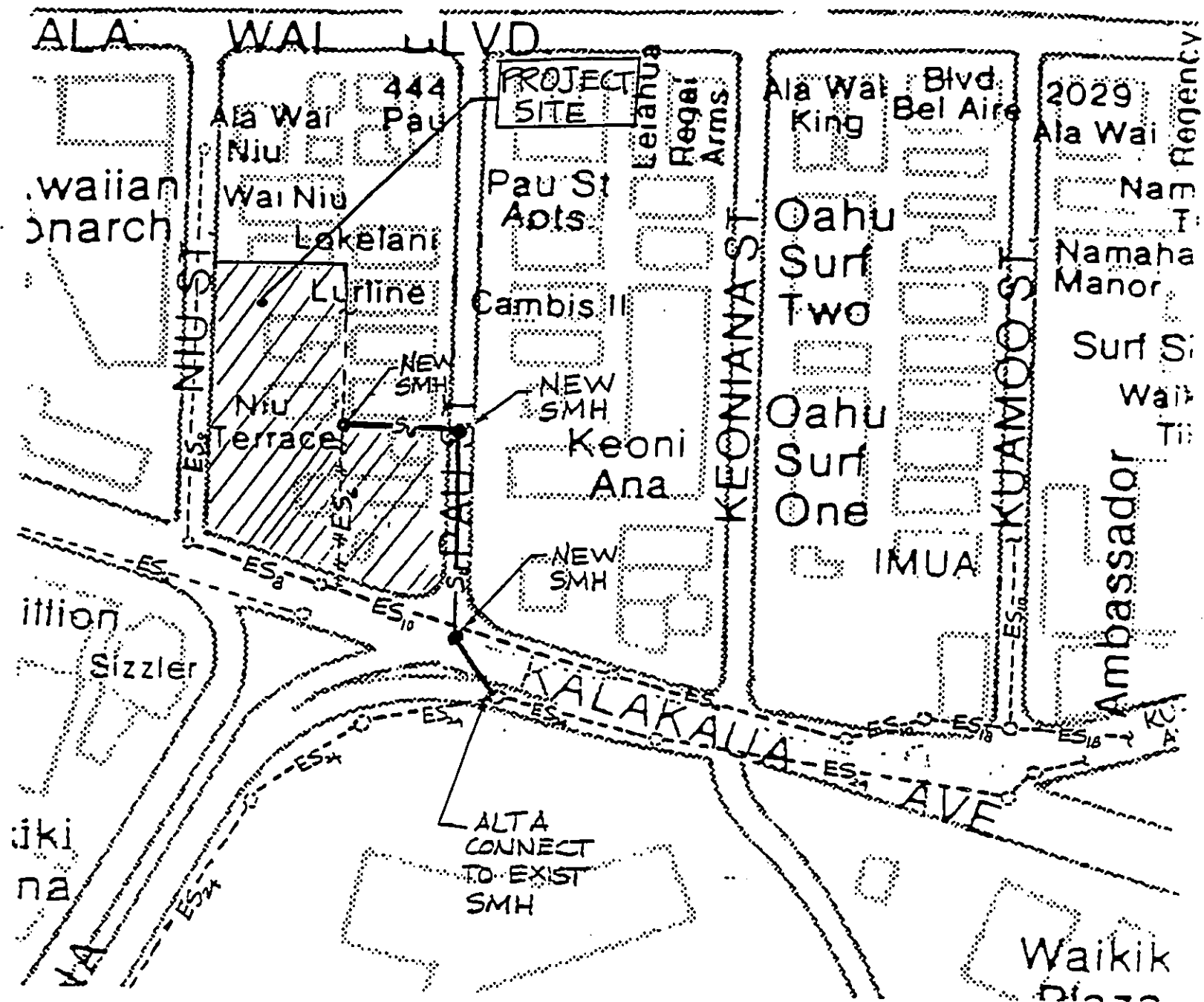
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PROPOSED KALAKAUA CENTER
SEWER SYSTEM

EXHIBIT-A

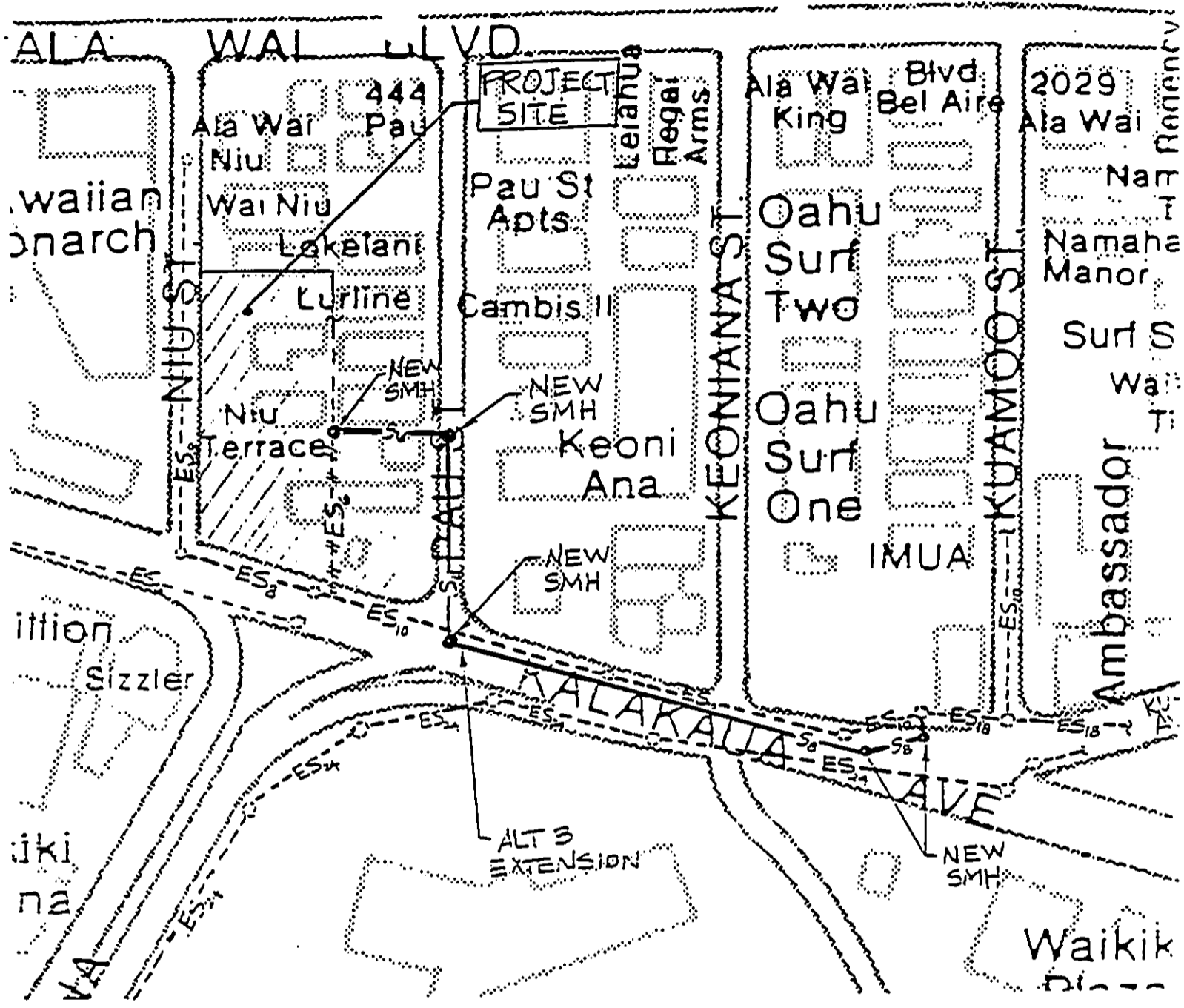
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KALAKAUA CENTER
 PROPOSED SEWER
 SYSTEM ALTERNATIVES
 ALTERNATE-A

EXHIBIT B

DOCUMENT CAPTURED AS RECEIVED



KALAKAUA CENTER
PROPOSED SEWER
SYSTEM ALTERNATIVES
ALTERNATE- B

EXHIBIT C

DOCUMENT CAPTURED AS RECEIVED

PETER HBI ASSOCIATES, INC. ...

FAX TRANSMITTAL

DATE: MAY 3, 1991 FAX NO.
FROM: PETER HBI
TO/ATTN: EACH ATTORNEY LISTED BELOW
CC:
SUBJECT: KALAKAUA CENTER
RE: SPECIAL DISTRICT PERMIT REVIEW
TOTAL NUMBER OF PAGES (INCLUDING COVER SHEET) 2

ATTENDEES:

DLU/ Gerald Henniger Fax#527-6743
OO HAWAII CORP./MABELI KASO, Mirona Miyazaki Fax#947-9669
BARBARA A. MOON, Land Use Consultant Fax#548-3503
PETER HBI ASSOC./Peter Hbi, Wan Chew

This is a Memorandum of May 3, 1991 Review Meeting at DLU for special District Permit Application. The following items were DLU's general comments in design philosophy which can be incorporated into the project.

- 1. BUILDING SURFACE TREATMENT
A. They would not like to see large expanse of glass surfaces all the way to the ground.
B. They would not like to see hard and sleek surfaces such as marble and granite all over the building surfaces, but if it is used wisely, then it is okay.
2. EXTERIOR TREATMENT AT APARTMENT FLOOR
A. For apartments, instead of a continuous flat facade, create recessed or cantilevered spaces such as lanais and sunshades.

DOCUMENT CAPTURED AS RECEIVED

Memorandum May 2, 1991
Kalakaua Center
Page 2

- 3. GROUND FLOOR TREATMENT (Commercial)
 - A. Create a facade at ground level to relate to human scale and provide an interesting environment for people walking along that area.
- 4. EXAMPLE OF BUILDINGS WITH EXTERIOR TREATMENT
 - A. Examples are Davies Pacific & Financial Plaza of the Pacific with exposed aggregate surfaces reflecting the use of local materials. Both buildings have windows recessed to provide sun shades.
- 5. LANDSCAPING
 - A. They would like to see landscaping not only on the ground level but also planters at various elevations along the exterior walls of the building.
 - B. More sizable trees and tree walls within the required yard and other landscaped areas.
- 6. PRIVATE PARK APPLICATION
 - A. Private Park Application has to be included in this special District permit application.
- 7. INDOOR/OUTDOOR SPACE
 - A. Integrate the interior and exterior spaces to soften the exterior facade and to create an open feeling- such as tea house and garden area which can be blended in with the interior spaces.
- 8. SCHEDULE REVIEW MEETING:

DLU requests that Peter Hal Associates informally submit sketches to incorporate the above comments. The next meeting will be on May 23, 1991.