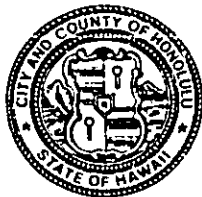


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



RECEIVED

JAN NAOE SULLIVAN
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

'99 MAR -2 P1:17

98/ED-5 (JS)

February 24, 1999

OFFICE OF
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:

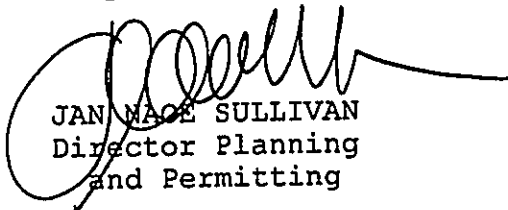
CHAPTER 343, HRS
Environmental Assessment (EA)/Determination
Finding of No Significant Impact

Recorded Owners : City and County of Honolulu (parcel 53)
SMK, Inc. (parcel 54)
Applicant : MNS, Ltd.
Agent : Mr. Taeyong Kim, AM Partners, Inc.
Location : 2475 Kuhio Avenue and
160 Liliuokalani Avenue
Tax Map Keys : 2-6-23: 53 and 54
Request : Special District Permit
Proposal : New Convenience Store for ABC Stores
and Bus Shelter
Determination : Finding of No Significant Impact is Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii 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 Joyce Shoji of our staff at 527-5354.

Very truly yours,


JAN NAOE SULLIVAN
Director Planning
and Permitting

JNS:am
attachs.
doc2437r1

17

1999-03-23-DA-~~FEA~~-ABC Store No. 70
(Kuhio Ave.)

MAR 23 1999

FILE COPY



Final Environmental Assessment

ABC NUMBER 70

160 Liliuokalani Avenue
Waikiki, Oahu, Hawaii

Applicant: MNS Ltd.
Accepting Authority: Dept. of Planning and Permitting
Agent: AM Partners, Inc.
February 1999

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I. PROJECT SUMMARY

APPLICANT: MNS, Ltd.
766 Pohukaina Street
Honolulu, Hawaii 96813

AGENT: AM Partners, Inc.
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Mark Uesato, designated contact
Phone: 526-2828
Fax: 538-0027

PROJECT NAME: ABC No. 70

PROJECT LOCATION: 160 Liliuokalani Avenue and
2475 Kuhio Avenue
Honolulu, Hawaii 96815

TAX MAP KEY: 2-6-023: 054 and 2-6-023: 053

LOT AREA: 2,625 square feet and 1,748 square feet (4,373 total)

FEE OWNER: MNS, Ltd. and City and County of Honolulu

ZONING: Resort Mixed Use Precinct

DEVELOPMENT PLAN: Resort Mixed Use

DEVELOPMENT PLAN AREA: Primary Urban Center

STATE LAND USE: Urban

CURRENT LAND USE: Vacant single-story, single-family dwelling.

NATURE OF DEVELOPMENT: The proposed action consists of the construction of a 2,600 square foot commercial structure. The project lot will be jointly improved with the adjacent Kuhio Avenue bus stop to create an open landscaped bus waiting area.

PROJECT COST: Approximately \$650,000

II. PROPOSED PROJECT AND STATEMENT OF OBJECTIVES

A. Project Location

The proposed project is located on the site of an existing vacant single family structure located at 160 Liliuokalani Avenue, Waikiki, Oahu, Hawaii. The project site is also identified as TMK: 2-6-023: 054. Also scheduled for improvement as part of this joint development effort is TMK: 2-6-023: 053 that is listed as 2475 Kuhio Avenue. Parcel 2-2-023: 054 presently contains a vacant single family dwelling. Parcel 2-2-023: 053 is in use as a large landscaped bus stop.

B. Project Description

The applicant proposed to develop a freestanding convenience store where the single family dwelling currently exists. This structure will consist of a single story structure of concrete and steel construction. The structure will contain approximately 1,450 square feet of retail and support space. The proposed building height is approximately 24 feet. The proposed action will incorporate the adjacent bus stop site to create a continuous open space frontage that will increase the apparent open space

1. Site Improvements

The proposed plans call for the demolition of the existing wooden single family structure and the existing bus stop wall and planter that presently divides the two parcels. All portions of both parcels interior of the existing sidewalks will be cleared and graded.

The new commercial structure will be placed behind the 15-foot setback line along Liliuokalani Avenue to create a spacious open corner at this intersection. The area will be landscaped with integrated seating planters, unified paving, and a new City and County design standard bus shelter. Additional landscaping will be provided along the back of the building to serve as a buffer between the commercial structure and the adjacent residential property. The existing Hawaiian Electric Company (HECO) switching vault will remain unaffected by the proposed improvements. Street and traffic lights will remain in their current locations.

2. Commercial Structure

The proposed building will consist of a single story structure constructed of concrete and steel framing. The exterior will be clad with an exterior finish system (EFS) that will provide a textured surface that will be painted in neutral earth tones. The building will incorporate a flat roof while the awnings located above the storefront and windows will incorporate pitched tile roofing. The building design also incorporates a number of details that convey a strong sense of "Hawaiian character" that is mandated in the Waikiki Special District guidelines.

The main store entrance is located facing the intersection and addresses the entire corner rather than provide preferential treatment of either Liliuokalani or Kuhio Avenues. Additional store window fronts face Liliuokalani Avenue as does the building service entrance.

The store will be air-conditioned and will utilize energy efficient fixtures wherever practicable. The store will also include water fixtures for a toilet, handsink and janitors sink.

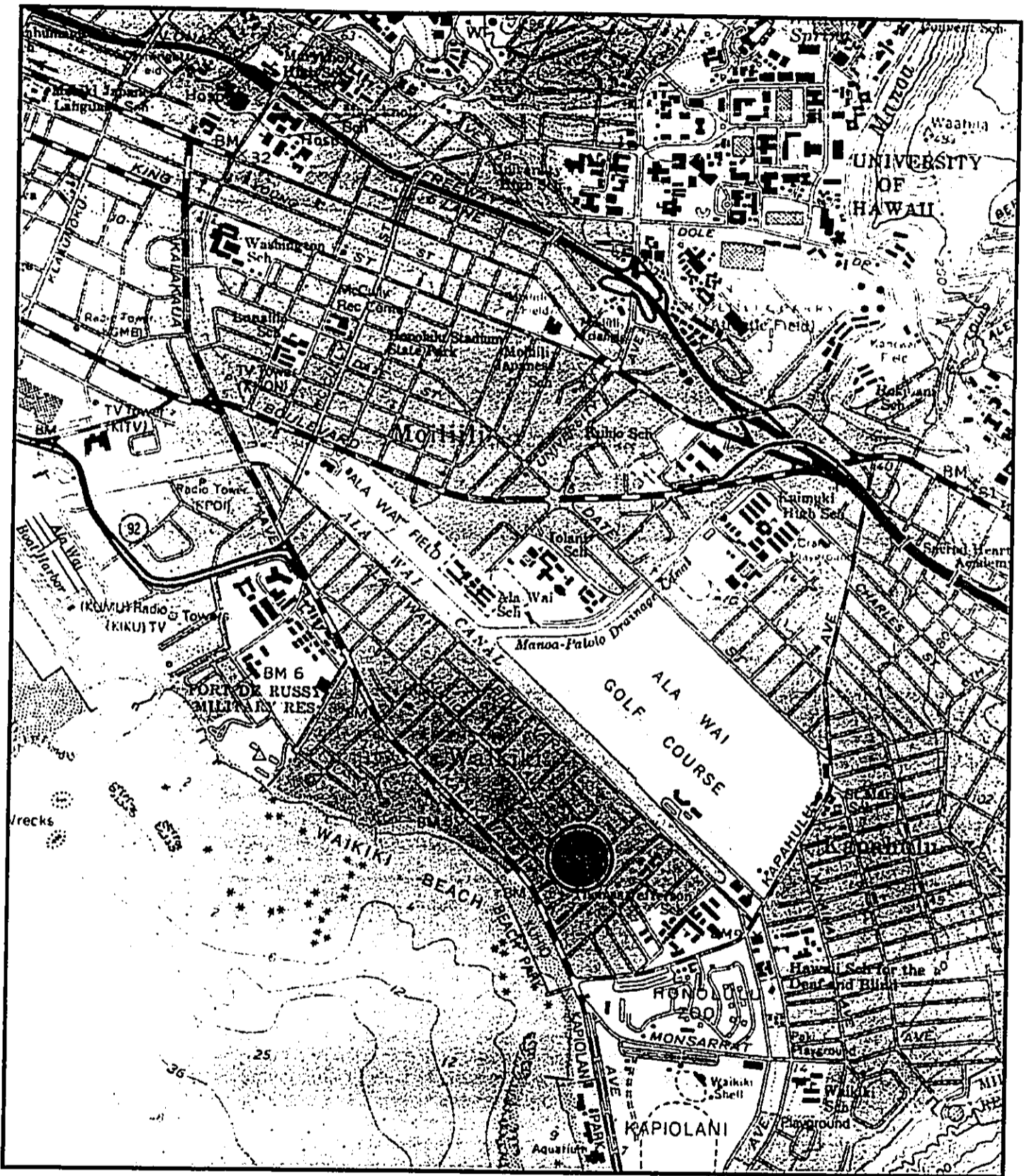
3. Commercial Operations

The proposed hours of operation for the facility are 6:30 a.m. to 1:30 a.m., seven days a week. The store will employ approximately 8 full time employees and 2 part time employees. The applicant will maintain the store property and bus stop. The store will offer a full range of sundry and convenience items.

C. Project Objective

The proposed improvement is planned principally for improved customer service. The new convenience store will greatly enhance the level of service provided to the neighborhood and will provide a desirably located store for the applicant. Conveniently located in an area of heavy pedestrian traffic, this store will serve surrounding hotels and apartments as well as casual passers-by and people waiting for bus service.

The site improvements will also significantly improve the physical environment with the creation of a larger unified open space featuring cohesive landscaping.



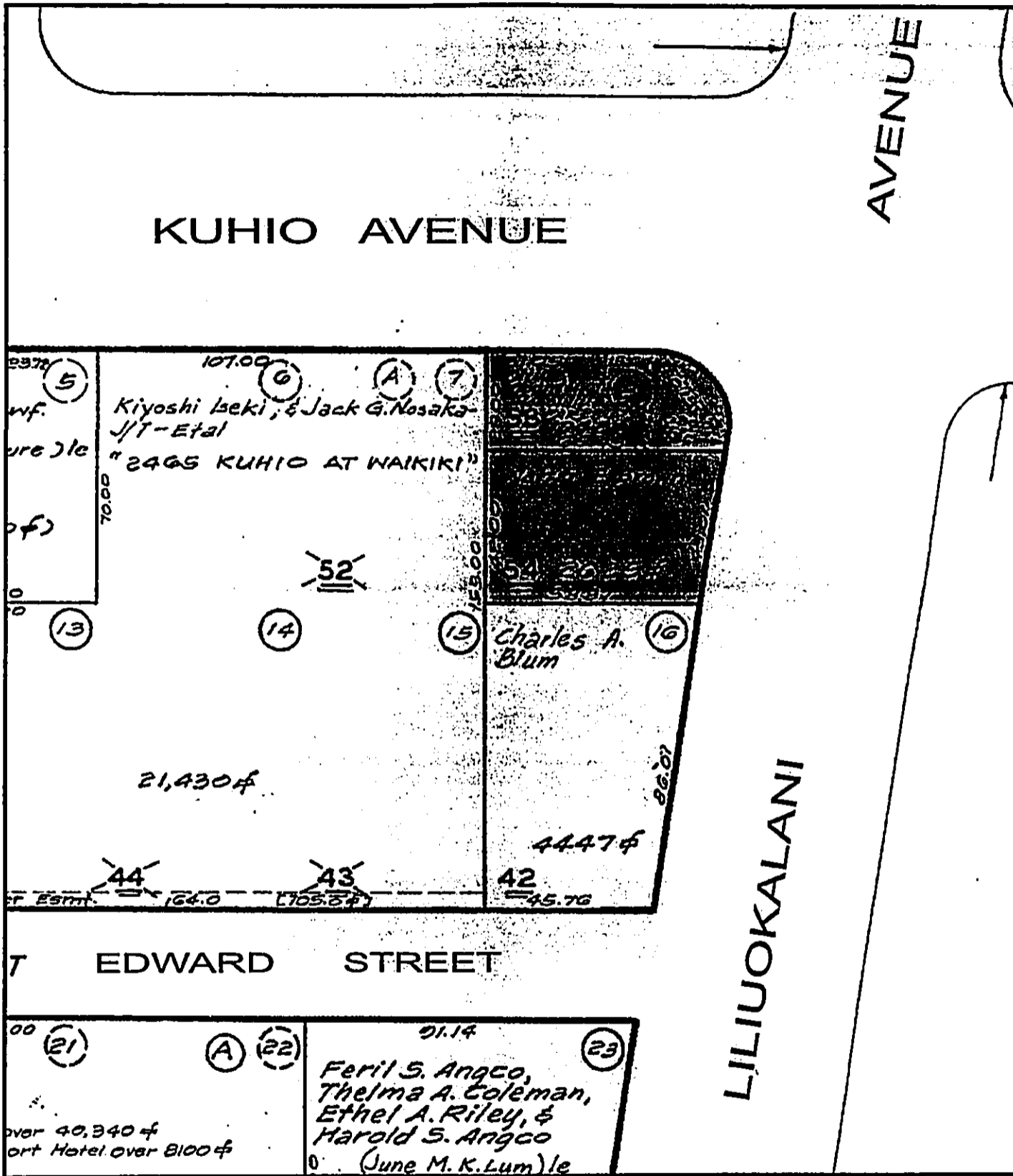
ABC STORE #70
160 Liliuokalani Avenue

October 1998

LOCATION MAP

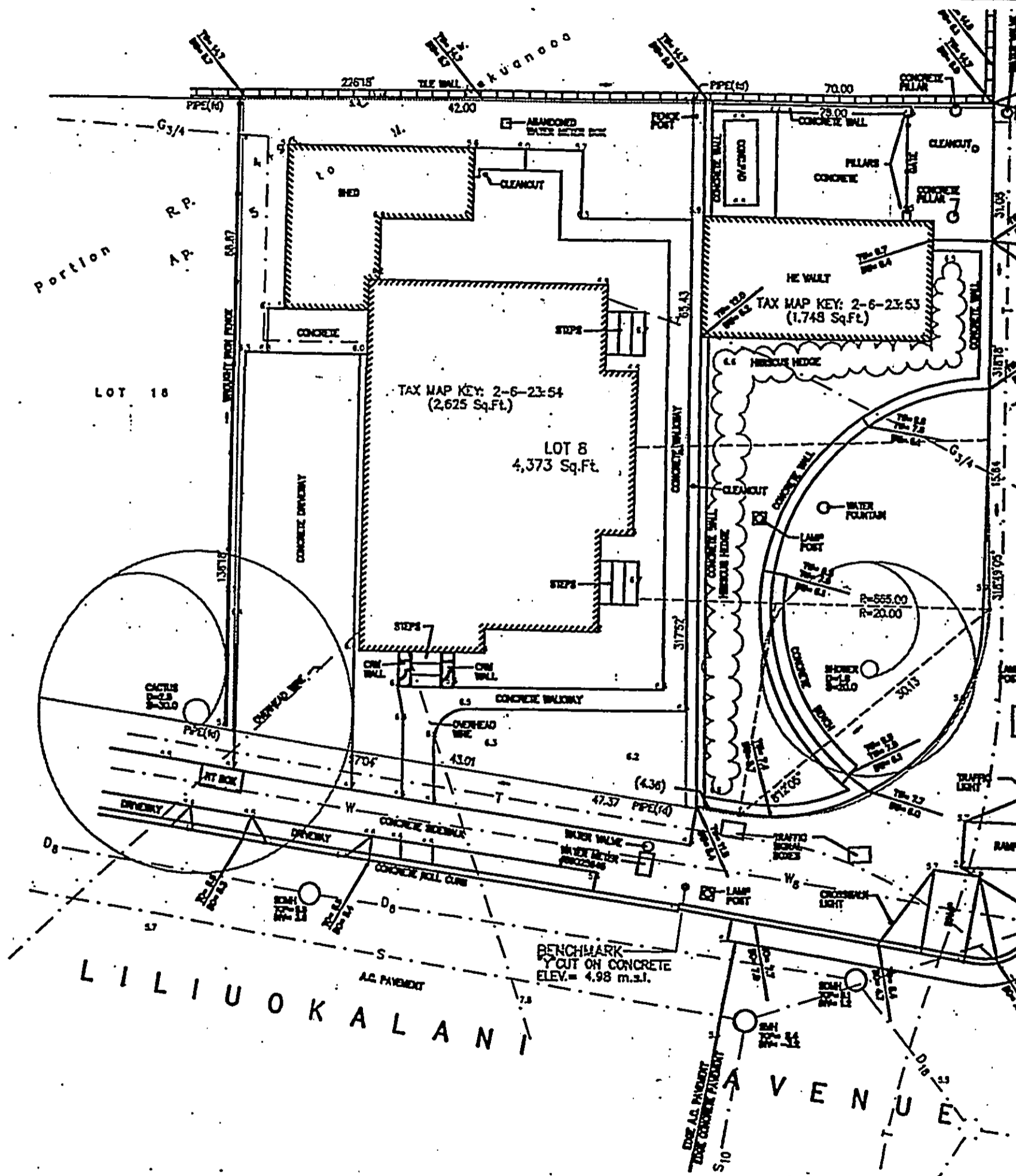
AM Partners, Inc.

DOCUMENT CAPTURED AS RECEIVED



ABC STORE #70 TAX MAP
 160 Liliuokalani Avenue

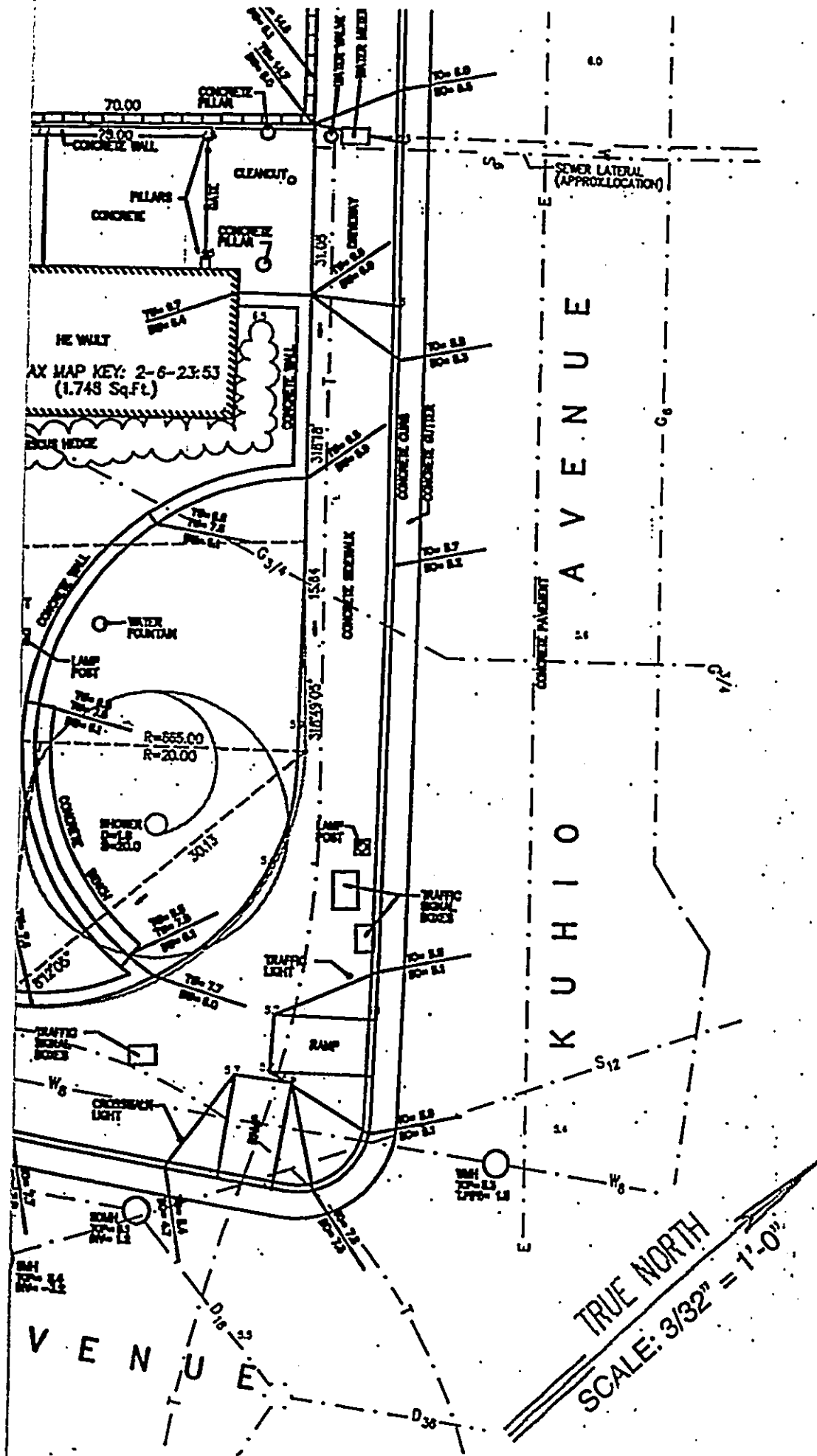
October 1998 AM Partners, Inc.



ABC STORE & MINI PARK

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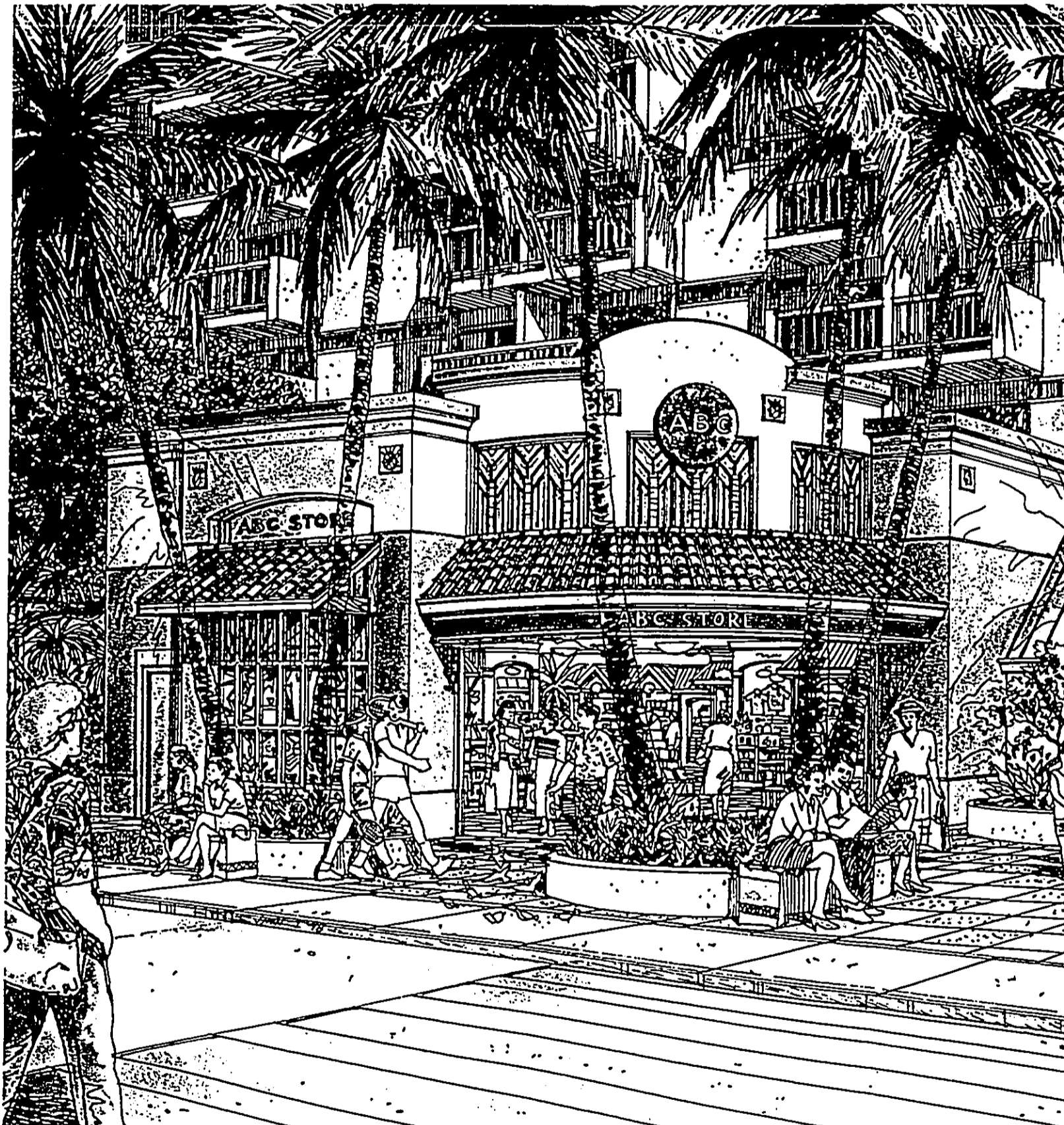
DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU



EXISTING TOPOGRAPHIC SURVEY



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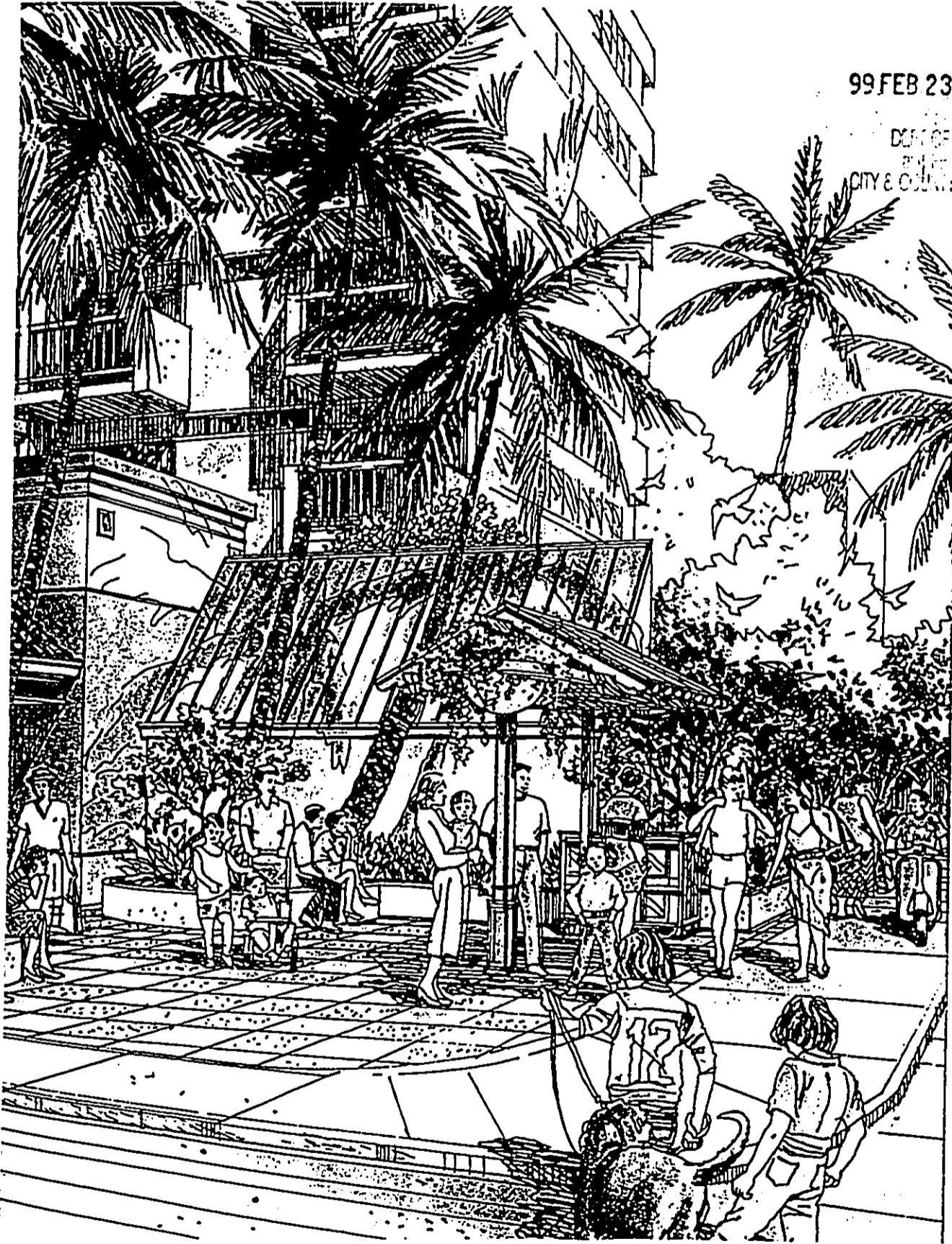


ABC STORE #70 - LILIUOKALANI

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DEPT OF PLANNING
CITY & COUNTY OF HONOLULU



1164 Bishop Street, Suite 1000 Honolulu, Hawaii 96813
Tel: (808) 526-2828 honolulu@ampartners.com
Fax: (808) 538-0027 www.aloha.net/~amp-inc



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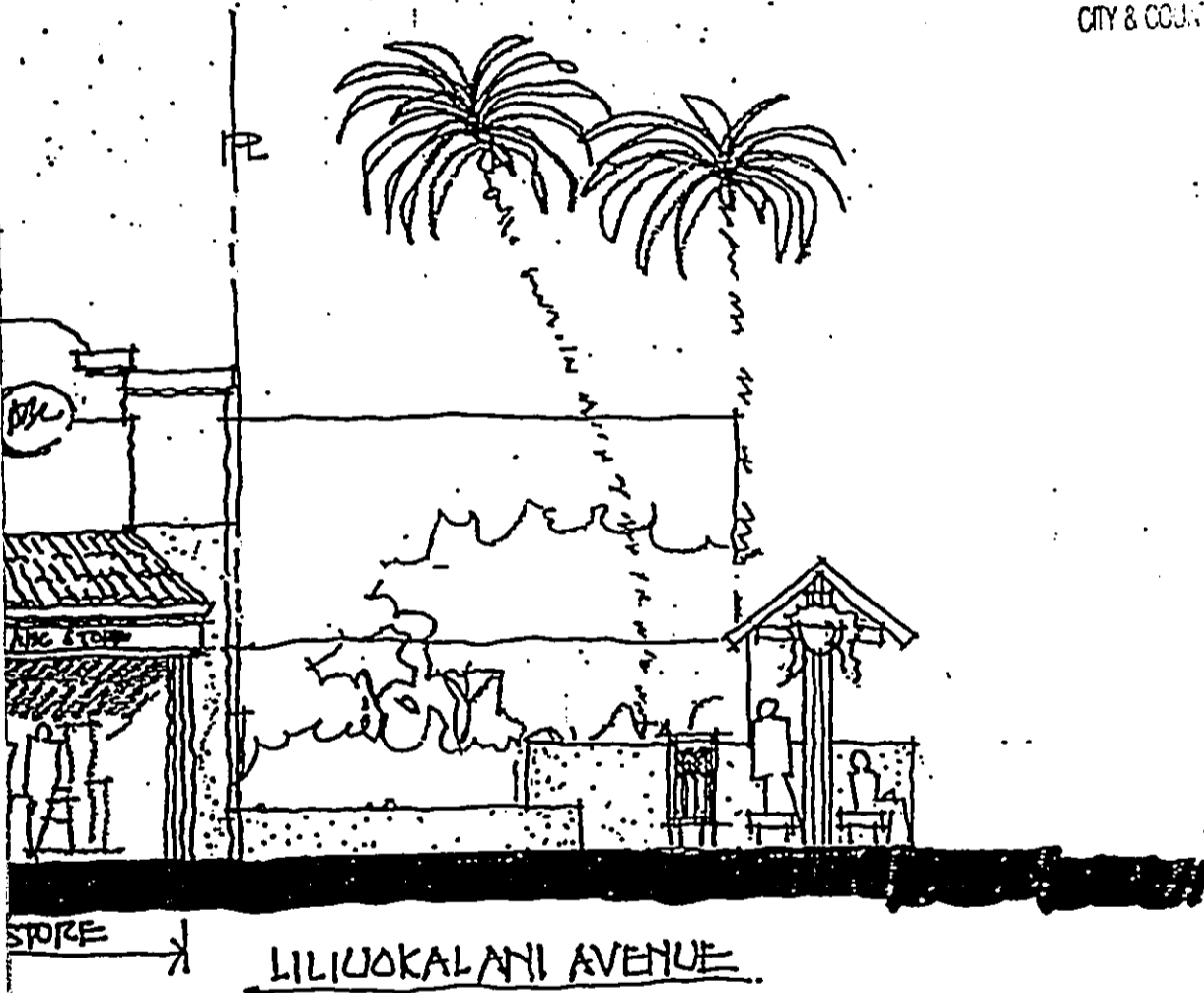
ABC STORE & MINI PARK

EXTERIOR

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and PERMITTING
CITY & COUNTY OF HONOLULU

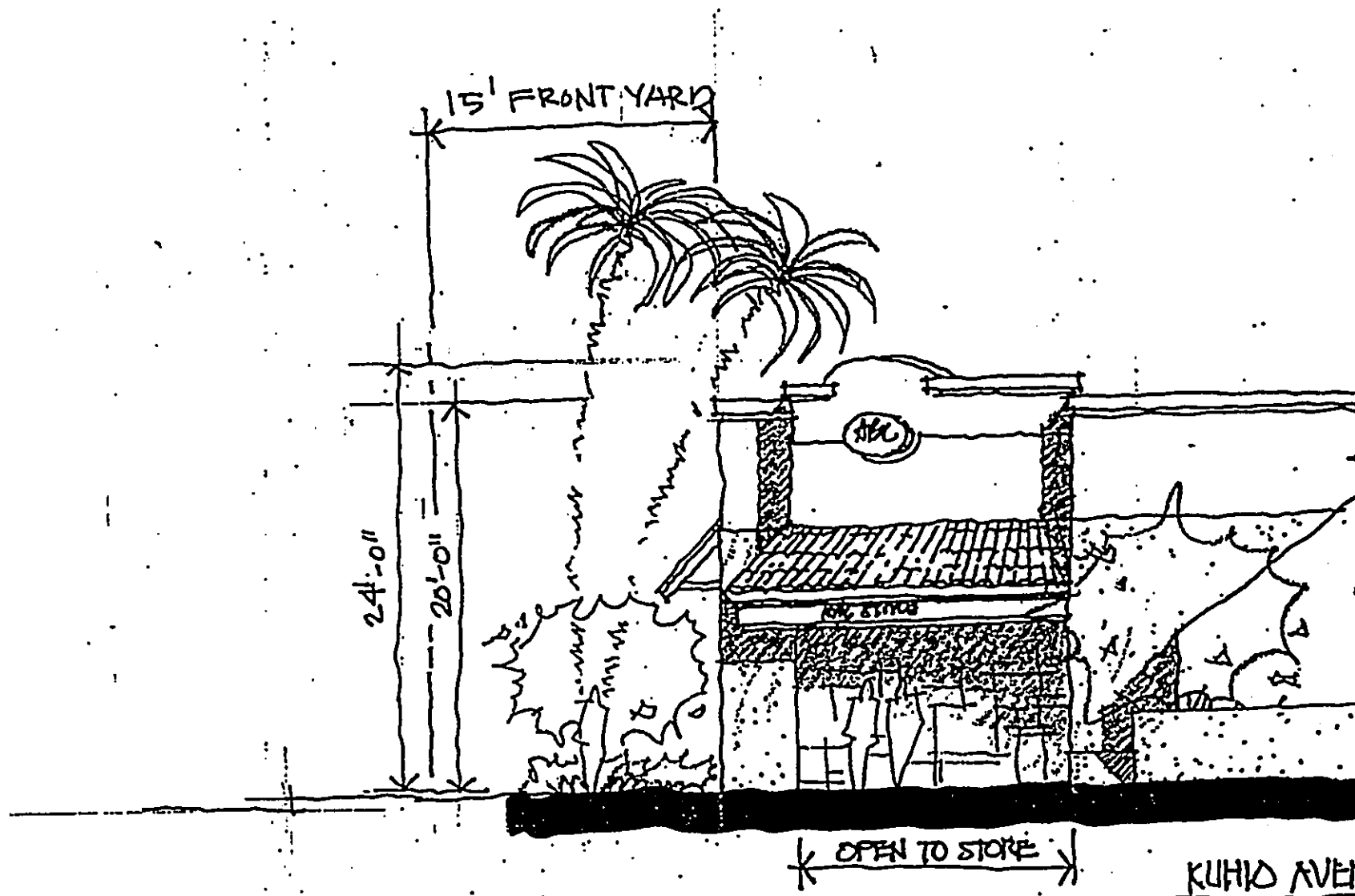


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EXTERIOR ELEVATION - LILIUOKALANI AVE.



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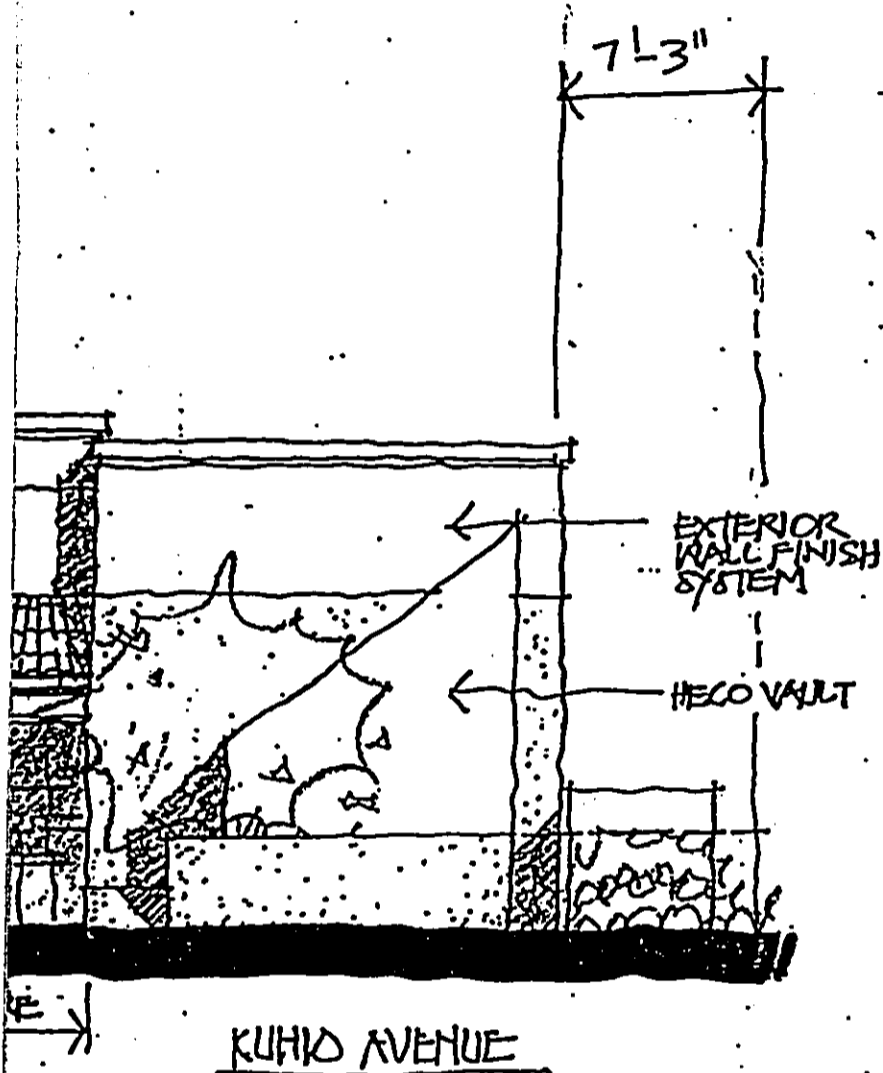


ABC STORE & MINI PARK

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CITY & COUNTY OF HONOLULU

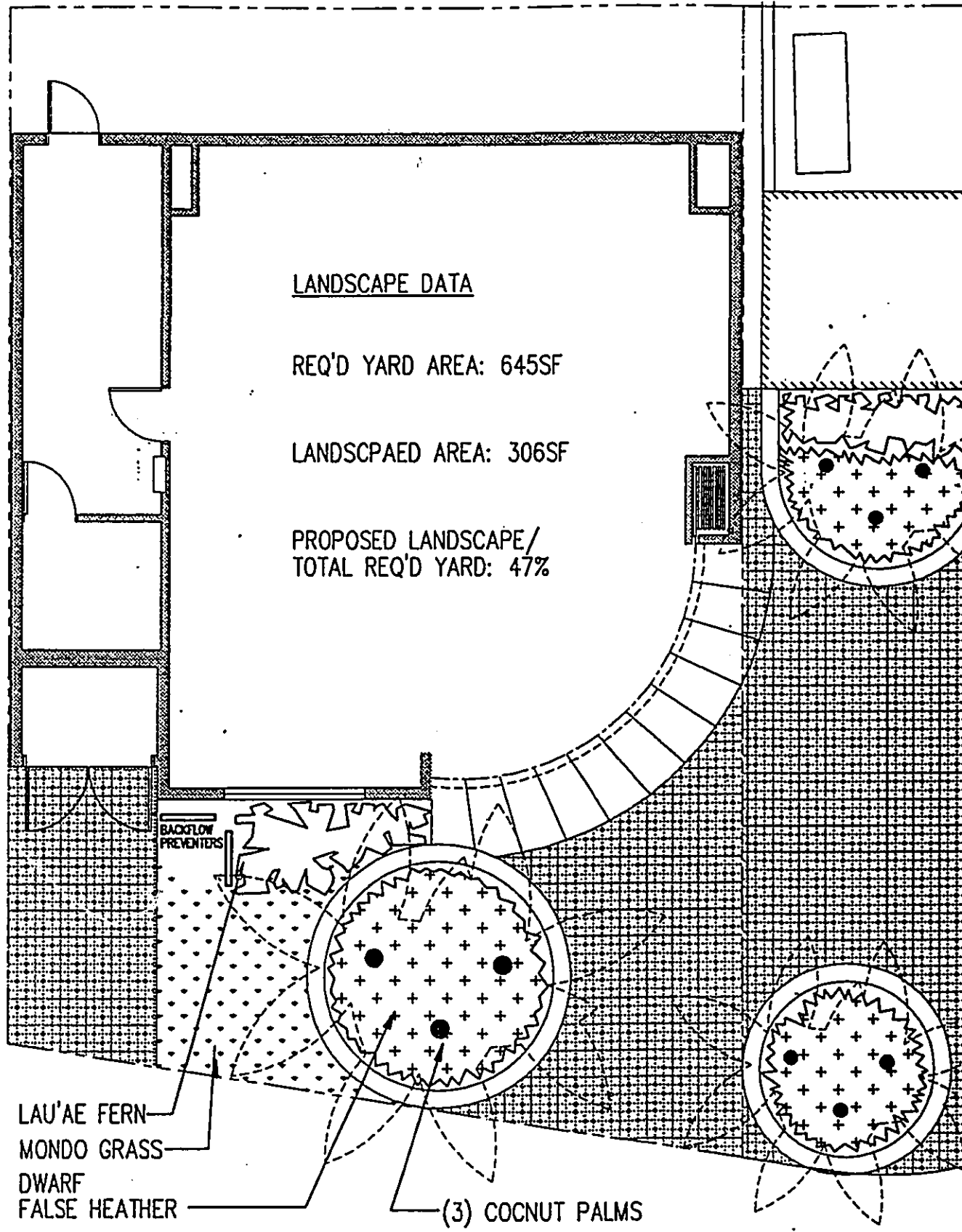


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EXTERIOR ELEVATION - KUHIO AVE.



16 OCTOBER 1998 Partners Inc.

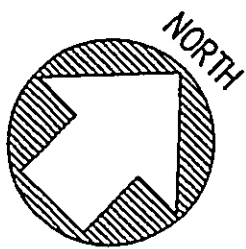


LANDSCAPE DATA

REQ'D YARD AREA: 645SF

LANDSCAED AREA: 306SF

PROPOSED LANDSCAPE/
TOTAL REQ'D YARD: 47%



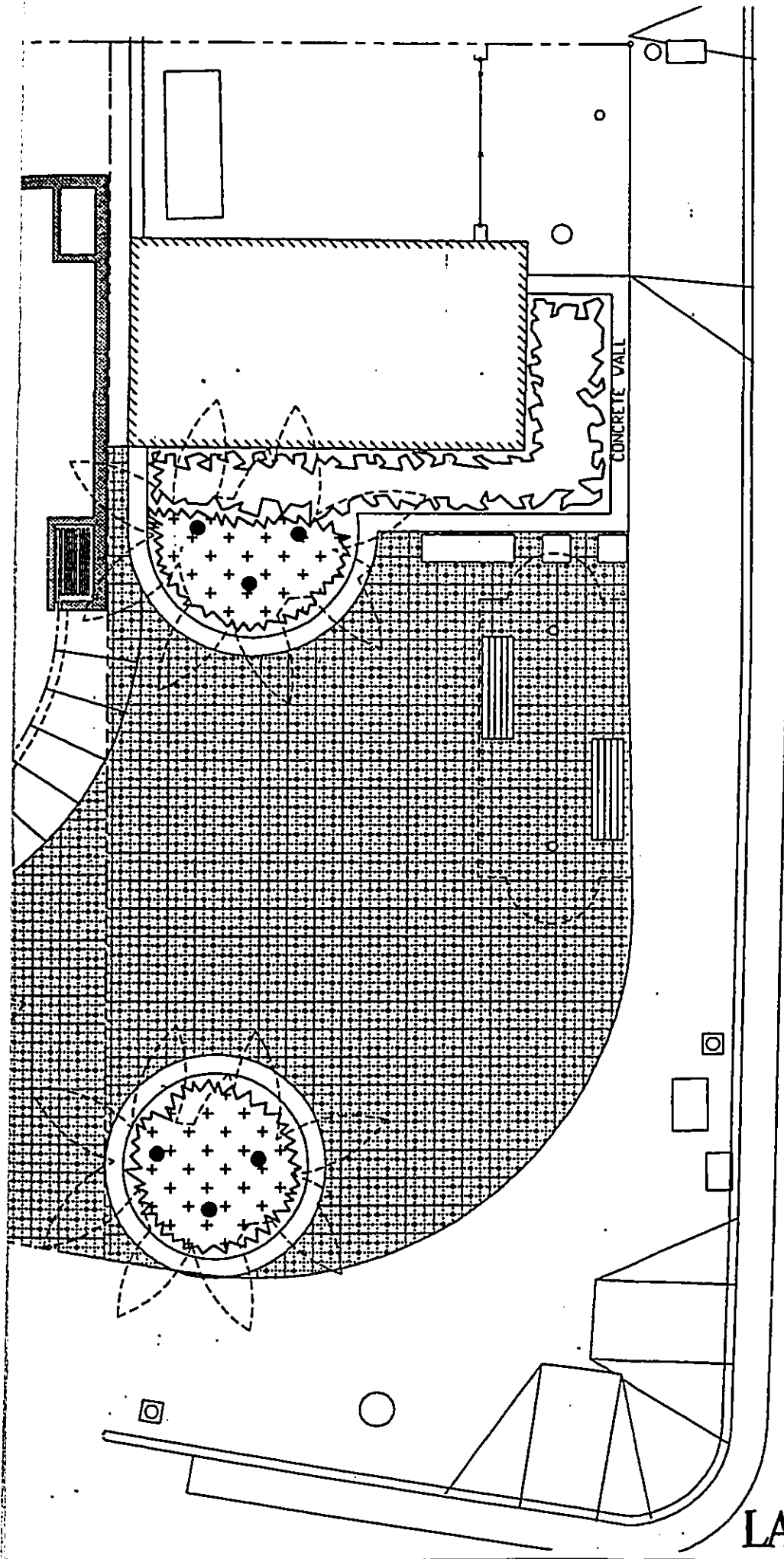
LAU'AE FERN
MONDO GRASS
DWARF
FALSE HEATHER

(3) COCNUT PALMS

LANDSCAPE PLAN

1/8"=1'-0"

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DEPT OF PLANNING
and PERMITTING
CITY & COUNTY OF HONOLULU

LANDSCAPE PLAN



III. DESCRIPTION OF ANTICIPATED IMPACTS

A. Environmental Setting

The project site is located on a relatively flat area on a consolidated project area of 4,373 square feet in size. Presently the site located at 160 Liliuokalani Avenue contains a single story wooden dwelling and a storage shed with a driveway that serves as parking.

The site located at 2475 Kuhio Avenue presently contains a City and County owned landscaped bus waiting area. A six-foot high concrete wall separates the two project parcels. A curvilinear landscaping wall provides seating and creates planting areas for palm trees and other shrubs. The existing shower tree located in the bus stop area will be relocated on another public area.

The entire district is heavily urbanized and is essentially devoid of any natural resources except for introduced landscaping plants.

B. Surrounding Uses

Located within the heart of the Waikiki District, the area is surrounded by high-rise structures, commercial buildings and an adjacent single family dwelling that was consistent with the residential character of early Waikiki.

The 2465 Kuhio at Waikiki condominium building is located immediately to the west of the project site. Other residential or transient accommodations lie further to the west both south and north of Kuhio Avenue.

The Pacific Beach Hotel complex occupies the entire block immediate east of the project site. Other commercial properties lie further east along Kuhio Avenue. The Prince Kuhio hotel is located diagonally east of the bus stop.

Areas north of the project site across Kuhio Avenue include several smaller residential and transient accommodation facilities. A single-story single-family dwelling unit is located immediately adjacent to the project site. This older home is notable as one of the few remaining single family dwellings still in residential use in Waikiki and for its large candelabra cactus and Norfolk pine trees located in the front yard. Prince Edward Street provides the southern boundary to the block. Other commercial and hotel uses lie further south.

C. Environmental Considerations

1. Archaeological, Botanical and Faunal Resources

Waikiki generally consists of fill lands and therefore the possibility of finding any archaeological resources on-site is very unlikely. In the event that any archaeological

materials are uncovered during construction, all work will cease and the State Historic Preservation Office will be contacted.

The site is presently devoid of any notable flora on the 160 Liliuokalani parcel. A few noxious weedy species are located on the property but are nuisance plants rather than intended landscaping or ground cover. The parcel identified as 2475 Kuhio Avenue is landscaped and features an interior perimeter of Hibiscus shrubs and a medium size shower tree located mid-site.

The site does not serve as a wildlife habitat although avifauna, feral cats and rodents may be found on-site.

2. USDA Soil Survey Report

The project site is located on soils classified as FL fill material and JaC Jaucas sand on map 63 of the USDA Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. The Jaucas Series consists of excessively drained, calcareous soils that occur as narrow strips on coastal plains adjacent to the ocean. The project site will only require minimal excavation for foundation work and is not expected to be affected by the underlying soil type.

3. Hydrologic Hazards and Resources

According to Panel 150001 0120 C of the Federal Emergency Management Agency Flood Insurance Rate Map, the project site is located in Zone X, an area determined to be outside of the 500-year flood plain.

Under Chapter 205A, Hawaii Revised Statutes, the project site is outside of the Special Management Area boundary line.

The Civil Defense Tsunami Inundation Maps indicate that the project site is not vulnerable to tsunami inundation (GTE Hawaiian Tel).

4. Surrounding Uses

The proposed project will significantly change the use of the parcel located at 160 Liliuokalani Avenue but will also reflect a change that is consistent with the prevailing zoning designation for the site.

A number of positive impacts will result from the proposed use:

- Open space and the size of the bus stop will be expanded.
- The appearance of the project corner will be significantly improved and will be more consistent with the intent of the Waikiki Special District.
- The proposed retail use will provide a much-desired use to a very densely populated area.

- Vehicular traffic will not be affected by the proposed use.
- Employment and tax revenues will increase with the proposed project.
- Security will be increased by increase in activity on this street corner.

No significant adverse social or physical impacts are anticipated however the change in use will generate more site activity which may be more intrusive to nearby residents. This impact is expected to be minimal since the project will be fully enclosed and no noise generation within the store is expected to impact the areas off-site.

5. Infrastructure

The proposed improvements are not expected to have any impacts on existing street infrastructure. No traffic impacts are expected along the project street frontages. The proposed project will not include any parking areas and loading will occur on Prince Edward Street which is located along the back of the project block. Pedestrian areas will be expanded and improved by the additional open space provided by the proposed improvements.

6. Utilities

Water, sewer, electrical and telephone services are all readily available to the site. Site lighting within the existing bus stop will be retained.

The project will continue to be serviced by existing waterlines. Demand for this service is not expected to vary significantly from the existing use. The Department of Wastewater Management has also indicated that the municipal wastewater system will not be affected by the proposed project since no additional water fixtures will be incorporated into the project.

The site is presently naturally drained on-site and into the Kuhio Avenue storm drain system. The proposed action will improve existing site conditions as the commercial structure's roof will drain directly into the City's storm runoff system. All storm water runoff from the proposed improvements will be reviewed for conformance with City and County of Honolulu Ordinance 96-34 regarding peak runoff.

It is expected that a private refuse collection service will be used to service the project location.

Telephone and electrical services at the project site shall continue to be provided by GTE Hawaiian Tel and the Hawaiian Electric Company.

7. Public Facilities

The proposed project is not expected to have any impact on public facilities including schools, parks, police, and fire or emergency medical services.

Fire services Waikiki Fire Station Number 7 provides service to the project area as well as emergency medical service. This station is located less than ½ mile from the project site.

Police service is provided by the Honolulu Police Department Waikiki District 6 Sub Station located in the Royal Hawaiian Shopping Center less than ½ mile away.

D. Relationship to Plans, Codes and Ordinances

The project site is zoned Resort Mixed Use Precinct and is located within the Waikiki Special District. The existing single family dwelling use is not consistent with the prevailing zoning however the proposed improvements will be consistent with this designation.

A zoning waiver will be required to allow structures to be placed within the 20-foot front yard of Parcel. The proposed bus shelter, which is under the jurisdiction of the City Department of Transportation Services, will require a waiver prior to the issuance of any building permits.

A joint development permit will also be obtained to recognize the proposal to improve the two lots under a unified design concept. This will provide a larger, more inviting open space at the corner of Kuhio and Liliuokalani Avenues while providing the commercial structure with improved visibility and access. The improvements on both parcels will be maintained by the applicant.

The State Land Use Commission Boundary Maps identify the project site as being within the Urban area.

The project site is not located within the Special Management Area (SMA) boundaries. Therefore an SMA approval is not required for this project.

E. Probable Impact on the Environment

The proposed project is anticipated to improve the site conditions over the existing site environment. These improvements and public benefits will occur as a result of the increase in public space, beautification of the project area, provision of highly desirable services to the area, additional employment opportunities both short and long-term, increased tax revenues and greater consistency with existing public policies.

In effect, the proposed action will provide long-term socio-economic benefit to the immediate community, the owner and the by additional tax revenues which will be obtained from the additional sales generated by the proposed project.

F. Adverse Impacts Which Cannot be Avoided

Adverse impacts which cannot be avoided are generally related to short-term construction impacts. These impacts which cannot be avoided can be minimized by sound construction practices, adherence to applicable construction regulations as prescribed by the Department of Health, and coordination with applicable County agencies.

G. Alternatives to the Proposed Action

Alternatives considered to the proposed action included single parcel development, retention of the existing rainbow shower tree, and reducing the amount of paving on-site. This options as detailed as follows.

1. Single Parcel Development

This alternative would limit the proposed improvements to parcel 54. Presently, the proposed commercial structure consists of approximately 2,600 square feet. The lot area of parcel 54 is 2,625 square feet. This would result in almost no setback area and would create an unattractive blank wall as viewed from Kuhio Avenue. While technically feasible, the resultant improvement would not benefit the applicant by creating an unattractive store-front, and would not benefit the public by creating an even less desirable view from Kuhio and Liliuokalani Avenues. By jointly developing both parcels, a much more spacious environment is created that benefit the applicant, bus users and the public.

2. Paving and Existing Landscaping

Reduction of paving was also considered and rejected because pedestrian traffic flow would be impeded and because the proposed configuration incorporates the extensive use of low planters that serve as seating. Collectively, the function of the planters, seating and activity throughout the site create an active environment that invites pedestrians in and through the site. The existing condition incorporates large areas of planting that are not visible due to planter heights and is not configured to take advantage of the corner location.

Retention of the existing shower tree was considered and rejected in favor of an integrated landscape plan that includes the extensive use of palm trees. The existing location of the shower tree was not desirable located for the jointly developed project. The tree will be removed and used in another public location.

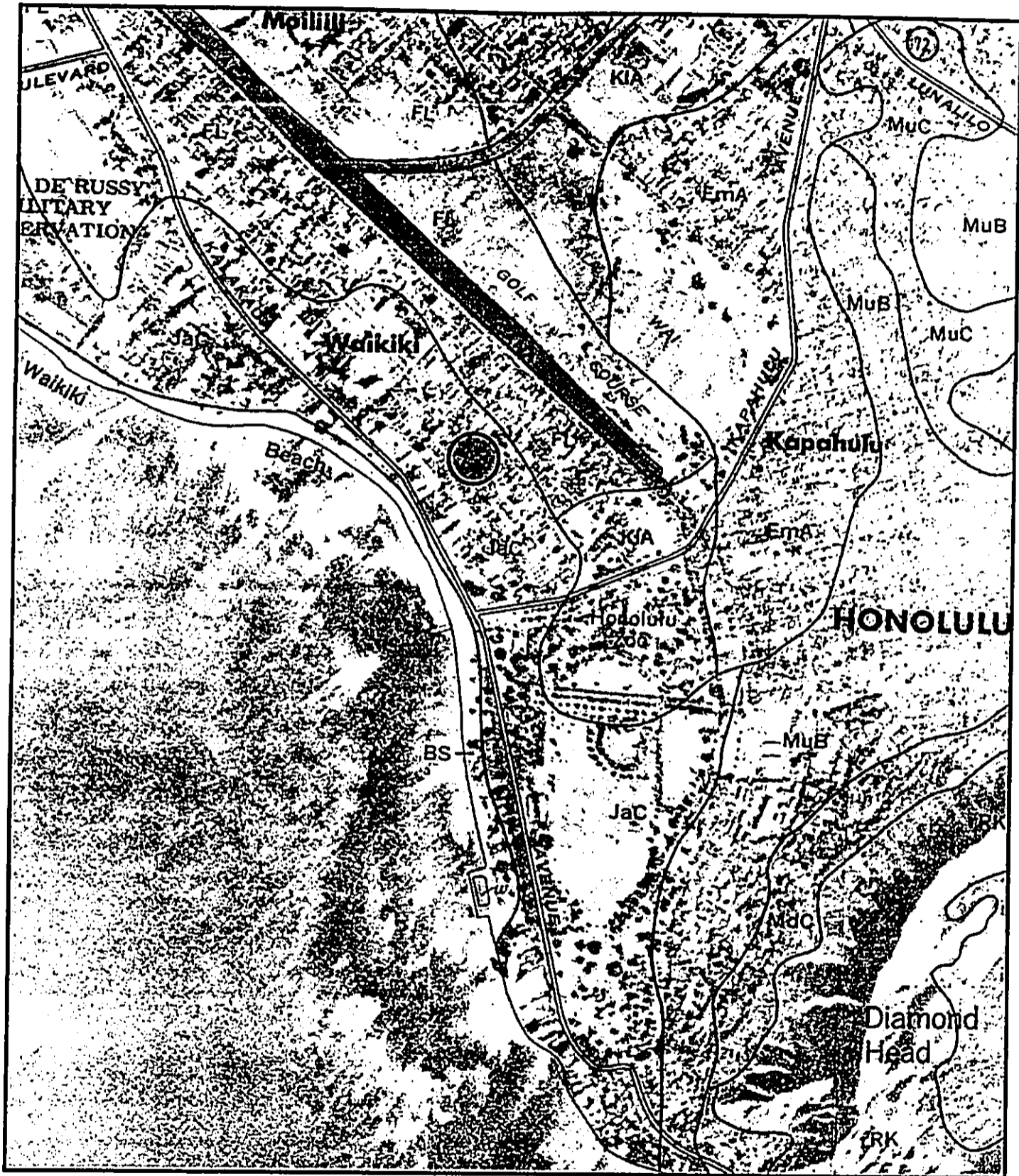
No other use alternatives beyond the non-action alternative were considered for this project. Non-action is considered and rejected since no benefits to the owners would result. Design alternatives for the commercial structure and bus stop were considered. The presented design represents the most desirable plan in terms of function and aesthetics to the owner and the City and County of Honolulu.

H. Mitigation Measures

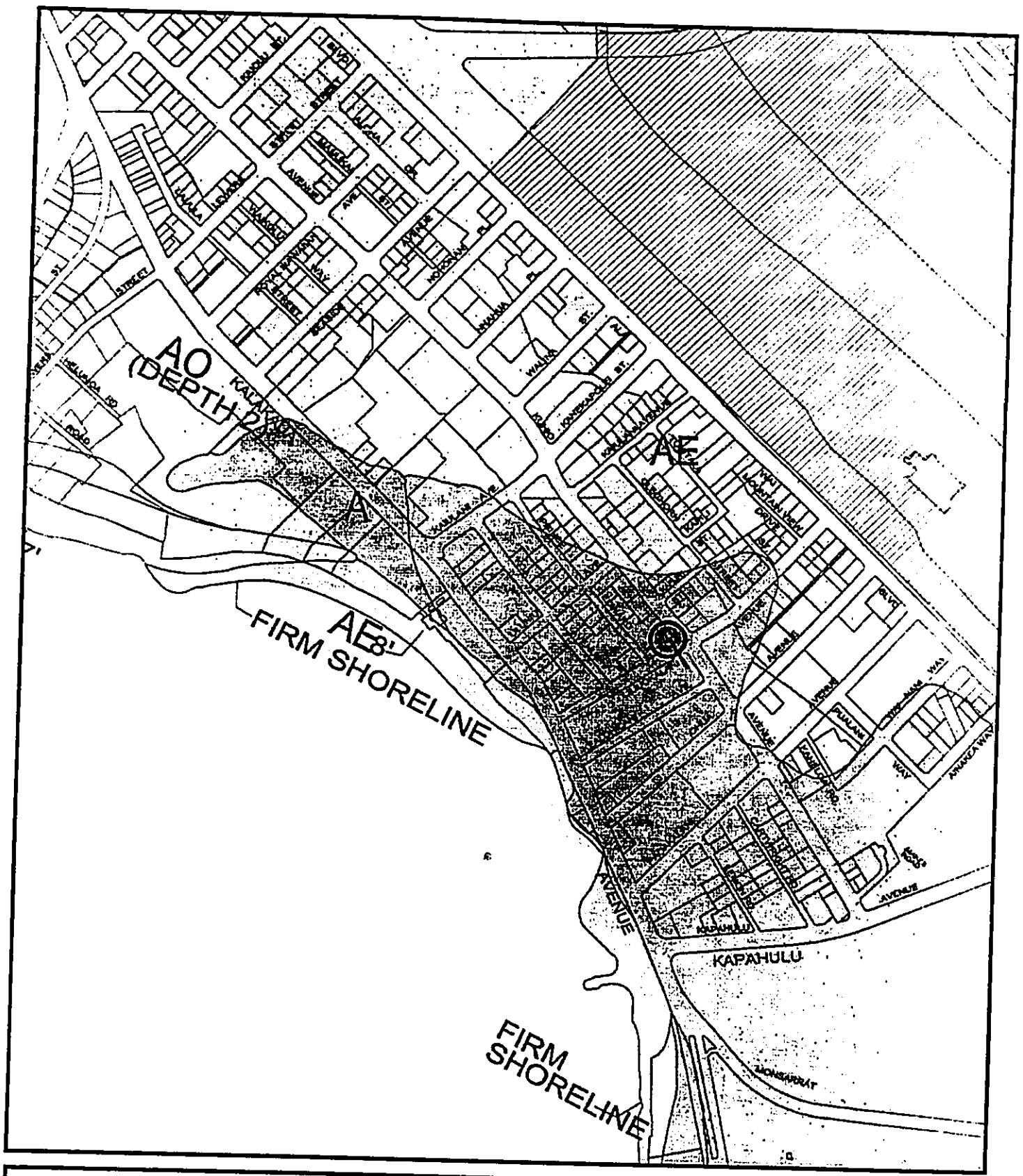
Long-term impacts resulting from the proposed improvements are expected to be minimal or non-existent based upon the subject environmental assessment. Long-term traffic, air and noise impacts are not expected to change significantly after improvements are completed. Short-term construction related noise and air quality impact mitigation measures to be put into effect include general good housekeeping practices and scheduled maintenance to avoid a prolonged construction period. The contractor will be directed to use best management practices (BMP) wherever applicable.

I. Irreversible and Irretrievable Commitment of Resources

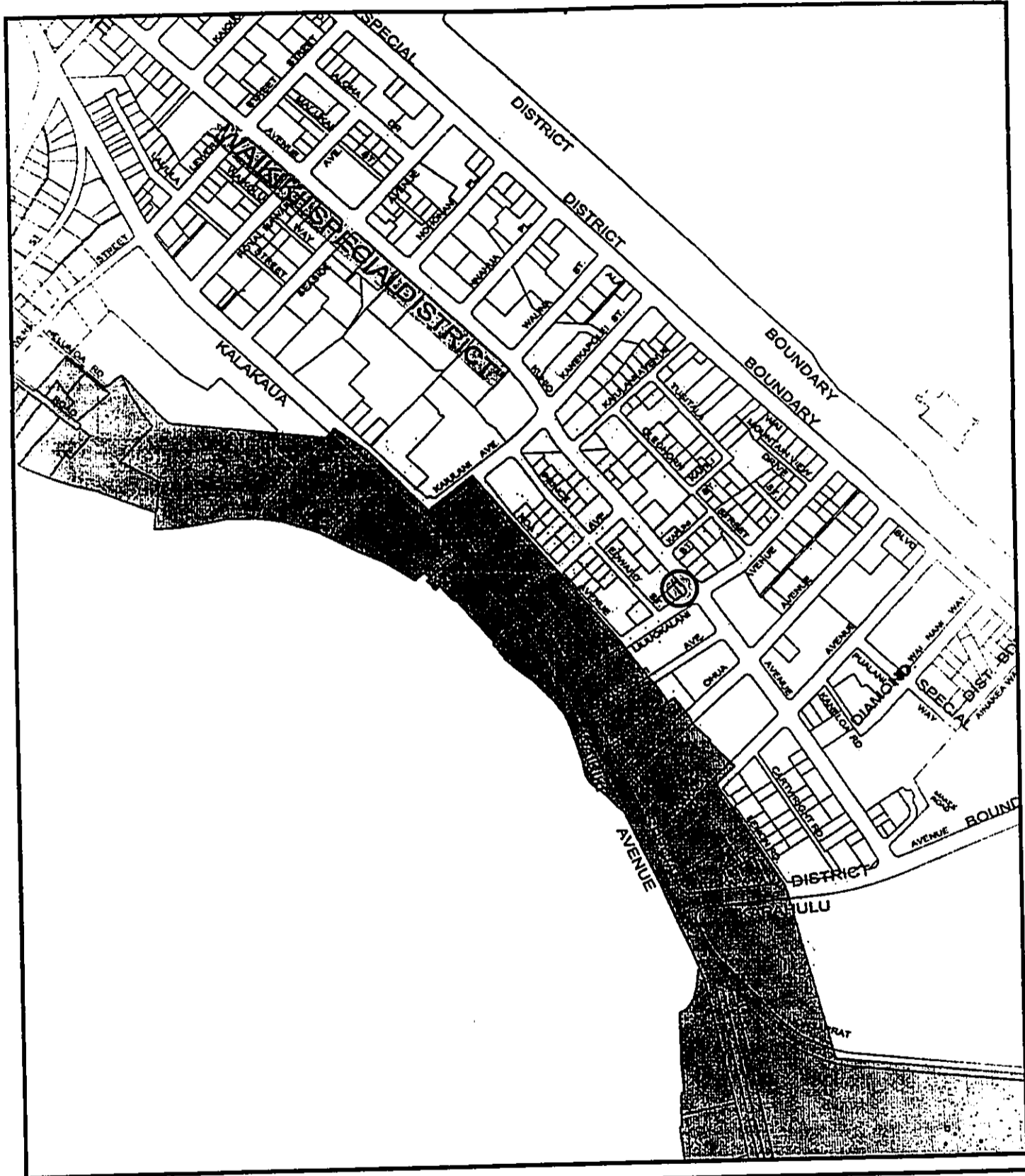
Implementation of the proposed project will result in the irreversible and irretrievable commitment of resources in the use of non-recyclable energy expenditure and labor. *Materials used for new construction may have salvage value however it is unlikely that such efforts will be cost-effective.* The expenditure of these resources is offset by gains in construction-related wages, increased tax base, increased property value and tertiary spending.



ABC STORE #70 160 Liliuokalani Avenue October 1998	SOILS MAP AM Partners, Inc.
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ABC STORE #70 160 Liliuokalani Avenue October 1998	FIRM MAP AM Partners, Inc.
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ABC STORE #70 160 Liliuokalani Avenue October 1998	SMA MAP AM Partners, Inc.
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IV. FINDINGS AND REASONS SUPPORTING DETERMINATION

As stated in Section 11-200-12, EIS Rules, Significance Criteria: in determining whether an action may have a significant effect on the environment, every phase of a proposed action shall be considered. The expected consequences of an action, both primary and secondary, and the cumulative as well as the short-term and long-term effects must be assessed in determining if an action shall have significant effect on the environment. Each of the significance criteria is listed below and is followed by the means of compliance or if conflict exists.

- Involves the loss or destruction of any natural or cultural resource.

The proposed action will occur on an existing developed site and will not impact any natural areas or cultural resources.

- Curtails the range of beneficial uses of the environment.

The proposed use will result in additional benefit to the environment in its consistency with existing zoning regulations and in its improvement to existing site conditions.

- Conflicts with the State's long-term goals or guidelines as expressed in Chapter 343, Hawaii Revised Statutes.

The proposed action is consistent with the goals and guidelines expressed in Chapter 343, Hawaii Revised Statutes. The proposed action is triggered by the location of the proposed project within the Waikiki Special District. The subject Environmental Assessment has been developed in compliance with the Chapter 343.

- Substantially affects the economic or social welfare of the community or state.

The proposed action will make a positive contribution to the welfare of the City and State by its additional employment opportunities, additional tax revenues, and by the general improvement to the Waikiki District.

- Substantially affects public health.

The proposed improvements are not expected to have any direct impact on public health. The proposed action does however represent a substantial improvement over existing site conditions and associated liabilities that can occur on a vacant site.

- Involves substantial or adverse secondary impacts, such as population changes or effect on public facilities.

The proposed action will not produce substantial secondary impacts resulting in population changes or significant increase in public facilities.

- Involves substantial degradation of environmental quality.

The proposed action will improve environmental quality through the creation of well-utilized joint development between public and private service uses. Collectively, the proposed action strengthens the area beyond the benefit that the bus stop and commercial structure provide individually.

- Cumulatively have a considerable effect upon the environment or involve a commitment for larger actions.

The proposed action is not a first phase of, or related to, any larger action. The cumulative effect of the project is disclosed in this document and does not involve any planned future actions that will cumulatively impact the environment.

- Affect rare, threatened or endangered species, or their habitats

The proposed action will not affect any rare, threatened or endangered species of flora or fauna. The site is essentially devoid of any plant material and is not a habitat for any endangered life forms.

- Detrimentially affect air or water quality or ambient noise levels.

The proposed action will not impact air or water quality. Noise levels may increase slightly due to an increase in use however this increase will be mitigated during design by facing all activities towards the intersection of Liliuokalani and Kuhio Avenues.

Minimal impacts on air quality and noise are anticipated during construction but will be limited by normal construction practices and Department of Health construction mitigation standards.

- Affect scenic vistas and viewplanes identified in County or State plans or studies.

The proposed action will not affect any scenic vistas or viewplanes. The project is located within a highly urbanized area and will result in improved views to a certain extent. While ocean and mountain views are negligible from the project location, the proposed improvements will provide an improved urban environment by creating a more open park space and by the introduction of an attractive urban structure that conforms with the Waikiki Special District guidelines.

- Require substantial energy consumption.

The project will incorporate energy efficiency measures wherever practicable. These savings may occur through the use of energy efficient lights, and HVAC controls if possible.

V. LIST OF PARTIES CONSULTED PRIOR TO DEVELOPMENT OF THE DRAFT ENVIRONMENTAL ASSESSMENT

Agencies with ministerial or specific interests regarding the proposed project were contacted for their early comments regarding the proposed project. Parties contacted are listed below.

Department of Planning and Permitting
City and County of Honolulu

Department of Parks and Recreation
City and County of Honolulu

Department of Public Works
City and County of Honolulu

Department of Transportation Services
City and County of Honolulu

Department of Wastewater Management
City and County of Honolulu

Honolulu Fire Department
City and County of Honolulu

Honolulu Police Department
City and County of Honolulu

VI. LIST OF COMMENTS RECEIVED REGARDING THE DRAFT ENVIRONMENTAL ASSESSMENT

This section consists of comments and responses received regarding the Draft Environmental Assessment that was published in *The Environmental Notice* on December 8, 1998. Each comment is sheet is immediately followed by a response prepared by the applicant. Applicable comments are also reflected in the Final Environmental Assessment Document.

<u>Agency</u>	<u>Date of Comment</u>
City and County of Honolulu Board of Water Supply	1/6/99
City and County of Honolulu Department of Parks and Recreation	12/29/98
City and County of Honolulu Department of Planning and Permitting	2/2/99
City and County of Honolulu Department of Planning and Permitting Site Development Division	12/17/98
City and County of Honolulu Department of Planning and Permitting Traffic Review Branch	1/5/99
City and County of Honolulu Department of Transportation Services	1/6/99
City and County of Honolulu Fire Department	12/9/98
State of Hawaii Department of Land and Natural Resources	1/6/99
State of Hawaii Department of Land and Natural Resources Historic Preservation Division	12/22/98

BOARD OF WATER SUPPLY

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



January 6, 1999

JERRY HARREL, Mayor
EDDIE FLORES, Jr., Chairman
ROBERT C. MURPHY, Vice Chairman
KAZUHIKO SAKA
JANILLY ANN
JENNIFER H. SHAWA-PRO
BARBARA KOA STANTON
CHARLES A. STEG
CLIFFORD S. JAMILE
Manager and Chief Engineer

TO: MS. JAN NAOK SULLIVAN, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: *Clifford S. Jamile*
CLIFFORD S. JAMILE

SUBJECT: YOUR MEMORANDUM OF DECEMBER 4, 1998 REGARDING THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED ABC STORES AND MINI PARK, WAIKIKI, OAHU, THK: 2-6-231, 53 AND 54

Thank you for the opportunity to review and comment on the Environmental Assessment for the proposed ABC Store and Mini Park.

We have the following comments:

1. The existing water system is presently adequate to accommodate the proposed store and mini park.
2. There are currently two existing water services serving THK: 2-6-23: 53 and 54. The first water service is a 3/4-inch meter and the second water service was ordered-off on October 16, 1998. The developer has until October 16, 2003 to reactivate the second water service to retain the water system facilities charge credit.
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. The cross-connection control requirements will be determined when the building permit application is submitted for our review and approval. If the second water meter is retained, both water meters will require approved reduced pressure principle backflow prevention assemblies.

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

Pure Water... our greatest need - use it wisely



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Board of Water Supply
Attn: Clifford S. Jamile
630 South Beretania Street
Honolulu, Hawaii 96843

17 February, 1999

SUBJECT: ABC No. 70 Commercial Structure and Bus Stop Improvements Environmental Assessment

Dear Mr. Jamile,

Thank you for your comments regarding the subject project. We offer the following responses to your comments:

1. We understand that the existing water system is adequate to accommodate the proposed project.
2. We understand that the developer has until October 16, 2003 to reactivate the second water service to the project site to retain the water system facilities charge credit.
3. We understand that the availability of water to the site will be confirmed when the building permit application is submitted for the Board of Water Supply review and approval. We also understand that the applicant will be required to pay Water Facilities Charges for resource development, transmission and daily storage.
4. A three-inch or larger meter is not anticipated for the project. However in the event that such a meter is required, the construction drawings showing the installation of the meter will be submitted for Board of Water Supply review and approval.
5. We understand that cross-connection control requirements will be determined at the time of building permit application review. We also understand that if the second water meter is retained, both water meters to the project will require approved reduced pressure principle back flow prevention assemblies.

Your comments will be included in the Final Environmental Assessment.

Sincerely,
AM Partners, Inc.

Tseyoog Kim
Associate

THK/w
990217

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 338-0027
Email: honolulu@ampartners.com • Website: www.ampartners.com

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PARKS AND RECREATION

830 SOUTH KING STREET, 10TH FLOOR • HONOLULU, HAWAII 96813
PHONE (808) 525-2122 • FAX (808) 525-2034

DEC 31 AM 8 07



WILLIAM D. BALFOUR, JR.
DIRECTOR

JEFFREY HARRIS
MANAGER

17 February, 1999

City and County of Honolulu
Department of Parks and Recreation
Attn.: William D. Balfour, Jr.
630 South King Street, 10th Floor
Honolulu, Hawaii 96813



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SUBJECT: ABC No. 70 Commercial Structure and Bus Stop Improvements
Environmental Assessment

Dear Mr. Balfour,

Thank you for your comments regarding the subject project. We understand that your department does not anticipate any adverse impacts on public facilities and services from implementation of the proposed improvements.

We understand that the project site is not a park under the jurisdiction of the Department of Parks and Recreation. References to the project site in the Final Environmental Assessment will not identify the parcel along Kuhio Avenue as a *Mini-Park*.

Your comments will be included in the Final Environmental Assessment.

Sincerely,
AM Partners, Inc.

Tacyong Kim
Associate

TMK/4
99017

December 29, 1998

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

FROM: WILLIAM D. BALFOUR, JR., DIRECTOR

SUBJECT: SPECIAL DISTRICT PERMIT APPLICATION NO. 1998/SDD-509
AND DRAFT ENVIRONMENTAL ASSESSMENT (DEA)

Thank you for the opportunity to review the above-referenced document. We do not anticipate any adverse impacts on public facilities and services provided or planned by our department.

Please note, however, that the property/*Mini-Park* (TMK 2-6-023: 053 and 2-6-023: 054) is not a park under the jurisdiction of the Department of Parks and Recreation. We suggest that future references to the subject property not be identified as a *Mini-Park* in order to eliminate any confusion of its relationship to our agency.

If you have any questions or need additional information, please contact Mr. John Eveland, Executive Assistant, at 527-6038.

WILLIAM D. BALFOUR, JR.
Director

WDB:CU
(91-21737)

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2528 • Fax (808) 538-0027
Email: honolulu@ampartners.com • Website: www.ampartners.com

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET, HONOLULU, HAWAII 96813
PHONE (808) 922-4414 • FAX (808) 927-0725



JEREMY HARRIS
DIRECTOR

JAN MADRISULUVAN
DIRECTOR

LORETTA K. CHEE
DEPUTY DIRECTOR

98/EO-5

1998/SDD-509

February 2, 1999

Mr. Taeyong Kim
Page 2
February 2, 1999

3. Commercial Operations

- Parking for all loading activities should be limited to Prince Edward Street. Active loading and unloading will be permitted on the mauka side of Prince Edward Street only.

Section II. C. Project Objective

A development agreement for the maintenance of the bus shelter must be submitted to the City for review and approval. This agreement should clearly describe the applicant's responsibilities in maintaining the bus shelter, public fixtures and landscaping. The facility shall be maintained in a clean, safe condition.

Section III. C. Environmental Considerations

7. Public Facilities

Renovation to the bus stop and shelter should be coordinated with the Public Transit Division of the Department of Transportation Services.

Section III. D. Relationship to Plans, Codes and Ordinances

- Add that a zoning waiver is required to allow the structures to be located within the 20-foot front yard of parcel 53 along Kuhio Avenue and to allow less than the required landscaping within the front yards along both Kuhio and Liliuokalani Avenues. The bus shelter site is under the jurisdiction of the City Department of Transportation Services who must apply for the waiver prior to the issuance of any building permits.
- Please disclose whether you will be obtaining a Conditional Use Permit Type 1 (CUP1) for Joint development of Lot 53, and what purpose the joint development will serve.

Section III. G. Alternatives to the Proposed Action

This section should be expanded to discuss how the proposal may be affected if parcel 54 is not improved, or if a waiver from the required yard landscaping is not granted. A waiver for landscaping would not be necessary if the proposal maintained an equivalent amount of landscaping (on parcel 54) to what currently exists.

This discussion should include an option which proposes to retain the existing rainbow shower tree, and a reduction to the amount of proposed paving.

Mr. Taeyong Kim
AM Partners, Inc.
1164 Bishop Street, Suite 1000
Honolulu, Hawaii 96813

Dear Mr. Kim:

Comments on the Draft Environmental Assessment (EA):
ABC Store No. 70 and Bus Stop Improvements
Maikiki, Oahu. Tax Map Keys 2-1-23: 51 and 54

We are forwarding all comments we have received relating to the Draft EA for the above-referenced project. The following comments relate to the sections of the Draft EA, and copies of comments from individual agencies or branches are enclosed.

Section II. B. Project Description

1. Site Improvements

- New walls, structures and landscaping along the Kuhio Avenue frontage should be constructed or placed outside of the vehicular sight line.
- If the existing driveway on Liliuokalani Avenue is abandoned or is no longer used, then it must be demolished and replaced with a standard City sidewalk.
- Construction plans for work within the City's right-of-way should be submitted for review and approval.
- The backflow preventers should be screened with a landscaped hedge.

Mr. Taeyong Kim
Page 3
February 2, 1999

In accordance with the provisions of Chapter 343, Hawaii Revised Statutes (HRS), you must respond in writing to these and any other comments which were received during the 30-day comment period which began with publication of the notice of availability of the Draft EA in The Environmental Notice on December 8, 1998. The Final EA must include these comments and responses, as well as revised text, if appropriate.

If you have any questions, please contact Joyce Shoji of our staff at 527-5354.

Very truly yours,


for JAN NAEO SULLIVAN
Director Planning and Permitting

JMS:st
doc1608r1

Enclosures

February 17, 1999



Partners, Inc.

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City and County of Honolulu
Department of Planning and Permitting
Attn: Jan Naeo Sullivan, Director
650 South King Street
Honolulu, Hawaii 96813

SUBJECT: ABC No. 70 Commercial Structure and Bus Stop Improvements Environmental Assessment

Dear Ms. Sullivan,

Thank you for your comments regarding the subject project. All comments received relating to the Draft Environmental Assessment have been addressed and incorporated into the Final Environmental Assessment. In response to your comments we offer the following:

Section II. B. Project Description

- New walls, structures and landscaping along Kubito Avenue frontage will be constructed or placed outside of vehicular sight lines.
- In the event that the driveway on Lijukalani Avenue is no longer used, it will be demolished and replaced with a city sidewalk.
- Construction plans for work within the city's right of way will be submitted for review and approval.
- Backflow preventers will be screened with landscaping.
- Parking and loading activities will be limited to the mauka side of Prince Edward Street only.

Section II. C. Project Objective

- The development agreement stating the maintenance responsibilities for the new bus shelter, public fixtures, and landscaping will be submitted for city review and approval.

Section III. C. Environmental Considerations

- Renovation of the bus stop and shelter will be coordinated with the Public Transit Division of the Department of Transportation Services.

1184 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
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Section III. D. Relationship to Plans, Codes and Ordinances

- Section III of the Final Environmental Assessment will be revised to state that a zoning waiver will be required to allow structures to be placed within a 20-foot front yard of parcel 53. The Final Environmental Assessment will also state that the City Department of Transportation Services must apply for a waiver prior to issuance of any building permits.
- A Joint Development approval will be obtained for lot 53. The intent of Joint Development of both project parcels is to provide a larger, more inviting open space at the corner of Kuliho and Liliuokalani Avenues while providing the commercial structure with improved visibility.

Section III. G. Alternatives to the Proposed Action

- This section will be expanded to include discussion on alternatives that discuss single parcel development and landscaping options including retention of the existing shower tree and a reduction in paving.

Those items can be summarized as follows:

- If no improvements are made to parcel 54, the proposed action cannot occur and the landowner would be denied it's right to use the site for it's approved commercial use.
- As proposed, a landscaping waiver is required for parcel 53. If the waiver were not granted pedestrian flow through the site would be impeded and the two parcels may appear less integrated.
- An option that retains the shower tree and reduces paving is possible however the proposed plan represents the suggestions by the Managing Director's office that promote an optional public/private partnership design.

Your Comments will be included in the Final Environmental Assessment.

Sincerely,
AM Partners, Inc.



Taeyong Kim
Associate

THW/w
990217

CITY AND COUNTY OF HONOLULU
SITE DEVELOPMENT DIVISION
DEPARTMENT OF PLANNING AND PERMITTING

DATE: DECEMBER 17, 1998

FROM: CIVIL ENGINEERING BRANCH *dk*

TO: ZONING DIVISION, UDB

ATTN: MS. JOYCE SHOJU

RE: SPECIAL DISTRICT PERMIT APPLICATION 98/SDD-509
TMK: 2-6-23: 53 & 54



City and County of Honolulu
Department of Planning and Permitting
Site Development Division
Civil Engineering Branch
Attn.: Dawn Kimura
650 South King Street
Honolulu, Hawaii 96813

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graphics

February 17, 1999

SUBJECT: ABC No. 70 Retail Structure and Bus Stop Improvements Environmental Assessment

Dear Ms. Kimura,

Thank you for your comments regarding the subject project. In response to your comment, the existing curb cut on Liliuokalani Avenue is planned for use as a trash receptacle access way. The remainder of the driveway will be demolished and replaced with paving. In the event that this access way is no longer required, the curb cut will be demolished and replaced with a standard city sidewalk.

Your comments will be included in the Final Environmental Assessment.

Sincerely,
AM Partners, Inc.

Taeyong Kim
Associate

TAK/MS
990217

If the existing driveway on Liliuokalani Avenue is abandoned or no longer in use, then it must be demolished and replaced with a standard city sidewalk.

Should you have any questions, please contact Dawn Kimura at 523-4968.

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Email: honolulu@ampartners.com • Website: www.ampartners.com

CITY AND COUNTY OF HONOLULU

DEPARTMENT OF PLANNING AND PERMITTING
650 SOUTH KING STREET • HONOLULU, HAWAII 96813
PHONE: (808) 525-4416 • FAX: (808) 527-8743



JEROME HARRIS
DIRECTOR

JANNAE SULLIVAN
DIRECTOR
LORETTA R.C. CHEE
DEPUTY DIRECTOR
(MTH)

January 5, 1999

MEMORANDUM

TO: URBAN DESIGN BRANCH
ATTENTION: JOYCE SHOJI
FROM: TRAFFIC REVIEW BRANCH
SUBJECT: ABC STORE NUMBER 70 - WAIKIKI
DRAFT ENVIRONMENTAL ASSESSMENT
TRM: 2-6-21: 53 & 54

Based on our review, we have no objections to the proposal to construct an ABC Store and Mini-Park in Waikiki at the intersection of Kuhio Avenue and Liliuokalani Avenue. However, the following should be considered during the design, construction and operation of the project:

1. New walls, structures and landscaping along the Kuhio Avenue frontage should be constructed or placed outside of the vehicular sight line.
2. Existing driveways along the frontage of this project, which will not be used as part of this development, should be adjusted to match the existing curb grade.
3. Parking for all loading activities should be limited to Prince Edward Street.
4. Renovation to the bus stop and shelter should be coordinated with the Public Transit Division in the Department of Transportation Services.
5. Construction plans for work within the City's right-of-way should be submitted for review and approval.

ABC_WDA.NON

MEL HIRAYAMA



Partners, Inc.
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February 17, 1999

City and County of Honolulu
Department of Planning and Permitting
Traffic Review Branch
Attn: Mel Hirayama
650 South King Street
Honolulu, HI 96813
SUBJECT: ABC No. 70 Commercial Structure Bus Stop Improvements Environmental Assessment

Dear Mr. Hirayama,

Thank you for your comments regarding the subject project. We understand that you have no objections and offer the following response to your comments:

1. Wall, structures and landscaping added by the proposed improvements will be located outside of vehicular sight lines.
2. The existing curb on Liliuokalani Avenue will be retained for trash receptacle pick-up. The portions of the driveway interior of the sidewalk will be demolished and integrated into the new landscape paving fronting the structure. In the event that this curb is no longer necessary, it too will be demolished and replaced with a city standard sidewalk.
3. All parking for loading activities will be limited to Prince Edward Street.
4. The new bus stop proposed along Kuhio Avenue will be designed and coordinated with the Public Transit Division of the Department of Transportation Services.
5. Construction plans for work within the City's right-of-way will be submitted for review and approval prior to construction.

Your comments will be included in the Final Environmental Assessment.

Sincerely,
AM Partners, Inc.

Tracyng Kim
Associate

TJK/ing
990217

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2828 • Fax (808) 538-0027
Email: honolulu@ampartners.com • Website: www.ampartners.com

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

PACIFIC PAPER PLANT • 311 KAPOLAHU DRIVE, SUITE 1200 • HONOLULU, HAWAII 96813
PHONE: (808) 533-3339 • FAX: (808) 533-3700

01/06/99 10:24



JOHN W. HARRIS
DIRECTOR

CHERYL D. SOON
DIRECTOR
JOSEPH W. WALSH, JR.
DEPUTY DIRECTOR

Jan Naoe Sullivan
January 6, 1999
Page 2

5. As a facility where business will be conducted with the public, the proposed store structure must comply with Title III of the Americans with Disabilities Act (ADA). The ADA Accessibility Guidelines may be found on the Internet at www.access-board.gov/brdg/adaag.htm. It is also recommended that the State of Hawaii Commission on Persons with Disabilities be consulted.

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

MEMORANDUM

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

FROM: CHERYL D. SOON, DIRECTOR

SUBJECT: SPECIAL DISTRICT PERMIT APPLICATION NO. 1998/SDD-509
AND DRAFT ENVIRONMENTAL ASSESSMENT FOR ABC CONVENIENCE
STORE AND MINI PARK/BUS STOP IMPROVEMENTS

In response to your December 4, 1998 memorandum, the subject permit application and draft environmental assessment (EA) were reviewed. The following comments are the result of this review:

1. Page 2 of the draft EA states that all portions of both parcels interior of the existing sidewalks will be cleared and graded. If the existing driveway into the store parcel is not to be used as part of the proposed development, it should be adjusted to match the existing curb grade.
2. The vehicular sight line requirements for corner lots should be complied with.
3. The City's Department of Budget and Fiscal Services is considering locating publication dispensers at the project site. Therefore, this project should be coordinated with this department to avoid any possible conflicts.
4. The proposed improvements to the bus stop should be coordinated with the Public Transit Division of this department.

TPD12/98-07147R

January 6, 1999

CHERYL D. SOON

February 17, 1999



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

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SUBJECT: ABC Store No. 70 Commercial Structure and Bus Stop Improvements Environmental Assessment

Dear Ms. Soon,

Thank you for your comments regarding the subject project. In response to your comments we offer the following:

1. The existing curb cut on Liliuokalani Avenue will be retained for trash receptacle pick-up. The portions of the driveway interior of the sidewalk will be demolished and integrated into the new landscape paving fronting the structure. In the event that this curb is no longer deemed necessary, it too will be demolished and replaced with a city standard sidewalk.
2. Vehicular sight requirements will be reviewed for compliance with the Department of Transportation Services.
3. We understand that the Department of Budget and Fiscal Services is considering locating publication dispensers on the project site. We will coordinate with the department to ensure appropriate space is provided for this item.
4. Bus stop improvements will be coordinated with the Public Transit Division.
5. The proposed store structure is in compliance with Title III of the Americans with Disabilities Act (ADA). The State Commission on Persons with Disabilities will be consulted regarding the subject improvement.

Your comments will be included in the Final Environmental Assessment.

Sincerely,
AM Partners, Inc.

Taeyoung Kim
Associate

TJK/ms
990717

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Email: honolulu@ampartners.com • Website: www.ampartners.com

CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE 4425
HONOLULU, HAWAII 96819-1869

RECEIVED 01/17/99

JEFFREY HARRIS
CLERK



ATTILIO K. LEONARDI
FIRE CHIEF
JOHN CLARE
DEPUTY FIRE CHIEF

December 9, 1998

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

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: SPECIAL DISTRICT PERMIT APPLICATION NO. 1998SDD-509
AND DRAFT ENVIRONMENTAL ASSESSMENT (DEA)
PROJECT : DEMOLITION OF A SINGLE-FAMILY STRUCTURE
CONSTRUCTION OF A NEW CONVENIENCE STORE
FOR ABC STORES AND MINI PARK/BUS STOP
IMPROVEMENTS

LOCATION : 2475 KUHIO AVENUE AND
160 LILUOKALANI AVENUE
TMK : 2-6-023: 053 AND 054
DISTRICT : WAIKIKI SPECIAL DISTRICT
HFD INTERNAL NO. OL 98-390

We received your memorandum dated December 4, 1998, regarding the Special District Permit Application and Draft Environmental Assessment for the subject property.

The existing fire hydrants and fire flow located on the public roadway fall within the jurisdiction of the Board of Water Supply and, therefore, they are the appropriate agency to comment on the adequacy of the existing system.

Should you have any questions, please call Battalion Chief Charles Wassman of our Fire Prevention Bureau at 831-7778.

Attilio K. Leonard
ATTILIO K. LEONARDI
Fire Chief

AKL/CW:hh

17 February, 1999



City and County of Honolulu
Fire Department
Attn.: Attilio K. Leonard, Fire Chief
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

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SUBJECT: ABC No. 70 Commercial Structure and Bus Stop Improvements
Environmental Assessment

Dear Mr. Leonard,

Thank you for your comments regarding the subject project. We understand that fire hydrants and fire flow within the public roadway fall within the jurisdiction of the Board of Water Supply. The Board of Water Supply has been contacted for their comment.

Your comments will be included in the Final Environmental Assessment.

Sincerely,
AM Partners, Inc.

Tacyong Kim

Tacyong Kim
Associate

TAKW
990217

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 528-2828 • Fax (808) 538-0027
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STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 P.O. BOX 621
 HONOLULU, HAWAII 96809
 JAN - 6 1999

REGULATORY SERVICES
 PLANNING
 ADULT RESOURCES
 DESIGN AND OCEAN RECREATION
 COMMUNITY DEVELOPMENT
 CONSTRUCTION
 FORESTRY AND WILDLIFE
 LAND MANAGEMENT
 LAND USE
 PLANT AND ANIMAL
 WATER RESOURCE MANAGEMENT



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17 February, 1999

State of Hawaii
 Department of Land and Natural Resources
 Historic Preservation Division
 Attn.: Don Hibbard, Administrator
 Kakuhihewa Building, Room 555
 601 Kamohila Blvd.
 Kapolei, Hawaii 96707

Ms. Jan Sullivan, Director
 Department of Planning and Permitting
 City and County of Honolulu
 650 South King Street
 Honolulu, Hawaii 96813

Ref: PS:EH

SUBJECT: ABC No. 70 Commercial Structure and Bus Stop Improvements
 Environmental Assessment

Dear Mr. Hibbard,

Thank you for your comments regarding the subject project. We understand that your office has documentation on the existing house on the project site and that your department concurs with the issuance of a Finding of No Significant Impact for this project.

Your comments will be included in the Final Environmental Impact Statement.

Sincerely,
 AM Partners, Inc.

Taeyong Kim
 Associate

attachments:

TAKW
 990217

cc:

Dear Ms. Sullivan:
 Subject: Special District Permit Application No. 1998/
 SDD-509 and Draft Environmental Assessment
 Demolition of a Single Family Structure and
 Construction of a New Convenience Store for
 ABC Stores and Mini Park/Bus Stop.

We have reviewed the subject application and Draft Environmental Assessment and have no comments to offer on the matter.

Thank you for the opportunity to review this application.

Aloha,

 Michael D. Wilson,
 Chairperson

1184 Bishop Street • Suits 1000 • Honolulu • Hawaii 96813
 Phone (808) 528-2828 • Fax (808) 538-0027
 Email: honolulu@ampartners.com • Website: www.ampartners.com

EDUARDO CASTRINO
GOVERNOR OF HAWAII

800-333-1111



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
1310 Punchbowl Building, Room 555
Honolulu, Hawaii 96813

MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

CONSERVATION
COUNCIL
THOMAS E. JONES

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
DIVISION
CONSERVATION
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
PARKS
WATER RESOURCE MANAGEMENT

December 22, 1998

Ms. Jan Naoe Sullivan
Department of Planning and Permitting
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

LOG NO: 22692
DOC NO: 9812tm17
Architecture

Dear Ms. Sullivan:

SUBJECT: Special District Permit Application No. 1998/SDD-509 and
Draft Environmental Assessment
Demolition of a Single-Family Structure at 2475 Kuhlo Avenue
and 160 Liliuokalani Avenue
TMK: 2-6-023:53 & 54, Waikiki, Oahu

Thank you for your transmittal on the above proposal. While the house proposed for
demolition is typical of the small bungalow built in Hawaii in the 1920s and 30s, its
historic integrity has been compromised by the changes to the walls, windows and its
setting. Our office already has documentation on the house in our inventory.
Therefore, we concur with the issuing of a Finding of No Significant Impact for this
project.

Thank you for the opportunity to comment. Should you have any questions, please
call Tonia Moy at 692-8030.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

TM/jk

17 February, 1999



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

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SUBJECT: ABC No. 70 Commercial Structure and Bus Stop Improvements
Environmental Assessment

Dear Mr. Wilson,

Thank you for your comment stating that you have no comment on the subject project.
Your letter will be included in the Final Environmental Assessment.

Sincerely,
AM Partners, Inc.

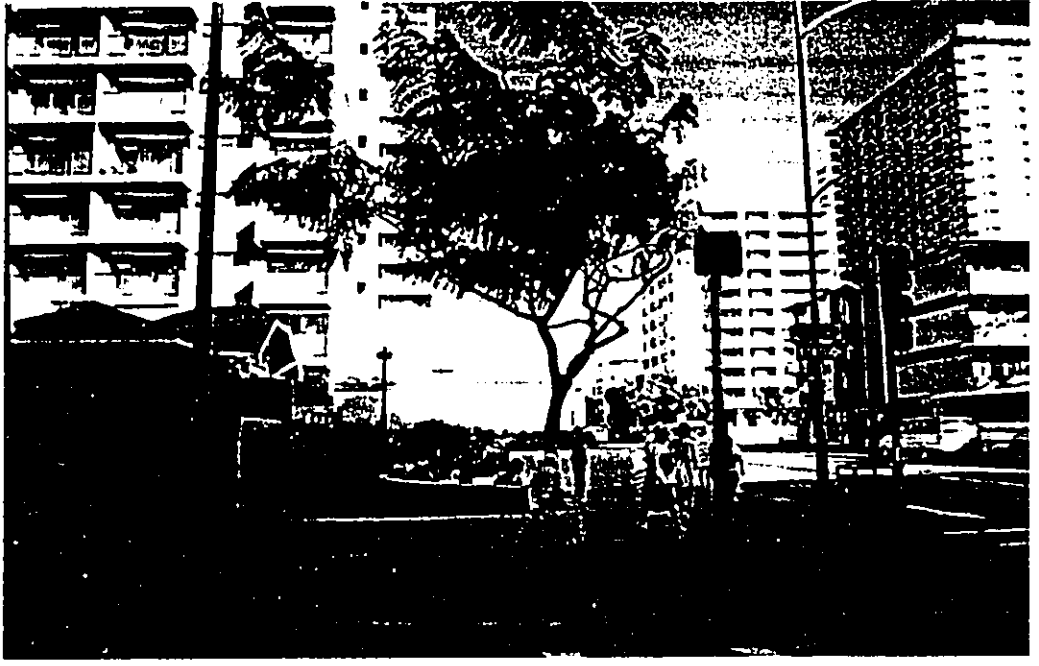
Taeyong Kim
Associate

TMK/4
99017

1164 Bishop Street • Suite 1000 • Honolulu • Hawaii 96813
Phone (808) 526-2628 • Fax (808) 538-0027
Email: honolulu@ampartners.com • Website: www.ampartners.com



PROJECT SITE AND MINI-PARK
LOOKING ACROSS FROM LILIUOKALANI AVE.



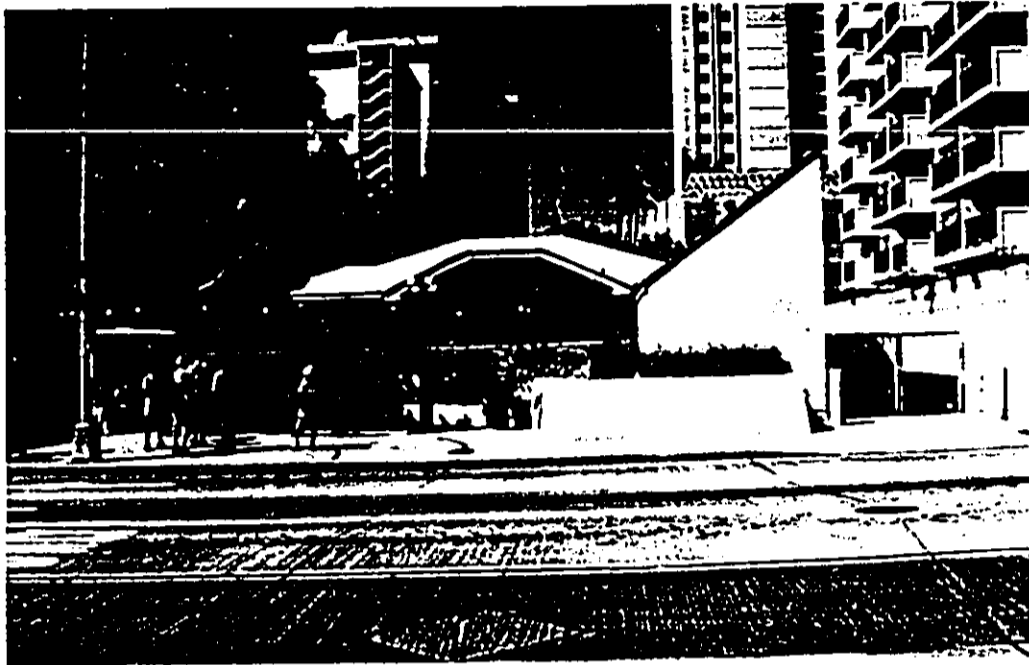
LOOKING EWA FROM LILIUOKALANI AVE.

ABC STORE #70
160 Liliuokalani Avenue

October 1998

SITE PHOTOS

AM Partners, Inc.



PROJECT SITE AND MINI-PARK
LOOKING MAKAI FROM KUHIO AVE.



LOOKING MAKAI-EWA FROM KUHIO AVE.

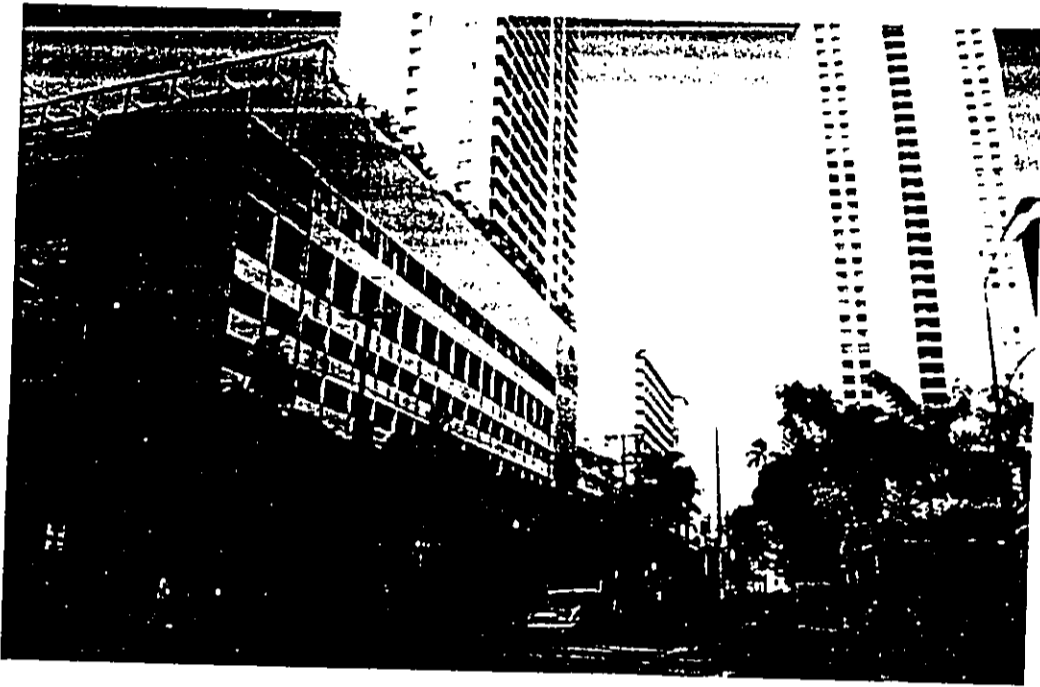
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LOOKING MAKAI ALONG LILIUOKALANI AVE.



LOOKING MAKAI FROM KUHIO AVE.

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