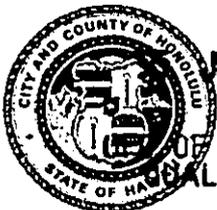


DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

RECEIVED

JEREMY HARRIS
MAYOR



JUL 27 P4:16

PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

95/ED-005 (AC)
95-04245 (AC)

July 27, 1995

The Honorable Gary Gill, Director
Office of Environmental Quality Control
220 South King Street, 4th Floor
State of Hawaii
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owners:	Consolidated Amusement Company, Ltd., TMA Corporation, and City and County of Honolulu
Applicant	: Kalakaua Associates
Agent	: Wilson Okamoto & Associates, Inc.
Location	: The entire block bounded by Kalakaua Avenue, Kuhio Avenue, Olohana Street and Kalaimoku Street in Waikiki, Oahu
Tax Map Key	: 2-6-16: 23, 25, 26, 28, 61 and 69
Request	: Waikiki Special District Permit
Proposal	: Construct an 80,000 square-foot retail center and underground parking
Determination	: <u>A Negative Declaration Is Issued</u>

Attached and incorporated by reference is the Final Environmental Assessment (FEA) prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

The Honorable Gary Gill, Director
Page 2
July 27, 1995

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the FEA. If you have any questions, please contact Art Challacombe of our staff at 523-4107.

Very truly yours,



PATRICK F. ONISHI
Director of Land Utilization

PTO:am
Enclosures

g:nd95ed5.adc

1995-10-08-0A-FEA-King Kalakaua Plaza

~~AUG 8 1995~~

OCT 8 1995
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LAND AND UTILIZATION
DEPARTMENT OF HONOLULU

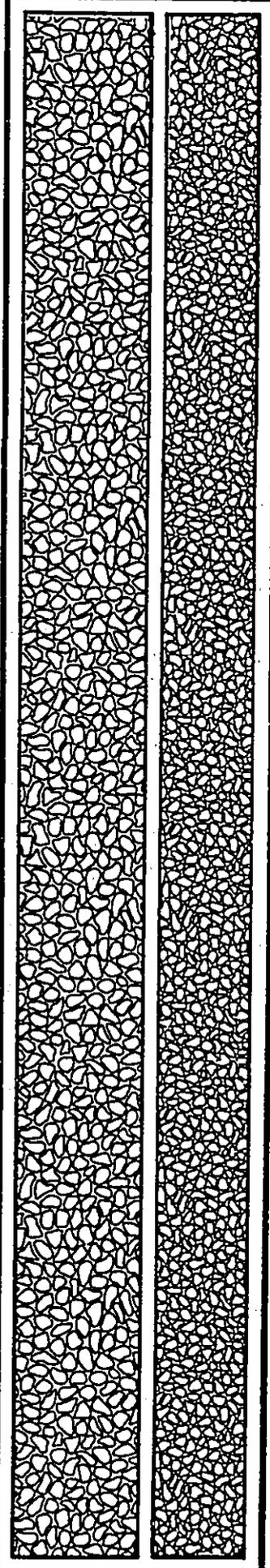
**Final
Environmental
Assessment and
Negative Declaration
for**

KING KALAKAUA PLAZA

Prepared for:
King Kalakaua Associates

Prepared by:
Wilson Okamoto & Associates, Inc.

Honolulu, Hawaii
July 1995



'95 JUL 17 AM 11 45

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

**Final Environmental Assessment
and
Negative Declaration
for**

King Kalakaua Plaza

**Waikiki, Honolulu, Oahu, Hawaii
July 1995**

Prepared for:

**Kalakaua Associates
650 Iwilei Road, Suite 124
Honolulu, Hawaii 96817**

Prepared by:

**Wilson Okamoto and Associates
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826**

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PREFACE

This final environmental assessment and negative declaration is prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, Administrative Rules, Department of Health, State of Hawaii. Proposed is an applicant action by Kalakaua Associates.

SUMMARY

**Final Environmental Assessment
and
Negative Declaration
for
King Kalakaua Plaza**

Waikiki, Honolulu, Oahu, Hawaii

Proposing Agency	Kalakaua Associates 650 Iwilei Road, Suite 124 Honolulu, Hawaii 96817 <i>contact:</i> Tom Applegate, Chief Operating Officer
EA Preparer	Wilson Okamoto and Associates 1907 South Beretania Street, Suite 400 Honolulu, Hawaii 96826 <i>contact:</i> Earl Matsukawa, Project Manager
Tax Map Key	2-6-16:23,25,26,28,61 & 69
Location	Waikiki, Honolulu, Oahu, Hawaii The project site is bounded by Kalakaua Avenue, Kuhio Avenue, Olohana Street and Kalaimoku Street
Zoning	Resort-Commercial Precinct 300 foot height limit FAR maximum: 1.75 Yard along Kuhio and Kalakaua Avenues: 30 feet Yard along Olohana and Kalaimoku Streets: 20 feet
Proposed Action	The developer proposes to build a new, first line retail center at the gateway to Waikiki, to be called the <i>King Kalakaua Plaza</i> . The Plaza will include four stories of leasable retail space totalling approximately 80,000 square

feet and standing approximately 70 feet high. It will house approximately three retail stores and two restaurants. In addition, the Plaza will include three split levels of underground parking, with the entrance and exit on Kalaimoku Street, totalling up to 300 parking stalls.

Existing Land Use

Located on the approximately 46,588 square-foot site are the Kuhio Theaters Duplex, the abandoned former Uncle John's Restaurant structure, the Waikiki Garden Court Mall, an outdoor pushcart retail operation, diner-type restaurants, a beauty salon, specialty shops, convenience stores and 12 apartment units, of which two are occupied.

Impacts

No adverse significant impacts are anticipated. The proposed use is consistent with the area's zoning, and well within the allowable density and height limit.

1. INTRODUCTION

1.1 Background

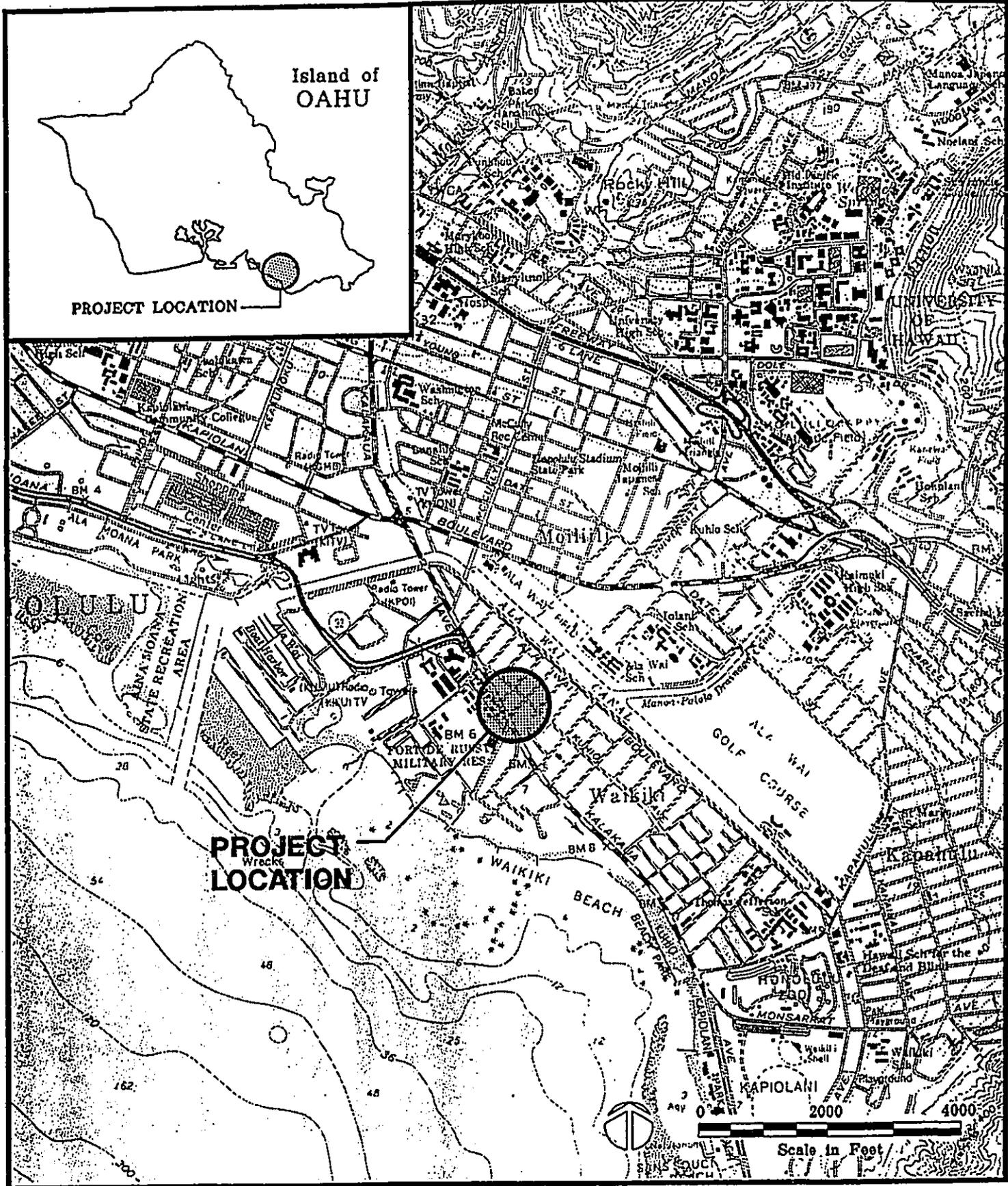
Waikiki is the center of Hawaii's tourism industry, housing the majority of the State's visitor accommodations. It is located on the southern shore of Oahu, adjacent to a long stretch of white sand beaches. Inland, the Ala Wai Canal separates Waikiki from the rest of urban Honolulu. The skyline of Waikiki is lined with numerous high-rise hotels and condominiums, creating a distinctly urban setting. In addition to hotels and condos, Waikiki is abundant with retail stores, including shopping centers, movie theaters, nightclubs and restaurants.

The project site is located on the entire block which is most commonly associated with the Kuhio Theaters. The site is one block east of what is often referred to as the gateway to Waikiki where Kalakaua and Kuhio Avenues divide.

1.2 Existing Conditions

The project site consists of approximately 46,588 square feet and is located in the Kuhio District of Waikiki. The site is bounded by Kuhio Avenue and Kalakaua Avenue to the north and south, respectively. Olohana Street, directing south-bound traffic and Kalaimoku Street, directing north-bound traffic, create a one-way couplet, to the west and east, respectively. The entire site is owned by Pacific Theaters, with the exception of an approximately 6,785-square foot parcel which is owned by TMA Corporation. (See Figures 1 and 2).

Currently, the Kuhio Theater Duplex, located on the Kuhio-Kalaimoku corner, is the largest structure on the site with a height of 30 feet. The theater's marquee reaches a height of approximately 45 feet. An abandoned structure, formerly Uncle John's Restaurant, occupies the Kalakaua-Kalaimoku corner. The Kalakaua-Olohana corner, owned by TMA Corporation, is occupied by the Waikiki Garden Court Mall, an outdoor pushcart retail operation. The Kuhio-Olohana corner has two 2-story and two 1-story



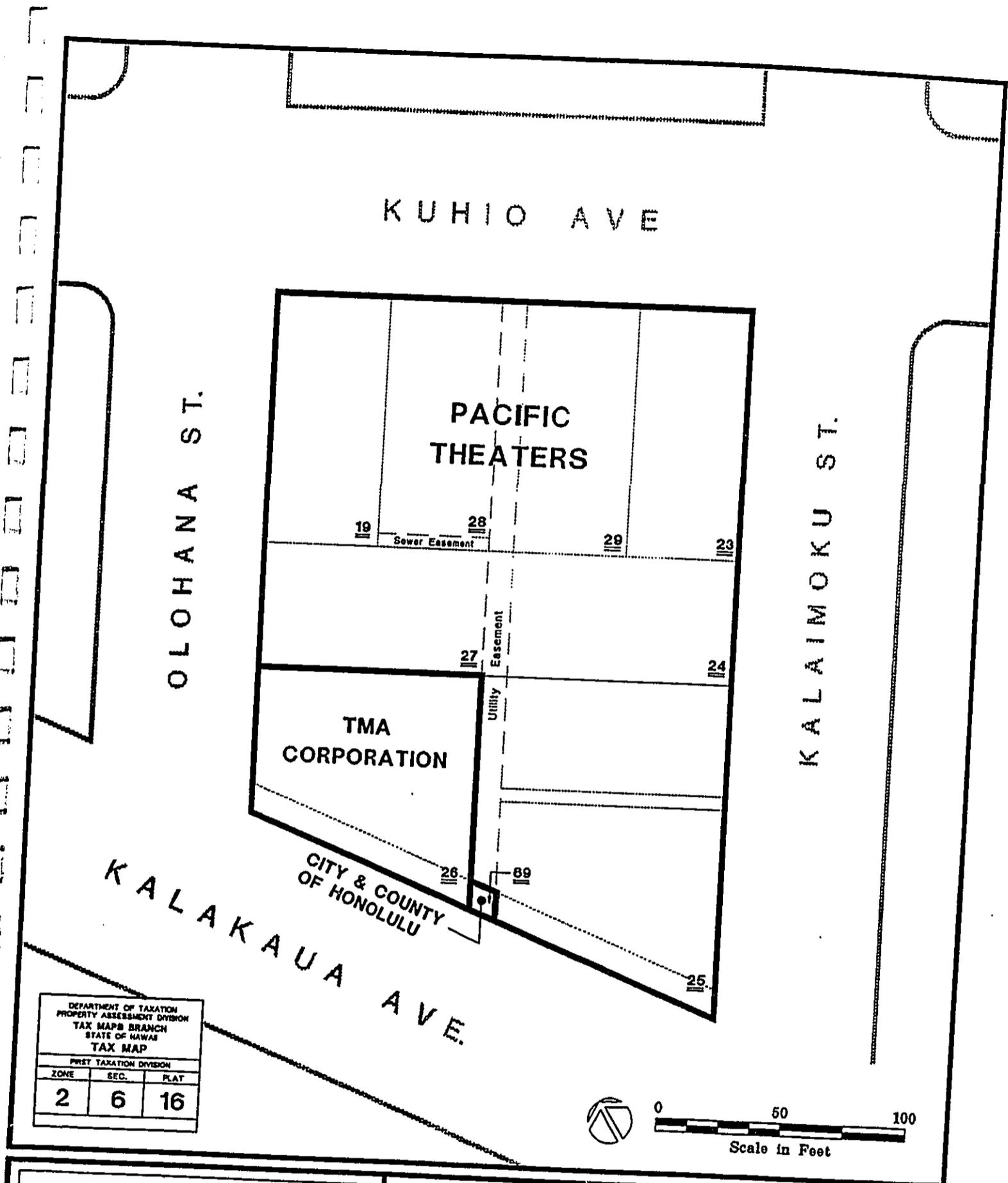
**KING KALAKAUA
PLAZA**

LOCATION MAP

Prepared for:
KALAKAUA ASSOCIATES

Prepared by:
Wilson Okamoto & Associates, Inc.

Fig. 1



DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP

FIRST TAXATION DIVISION		
ZONE	SEC.	PLAT
2	6	16

**KING KALAKAUA
PLAZA**

LAND OWNERSHIP MAP

Fig. 2

Prepared for:
KALAKAUA ASSOCIATES

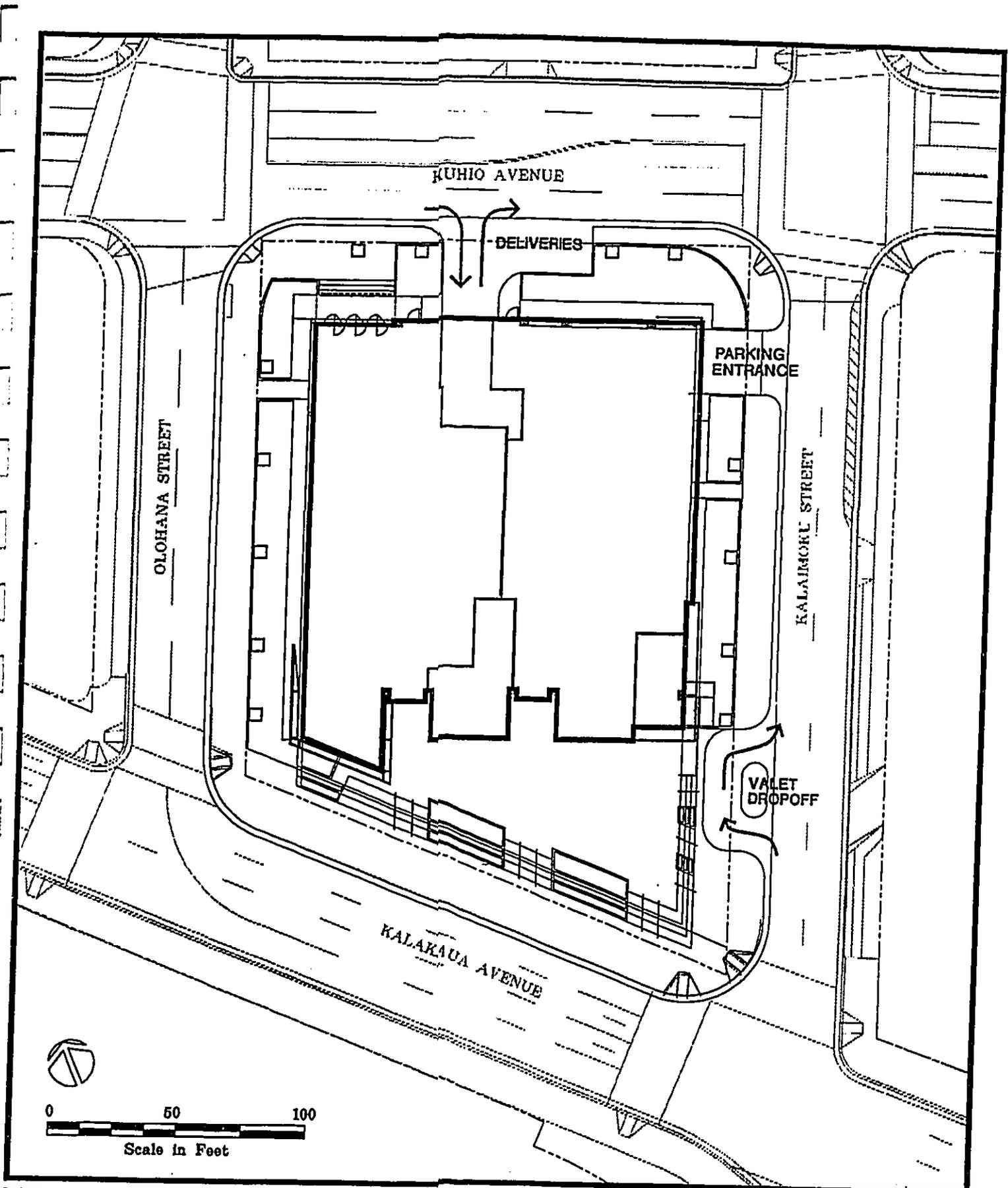
Prepared by:
Wilson Okamoto & Associates, Inc.

buildings which house diner-type restaurants, a beauty salon, specialty shops and convenience stores. The 2-story buildings also have a total of 12 apartment units on the second floor, of which two are presently occupied on a month-to-month basis.

Bisecting the project site, a utility easement runs from Kuhio Avenue to Kalakaua Avenue. Located within the easement are a 6-inch sewer line, a 6-inch water line, two 3½-inch electrical lines, a 3½-inch cable television and a 3½-inch telephone line.

1.3 Development Proposal

The developer proposes to build a new, first line retail center at the gateway to Waikiki, to be called the King Kalakaua Plaza. The Plaza will include four stories of leasable retail space totalling approximately 80,000 square feet and will stand approximately 70 feet high (See Figure 3). The Plaza will house approximately three retail stores and two restaurants. In addition, it will include three split levels of underground parking, with the entrance and exit on Kalaimoku Street, totalling up to 300 parking stalls. The Plaza tenants will be retailers in the contemporary market place who include an entertainment component. Requirements for prime tenants will be unique, involving the integration of multimedia, entertainment and exhibition concepts. By leasing to stores such as Nike Town, and other themed businesses, the developers hope to bring an avant garde approach to Waikiki's retail market. (See Figure 4).



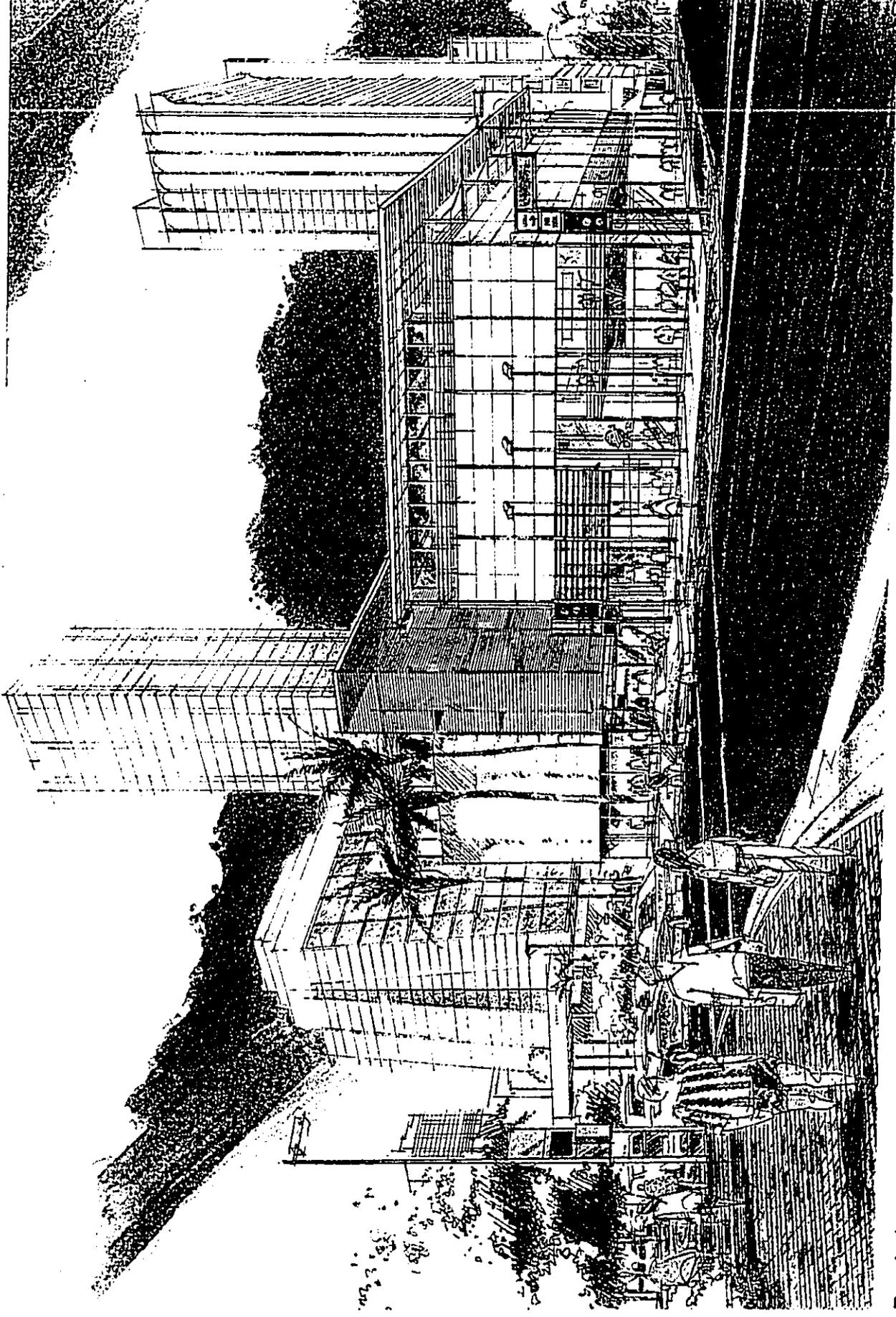
**KING KALAKAUA
PLAZA**

GROUND FLOOR PLAN

Fig. 3

Prepared for:
KALAKAUA ASSOCIATES

Prepared by:
Wilson Okamoto & Associates, Inc.



Rendering of King Kalakaua Plaza from the corner of Kalakaua Avenue and Kalaimoku Street.

Fig. 4

2. EXISTING ENVIRONMENT

2.1 Climate

Like all of the Hawaiian Islands, Oahu has two distinguishable seasons. During May through September, summer weather prevails, bringing warmer temperatures and steady Northeast tradewinds. In the winter months, from October to April, the temperature cools and the tradewinds are more frequently interrupted by southeasterly and southwesterly storms.

At the project site, the mean temperature fluctuates from 60 degrees Fahrenheit in the winter to 85 degrees in the summer. Annual rainfall averages approximately 20 inches. Rainfall distribution is slightly higher in the winter months, with a dramatic increase in precipitation in the beginning (October-November) and end (March-April) of winter.

Tradewinds from the north, north-east, and east generally prevail (66.7 percent of the time), and average 17 miles per hour. Thirteen percent of the time, winds come from the west and average 8.7 miles per hour. Annual wind speed is 9.7 miles per hour.

2.2 Geology/Topography

The project site is located on the south shore of Oahu. The site is situated over layers of brown alluvial clay silts deposited over coralline reefs when the sea level was lower than at present.

The topography of the site is flat, and sits approximately five feet above mean sea level.

2.3 Soils

The underlying soils are classified as Fill land, mixed (FL). This soil type consists of material dredged from the ocean bottom or hauled in from nearby areas.

Previous use of the site on the corner of Kalakaua Avenue and Kalaimoku Street included an ARCO gas station which utilized underground storage tanks (UST). Upon closure of the gas station and prior to the opening of Uncle John's Restaurant, the USTs were removed by ARCO.

Hazardous materials testing will be performed prior to commencement of construction. If hazardous materials in the soil are found, applicable State and Federal requirements for their removal and disposal will be complied with.

2.4 Ground Water

A fresh groundwater table lies approximately four feet below the surface. To construct the below-ground parking structure, dewatering operations will be required. A National Pollutant Discharge Elimination System (NPDES) Dewatering Permit for site dewatering will be filed in compliance with the Department of Health Hawaii Administrative Rules Title 11, Chapter 55. In conjunction with the NPDES Permit, a Best Management Practices (BMP) Plan will also be prepared. The dewatering effluent will be discharged into the municipal drainage system, which eventually empties into the Ala Wai Canal. As stated in the Draft EA Response Letter to the Department of Public Works, dated July 12, 1995, if discharge of the groundwater to municipal drains is anticipated, an application for a construction dewatering permit will also be filed with your department (see Appendix A).

2.5 Flora/Fauna

Animals on the site may include feral cats, dogs and rats. Exotic avifauna presumed to inhabit the site are those common to urban areas and may include: common myna, house finch, barred dove, house sparrow, Brazilian cardinal, spotted dove and bulbul.

Due to its urban location, the project will not displace any habitats of native Hawaiian or endangered species.

2.6 Flood/Tsunami Hazards

As shown on the Flood Insurance Rate Map (FIRM) the project site is located in Zone AO, special flood areas inundated by 100-year floods. Flood depths at the project site average two feet.

The lowest habitable floor will be at least two feet above the existing grade in compliance with City flood ordinances.

According to Hawaii Civil Defense, the project site is not within a tsunami inundation zone.

2.7 Archaeological/Historic Sites

There are no registered historical or archaeological sites on the project site.

The Waikiki Master Plan (WMP) cites the Kuhio Theaters building as a fine example of art deco movie theater design. If the building cannot be preserved, the WMP suggests that the facade, marquee and sign be incorporated into the new building. However, the architectural language of the proposed building is not compatible with the marquee, facade or sign and, therefore, these elements will not be retained.

2.8 Visual

Due to the highly urbanized character of the surrounding area, there are no view planes or significant visual resources in the area. Numerous high-rises along Kuhio Avenue restrict any views from the site to the north. Most of the adjacent blocks along Olohana and Kalaimoku Streets are highly developed and do not provide any view planes. The block north of the project site along Kuhio Avenue currently has a large open space of undeveloped land. This land, however, will most likely be developed in the future, with the possibility of attaining a maximum height of 300 feet. Along Kalakaua Avenue, the Kuroda Field, a part of Fort DeRussy, provides an open space, and from upper stories of high-rises, allows glimpses of the beach.

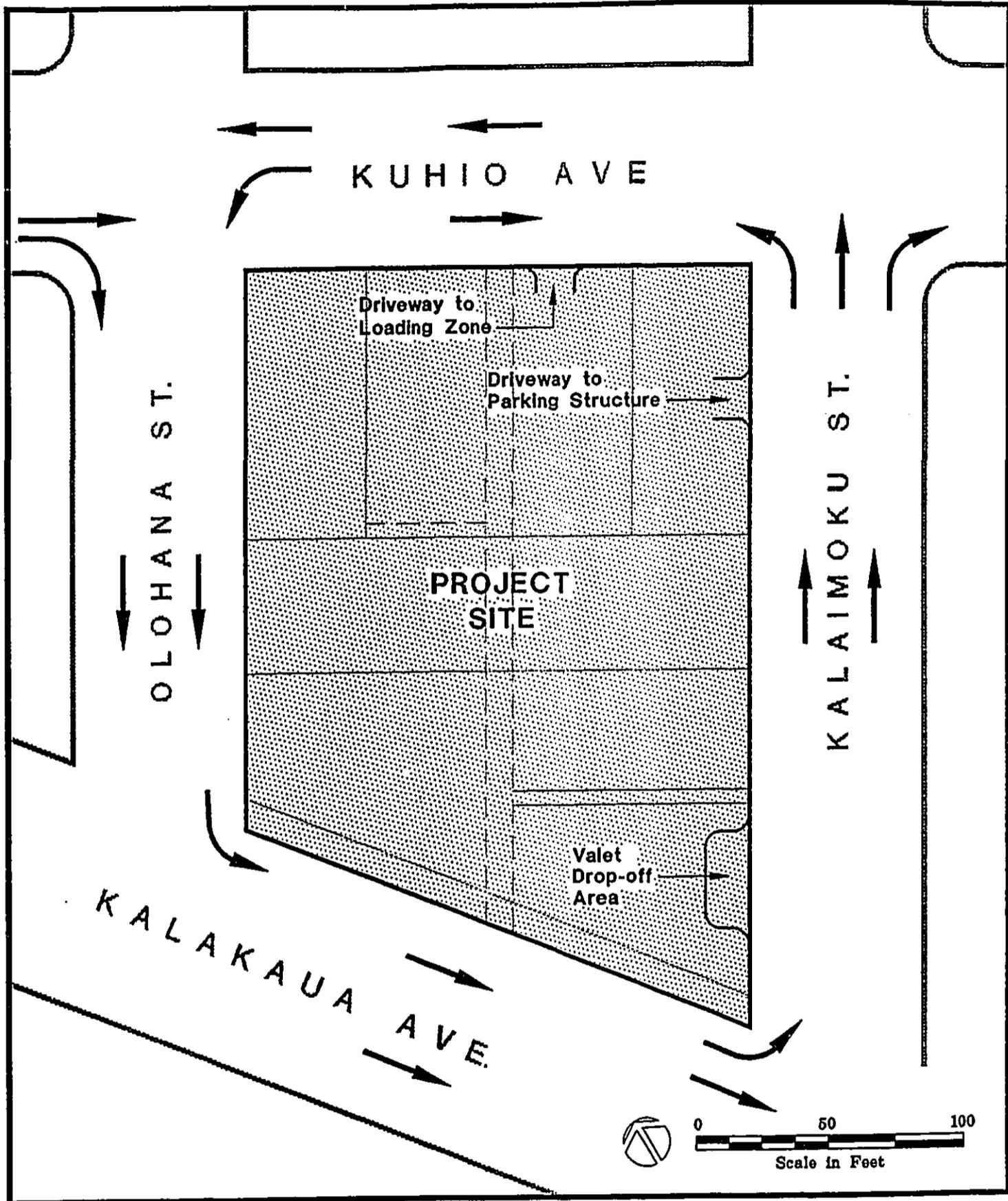
The King Kalakaua Plaza will not cause any adverse visual impacts, since it will not inhibit any view planes. Although the height limit for the area is set at 300 feet, the proposed project will attain much lower heights reaching a maximum of approximately 70 feet. In addition, the project will comply with all set backs and other design standards of the Waikiki Special District.

2.9 Traffic

The project site is bounded by Kalakaua Avenue to the south, Kuhio Avenue to the north, Olohana Street to the west and Kalaimoku Street to the east. Kalakaua Avenue is a one-way five-lane major arterial roadway oriented in an east-west direction. Vehicular traffic flows in an eastbound direction on this one-way roadway. Fronting the project site, Kuhio Avenue is a two-way four-lane roadway with left turn storage lanes at major intersections. Olohana Street and Kalaimoku Street form a one-way couplet, coinciding with the one-way grid system within the Waikiki area. The traffic circulation fronting the project site flows in a one-way counter-clockwise pattern. (See Figure 5).

A total of approximately 300 parking stalls situated on three separate underground levels will be provided to accommodate parking requirements of the development. A driveway to the parking levels will be provided off of Kalaimoku Street. Because of the existing one-way street pattern on Kalaimoku Street, vehicular ingress and egress will be restricted to left-turn-in and left-turn-out movements. A valet drop off area on Kalaimoku Street will also be provided to minimize the disruption of traffic operations in the general area. A loading area will be located off of Kuhio Avenue to segregate commercial vehicles from patrons/employees utilizing the Kalaimoku Street access. Ingress and egress to the loading area will be restricted to right-turn-in and right-turn-out vehicular movements to also minimize disruption to the traffic flow on Kuhio Avenue.

The traffic generated by the proposed King Kalakaua Plaza is not expected to have a significant impact on traffic operations in the vicinity. Vehicular circulation around the site is controlled by a traffic signal system at each corner of the project site. Five existing driveways around the site will be reduced to the primary driveway on Kalaimoku Street. The reduction of driveways, ample crosswalks and wide sidewalks are expected



**KING KALAKAUA
PLAZA**

TRAFFIC CIRCULATION PATTERN

Prepared for:
KALAKAUA ASSOCIATES

Prepared by:
Wilson Okamoto & Associates, Inc.

Fig. 5

to improve pedestrian safety and traffic circulation around the area. Although a substantial amount of on-site parking stalls will be provided, the majority of patrons are expected to walk to the King Kalakaua Plaza from other areas of Waikiki. The proposed development will be marketed to target pedestrian traffic in the Waikiki area. The entrance to the development will be at ground level to facilitate pedestrian access. In addition, the development is also expected to attract some patrons visiting other attractions in the Waikiki area, thereby reducing the potential vehicle trip generation.

Kuhio Theater, an existing duplex movie theater without on-site parking, generates a significant amount of vehicular traffic in the area at show times, primarily in the late evening. The theater also generates pedestrian traffic from the general area as well as from off-site parking facilities. The closure of Kuhio Theaters should reduce both vehicular traffic on the surrounding surface streets and pedestrian traffic in the vicinity.

Kalakaua Avenue is covered under City and County of Honolulu Ordinance No. 91-25 (Formerly Ordinance No. 24-12) which requires the dedication and necessary roadway improvements of fronting land for street widening. However, due to changes in the City Development Plans, such land dedication is no longer required for the project.

2.10 Noise

Located around the project site are numerous establishments common to urban settings. Uses adjacent to the site, across Kalaimoku Street and Olohana Street, include nightclubs, hotels, restaurants and shopping areas. In addition, Kalakaua Avenue and Kuhio Avenue are major thoroughfares through Waikiki and generate traffic noise day and night.

Development of the project will involve the demolition and construction of structures. The various construction activities will generate noise, however, exceedance of the Department of Health's property line noise limits are not expected. Should a construction activity be expected to surpass the noise limits, a permit to allow such noise levels will be sought. Noise sensitive uses in the area include high-density residences.

2.11 Air Quality

Federal Standards of carbon monoxide are limited to 40 micrograms per cubic meter (mg/m³) for 1-hour samples and 10 mg/m³ for an 8-hour sample. State of Hawaii regulations, which tend to be more stringent, limit acceptable standards at 10 mg/m³ for 1-hour samples and 5 mg/m³ for an 8-hour sample. According to the Hawaii Air Quality Data handbook which reports measured air quality levels from January 1988 to December 1990, the Waikiki Air Monitoring Station on Kalakaua Avenue, one block east of the project site, reported that carbon monoxide levels exceeded State standards twice out of 1,025 samples. Federal standard levels of carbon monoxide were never exceeded during the sampling.

During construction, emissions from construction equipment and vehicles may slightly impact air quality in the area. Because major arterial thoroughfares (Kuhio and Kalakaua Avenues) surround the project site, any degradation of air quality as a result of the project construction would not be significant.

Impacts from fugitive dust may also affect air quality during construction. In addition, but to a lesser extent, emissions from construction vehicles may also affect air quality. State air pollution control regulations require that there be no visible fugitive dust emissions at the property line. A dust control plan will be implemented, as needed, to ensure compliance with State regulations.

In the long-term, it is not anticipated that traffic associated with the proposed project will adversely affect air quality. As discussed in the previous section on traffic, the proposed pedestrian-oriented retail establishment is not anticipated to result in a significant increase in traffic.

2.12 Utilities

A 16-inch water line runs along Kuhio Avenue, and would most likely provide the site with water. Wastewater from the site will be collected by the municipal sewer system via a line off of Kuhio Avenue and directed east to the Beachwalk Wastewater Pump

Station. Electrical service will be provided by Hawaiian Electric Company (HECO) via a 3½-inch line running along Kalakaua Avenue.

Existing utility lines located within the site's easement include: an existing 6-inch water line, a 6-inch sewer line, two 3½-inch HECO lines, a 3½-inch cable television line and 3½-inch telephone line. Construction of the King Kalakaua Plaza would require rerouting of these lines and termination of the easement. During the rerouting of the utility lines, disruptions in water, electrical or sewer service will be minimized. Should disruptions be unavoidable, adequate warning to affected parties will be given.

As stated in the Draft EA Response Letter to the Board of Water Supply, dated July 12, 1995, operation of Fire Hydrant 1057 on Kalakaua Avenue will continue. Construction drawings for the reconnection of the hydrant to the 8-inch main on Kalakaua Avenue will be submitted to the Board of Water Supply for review (see Appendix A).

Access for fire apparatus, water supply and building construction shall conform to existing codes and standards as set forth by the Honolulu Fire Department.

It is the designer's intent that the use of the 6-inch sewer line within the property be continued. As stated in the Draft EA Response letter to the Department of Wastewater Management, dated July 12, 1995, the developer will be contacting the Department of Wastewater Management to coordinate the transfer and ownership of the existing sewerline and easement (see Appendix A).

2.13 Socio-Economical Characteristics

The population of Waikiki is approximately 19,575 persons, with a median age of 42.3 years. Of the approximately 11,445 household in Waikiki, the average consists of 1.71 persons. Sixty-two percent of the population is in the civilian labor force.

Demolition of the project site will displace approximately ten businesses and two apartment units. There are approximately 12 apartment units on the site, of which, only two are occupied on a month-to-month basis.

2.13.1 Surrounding Land Uses

The project area is a highly developed commercial area which includes numerous shopping and eating establishments. Also surrounding the project site are condos and hotels. The following is a list of major business establishments which surround the project area (See Figure 6):

- Waikiki Gateway Hotel
- ABC Store
- Nick's Fishmarket
- Canlis Restaurant
- Hula's Bar and Lei Stand
- La Casa Condominium
- Tropic Surf
- Outrigger Maile Sky Court
- TGI Friday's Restaurant (under construction)

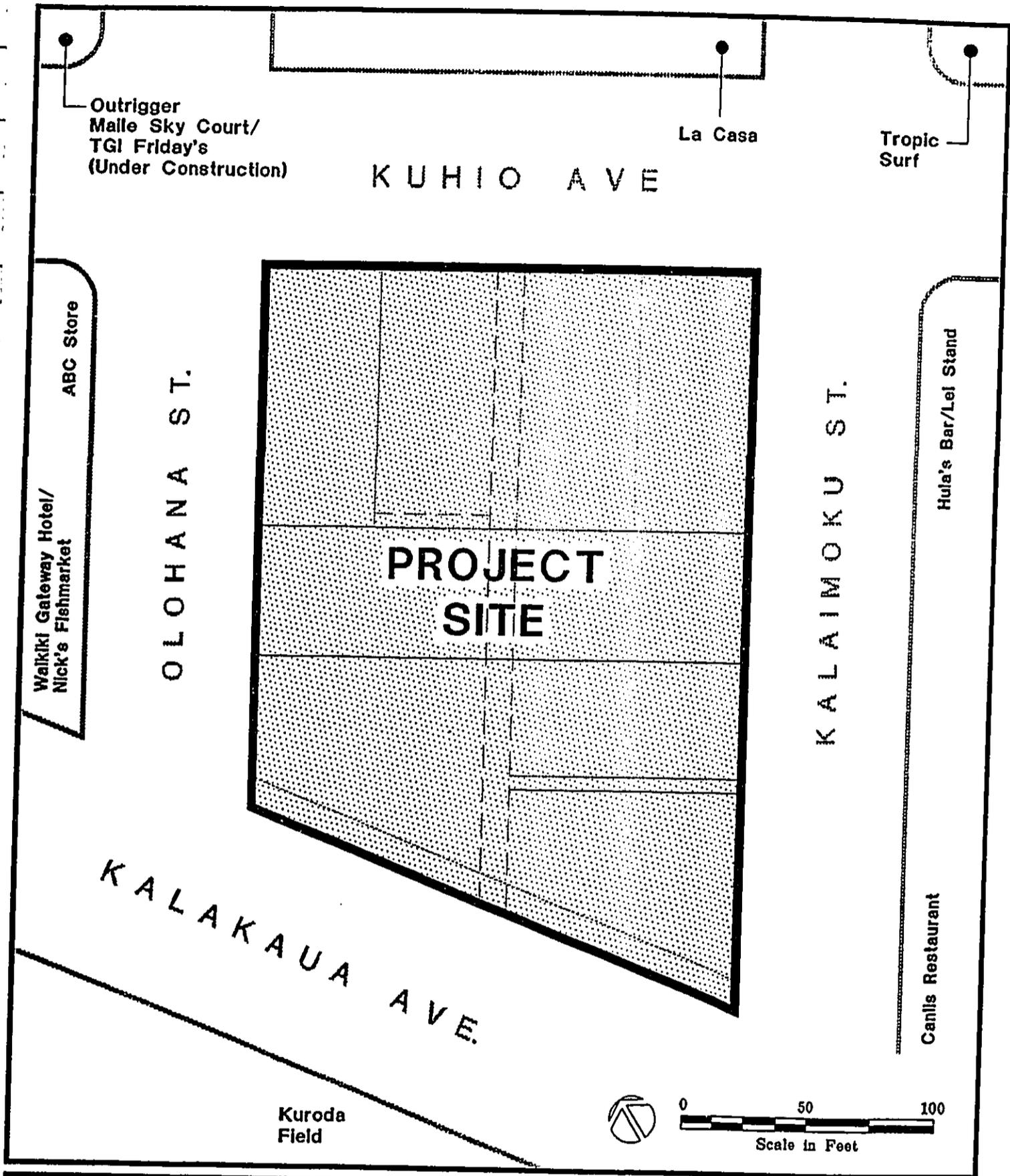
The construction of the King Kalakaua Plaza and specialty stores will complement the surrounding land use.

2.14 Land Use

The project site is located in the State Land Use *Urban* District, which, defined in the Hawaii Land Use Law of Chapter 205 Hawaii Revised Statutes, are "*lands characterized by city-like concentrations of people, structures, streets, urban level of services and other related land uses.*" (See Figure 7).

The City & County of Honolulu General Plan sets forth long-term objectives, goals and strategies for the island of Oahu. Policies relevant to the proposed project include:

- *Prohibit further growth in the permitted number of hotels and resort condominium units in Waikiki.*



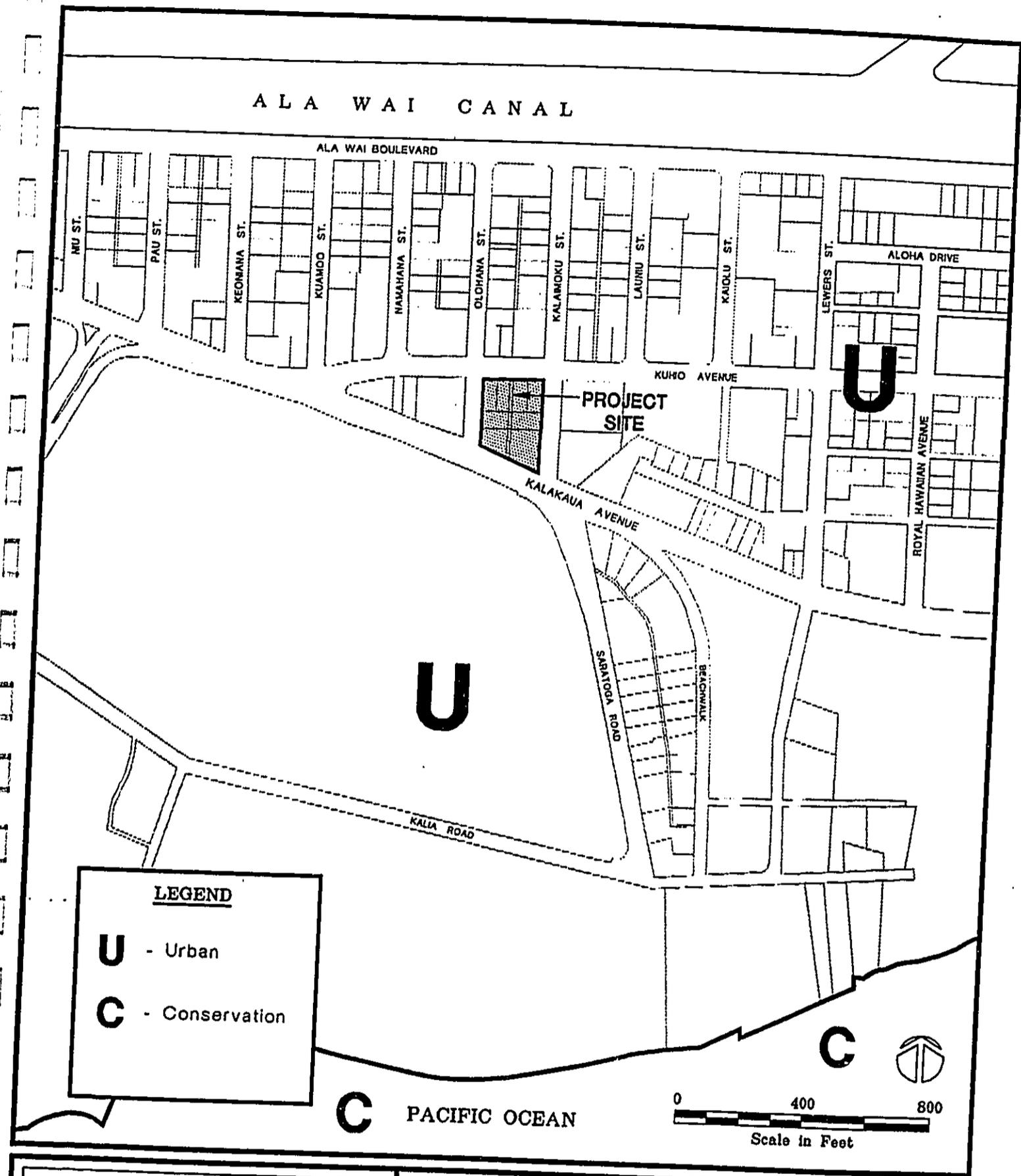
**KING KALAKAUA
PLAZA**

SURROUNDING BUSINESSES

Prepared for:
KALAKAUA ASSOCIATES

Prepared by:
Wilson Okamoto & Associates, Inc.

Fig. 6



**KING KALAKAUA
PLAZA**

STATE LAND USE DISTRICTS

Fig. 7

Prepared for:
KALAKAUA ASSOCIATES

Prepared by:
Wilson Okamoto & Associates, Inc.

- *Encourage the visitor industry to provide a high level of service to visitors.*

The proposed project does not include hotel or residential units. The target market it would service is visitors.

The City and County Development Plans (DP) guide the sequence, patterns and characteristics of future developments and provide detailed schemes for implementing the objectives and policies of the General Plan. The DPs are composed of Common and Special Provisions. In the Special Provisions, land use guidelines for Waikiki are outlined and include:

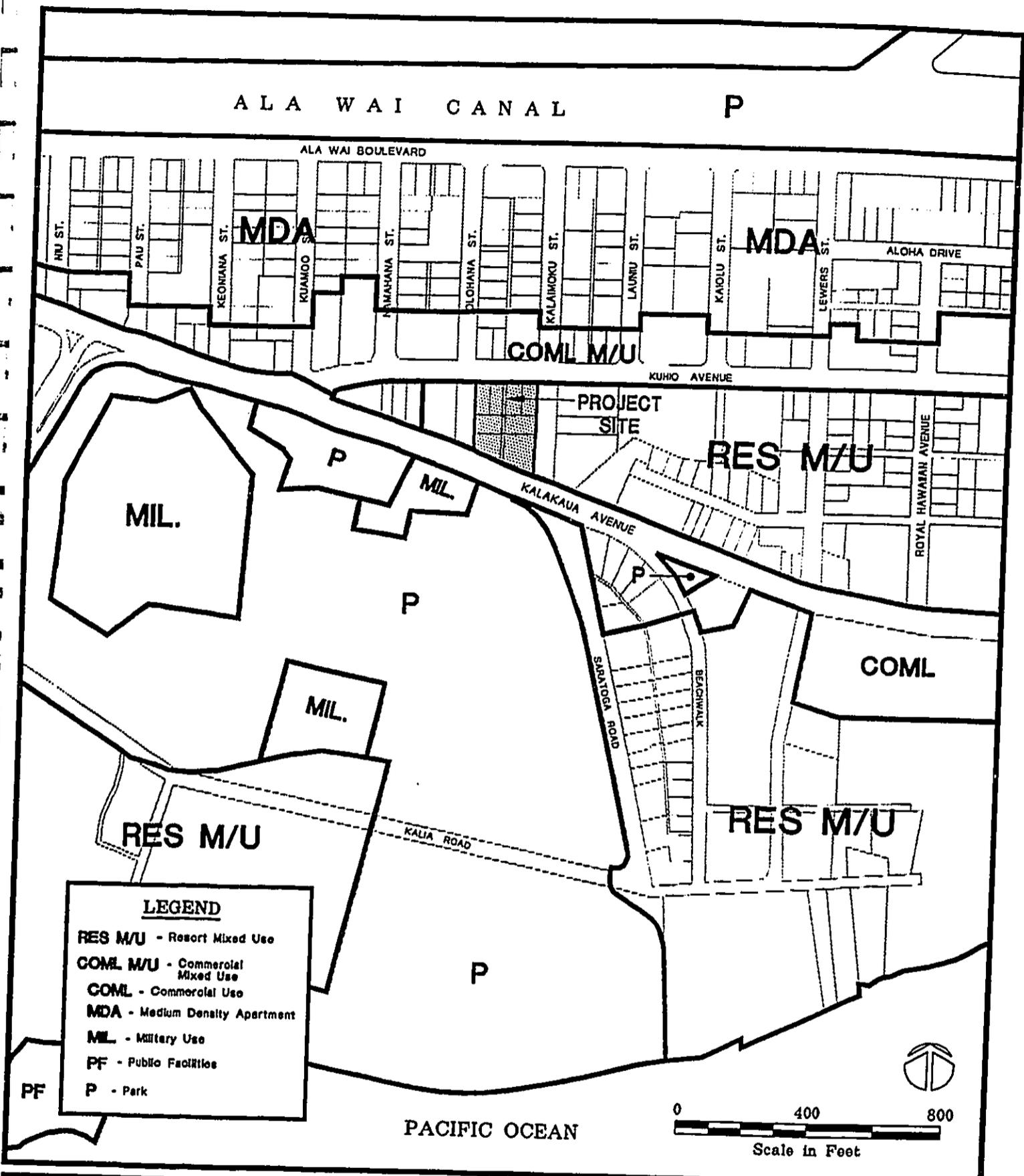
- *Resort and related commercial activities are to be concentrated in the area south of Kuhio Avenue and Ala Moana Boulevard.*

The DP Land Use Map designates the site to be *Resort-Mixed Use* (See Figure 8). The DP Public Facilities map does not depict any existing or planned public/quasi-public facilities in the immediate vicinity of the project.

The proposed project is purely a commercial use and is consistent with the resort-mixed use designation but does not include any hotel or residential uses.

The project site is not within the City's Special Management Area. (See Figure 9).

The City and County Zoning map designates the project site to be within the *Resort Commercial Precinct* of the Waikiki Special District (WSD) which is bounded by Kapahulu Avenue, the shoreline and the Ala Wai Canal (See Figure 10). The primary focus of the WSD is to enhance the attractiveness and quality of Hawaii's primary tourist destination area and its residential areas. A WSD Major Permit is required for this project. The WSD Major Permit is administered by the City and County Department of Land Utilization, and also reviewed by the Waikiki Neighborhood Board.

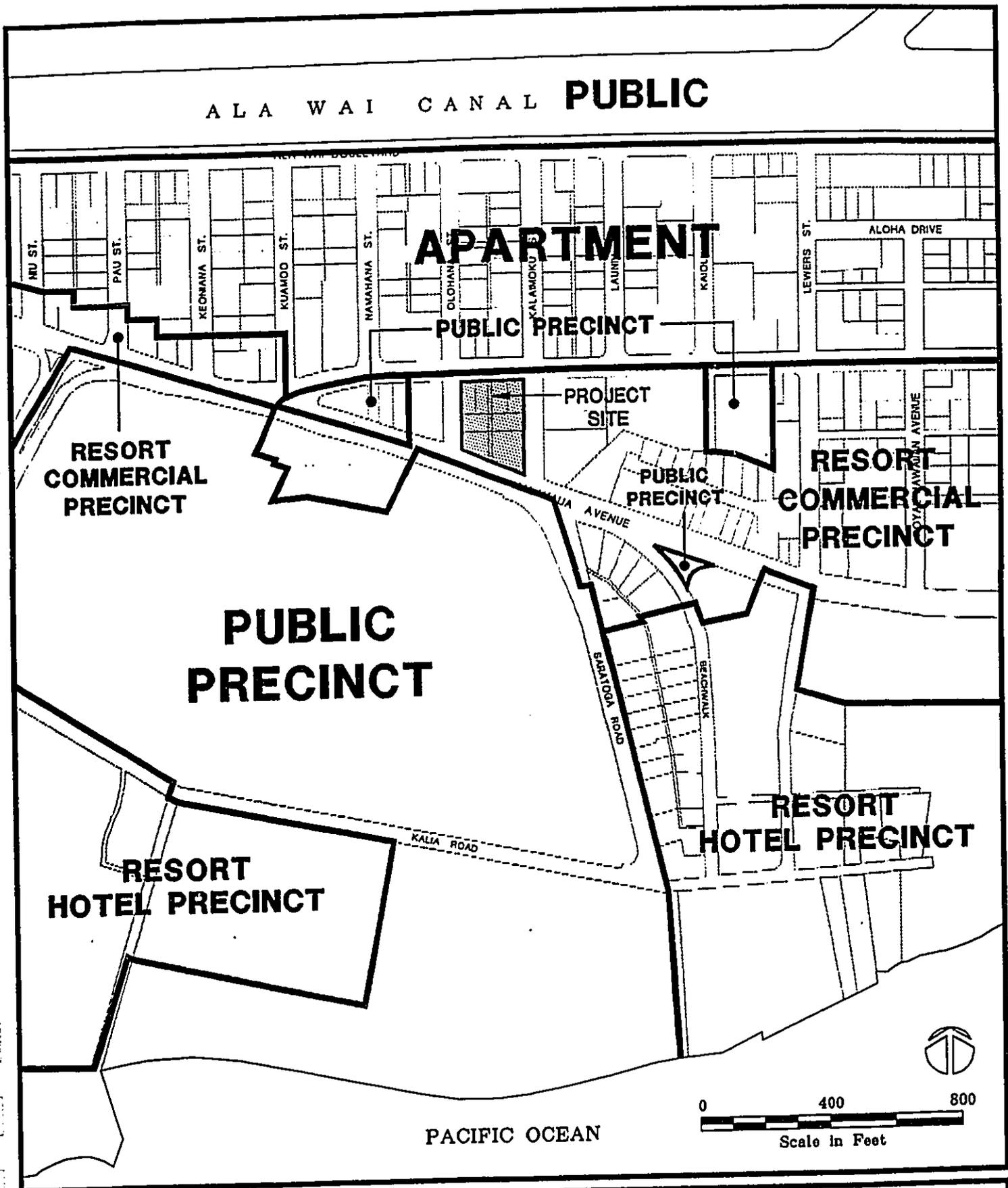


**KING KALAKAUA
PLAZA**

DEVELOPMENT PLAN LAND USE MAP Fig. 8

Prepared for:
KALAKAUA ASSOCIATES

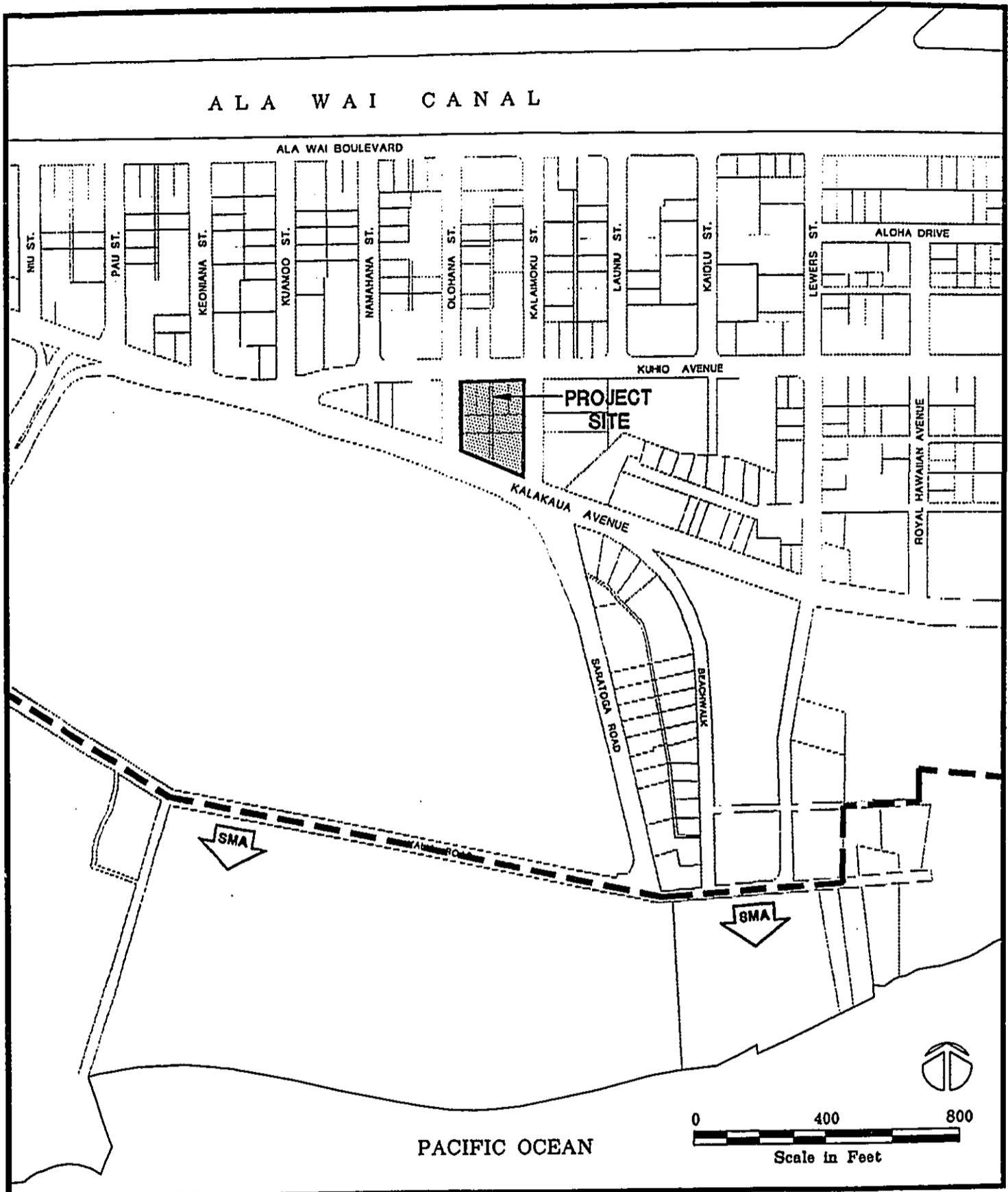
Prepared by:
Wilson Okamoto & Associates, Inc.



**KING KALAKAUA
PLAZA**

ZONING MAP
 Prepared for:
KALAKAUA ASSOCIATES
 Prepared by:
Wilson Okamoto & Associates, Inc.

Fig. 9



**KING - KALAKAUA
PLAZA**

SPECIAL MANAGEMENT AREA

Prepared for:
KALAKAUA ASSOCIATES

Prepared by:
Wilson Okamoto & Associates, Inc.

Fig. 10

The proposed retail use is a permitted use within the Resort-Commercial Precinct as it is a retail and eating establishment catering to visitors.

The City & County of Honolulu Planning Department developed the Waikiki Master Plan (WMP) to provide *"the framework for public and private improvements to guide Waikiki into the 21st Century."* The project site is encompassed by an area which the WMP designates as a "major redevelopment project," also called the King Kalakaua Plaza. The WMP's King Kalakaua Plaza encompasses the area from the apex of Kuhio Avenue and Kalakaua Avenue to Lewers Street, and intends *"to create a unified, cultural gathering place within Waikiki - a place for civic and ceremonial activities. The district would also be the center of information for both visitors and residents on the Hawaiian Islands, to reestablish Waikiki as the "gateway to the State of Hawaii."*

The proposed project complements the WMP's larger King Kalakaua Plaza project, by establishing a pedestrian focal point to attract visitors to the area.

The WMP refers to the Kuhio Theaters in its description of the project site, distinguishing them as a building which represents *"a fine example of art deco movie theater design."* The WMP further states that *"Every effort should be made to maintain the theater building and the use of the theater for entertainment purposes...If the theater itself cannot be preserved, the facade, marquee and sign should be preserved and made a part of any new building that replaces the theater."* Because the facade, marquee and sign are not compatible with the design of the new building, they will not be retained.

3. DETERMINATION

Based on the environmental assessment and comments received during the consultation phase, it has been determined that the project will not have a significant effect on the environment, as defined by Section 11-200-12, Hawaii Administrative Rules, Department of Health. The proposed action does not require an environmental impact statement.

The proposed project will provide the area with a new, first line retail center at the gateway to Waikiki which will include three retail stores and two restaurants as well as three split levels of underground parking, totalling up to 300 parking stalls. The development will also improve conditions for pedestrians by reducing the number of vehicular driveways and widening sidewalks.

The proposed development will have no significant impacts on the surrounding environment and existing infrastructure. Short-term construction impacts on air and water quality will be monitored and mitigated by applicable State and County controls. A National Pollutant Discharge Elimination System (NPDES) Dewatering Permit for site dewatering will be filed in compliance with the Department of Health Hawaii Administrative Rules Title 11, Chapter 55. In conjunction with the NPDES Permit, a Best Management Practices (BMP) Plan will also be prepared.

Although the art-deco marquee, sign and facade will be demolished, the proposed project will visually enhance the area by providing a unified design representative of Hawaii and Waikiki.

4. REFERENCES

State of Hawaii, Convention Center Authority, Hawai'i Convention Center Draft EIS, Volume I, January 1995.

State of Hawaii, Department of Health, Hawaii Air Quality Data, January 1988-December 1990.

City and County of Honolulu, Department of Land Utilization, Land Use Ordinance, December 1993.

City and County of Honolulu, Planning Department, Waikiki Master Plan, May 1992. pp. 63-64.

APPENDIX A
Agencies Consulted

AGENCIES CONSULTED

Copies of the Draft Environmental Assessment (EA) were distributed to appropriate State and City & County of Honolulu agencies, with a request for comments on the EA, as listed below. As of July 7, 1995, seven comment letters were received. Of these, two had no comments, while the five others provided substantial comments, as indicated by the • below. The comment letters and corresponding responses have been reproduced herein.

Federal Agencies

Department of Agriculture, Natural Resources Conservation Service

State Agencies

Department of Health

Department of Land and Natural Resources

- Office of Environmental Quality Control
- Office of State Planning

City & County Agencies

- Board of Water Supply
- Fire Department
- Department of Parks and Recreation
- Department of Public Works
- Department of Transportation
- Department of Wastewater Management

BENJAMIN J. CAYETANO
Governor of Hawaii



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 621
Honolulu, Hawaii 96809

Chairperson
MICHAEL D. WILSON
Board of Land and Natural Resources

Deputy Director
GILBERT COLOMA-AGARAN

Aquaculture Development
Aquatic Resources
Boating and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Conservation and Resources Enforcement
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

REF: OCEA: KRM

JUL 5 1995

FILE NO.: 95-578

The Honorable Patrick T. Onishi
Department of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

RECEIVED
JUL 6 1995

WILSON OKAMOTO & ASSOCIATES

Dear Mr. Onishi:

Subject: Environmental Assessment (EA): King Kalakaua Plaza,
Waikiki, Oahu, TMK: 2-6-16: 23, 25, 26, 28, 61, & 69

We have reviewed the EA information for the subject project transmitted by your memorandum dated May 22, 1995, and have no comment to offer at this time.

We will forward any Historic Preservation Division concerns as they become available.

Thank you for the opportunity to comment on this matter. Please feel free to contact Steve Tagawa at our Office of Conservation and Environmental Affairs at 587-0377, should you have any questions.

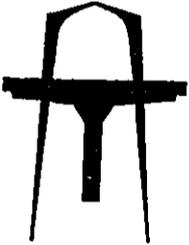
Aloha,

Gilbert Coloma-Agaran
MICHAEL D. WILSON

cc: Earl Matsukawa

3370-02
July 6, 1995

WILSON
OKAMOTO
& ASSOCIATES, INC.



ENGINEERS
ARCHITECTS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mailing address:
P. O. Box 3530
Honolulu, Hawaii 96811

Mr. Michael D. Wilson
Chairperson
Department Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Subject: King Kalakaua Plaza
Environmental Assessment (EA)
TMK: 2-6-16: all

Dear Mr. Wilson:

Thank you for your letter of July 5, 1995 indicating that you have no comments to offer at this time. We understand that you will be forwarding comments from your Historic Preservation Division at a later date. Your letter, along with this response will be included in the Final Environmental Assessment. We appreciate your participation in the consultation phase of the environmental review process.

Sincerely,

A handwritten signature in cursive script that reads "Earl K. Matsukawa".

Earl K. Matsukawa
Project Manager

95-03626

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-2452

95 JUN 21 PM 7 47
OFFICE OF LAND UTILIZATION
215 S. KING ST. HONOLULU

June 14, 1995

Mr. Patrick T. Onishi
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Draft Environmental Assessment for the King Kalakaua Plaza

Thank you for the opportunity to review the subject document. We have the following comment.

Please consult with the City's Planning Department regarding this project. The project should be integrated with the Waikiki Master Plan. Final design should enhance the Waikiki environment by providing generous land scaping and pedestrian amenities. Careful consideration should be given to the capacity at existing infrastructure. The look and feel of the building should reflect a Hawaiian sense of place.

If you have any questions, please call Jeyan Thirugnanam at 586-4185.

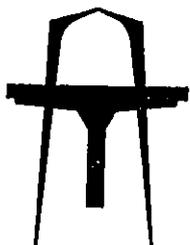
Sincerely,

Gary Gill
Director

GG/JT:kk

3370-02
July 6, 1995

**WILSON
OKAMOTO**
& ASSOCIATES, INC.



ENGINEERS
ARCHITECTS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mailing address:
P. O. Box 3530
Honolulu, Hawaii 96811

Mr. Gary Gill
Director
Office of Environmental Quality Control
220 South King Street
Honolulu, Hawaii 96813

Subject: King Kalakaua Plaza
Environmental Assessment (EA)
TMK: 2-6-16: all

Dear Mr. Gill:

This is in response to your letter of June 14, 1995 commenting on the subject EA.

We understand that the City Department of Land Utilization did not send a copy of the Draft EA to the Planning Department for review and comment during the consultation phase. They will, however, be sent a copy of the Final EA. *consulted*

As discussed in the Draft EA, the Waikiki Master Plan (WMP) identifies the area bound by Lewers Street and Kalakaua and Kuhio Avenues as the "King Kalakaua Plaza." Encompassing the project site, this area is intended to be a "major redevelopment project" which will "create a unified, cultural gathering place within Waikiki." The proposed project implements this intent by developing a first line retail center on the block.

Marketing for the proposed development targets pedestrian traffic in the area, therefore, wide sidewalks are provided on the site. Furthermore, the proposed project will replace approximately four driveways on the block with one main driveway, thereby enhancing pedestrian safety. Generous landscaping will be provided within the property.

The developer has consulted with the appropriate agencies regarding the capacity of existing infrastructure. This is reflected in the comments and responses to the Draft EA. ✓

As stated in the Land Use Ordinance, one of the purposes of the Waikiki Special District (WSD) is to "bring about a desirable level of urban design compatible with the climate and the character of Hawaii within the District." Because the project is located within the special district, a WSD Permit, which reviews building design, must be processed and approved. The permit is administered by the City and County of Honolulu Department of Land Utilization and also reviewed by the Waikiki Neighborhood Board.

WILSON
OKAMOTO
& ASSOCIATES, INC.

3370-02
Mr. Gary Gill
July 6, 1995
Page 2

Your letter, along with this response will be included in the Final Environmental Assessment. We appreciate your participation in the consultation phase of the environmental review process.

Sincerely,



Earl K. Matsukawa
Project Manager

95-03562

BOARD OF WATER SUPPLY

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



June 15, 1995

JEREMY HARRIS, Mayor
WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
SISTER M. DAVILYN AH CHICK, O.S.F.
KAZU HAYASHIDA
MELISSA Y.J. LUM
FORREST C. MURPHY
KENNETH E. SPRAGUE

RAYMOND H. SATO
Manager and Chief Engineer

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *Raymond H. Sato*
RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF MAY 22, 1995 ON THE ENVIRONMENTAL
ASSESSMENT (EA) FOR KING KALAKAUA PLAZA PROJECT WITHIN THE
WAIKIKI SPECIAL DISTRICT, HONOLULU, OAHU, HAWAII, TMK: 2-6-16: 23, 25,
26, 28, 61, AND 69

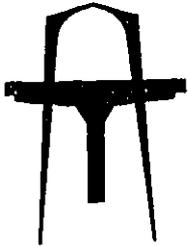
Thank you for the opportunity to review and comment on the EA for the proposed King Kalakaua Plaza Project. We have the following comments to offer:

1. There are 11 existing water meters serving the proposed project site.
2. The existing water system is presently adequate to accommodate the proposed development.
3. We have no objections to the proposed abandonment of the six-inch main. The developer is required to reconnect the existing service and relocate the existing Fire Hydrant 1057 to the eight-inch main along Kalakaua Avenue. Construction drawings should be submitted for our review and approval.
4. The availability of water will be confirmed when the building permit application is submitted for our review and approval. The development plan will require action by the Department of Land Utilization; therefore, the plan should be approved by that Department before we take action on the proposed development. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.
5. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.
6. Board of Water Supply approved reduced pressure principle backflow prevention assemblies will be required after all new and existing domestic water meters serving the proposed project.

If you have any questions, please contact Barry Usagawa at 527-5235.

3370-02
July 6, 1995

**WILSON
OKAMOTO**
& ASSOCIATES, INC.



ENGINEERS
ARCHITECTS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mailing address:
P. O. Box 3530
Honolulu, Hawaii 96811

Mr. Raymond H. Sato
Manager and Chief Engineer
Board of Water Supply
City & County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Subject: King Kalakaua Plaza
Environmental Assessment (EA)
TMK: 2-6-16: all

Dear Mr. Sato:

This is in response to your letter of June 15, 1995 commenting on the subject EA. We offer the following responses to your numbered comments, respectively.

- 1) Thank you for confirming that there are 11 water meters serving the project site.
- 2) Thank you for confirming that the existing water system is presently adequate to accommodate the proposed project.
- 3) We acknowledge that you have no objections to abandonment of the six-inch water main. Current plans are to continue the operation of Fire Hydrant 1057. Construction drawings for the relocation of the hydrant to the eight-inch main along Kalakaua Avenue will be submitted to your department for review.
- 4) We acknowledge that the availability of water will be confirmed upon the submission of the building permit.
- 5) Should a three-inch or larger meter be required, construction drawings showing the installation will be submitted to your department for review.
- 6) Board of Water Supply-approved reduced pressure principle backflow prevention assemblies will be installed after all new and exiting water meters serving the proposed project.

WILSON
OKAMOTO
& ASSOCIATES, INC.

3370-02
Mr. Raymond H. Sato
July 6, 1995
Page 2

Your letter, along with this response will be included in the Final Environmental Assessment. We appreciate your participation in the consultation phase of the environmental review process.

Sincerely,



Earl K. Matsukawa
Project Manager

95-03367

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869

'95 JUN 7 PM 3 36

JEREMY HARRIS
MAYOR

DEPT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU



ANTHONY J. LOPEZ JR.
FIRE CHIEF

ATTILIO K. LEONARDI
FIRE DEPUTY CHIEF

June 6, 1995

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

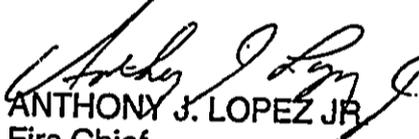
FROM: ANTHONY J. LOPEZ JR., FIRE CHIEF

SUBJECT: ENVIRONMENTAL ASSESSMENT, CHAPTER 343, HRS
PROJECTS WITHIN THE WAIKIKI SPECIAL DISTRICT

We have reviewed the subject material provided and foresee no adverse impact in Fire Department facilities or services. Fire protection services provided from Waikiki and Pawa engine companies with ladder service from Pawa are adequate.

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

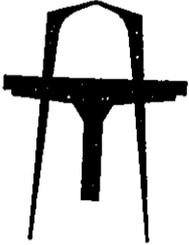
Should you have any questions, please call Acting Assistant Chief Alvin Tomita of our Administrative Services Bureau at 831-7775.


ANTHONY J. LOPEZ JR.
Fire Chief

CW:ny

3370-02
July 6, 1995

**WILSON
OKAMOTO**
& ASSOCIATES, INC.



ENGINEERS
ARCHITECTS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mailing address:
P. O. Box 3530
Honolulu, Hawaii 96811

Mr. Anthony J. Lopez, Jr.
Fire Chief
Fire Department
City & County of Honolulu
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819

Subject: King Kalakaua Plaza
Environmental Assessment (EA)
TMK: 2-6-16: all

Dear Mr. Lopez:

Thank you for indicating in your June 6, 1995 comment letter that the subject project will have no adverse effect in Fire Department facilities or services. Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards. The forthcoming Final EA will be revised to reflect this.

Your letter, along with this response will be included in the Final Environmental Assessment. We appreciate your participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa
Project Manager

95-03647

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

'95 JUN 21 AM 7 50

DEPT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU



JEREMY HARRIS
MAYOR

DONA L. HANAIKE
DIRECTOR

ALVIN K.C. AU
DEPUTY DIRECTOR

June 21, 1995

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: DONA L. HANAIKE, DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA), CHAPTER 343
PROJECTS WITHIN THE WAIKIKI SPECIAL DESIGN DISTRICT
THE KING KALAKAUA PLAZA
PROJ. REF. NO. 95/ED-005(AC)

Thank you for providing us with the opportunity to comment on the draft EA describing the applicant's proposal to construct a commercial plaza at Tax Map Keys 2-6-16: 23, 25, 26, 28, 61 and 69 in the Waikiki Special Design District.

We do not anticipate that the project will have any impact on the City's parks or recreational programs.

We have no other comments to offer at this time.

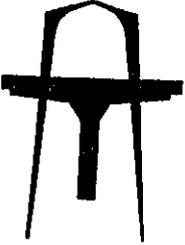
If you have any questions, please call John Morihara of our Advance Planning Branch at extension 4246.

For DONA L. HANAIKE
Director

DLH:ei

3370-02
July 6, 1995

**WILSON
OKAMOTO**
& ASSOCIATES, INC.



ENGINEERS
ARCHITECTS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mailing address:
P. O. Box 3530
Honolulu, Hawaii 96811

Ms. Dona Hanaike
Director
Department of Parks and Recreation
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: King Kalakaua Plaza
Environmental Assessment (EA)
TMK: 2-6-16: all

Dear Ms. Hanaike:

This is in response to your letter of June 21, 1995 indicating that you do not anticipate the proposed project having any impact on the City's parks or recreational programs and that you have no further comments.

Your letter, along with this response will be included in the Final Environmental Assessment. We appreciate your participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa
Project Manager

95-03496

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

'95 JUN 14 AM 8 01

JEREMY HARRIS
MAYOR

DEPT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU



KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

DARWIN J. HAMAMOTO
DEPUTY DIRECTOR

ENV 95-182

June 13, 1995

MEMORANDUM:

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *fr* KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER *Alex Ho*

SUBJECT: ENVIRONMENTAL ASSESSMENT
KING KALAKAUA PLAZA
TMK: 2-6-16: 23, 25, 26, 28, 61 AND 69

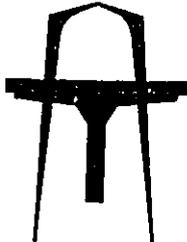
We have reviewed the subject EA and have the following comments:

1. A drainage report should be submitted to Drainage Section, Division of Engineering, for review and comment.
2. Corner roundings as well as standard driveways should be constructed.
3. Loading zone and drop-off area should also be provided.
4. A City construction dewatering permit is required if discharge of groundwater is anticipated.

Should you have any questions, please contact Mr. Alex Ho, Environmental Engineer, at 523-4150.

3370-02
July 6, 1995

**WILSON
OKAMOTO**
& ASSOCIATES, INC.



ENGINEERS
ARCHITECTS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mailing address:
P. O. Box 3530
Honolulu, Hawaii 96811

Mr. Kenneth E. Sprague, Director
Department of Public Works
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: King Kalakaua Plaza
Environmental Assessment (EA)
TMK: 2-6-16: all

Dear Mr. Sprague:

This is in response to your letter of June 13, 1995 commenting on the subject EA. We offer the following responses to your numbered comments, respectively.

- 1) A drainage report will be submitted to the Drainage Section, Division of Engineering for review and comment.
- 2) Rounded property corners and standard driveways are currently planned for the proposed development.
- 3) A loading zone along Kuhio Avenue and a drop-off area along Kalaimoku Street are planned.
- 4) Currently, an application for a National Pollutant Discharge Elimination System General Permit for Construction Activity Dewatering is being prepared and will be submitted to the State Department of Health. If discharge of the groundwater to municipal drains is anticipated, an application for a construction dewatering permit will also be filed with your department.

Your letter, along with this response will be included in the Final Environmental Assessment. We appreciate your participation in the consultation phase of the environmental review process.

Sincerely,

Earl K. Matsukawa
Project Manager

95-03808

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

'95 JUN 29 AM 10 07

JEREMY HARRIS
MAYOR

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU



FELIX B. LIMTIACO, P.E.
DIRECTOR

CHERYL K. OKUMA-SEPE, ESQ.
DEPUTY DIRECTOR

WPP 95-274

June 27, 1995

TO: MR. PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

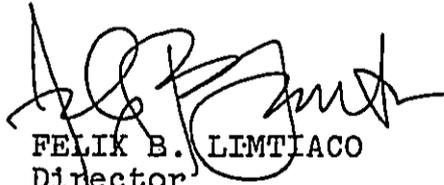
FROM: FELIX B. LIMTIACO, DIRECTOR
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: KING KALAKAUA PLAZA EA, WAIKIKI SPECIAL DISTRICT
TAX MAP KEY: 2-6-16: 23, 25, 26, 28, 61 and 69

We have reviewed the subject proposal to redevelop the entire block bounded by Kalakaua Avenue, Kuhio Avenue, Olohana Street, and Kalaimoku Street in Waikiki. We have no objection to the project. However, a sewer connection application form should be submitted to this department to initiate a study by us to determine the availability and reservation of sewer capacity.

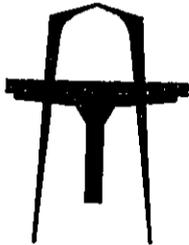
The six-inch sewer line within the subject property is exclusively used by the subject property. The continued use of this line should be evaluated in the design of the project. If the developer wishes to obtain ownership of the sewer line and easement, contact should be made directly with this department.

If you have any questions, please contact Ms. Tessa Yuen of the Division of Planning and Service Control at Extension 6732.


FELIX B. LIMTIACO
Director

3370-02
July 6, 1995

**WILSON
OKAMOTO
& ASSOCIATES, INC.**



ENGINEERS
ARCHITECTS
PLANNERS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

Mailing address:
P. O. Box 3530
Honolulu, Hawaii 96811

Mr. Felix B. Limtiaco
Director
Department of Wastewater Management
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: King Kalakaua Plaza
Environmental Assessment (EA)
TMK: 2-6-16: all

Dear Mr. Limtiaco:

This is in response to your letter of June 27, 1995 indicating that you have no objection to the proposed project.

We acknowledge that a sewer connection application form must be submitted to initiate your department's study to determine the availability and reservation of the sewer capacity in the area.

Currently, it is the designer's intent that the use of the six-inch sewer line within the property be continued. We will be contacting your department to coordinate the transfer of ownership of the sewer line and existing easement.

Your letter, along with this response will be included in the Final Environmental Assessment. We appreciate your participation in the consultation phase of the environmental review process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Earl K. Matsukawa".

Earl K. Matsukawa
Project Manager

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR



CHERYL D. SOON
CHIEF PLANNING OFFICER
CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

TH 7/95-1375

August 28, 1995

Mr. Earl K. Matsukawa
Project Manager
Wilson Okamoto and Associates, Inc.
1907 South Beretania Street
Honolulu, Hawaii 96826

RECEIVED
AUG 30 1995

WILSON OKAMOTO & ASSOCIATES, INC.

Dear Mr. Matsukawa:

Final Environmental Assessment (EA) and Negative
Declaration for the Proposed King Kalakaua Plaza,
Waikiki, Oahu, Hawaii, Tax Map Key: 2-6-16

In response to your letter of July 14, 1995, we have reviewed the subject Final EA and offer the following comments.

1. The proposed retail center is located within the Waikiki Special Area as defined under Article 2, Section 24-2.2(b)(2) of the Development Plan Special Provisions for the Primary Urban Center. The proposed retail center is also located within an area of Waikiki described in the Waikiki Master Plan (WMP) as the "King Kalakaua Plaza" bounded by Kuhio and Kalakaua Avenues and Lewers Street.
2. Section 1.3 Development Proposal (p. 4), states that "The Plaza tenants will be retailers in the contemporary market place who include an entertainment component." The applicant should define the term "entertainment component," and discuss its potential impact on traffic conditions in the area.
3. The Office of Environmental Quality Control's (OEQC) comments dated June 14, 1995, recommended ". . . providing generous landscaping and pedestrian amenities." Wilson Okamoto and Associates, Inc., stated (in their response to OEQC dated July 6, 1995) that "Generous landscaping will be provided within the property." However, the project's rendering (Figure 4), appears devoid of any landscaping or

Mr. Earl K. Matsukawa, Project Manager
Wilson Okamoto and Associates, Inc.
August 28, 1995
Page 2

pedestrian amenities. Furthermore, the EA lacks the plans, drawings and text description of the design of the project to evaluate the design impact and pedestrian amenities. These considerations should be a significant part of the review of the Waikiki Special District permit.

The subject property's strategic location at one of the major gateways into Waikiki is heavily traveled by both vehicles and pedestrians. As such, we recommend the proposed project be designed and landscaped to promote a "Hawaiian sense of place" as recommended by the WMP and OEQC.

4. Paragraph 3, p. 12 of the Final EA is incorrect. According to the Department of Public Works (DPW), Ordinance 2412 is still in effect. As such, applicants must provide the necessary frontage improvements as stipulated by Ordinance 2412 unless a "Deferment of Improvements" is granted by the Chief Engineer (DPW) as stipulated under Ordinance 91-25. Currently, the applicant has not been granted a deferment by DPW. Therefore, if the applicant seeks a deferment for frontage improvements on Kalakaua Avenue, a request should be submitted to DPW for their review.
5. We recommend that the Planning Department and the Office of Waikiki Development be included as consulted parties during the Special District Permit process.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Sincerely,



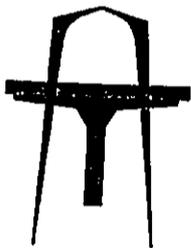
CHERYL D. SOON
Chief Planning Officer

CDS:ft

cc: Office of Waikiki Development
Department of Land Utilization
Office of Environmental Quality Control

3370-02
September 20, 1995

**WILSON
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Ms. Cheryl D. Soon
Chief Planning Officer
Planning Department
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Subject: King Kalakaua Plaza
Environmental Assessment (EA)
TMK: 2-6-16: all

Dear Ms. Soon:

This is in response to your letter of August 28, 1995 regarding the subject EA. We offer the following responses in the respective order of your numbered comments:

1. Thank you for confirming that the proposed project is located within the Waikiki Special District and within an area of Waikiki described as the "King Kalakaua Plaza" by the Waikiki Master Plan (WMP).
2. The Final EA states that, "(t)he Plaza tenants will be retailers in the contemporary market place who include an entertainment component. Requirements for prime tenants will be unique, involving the integration of multimedia, entertainment and exhibition concepts." All tenants will be retail shopping or dining establishments. The entertaining component, mentioned above, is a marketing strategy for attracting potential customers. This may include multimedia and interactive exhibits pertaining to merchandise sold or a theme for restaurants, like at the Hard Rock Cafe or Planet Hollywood. Since the "entertainment" component is on-going during establishment hours, as opposed to scheduled "shows," there should be no unusual impact on traffic.
3. The color rendering in the Final EA is intended to convey the building concept. The EA plans, drawings and text description of the design were intended to serve as a basis for evaluating the project's environmental and social impacts as required by Chapter 343, HRS. They were not intended to be the basis for evaluating aesthetic character or pedestrian amenities.

We concur that design considerations, including the promotion of a "Hawaiian sense of place" through design, would be appropriately addressed through the Waikiki Special District Major Permit review. The design standards for landscaping, as required by the WSD permit, provides for generous landscaping of the project.

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Letter to Ms. Cheryl Soon
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4. Our investigation verifies that City Ordinance No. 91-25 has superseded Ordinance No. 24-12 although the popular reference to this roadway dedication ordinance remains "24-12." Street widening has been indicated under Ordinance No. 91-25 for Olohana and Kalaimoku Streets as well as Kalakaua Avenue. According to our discussions with the City Department of Transportation Services, however, the City has emphasized preserving wide continuous sidewalks in Waikiki instead of street widening in front of new developments that could disrupt the alignment of these sidewalks. Hence, the DTS indicated that street widening should not be required for this project. You are correct, however, that the final decision rests with the Department of Public Works through its action on a "Deferment of Improvements."
5. We will forward your recommendation for including the Planning Department and the Office of Waikiki Development in the WSD permit process to the Department of Land Utilization, which administers the permit.

We appreciate your participation in the consultation phase of the environmental review process.

Sincerely,



Earl K. Matsukawa
Project Manager