

Honolulu Academy of  
Arts Expansion

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
Phone: (808) 523-4414 • Fax: (808) 527-8743

JEREMY HARRIS  
MAYOR



July 29, 1998

RECEIVED

JAN NAOE SULLIVAN  
DIRECTOR

'98 JUL 29 P4:19

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

98/ED-001(DT)

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
State of Hawaii  
State Office Tower, Room 702  
235 South Beretania Street  
Honolulu, Hawaii 96813

Dear Mr. Gill:

CHAPTER 343, HRS  
Environmental Assessment (EA)/Determination  
Finding of No Significant Impact

Owner/Applicant: Honolulu Academy of Arts  
Agent : John Hara and Associates, Inc.  
Location : 900 South Beretania Street, Honolulu,  
Oahu  
Tax Map Key : 2-4-14: 21  
Request : Thomas Square Special District Permit  
Proposal : Construction of 18,500 square feet of  
floor area

Attached and incorporated by reference is the Final EA 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.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA. If you have any questions, please contact Bonnie Arakawa of our staff at 527-5837.

Very truly yours,

LORETTA K.C. CHEE  
Acting Director of Planning  
and Permitting

LKCC:am  
attachs.

g:zd\fea98ed1.djt

91

0000 0020 2 185

1998-08-08-0A- FEA- Honolulu Academy  
of Arts Expansion

AUG 8 1998

**FILE COPY**

98 JUL 28 PM 4:32

DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU

Environmental Assessment

## Honolulu Academy of Arts Expansion

Honolulu, Hawaii

July 1998

0000 0020 2 186

98 JUL 28 PM 4:32

DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU

**Environmental Assessment**

*In support of a Thomas Square Special District Permit application*

**Honolulu Academy of Arts Expansion**

Honolulu, Hawaii

July 1998

Prepared for: John Hara Associates, Inc.

Prepared by: Helber Hastert & Fee, Planners

0000 0020 2 187

## Table of Contents

---

<u>Section</u>	<u>Page</u>
<b>1.0 Introduction and Summary</b>	
1.1 Project Summary .....	1
1.2 Intended Use of this Document .....	1
1.3 Project Description .....	2
1.4 Alternatives Considered .....	8
1.5 Comments Received on Draft Environmental Assessment.....	8
<b>2.0 General Description of the Action's Technical, Economic, Social and Environmental Characteristics</b>	
2.1 Technical Characteristics .....	9
2.2 Economic Characteristics .....	12
2.3 Social Characteristics .....	12
2.4 Environmental Characteristics .....	12
<b>3.0 Affected Environment</b>	
3.1 Soils .....	13
3.2 Elevation.....	13
3.3 Flood Hazard .....	13
3.4 Urban Context .....	13
3.5 Infrastructure and Utilities .....	14
<b>4.0 Summary of Impacts and Alternatives Considered</b>	
4.1 Noise .....	15
4.2 Air Quality .....	15
4.3 Flora and Fauna.....	15
4.4 Cultural, Historic and Archaeological Resources .....	15
4.5 Visual Resources .....	16
4.6 Housing .....	16
4.7 Population .....	16
4.8 Employment .....	16
4.9 Educational Facilities.....	16
4.10 Recreational Facilities.....	18
4.11 Utilities.....	18
4.12 Transportation/Roads.....	19

<u>Section</u>	<u>Page</u>
<b>5.0 Determination and Supporting Rationale</b>	
5.1 Determination.....	20
5.2 Supporting Rationale.....	20
<b>6.0 Permits Required</b>	
6.1 City and County.....	21
6.2 State of Hawaii.....	21
<b>7.0 References.....</b>	<b>22</b>
<b>Appendix A</b>	
Draft Environmental Assessment Comment Letters	

**List of Figures**

<b>Figure No.</b>	<b>Page</b>
1 Location Map.....	3
2 Tax Map Parcel.....	4
3 Project Area.....	5
4 Site Plan.....	6
5 Project Area Photographs.....	7
6 Building Sections and Exterior Elevations.....	11
7 Front Facade and Open Space Photos.....	17

0000 0020 2 189

---

## 1.0 Introduction and Summary

The mission of the Honolulu Academy of Arts (the "Academy") is the collection, preservation, interpretation, and teaching of the visual arts, and the presentation of exhibitions, performing arts, and public programs specifically relevant to Hawaii's ethnically diverse community. The Academy is undertaking an expansion and renovation project which will allow it to accommodate world-class exhibitions and will augment its role as the primary center for arts education of Hawaii's children, residents and visitors.

### 1.1 Project Summary

*Applicant:* Honolulu Academy of Arts

*Location:* Honolulu, Oahu, Hawaii

*Tax Map Key:* 2-4-14:21

*Existing State Land Use District:* Urban District

*City and County of Honolulu*

*Development Plan:* Public and Quasi-Public

*City and County of Honolulu*

*Zoning:* A-2 Medium Density Apartment

*City and County of Honolulu*

*Special District:* Thomas Square/Honolulu Academy of Arts Special District

*Proposed Action:* Addition of approximately 18,500 square feet of floor area to the Honolulu Academy of Arts

*Approving Agency:* City and County of Honolulu  
Department of Planning and Permitting

### 1.2 Intended Use of this Document

This environmental assessment (EA) was prepared to support an application for a major Thomas Square Special District Permit (TSDP) for the Academy by complying with the requirements of Chapter 343, Hawaii Revised Statutes (HRS), as amended, and the environmental

0000 0020 2 190

---

impact statement regulations promulgated by Chapter 200 of Title 11, State of Hawaii Department of Health.

The Academy proposes to construct approximately 18,500 square feet of additional floor area at its existing facility, primarily to expand its exhibition space. The project is required to be considered under the provisions of Chapter 343, HRS because the Academy is listed on the National Register of Historic Places. Figure 1 shows the project location. Figure 2 shows the project's tax map parcel.

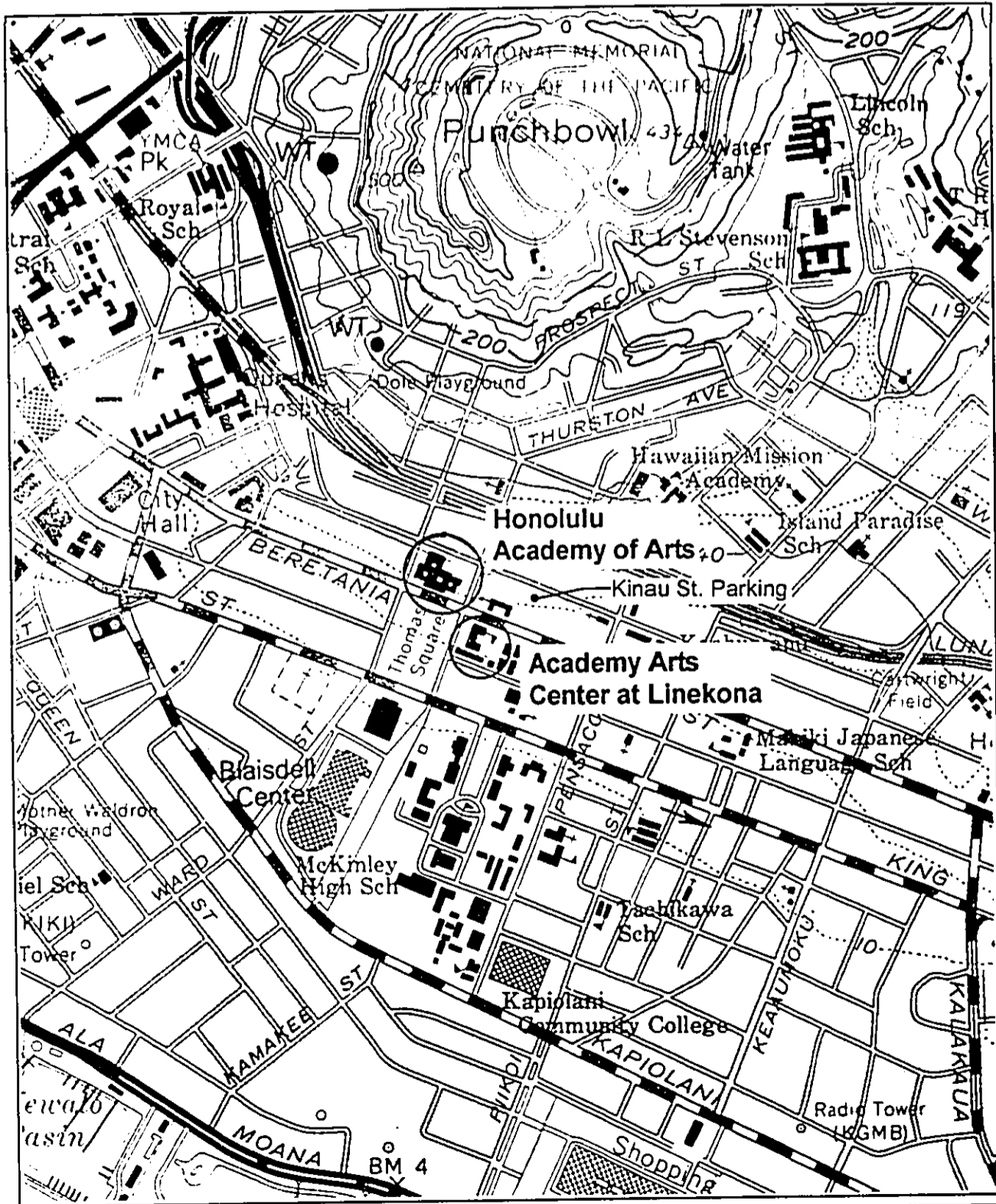
This document is intended to provide information on the nature of the proposed action; to assess existing environmental conditions of the property; to evaluate potential impacts of the proposed action and to present mitigating actions for those impacts, if necessary; and to consider alternatives to the proposed action.

### 1.3 Project Description

The applicant proposes to expand the Honolulu Academy of Arts facilities by constructing three additions to its existing structure for a total of about 18,500 square feet (sf) of floor area: a two-story addition on the Kinau Street (mauka) side of the site; a one-story addition on an existing sculpture garden; and a roof structure over part of an existing courtyard. The project also includes about 12,800 sf of basement area primarily for mechanical and electrical equipment. Figure 3 shows the proposed project footprint in relationship to the existing building footprint. Figure 4 shows the project's proposed site plan. Figure 5 contains photographs of the project area.

The additional exhibit space is needed to accommodate traveling exhibits in conjunction with the Academy's permanent collection. Also, the Academy plans to systematically provide controlled environments to its existing open air galleries in order to prevent further degeneration of the artwork being displayed. The proposed 12,800-sf basement level would house the ductwork and mechanical equipment associated with air conditioning and humidity control. Construction is expected to take 12 months, with completion anticipated by December 1999.

0000 0020 2191



Academy of Arts Expansion Environmental Assessment

### Location Map

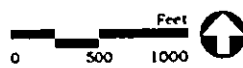
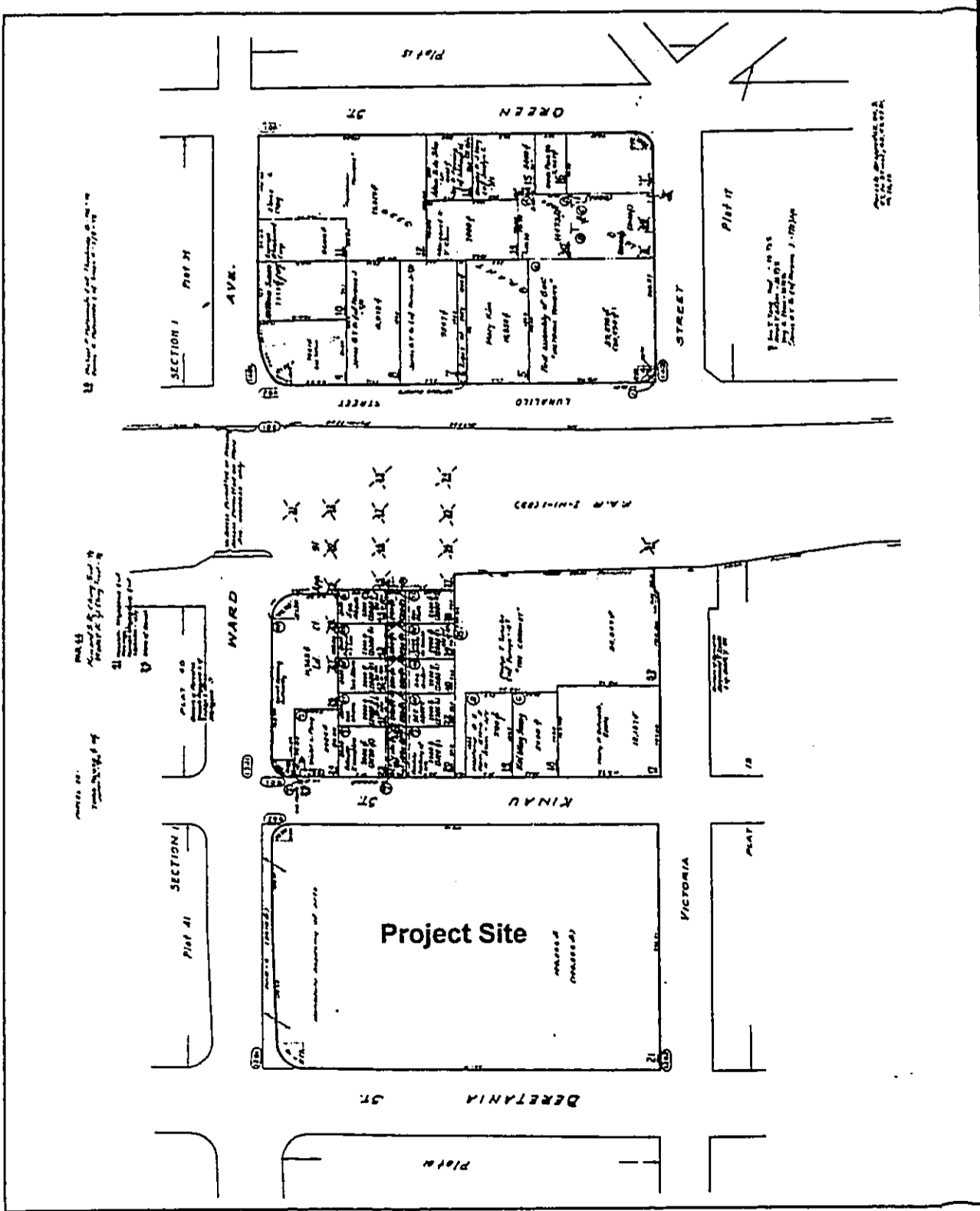


Figure  
1



0000 0020 2 192

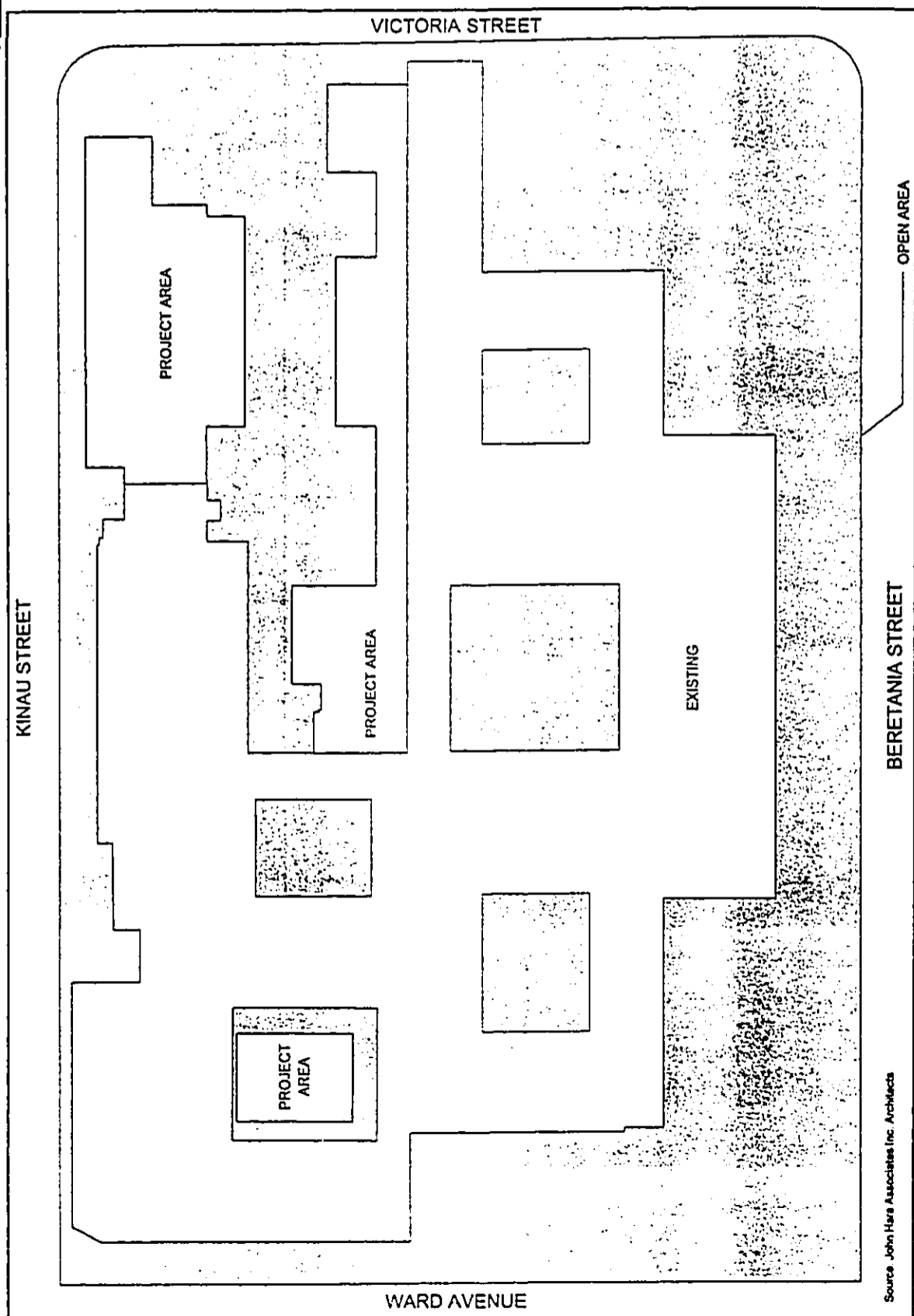


Academy of Arts Expansion Environmental Assessment  
 Tax Map Parcel (2-4-14:21)



Figure  
 2

0000 0020 2 193



Source: John Hara Associates Inc. Architects

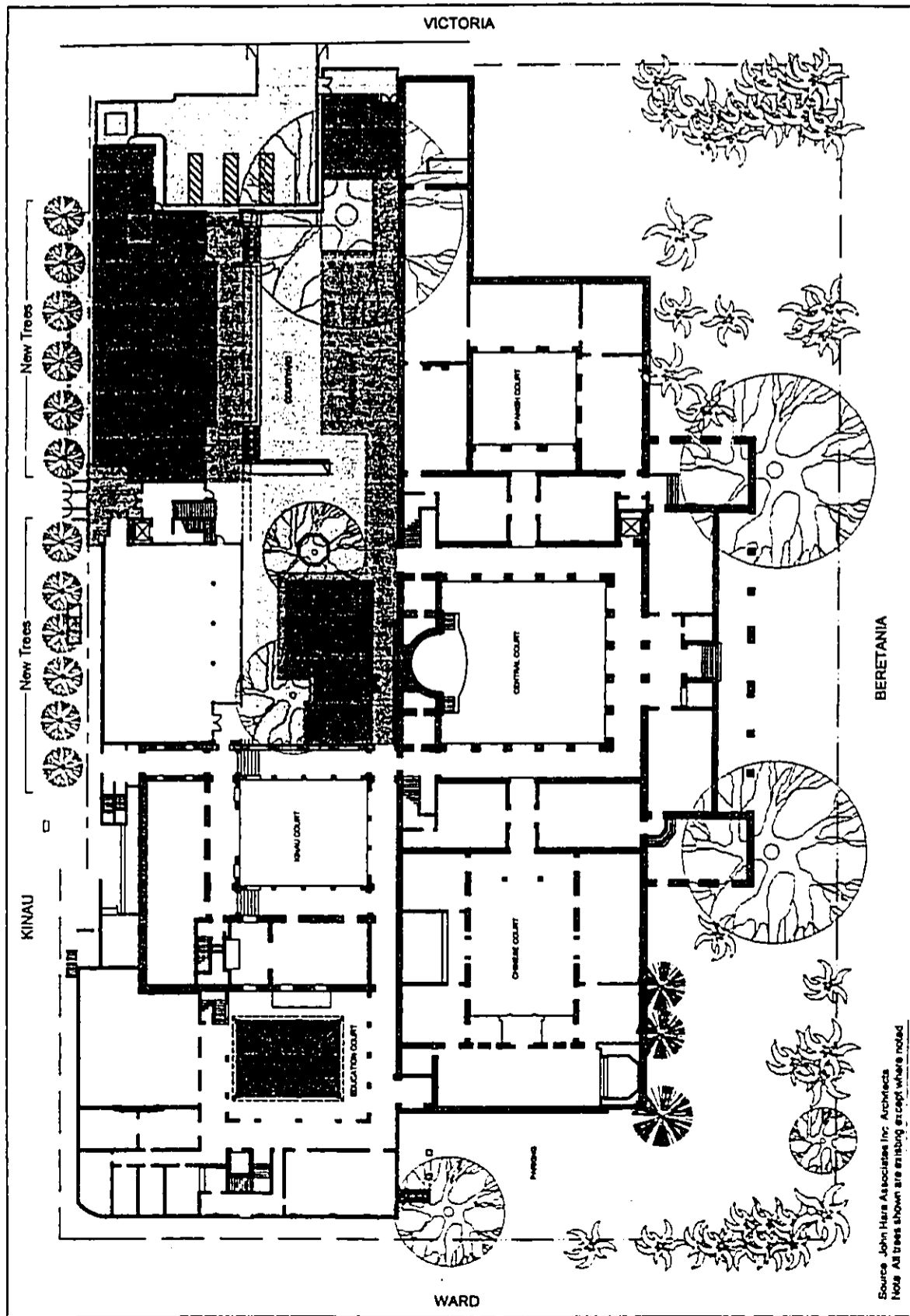
Academy of Arts Expansion Environmental Assessment

*Project Area*

Not to scale

Figure 3

0000 0020 2 194



Source: John Hiera Associates Inc. Architects  
 Note: All trees shown are existing except where noted.

Academy of Arts Expansion Environmental Assessment

Site Plan

Figure

4

Not to scale

0000 0020 2 195



View of project area from Victoria Street.



View of project area from Kinau Street.



View of project area looking toward Victoria Street from second floor of Luce Wing.

0000 0020 2 196

---

#### 1.4 Alternatives Considered

Because of the site's limited area, the proposed project area is the only viable site for construction of the proposed addition. Thus, the only alternative scenario considered for this project was "no action."

The no-action alternative would preserve the status quo, with no construction of additional gallery space to accommodate larger, world-class traveling exhibits at the Academy. This would preclude the Academy from enhancing its educational services to the Hawaii community by limiting both the types of exhibits it is able to accommodate, and the volume of its permanent collection on an on-going basis.

#### 1.5 Comments Received on Draft Environmental Assessment

A notice of availability of the Draft Environmental Assessment was published in *The Environmental Notice* on June 23, 1998. A total of six County and State agencies provided comments on the project's Draft EA (May 1998) during the 30-day public comment period. They are listed below. Their comments have been incorporated into this document and are reproduced in Appendix A.

##### State Agencies

Department of Business, Economic Development & Tourism  
Department of Land and Natural Resources

##### County Agencies

Board of Water Supply  
Department of Planning and Permitting  
Department of Public Works  
Department of Transportation Services

2.0 *General Description of the Action's Technical, Economic, Social and Environmental Characteristics*

2.1 **Technical Characteristics**

The Academy occupies a 128,866-square foot parcel bounded by Beretania Street on its makai side, Kinau Street on its mauka side, Ward Avenue on its Ewa side, and Victoria Street on its Diamond Head side. The existing buildings, excluding the enclosed courtyards cover approximately 52,359 square feet, or about 40 percent of the site. The enclosed courtyards total about 24,148 square feet, or about 19 percent of the site. About 11,637 square feet or 9 percent of the site is paved for access drives, parking areas and loading zones. The remaining 40,722 square feet, or 32 percent of the site is in landscaping.

The proposed project will add about 18,500 square feet of floor area in three additions to the existing structure, summarized in the table below.

Addition/Use	Approx. Area (SF)	No. of Floors
Gallery (1st Fl.) and Administrative Offices (2nd Fl.)	11,300	2
Bookstore and Garden Cafe	5,900	1
Sculpture Pavilion (in Education Court)	1,300	1
<b>Total SF</b>	<b>18,500</b>	

A two-story addition of about 11,300 sf will be located on the mauka, or Kinau Street side of the site, on an existing staff parking lot. The ground floor of this two-story addition will contain about 5,900 sf of gallery space. The 5,400-sf second floor will consist of administration offices. A 5,900-sf, one-story addition will be located on an existing sculpture garden, and will contain the cafe and Academy Shop. The third element of the project is a one-story roof structure proposed to be constructed in the existing Education Court, as weather protection for the display of significant sculpture pieces from India. The design of this approximately 1,300-sf roof will match the existing Education Wing roof: double pitched (Dickey style) and finished with mission tile. The new roof will not engage the adjacent historic portions of the Academy, and will not be visible from Thomas Square or any other exterior vantage point.

0000 0020 2 198

---

The project also includes 12,800 square feet of basement area (sub-grade) which will house primarily mechanical and electrical equipment to serve both the existing gallery spaces and the addition. Figure 6 shows the project's south, north and east exterior elevations and building sections.

Under zoning provisions for parking requirements, an additional 43 parking spaces will be needed as a result of new floor area. The additional building coverage will reduce the total on-site parking assets by 13 stalls. In order to provide the required additional 43 parking spaces and replace the 13 stalls displaced by the project, 56 spaces will be added to the Academy Arts Center at Linekona (TMK No. 2-4-02:20). The location of the Arts Center at Linekona is shown on Figure 1. These new and replacement parking spaces are the subject of a Type I Conditional Use Permit application. The project also includes the addition of six parking spaces at the Academy's Kinau Street parking lot. This action requires a modification to an existing Conditional Use Permit (File No. 77/CUP-12).

Existing open space on the subject lot is equivalent to about 47 percent. This percentage does not conform to the Thomas Square/Honolulu Academy of Arts Special District requirement that 50 percent of the lot be maintained in open space. The project will minimally increase the site's lot coverage, and decrease the open space, and will require a zoning variance. It should be noted, however, that the additional building coverage will be entirely located on the Kinau Street frontage and not affect the existing open space feature along Beretania Street, fulfilling the intent of the open space requirement<sup>1</sup>.

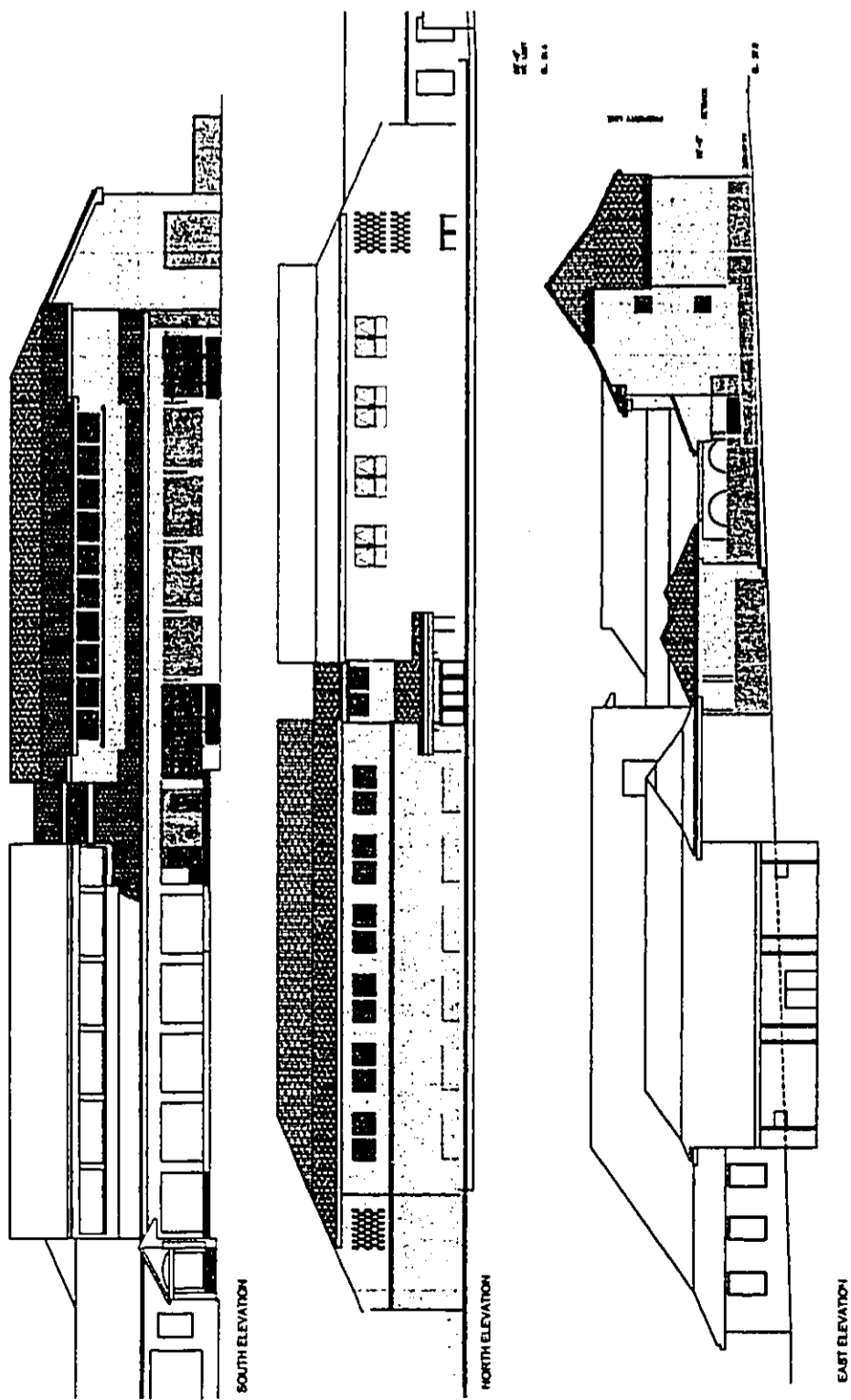
The project also requires a zoning variance for the Academy's off-site parking lot at the Academy Center at Linekona. This zoning variance is required because the off-street parking lot is located more than 400 feet from the Academy of Arts building.

The project also includes the demolition of two existing structures (a storage building and an existing mechanical building on Victoria Street) and the existing cafe (which will be replaced with the Academy Shop).

---

<sup>1</sup> "...The intent is to maintain a maximum amount of open space along Beretania Street to complement and extend the landscaped qualities of Thomas Square." (Land Use Ordinance, Section 7.70-4(a)(2), 1997).

0000 0020 2 199



Source: John Hara Associates, Inc. Architects

Academy of Arts Expansion Environmental Assessment

*Building Sections and Exterior Elevations*

Figure

6

Not to scale



0000 0020 2200

---

The project also includes the demolition of two existing structures (a storage building and an existing mechanical building on Victoria Street) and the existing cafe (which will be replaced with the Academy Shop).

The project will also remove one kiawe tree from the Kinau Street and Victoria Street corner of the project area. This will be done for safety reasons, as the tree is termite damaged. Replacement trees will be planted as a part of the project's landscape plan.

## **2.2 Economic Characteristics**

The proposed addition should increase the fair market value of the site, although such an increase would be entirely theoretical due to the nature of the Academy as a cultural and educational institution.

## **2.3 Social Characteristics**

With the additional gallery space, the Academy would be able to accommodate a wider range of traveling exhibits, previously obviated by limitations in exhibition space. This will allow the Academy to expand its service to the community, a beneficial impact.

## **2.4 Environmental Characteristics**

The Academy site is located within, and is a major feature of, the Thomas Square/ Academy of Arts Special District. The site, while undistinguished topographically, contains an existing building of distinguished architecture and well landscaped grounds. The project will not significantly change the use of the property. Section 4.0, Summary of Impacts and Alternatives Considered discusses the project's potential environmental impacts.

---

### 3.0 *Affected Environment*

#### 3.1 Soils

According to the U.S. Soil Conservation Service's *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai* (August 1972), soils within the project site consist of Makiki clay loam, 0 to 2 percent slopes (MkA). The Makiki soil series consists of well-drained soils on alluvial fans and terraces in the city of Honolulu. These soils formed in alluvium mixed with volcanic ash and cinders. In a representative profile, the MkA soil surface layer is dark brown clay loam about 20 inches thick. The subsoil, about 10 inches thick, is dark brown clay loam that has subangular blocky structure, containing cinders and rock fragments. The subsoil is underlain by similar material almost 24 inches thick. Permeability of this soil is moderately rapid. Runoff is slow, and erosion hazard is no more than slight.

#### 3.2 Elevation

Elevations at the project site range from 33 to 38 feet above mean sea level, sloping from Beretania Street uphill toward Kinau Street.

#### 3.3 Flood Hazard

According to the Flood Insurance Rate Map, Community Panel No. 150001 0120 C (Revised September 4, 1987), the project area is located within Zone X ("areas determined to be outside the 500-year flood plain").

#### 3.4 Urban Context

The surrounding environment, with the exception of Thomas Square, which lies opposite the Beretania Street facade, is typically urban and characterized by heavily traveled arterial streets and mid- to high-rise buildings. The Academy site, along with Thomas Square, represents an island of tranquility in an otherwise bustling urban environment.

The proposed addition lies along the facility's Kinau Street frontage. The opposite side of Kinau Street is characterized by low-rise apartments and older, undistinguished single-family development. This area lies within the A-2 Medium Density Apartment zoning district and, under existing floor area standards, has the potential for more intense development than that which now exists.

0000 0020 2202

---

### 3.5 Infrastructure and Utilities

#### *Water*

There are existing Board of Water Supply (BWS) mains within Kinau Street (42 inches) and Ward Avenue (6 inches). Water laterals from both of the above existing water mains service the existing Honolulu Academy of Arts structures. All water service laterals are metered by BWS. There are four existing 1 1/2-inch domestic water meters, one 2-inch domestic water meter and two fire meters currently serving the project site.

#### *Sewer*

There are existing eight-inch Department of Wastewater Management (DWWM) sewer mains within Kinau Street and Victoria Street. A six-inch sewer lateral, connected to the Kinau Street sewer main, services the building adjacent to the proposed improvements.

#### *Drainage*

The existing drainage pattern is either sheet flow toward the adjacent City streets or piped flow exiting at the street curbs of the adjacent City streets.

---

#### 4.0 *Summary of Impacts and Alternatives Considered*

This section describes the anticipated environmental effects of the proposed project, and any relevant mitigating measures.

##### 4.1 **Noise Quality**

Temporary, short-term noise impacts will occur due to construction of the project by earth-moving equipment such as bulldozers and diesel-powered trucks. Department of Health noise regulations and conditions for construction activities will be followed during project construction.

##### 4.2 **Air Quality**

Construction of the project will produce short-term air quality impacts such as fugitive dust and exhaust emissions. Appropriate dust control measures will be employed during construction activities to minimize potential for fugitive dust emissions. Operational period impacts include vehicular emissions and indirect impacts associated with electrical power generation and solid waste incineration.

Appropriate energy conservation design features and recycling programs could serve to reduce emissions associated with the development's electrical power and solid waste disposal requirements.

##### 4.3 **Flora and Fauna**

The project will not impact any threatened or endangered species of flora or fauna. No candidate, proposed, or listed threatened or endangered species as set forth in the Endangered Species Act of 1973, (16 U.S.C. 1531-1543), are known to frequent the project area.

##### 4.4 **Cultural, Historical and Archaeological Resources**

The Academy site was placed on the National Register of Historic Places on April 25, 1972. It is also on the Hawaii Register of Historic Places. The Hawaii Register describes the site as follows:

"Designed by B. Goodhue as an art museum and educational center, unique and harmonious blend of oriental, Hawaiian and occidental motifs. Building and grounds are symbolic of the successful amalgamation of Hawaii's diverse cultural heritage."

The proposed addition will be compatible with the existing Academy structure in architectural character and theme, and will not adversely impact the cultural or historic value of the site. The project will be

0000 0020 2204

---

reviewed by the State Historic Preservation Office to ensure this compatibility.

No archaeological sites are known to exist within the project area. The project will comply with all notification and stop work requirements if potentially historic or archaeological remains are encountered during ground disturbing activities.

#### 4.5 Visual Resources

The project will not impact significant public views within the Thomas Square/Honolulu Academy of Arts special district. Figure 7 shows the view of the Academy's front facade from Beretania Street. The proposed project will not obstruct this view or affect this open space feature. Parts of the addition may be visible from some areas along Beretania Street and Thomas Square, but are not expected to appear imposing or detract from the character of the existing structure.

The project will alter views of the Academy from Kinau Street by adding a two-story structure to an area currently used as a parking lot. The building will be compatible with the existing structure on the Kinau Street side. Figure 5 shows the existing views of the Academy from Kinau Street and Victoria Street.

#### 4.6 Housing

The project will not impact Oahu's housing inventory or demand.

#### 4.7 Population

The project will not have a long-term impact on Oahu's population.

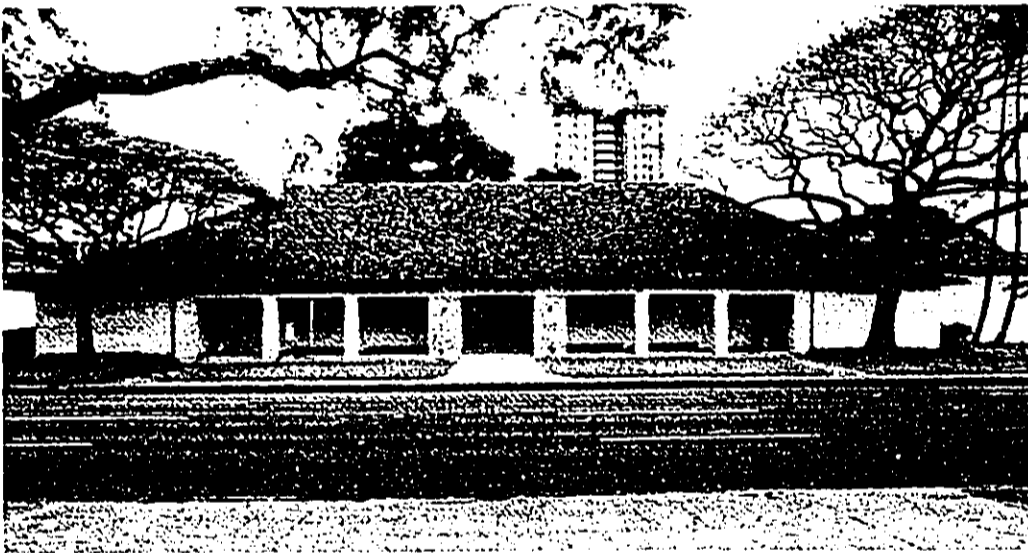
#### 4.8 Employment

The project will result in a short-term increase in construction-related employment. The Academy does not plan to increase the number of its employees as a result of the proposed expansion, so no long-term, permanent employment impacts are expected.

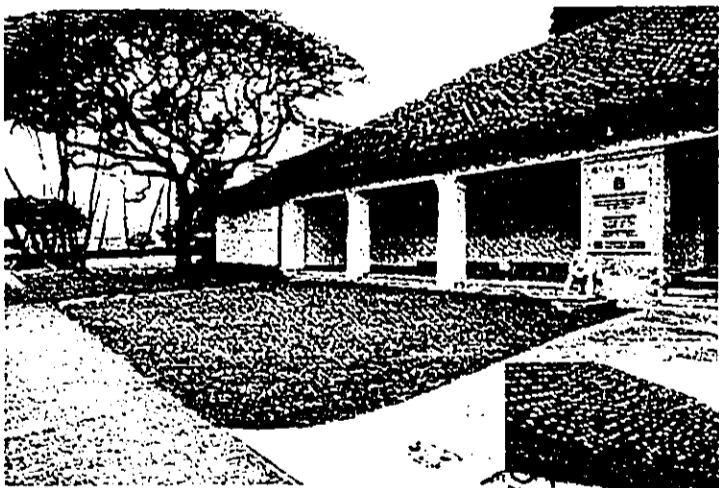
#### 4.9 Educational Facilities

The Academy's education programs and interactive interpretive resources enrich and complement the direct experience of art. As Hawaii's principal center for cultural and arts education, the Honolulu Academy of Arts plays an integral role in the education of all segments of the Hawaii community. The proposed expansion aims to enhance the breadth and quality of cultural and arts education programs which the Academy provides to Hawaii and its people.

0000 0020 2205



Front entrance of the Academy, viewed from Thomas Square looking mauka.



View of Academy entrance and open space looking toward Ward Avenue.



View of Academy entrance and open space looking toward Victoria Street.

---

There is a critical need to improve opportunities which enhance children's cultural understanding. The prolonged recession in Hawaii's economy has resulted in State budget cuts which have drastically reduced arts education curriculum in Hawaii's schools. For a large number of school children, Academy programs are their primary exposure to and instruction in culture and the arts. The proposed expansion will ensure the Academy's capacity to provide programs and specialized art education opportunities for Hawaii's school children.

#### 4.10 Recreational Facilities

The project will not impact recreational facilities in the area.

#### 4.11 Utilities

##### *Water*

The project will obtain water by connecting to the BWS's water system within Kinau Street. The BWS reviewed the draft EA and concluded that the existing water system is presently adequate to accommodate the proposed expansion project (see Appendix A for comment letter, July 10, 1998). The availability of water will be confirmed when the building permit application is submitted for BWS review and approval. When water is made available, the applicant will be required to pay Water System Facilities Charges for resource development, transmission and daily storage. If a three-inch or larger meter is required, the construction drawings showing the installation of the meter will be submitted to the BWS for review and approval. BWS-approved reduced pressure principle backflow prevention assemblies will be required to be installed after all domestic water meters serving the project site.

A National Pollutant Discharge Elimination System (NPDES) permit may be required for hydrotesting.

##### *Sewer*

The project proposes to tie in to the existing sewer lateral connected to the Kinau Street sewer main. The project must obtain sewer connection approval from the DWWM.

##### *Drainage*

The runoff generated by the proposed project is planned to follow the existing drainage pattern at the site. The runoff will sheet flow toward Victoria Street or be collected by pipe and exit at the Victoria Street curb. The project will comply with City Ordinance No. 96-34

0000 0020 2207

---

regarding control of peak run-off. Because the proposed new floor area will generally cover areas with existing impervious surfaces (e.g. parking lot, courtyard), the project is not expected to significantly increase peak run-off. The project will minimize additional peak run-off to the maximum extent possible.

A NPDES permit for Construction Stormwater Discharge will be required. If effluent from hydrotesting and/or construction dewatering enters into the City's drainage system, a permit from the Department of Public Works will be required.

#### 4.12 Transportation/Roads

The project will not have a significant impact on transportation facilities in Honolulu. The local streets will experience short-term impacts during the construction period.

The City and County Department of Transportation Services (DTS) recommends a 28-foot curb radius and a 30-foot property line radius be provided at all corners. DTS also has a proposed corner rounding project for the makai/Ewa corner of the Ward Avenue/Kinau Street intersection. This area is outside the Academy's proposed project area, but it is noted that any if any future construction by the Academy should take place on the makai/Diamond Head corner of the intersection, it should be coordinated with DTS.

The Department of Public Works noted that the condition of existing street frontage improvements may require repair and/or reconstruction in accordance with City standards and the Americans with Disabilities Act Accessibility Guidelines.



---

**5.0 *Determination and Supporting Rationale***

**5.1 *Determination***

Under the provisions of Chapter 200 of Title 11, Administrative Rules, prepared by the Department of Health, and based on the analysis contained herein, the overall and cumulative effects of the proposed action will not have a significant effect on the environment.

**5.2 *Supporting Rationale***

The potential adverse effects of the proposed action will be temporary in duration, and would include short-term, construction-related noise, traffic, and air quality impacts. These would be mitigated to the extent possible by the employment of best management practices, and by compliance with State of Hawaii Department of Health Administrative Rules relating to Community Noise and Standards Air Pollution Control (DOH Administrative Rules, Title 11, Chapters 46 and 60.1, respectively).

---

6.0 *Permits Required*

The following section lists the permits that may be required for this project.

6.1 **City and County of Honolulu**

<u>Permit</u>	<u>Authority</u>
• Zoning Variance	Department of Planning and Permitting
• Conditional Use Permit, Type 1	Department of Planning and Permitting
• Modification to Existing CUP, File No. 77/CUP-12	Department of Planning and Permitting
• Thomas Square Special District Permit (Major)	Department of Planning and Permitting
• Grading Permits	Department of Public Works
• Building Permits	Building Department
• Sewer Connection Approval	Department of Wastewater Management

6.2 **State of Hawaii**

<u>Permit</u>	<u>Authority</u>
• National Pollutant Discharge Elimination System (NPDES) Permit for (1) construction stormwater discharge and (2) hydrotesting (possible)	Department of Health
• Noise Permit	Department of Health

0000 0020 22 10

---

### *References*

City and County of Honolulu, Department of Land Utilization. Land Use Ordinance. August 1997.

Federal Emergency Management Agency Flood Insurance Rate Map (Community Panel No. 150001 0120 C. Revised September 4, 1987.

U.S. Department of Agriculture, Soil Conservation Service, in cooperation with the University of Hawai'i, Agricultural Experiment Station. Soil Survey of the Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lana'i, State of Hawai'i. August 1972.

0000 0020 22 11

---

*APPENDIX A DRAFT ENVIRONMENTAL ASSESSMENT COMMENT LETTERS*

0000 0020 22 12

DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813  
Phone: (808) 523-4414 • Fax: (808) 527-6743

JEREMY HARRIS  
MAYOR



JAN NAOE SULLIVAN  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

98-03833 (DT)  
98/ED-001

July 23, 1998

Ms. Gail Uyetake  
Helber Hastert & Fee  
733 Bishop Street, Suite 2590  
Honolulu, Hawaii 96813

Dear Ms. Uyetake:

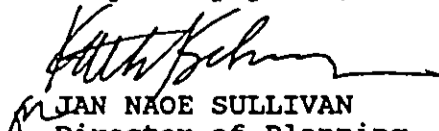
Honolulu Academy of Arts Expansion  
Draft Environmental Assessment (EA)  
Tax Map Keys: 2-4-14: 21, 2-4-2: 20

We have the following comments on the Draft EA:

1. Modification to an existing Conditional Use Permit (File No. 77/CUP-12) should be mentioned in the "Technical Characteristics" section of the EA. The modification to 77/CUP-12 is for approval of six additional parking spaces for the Academy at Kinau Street.
2. The zoning variance to exceed the maximum building area is mentioned in "Technical Characteristics." However, it should be discussed in this section that the variance has been expanded to include an off-site parking lot. A variance is required because the off-site parking is located more than 400 feet from the Academy of Arts. Please be advised that the variance must be approved prior to approval of the CUP for the off-site parking lot (98/CUP1-34).

Should you have any questions regarding this letter, please contact Bonnie Arakawa of our staff at 527-5837.

Very truly yours,

  
JAN NAOE SULLIVAN  
Director of Planning  
and Permitting

JNS:am

cc: Office of Environmental Quality Control

0000 0020 22 13

Helber Hastert  
Planners

July 27, 1998

Ms. Jan Naoe Sullivan  
Director of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7th Floor  
Honolulu, HI 96813



**Honolulu Academy of Arts Expansion  
Draft Environmental Assessment (EA)  
Tax Map Keys: 2-4-14:21, 2-4-2:20**

Dear Ms. Sullivan:

Thank you for reviewing the draft EA for the above-referenced project, and your letter of July 23, 1998. We offer the following responses to your comments.

1. The modification to an existing Conditional Use Permit (File No. 77/CUP-12) will be noted in the "Technical Characteristics" section of the final EA.
2. The "Technical Characteristics" section of the final EA will also include a discussion of the zoning variance required by the off-site parking lot which is located more than 400 feet from the Academy of Arts.

Your letter will be reproduced in the final EA in its entirety.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail M. Uyetake  
Project Planner

cc: John Hara Associates

0000 0020 22 14

98-01559

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

850 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813  
PHONE (808) 523-4341 • FAX (808) 527-5857

JEREMY HARRIS  
MAYOR



JONATHAN K. SHIMADA, PHD  
DIRECTOR AND CHIEF ENGINEER

ROLAND D. LIBBY, JR.  
DEPUTY DIRECTOR

ENV 98-136

June 23, 1998

MEMORANDUM:

TO: JAN NAOE SULLIVAN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: *For* JONATHAN K. SHIMADA, PhD  
DIRECTOR AND CHIEF ENGINEER

SUBJECT: ENVIRONMENTAL ASSESSMENT (EA)  
HONOLULU ACADEMY OF ARTS EXPANSION  
TMK: 2-4-14: 21

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

1. The EA should address City Ordinance No. 96-34 regarding control of peak run-off.
2. If effluent from hydrotesting and/or construction dewatering enters into City's drainage system, a permit from the Department of Public Works, City and County of Honolulu is required.
3. The condition of existing street frontage improvements may require repair and/or reconstruction in accordance with City standards and the Americans with Disabilities Act Accessibility Guidelines.

Should you have any questions, please contact Alex Ho at Local 4150.

0000 0020 22 15

Helber Hastert  
Planners

July 28, 1998

Mr. Jonathan K. Shimada, Ph.D.  
Director and Chief Engineer  
Department Public Works  
City and County of Honolulu  
650 South King Street, 11th Floor  
Honolulu, HI 96813



Honolulu Academy of Arts Expansion  
Draft Environmental Assessment (EA)

Dear Mr. Shimada:

Thank you for reviewing the draft EA for the above-referenced project, and your memorandum of June 23, 1998 to the Department of Planning and Permitting regarding the project. We offer the following responses to your comments.

1. The final EA will include a discussion of the project's compliance with City Ordinance No. 96-34 regarding control of peak run-off. Because the proposed new floor area will generally cover areas with existing impervious surfaces (e.g. parking lot, courtyard), the project is not expected to significantly increase peak run-off. The project will minimize additional peak run-off to the maximum extent practicable.
2. The final EA will note that if effluent from hydrotesting and/or construction dewatering enters into the City's drainage system, a permit from the Department of Public Works will be required.
3. The final EA will note that the condition of existing street frontage improvements may require repair and/or reconstruction in accordance with City standards and the Americans with Disabilities Act Accessibility Guidelines.

Your letter will be reproduced in the final EA in its entirety.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail M. Uyetake  
Project Planner

cc: John Hara Associates



0000 0020 22 16

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU  
630 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96843  
PHONE (808) 527-6180  
FAX (808) 533-2714

98 JUL 16 PM 2: 18  
DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU  
July 10, 1998

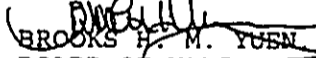


JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman  
FORREST C. MURPHY, Vice Chairman  
KAZU HAYASHIDA  
JAN M. L. Y. AMII  
JONATHAN K. SHIMADA, PhD  
BARBARA KIM STANTON

BROOKS H. M. YUEN  
Acting Manager and Chief Engineer

TO: JAN SULLIVAN, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM:  BROOKS H. M. YUEN, ACTING MANAGER AND CHIEF ENGINEER  
BOARD OF WATER SUPPLY

SUBJECT: YOUR MEMORANDUM OF JUNE 12, 1998 REGARDING THE DRAFT  
ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED HONOLULU ACADEMY  
OF ARTS EXPANSION, HONOLULU, OAHU, HAWAII, TMK: 2-4-14: 21

Thank you for the opportunity to review the Draft Environmental Assessment for the proposed Honolulu Academy of Arts expansion project.

We provide the following comments:

1. The existing water system is presently adequate to accommodate the proposed expansion project.
2. There are four existing 1½-inch domestic water meters, one 2-inch domestic water meter and two fire meters currently serving the project site.
3. The availability of water will be confirmed when the building permit application is submitted for our review and approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.
4. 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.
5. Board of Water Supply approved reduced pressure principle backflow prevention assemblies will be required to be installed after all domestic water meters serving the project site.

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

0000 0020 22 17

Helber Hastert  
Planners

July 27, 1998

Mr. Brooks H.M. Yuen  
Acting Manager and Chief Engineer  
Board of Water Supply  
City and County of Honolulu  
630 South Beretania Street  
Honolulu, HI 96843



**Honolulu Academy of Arts Expansion  
Draft Environmental Assessment (EA)**

Dear Mr. Yuen:

Thank you for reviewing the draft EA for the above-referenced project, and your memorandum of July 10, 1998 to the Department of Planning and Permitting regarding the project. We offer the following responses to your comments.

1. The final EA will note that the existing water system is presently adequate to accommodate the proposed expansion project.
2. The final EA will note that there are four existing 1 1/2-inch domestic water meters, one 2-inch domestic water meter and two fire meters currently serving the project site.
3. The final EA will note that the availability of water will be confirmed when the building permit application is submitted to your agency for review and approval. When water is made available, the applicant will be required to pay Water System Facilities Charges for resource development, transmission and daily storage.
4. The final EA will note that if a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted to the Board of Water Supply (BWS) for review and approval.
5. The final EA will note that BWS-approved reduced pressure principle backflow prevention assemblies will be required to be installed after all domestic water meters serving the project site.

Your letter will be reproduced in the final EA in its entirety.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail M. Uyetake  
Project Planner

cc: John Hara Associates

0000 0020 22 18

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**

PACIFIC PARK PLAZA • 711 KAPOLANI BOULEVARD SUITE 1200 • HONOLULU HAWAII 96813  
PHONE (808) 523 4529 • FAX (808) 523 4730

JEREMY HARRIS  
MAYOR



CHERYL D. SOON  
DIRECTOR

JOSEPH M. MAGALDI, JR.  
DEPUTY DIRECTOR

July 14, 1998

TSP6/98-03628R

MEMORANDUM

TO: JAN NAOE SULLIVAN, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: DANA TERAMOTO

FROM: CHERYL D. SOON, DIRECTOR

SUBJECT: HONOLULU ACADEMY OF ARTS EXPANSION

98 JUL 17 PM 2:40  
DEPT. OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

In response to your June 12, 1998 memorandum, the draft environmental assessment for the subject project was reviewed. The following comments are the result of this review:

1. It is recommended that a 28-foot curb radius and a 30-foot property line radius be provided at all corners.
2. This department has a proposed corner rounding project for the makai/Ewa corner of the Ward Avenue/Kinau Street intersection. The wheelchair ramps and crosswalks should be adjusted accordingly.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at Local 6976.

*Cheryl D. Soon*  
\_\_\_\_\_  
CHERYL D. SOON

0000 0020 22 19

Helber Hastert  
Planners

July 27, 1998

Ms. Cheryl D. Soon  
Director  
Department of Transportation Services  
City and County of Honolulu  
711 Kapiolani Boulevard, Suite 1200  
Honolulu, HI 96813



**Honolulu Academy of Arts Expansion  
Draft Environmental Assessment (EA)**

Dear Ms. Soon:

Thank you for reviewing the draft EA for the above-referenced project, and your memorandum of July 14, 1998 to the Department of Planning and Permitting regarding the project. We offer the following responses to your comments.

1. The final EA will note that your department recommends a 28-foot curb radius and a 30-foot property line radius be provided at all corners.
2. The final EA will note that your department has a proposed corner rounding project for the makai/Ewa corner of the Ward Avenue/Kinai Street intersection. This area is outside the Academy's proposed project area, but it is noted that any if any future construction by the Academy should take place on the makai/Diamond Head corner of the intersection, it should be coordinated with your department.

Your letter will be reproduced in the final EA in its entirety.

Sincerely,

HELBERT HASTERT & FEE, Planners

A handwritten signature in cursive script, appearing to read 'Gail M. Uyetake'.

Gail M. Uyetake  
Project Planner

cc: John Hara Associates

0000 0020 2220



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
P.O. BOX 621  
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND DIVISION  
STATE PARKS  
WATER RESOURCE MANAGEMENT

July 14, 1998

LD-NAV  
REF.: 98ED001.RCM

Honorable Jan Naoe Sullivan  
Director of Land Utilization  
City and County of Honolulu  
650 S. King Street 7th Floor  
Honolulu, Hawaii 96813

98 JUL 15 PM 2:37  
DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

Dear Ms. Sullivan:

SUBJECT: Review : Draft Environmental Assessment  
File No. : 98/ED-001  
Project : Honolulu Academy of Arts Expansion  
Location : 900 South Beretania Street, Honolulu, Oahu  
TMK: : 1st/ 2-4-14: Parcel 21

Thank you for the opportunity to review and comment on the subject Draft Environmental Assessment.

The Department of Land and Natural Resources has no comment to offer on the subject matter at this time.

Should you have any questions, please feel free to contact Nicholas Vaccaro of our Land Division's Support Services Branch at 587-0438.

Very truly yours,

DEAN Y. UCHIDA  
Administrator

c: Oahu Land Board Member  
Oahu District Land Office

0000 0020 2221

Helber Hastert  
Planners

July 27, 1998

Mr. Dean Y. Uchida  
Administrator, Land Division  
Department of Land and Natural Resources  
State of Hawaii  
P.O. Box 621  
Honolulu, HI 96809



**Honolulu Academy of Arts Expansion  
Draft Environmental Assessment (EA)**

Dear Mr. Uchida:

Thank you for reviewing the draft EA for the above-referenced project, and your letter of July 14, 1998 to the Department of Land Utilization regarding the project. We note that you do not have any comments on the project at this time.

Your letter will be reproduced in the final EA in its entirety.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail M. Uyetake  
Project Planner

cc: John Hara Associates

0000 0020 2222



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**OFFICE OF PLANNING**  
235 South Beretania Street, 6th Flr., Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

98-04895

BENJAMIN J. CAYETANO  
GOVERNOR  
SELJIF. NAYA  
DIRECTOR  
BRADLEY J. MOSSMAN  
DEPUTY DIRECTOR  
RICK EGGED  
DIRECTOR, OFFICE OF PLANNING

Tel.: (808) 587-2846  
Fax: (808) 587-2824

Ref. No. P-7529

June 26, 1998

Ms. Jan Naoe Sullivan, Director  
Department of Land Utilization  
City and County of Honolulu  
650 S. King Street, 7th Floor  
Honolulu, Hawaii 96813

DEPT OF PLANNING  
and PERMITTING  
CITY & COUNTY OF HONOLULU  
98 JUL 2 AM 8 12

Dear Ms. Sullivan:

**Subject: Draft Environmental Assessment for Projects within the Thomas Square Special District**

We have reviewed the draft environmental assessment for the Honolulu Academy of Arts expansion and do not have any comments to offer relative to our plans and programs.

If you have any questions, please contact Susan S. Feeney of our CZM Program at 587-2820.

Sincerely,

Rick Egged  
Director  
Office of Planning

0000 0020 2223

Helber Hastert  
Planners

July 27, 1998

Mr. Rick Egged  
Director  
Office of Planning  
Department of Business, Economic Development & Tourism  
State of Hawaii  
P.O. Box 2359  
Honolulu, HI 96804



**Honolulu Academy of Arts Expansion  
Draft Environmental Assessment (EA)**

Dear Mr. Egged:

Thank you for reviewing the draft EA for the above-referenced project, and your letter of June 26, 1998 to the Department of Land Utilization regarding the project. We note that you do not have any comments on the project.

Your letter will be reproduced in the final EA in its entirety.

Sincerely,

HELBER HASTERT & FEE, Planners

Gail M. Uyetake  
Project Planner

cc: John Hara Associates