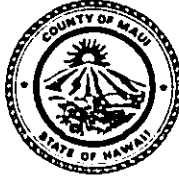


6-12-02 received by fax

JAMES "KIMO" APANA
Mayor
JOHN E. MIN
Director
CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

June 10, 2002

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
Department of Health
235 South Beretania Street, #702
Honolulu, Hawaii 96813

RECEIVED
02 JUN 14 08:57
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Ms. Salmonson:

RE: Final Environmental Assessment (EA) for Development at
744 Front Street, TMK: 4-6-009:007, 008, and 062, Lahaina,
Maui, Hawaii (EA 2002/0003)

The Maui Planning Department (Department), as the accepting authority, is transmitting for publication in the upcoming OEQC Bulletin ("The Environmental Notice") the Final Environmental Assessment for the 744 Front Street Project located in Lahaina, in which a Finding of No Significant Impact (FONSI) has been determined. The applicant for the project is LoKo Maui LLC.

A description of the proposed action is attached to the OEQC Bulletin Publication Form and will also be sent by the applicant by electronic mail (E-Mail) to OEQC in a WordPerfect format. In addition, the Department has enclosed four (4) copies of the Final Environmental Assessment Report (prepared for the County Planning Department and the Applicant by Chris Hart & Partners). We respectfully request that notice of the availability of the Final EA be published in the next edition of the Environmental Notice.

Thank you for your cooperation. If additional clarification is required, please contact Ms. Ann Cua, Staff Planner, of this office at 270-7735.

Very truly yours,

JOHN E. MIN
Planning Director

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253; FACSIMILE (808) 270-7634

Quality Seamless Service - Now and for the Future

56

Ms. Genevieve Salmonson, Director
June 10, 2002
Page 2

JEM:ATC:smb
Enclosures

c: Clayton Yoshida, AICP, Deputy Planning Director
Christopher L. Hart, Chris Hart & Partners
Ann Cua, Staff Planner
Project File (w/Enclosures)
General File
K:\WP_DOCS\PLANNING\SM1\2002\744FrontStreet20020003\FinalEA2002.wpd

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FILE COPY

JUN 23 2002

2002-06-23-MA-FEA-

FINAL ENVIRONMENTAL ASSESSMENT
IN SUPPORT OF

SPECIAL MANAGEMENT AREA PERMIT
HISTORIC DISTRICT PERMIT

744 FRONT STREET REDEVELOPMENT

LAHAINA • MAUI • HAWAII



IFC OF ENVIRONMENTAL
QUALITY CONTROL

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JUNE 2002

FINAL ENVIRONMENTAL ASSESSMENT
IN SUPPORT OF
SPECIAL MANAGEMENT AREA PERMIT
HISTORIC DISTRICT PERMIT

744 FRONT STREET REDEVELOPMENT

LAHAINA • MAUI • HAWAII

Prepared for:
Maui County Planning Department

and:
LoKo Maui LLC
PO Box 998
Lahaina Hawaii 96767

Submitted by:
Chris Hart and Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793
Phone: 242-1955
Fax: 242-1956



JUNE 2002



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I. INTRODUCTION

A. PURPOSE OF THE REQUEST

The applicant is proposing renovations to an existing historic building (the Old Lahaina Store) located at 744 Front Street in Lahaina, Maui. Associated with the redevelopment, the applicant plans to optimize the surrounding property for pedestrian use and automobile parking, which entails the demolition of a non-historic 6-unit apartment building and attached restaurant that is located behind the Old Lahaina Store. The subject property is identified as TMK parcels (2) 4-6-09: 7 & 62. The project may also include sidewalk and landscape related improvements within the County right-of-way fronting 744 Front Street and possibly within the abutting property to the north (parcel 8).

The 744 Front Street building is considered historic because it is over 50 years old and it reflects the development of Lahaina in the early 20th century. It was built in 1916 as Pioneer Mill Plantation's Company Store. Over its lifetime, the building has changed ownership, use, and been modified several times. Despite the periodic changes, the concrete structure has been an imposing and unique building situated within the predominantly wooden streetscape of Lahaina's Front Street Commercial District. The applicant is proposing to preserve the building while rehabilitating it for modern use.

The project area is located within the Lahaina Historic *District*, a district listed in the National Register of Historic Places. There are however, no individual distinctions for the project as a historic property or historic building under the State or National Register of Historic Places.

Lahaina also contains two County-level Historic Districts established to regulate urban design and land use in Lahaina. The property is located in the County Historic District No. 2, and the purpose of this district is to "preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina". This district differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored (Chapter 19.52, Maui County Code).

This environmental assessment has been prepared to describe and analyze the impacts associated with this project and is submitted in support of the following application



requests: 1) Special Management Area Use Permit (SMA); 2) Historic District Approval by the Cultural Resources Commission (CRC). This Environmental Assessment (EA) has been prepared in compliance with Chapter 343, Hawaii Revised Statutes (HRS); Chapter 200, Hawaii Administrative Rules, Environmental Impact Statement Rules.



B. IDENTIFICATION OF THE APPLICANT

Owner/Applicant: LoKo Maui LLC
c/o Lawson and Associates
PO Box 998
Lahaina, Hawaii 96767
Phone: (808) 661-8711 x203/Fax: (808) 667-7158
Contact: James "Mac" Lawson

C. CONSULTANTS

Civil Engineering: Rock Engineering LLC
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Phone (808) 385-1885/ Fax (808) 879-6245
Contact: Conrad Stephenson

Mechanical Engineering: Joslin Development Group
2000 Mokulele Highway
Puunene, HI 96784
Phone (808) 871-2653/ Fax (808) 871-4348
Contact: Mark Joslin

Land Use: Chris Hart & Partners;
Landscape Architecture and Planning
1955 Main Street
Wailuku, Maui, Hawaii 96793
Phone: (808) 242-1955/ Fax (808) 242-1956
Contact: Chris Hart

D. ACCEPTING AGENCY

Accepting Agency: Maui Planning Department
County of Maui



E. PRE-CONSULTATION

The applicants met with the Maui Planning Department on December 27, 2001 to discuss the project and preparation of a Draft Environmental Assessment. The Department recommended presenting the plans to interested community groups such as the Lahaina Restoration Foundation for preliminary feedback on the project design. The applicants were able to meet with members Lahaina Restoration Foundation, the Lahaina Town Action Committee, and adjacent property and business owners. A record of these meetings is included as Appendix B.



II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION

A. PROPERTY LOCATION AND LAND USE

The project site is located approximately in the center of Lahaina Town, on the mauka side of Front Street, across the seawall and the ocean and just north of Lahaina Harbor. This portion of Front Street, between Lahainaluna Road and Dickenson Street, is exclusively comprised of a range of businesses and commercial uses. The primary structure on the property, the old Lahaina Store, is located along Front Street at the center of the block. To the rear of the building and on the same property is the Seahorse Apartments, which is presently a two-story, mixed use, restaurant and apartment building. Small residential homes and commercial uses adjoin the property on the rear, Luakini Street, side. Located across Luakini Street is the County Municipal Parking Lot. Along the north property boundary is a section of a previous connector drive, "Kukui Street", which is not open to thru vehicular traffic. (See Figure No. 1, "Regional Map", Figure No. 3 "Photographic Area Map", and Figure No. 8 "2002 Site Survey")

C. LAND USE DESIGNATIONS

The project area has the following land use designations:

State Land Use Classifications:	Urban
West Maui Community Plan:	(B) Business / Commercial
County Zoning:	Historic District 2
Flood Zone Designations:	C, B
Special Designations:	Special Management Area Lahaina Historic District (National Register)



D. PROJECT BACKGROUND AND NEED

A listing of important events regarding the subject property is provided below:

1916 Construction of the Pioneer Mill Company Store. As identified on the building's street façade, the construction of the "Lahaina Store" was completed in 1916. Modern and well built for its time, the building was set on 100 piles, and constructed primarily of concrete, which made it unique within the predominantly wood streetscape. Architectural details included pilasters, cornice, and parapet. The structure contained a basement, a street level that set a few steps above the street, and a second story. Anecdotes indicate that the second story was a furniture shop, the street level offered sundries and groceries, and the basement served as a butcher shop.

Pioneer Mill hosted a two-day "Harvest Celebration" to celebrate a record harvest and to celebrate the opening of the opening of the "Lahaina Store". Events included a dance, free movies, athletic events, and an inspection of the new store.

1950's Lahaina Fashions. In the 1950's the store was leased to a local family that had immigrated from Japan and had worked in the cane fields. The family purchased the store in 1968. During operation as the Lahaina Fashions Store, which was primarily a retail shop, the building underwent several renovations. In 1970 a new basement slab was engineered to support an additional floor and a concrete roof slab was added. In the late 70's, a considerable change to the building's exterior was implemented. The awning over the first floor shop windows was removed and a wood balcony was installed off the second floor and facing front street. The second story windows were removed and large doors to the balcony were installed. In the mid 80's a roof top mezzanine was constructed and the residents say the roof was utilized as a snack bar. In the late 80's an exterior stairwell was added on the rear of the building, which provided additional access to the roof. Also during this time, an entrance to the first floor was located in the middle bay of the Kukui Lane façade.

1964 Seahorse Apartments. In 1964, the Seahorse Apartments were constructed at the rear of the 744 Front Street building and fronting Luakini Street. The apartments originally contained 6 one-bedroom and 2 two-bedroom units.

1995 Hanamasa's Restaurant. In 1995, the 2 two-bedroom units in the apartment building were converted into an office (second floor) and restaurant (ground floor). A single-story expansion was constructed for the restaurant's kitchen. In addition,



the restaurateur cosmetically enhanced the exterior of the apartments for the restaurant's appearance.

1990's Planet Hollywood. In the early 1990's, the Planet Hollywood theme restaurant chain leased the 744 Front Street building and instituted a variety of changes. The renovations included replacing the second story windows and awning, and removing the wood balconies. The entry stairs located on Front Street were resurfaced, and the entry from Kukui Lane was closed. Inside, a 500 square foot section of the second floor was removed to allow for a decorative stairway. Planet Hollywood went out of business in 1999. Currently, only a portion of the first floor is utilized for commercial space.

The proposed redevelopment of the property is to address the shortcomings of the property that have resulted in general disrepair and underutilized commercial space. The primary problems on property include:

- There is no on-site parking for commercial and restaurant use.
- The 744 Front Street Building has a "closed" appearance, which has been described as a "jail" or "bunker"; it is not an attractive, welcoming commercial space.
- The entry stairs along Front Street are steep and deter easy access to the building and shops. The lack of ADA-compliant access has generated a lawsuit against previous tenants.
- Kukui Lane is in general disrepair and has an unwelcome industrial/service atmosphere.

E. DESCRIPTION OF PROPOSED ACTION

The proposed project involves several related actions designed to optimize the property. These include interior and exterior renovations to the historic building located at 744 Front Street, demolition of the Seahorse Apartment/Restaurant building and improvements to Kukui Lane with on-site parking. A detailed description of development actions is provided below: Mr. Frank Skowronski of Territorial Architects has designed renovation details that preserve the charm and architectural style that is unique to Lahaina (Included as Figures no. 11 through 15).

Remodel of the Historic 744 Front Street Building

Exterior Front Street Frontage Improvements. The second story windows will be enlarged to a size similar to those in the 1916 construction, which will allow more



light into the second floor. The original continuous awning above the first floor windows will be re-created, however it has been designed to articulate the display windows and articulate the structural pilasters in order to strengthen the unique architectural design.

Entry Improvements. The entry lobby and shop floors along Front Street will be lowered 18 inches to meet the existing sidewalk elevation. This will provide an easier, more attractive ADA accessible entry into the building and shops. Interior ramps will provide ADA-compliant access to the remaining elevated portions of the existing floor. (This action will result in the removal of the stairs at the Front Street entrance, which were last modified during the Planet Hollywood Renovations.)

Development of the Kukui Lane Frontage. The current industrial/service character of the Kukui Lane façade has been designed to echo the Front Street façade. By creating the Kukui Lane pedestrian corridor and Plaza as a new, beautified, and energized mauka/makai pedestrian walkway, it becomes feasible to substantially renovate the façade in a manner that respects and enhances the original architectural design. The Kukui Lane facade contains 5 bays; four of which will contain windows and the center bay will become a new entry. The sub-surface (and inoperable) light wells at the base of the building will be filled-in to create a safe and level pedestrian walkway surface.

Interior Improvements. In addition to the floor elevation changes described above, the first floor will be re-partitioned to provide three to four commercial spaces. A new internal corridor will connect the Kukui Lane and Front Street entrances, and provide access to a new interior elevator. The existing stairway in the southeast corner of the building will be extended to the basement floor. The 500 square foot opening in the second floor will be closed and restored to the original floor surface. A previously occurring doorway in the rear of the building will be re-established. The basement will be partitioned for storage and a potential bar/restaurant use.

Roof Top Improvements. A portion of the roof top will be developed into an outdoor "garden" with 1620 sf of dining area. The serving and dining area will be set back approximately 6 feet from the roof's 3'6" high parapet in order to visually screen the restaurant from the street below. Roof top dining had been proposed to the Maui Historic & Cultural Resources Commission in 1974 and 1989; however, on both occasions the applicants failed to follow-up with a detailed development plan. (Residents contend that the rooftop was used as a snack bar in the 1980's.)

Creation of On-site Parking

Removal of Luakini Street Building. The 6-unit Seahorse Apartments and attached Restaurant building will be demolished.



New Parking Lot. A new 30-stall parking lot accessed from Luakini Street will be developed. The two neighboring properties to the north have parking stalls that are otherwise land-locked save for access through the subject property. Access to these neighboring parking stalls will be maintained via the project's new access off Luakini Street. On-site parking has previously not been available for the 744 Front Street Building

Improvements to Kukui Lane Pedestrian Corridor and Plaza

Pedestrian Walkway. A new pedestrian walkway will be established between Luakini Street and Front Street along the former "Kukui Lane". The new pedestrian walkway will provide convenient mauka/makai access between the Luakini Municipal Parking Lot and Front Street. The pathway will be developed as an important urban design amenity; it is designed as a shaded walkway, with a decorative concrete paving surface. The pathway will widen near Front Street to create a plaza. Several past development plans for the Lahaina Historic District have envisioned such a pedestrian walkway and plaza (See Figure No. 6, "Lahaina Development Plans").

Optimally, participation by the neighboring property to the north will allow the paved section to extend the complete width across Kukui Lane. With the neighbors participation it will also become practical to extend and connect the sidewalks along Front Street at the Kukui Lane intersection. This extension of the sidewalk will require an adjustment to the orientation of the sidewalk's ADA ramp fronting the subject property. The sidewalk is located on public land.

Kukui Trees. Kukui Trees will be planted along the pedestrian walkway corridor to provide shade and context to the path's historical "Kukui" name.

Plaza Kiosks. Three wooden kiosks will be placed within the plaza to offer retail, small-scale dining, or similar services. The kiosks will be constructed of wood and glass and will be sheltered by a hip-roof; the architectural style sympathetic to Lahaina design character.

Construction Details. The cost to construct the project is estimated to be \$1,500,000. This cost does not include engineering design and surveys, permitting, construction management/review, and project monitoring. The anticipated duration of construction activities is four months.



F. ALTERNATIVES

1. No Action

Description. The *no action* alternative would forgo improvements to the project site. By leaving the property in its present condition, the applicant and the public forgo both the costs and benefits associated with the project.

Analysis. Positive impacts of the *no action* alternative may include:

- Relocation of the Apartment Tenants and Restaurant is unnecessary

Negative impacts of the *no action* alternative attest that the property is currently not designed for its best use, and that it will continue exist in general disrepair and underutilize its commercial space. The primary problems with the property will continue to exist, including:

- There is no on-site parking for commercial and restaurant use.
- The 744 Front Street Building has a "closed" appearance, which has been described as a "jail" or "bunker"; it is not an attractive, welcoming commercial space.
- The three steps of the entry stairs along Front Street have a narrow tread, making the stairway unnecessarily steep. This deters easy access to the building and shops, and hampers a graceful merging with pedestrian traffic along the narrow sidewalk on exit. The lack of ADA-compliant access has generated a lawsuit against previous tenants.
- Kukui Lane is in general disrepair and has an unwelcome industrial/service atmosphere.

The potential benefits of this alternative are considered marginal due to the availability of housing and commercial space in the Lahaina Area. The negative impacts of the *no action* alternative are considered a significant obstacle to successfully utilizing the property and therefore the proposed action is preferred over the *no action* alternative.

G. REQUIRED PERMITS

The following permits and approvals are required for the proposed action:

County of Maui

The following permits are administered by the Department of Planning and acted upon by the Maui Planning Commission:



- Special Management Area Permit

The following review administered by the Department of Planning and acted upon by the Maui Historic Commission:

- Historic District Approval

The following permits are administered by the Department of Public Works and Waste Management, Land Use and Codes Administration:

- Building permit
- Grading permit



III. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATIONS MEASURES

A. PHYSICAL ENVIRONMENT

1. Land Use

Existing Conditions. The project site is located approximately in the center of Lahaina Town's retail business district, on the mauka side of Front Street, across the seawall and the ocean and just north of Lahaina Harbor. This portion of Front Street, between Lahainaluna Road and Dickenson Street, is exclusively devoted to a range of businesses and commercial uses. The primary structure on the property, the "old" Lahaina Store, with direct access to Front Street is located at the approximate center of the block. To the rear of the same property is the Seahorse Apartment building, which is presently a two-story, mixed use, restaurant and apartment building fronting Luakini Street. Small residential homes and commercial uses adjoin the property along Luakini Street. Located across Luakini Street is the County Municipal Parking Lot. Along the north property boundary is a portion of, "Kukui Lane", a mauka/makai connector Between Front and Luakini Streets. Kukui Lane is not open to thru vehicular traffic, but is used for pedestrian access between streets. (See Figure No. 1, "Regional Map", Figure No. 3 "Photographic Area Map", and Figure No. 8 "2002 Site Survey")

Potential Impacts and Mitigation Measures. The two neighboring properties to the north have parking stalls that are otherwise land-locked save for access over the Kukui Lane portion of the property. Access to these neighboring parking areas will be maintained via the project's new access off Luakini Street. Existing uses on the property include six residential apartments, two restaurants, parking (for residents) and various commercial spaces within the 744 Front Street Building. The proposed action will result in the demolition of the Seahorse Apartment building and attached restaurant. A new 30-stall parking lot is proposed, and three commercial kiosks are proposed within the Kukui Lane Pedestrian Plaza. Since a decrease in the intensity of land use is proposed, no substantial impact to land use is anticipated.



2. Air Quality

Existing Conditions. The project site is located along the coast, and is often subject to light breezes. Non-point air pollution can be attributed to automobile traffic in the Lahaina urban center.

Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by the short-term construction related activities. Site work and building demolition / renovation activities, for example, could generate airborne particulate. Standard dust control measures such as regular watering, sprinkling, and the installation of dust screens where appropriate will be implemented to minimize the potential impact from wind-blown emissions. Additionally fugitive dust related to site work may be mitigated by establishing landscaping as early as possible in uncovered areas, and covering open-bodied trucks when they are transporting light materials that could be carried by wind.

3. Noise Characteristics

Existing Conditions. The noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area's aesthetic appeal. Noise levels in the vicinity of the project area are generally low. Traffic noise noises from nearby visitor and commercial facilities are the predominant sources of background noise in the vicinity of the subject property. Wind and surf are the primary natural background sources of noise for the region.

Potential Impacts and Mitigation Measures. In the short-term, the proposed project could generate some adverse impacts during construction. Noise from heavy construction equipment, such as bulldozers, front-end loaders, and material-carrying trucks and trailers, would be the dominant source of noise during the construction period. To minimize construction related impacts to the surrounding neighbors, the developer will limit outdoor construction activities to normal daylight hours, and adhere to the State Department of Health's noise regulations for construction equipment. These measures would require:

- Mufflers on on-site vehicles or devices whose operations involve the exhausting of gas or air, excluding pile hammers and pneumatic hand tools weighing less than 15 pounds.



- Construction vehicles using trafficways must satisfy the DOH's vehicular noise level requirements
- Permits from the DOH where construction noise exceeds the DOH's "maximum permissible" property line noises. These permits will also limit the hours and days in which construction noises may occur.

The proposed use is compatible with the surrounding urban development and existing use on the property. Since the project area is surrounded by a compatible urban noise regime, no long-term impacts due to noise are anticipated.

4. Marine Resources

Existing Conditions. Nearshore waters are classified as open coastal "A", according to the Water Quality Standards Map prepared by the State Office of Environmental Planning and Hawaii Department of Health.

Potential Impacts and Mitigation Measures. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same, and thus no change in drainage-related indirect impacts is anticipated.

5. Topography and Soils

Existing Conditions. According to the "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" prepared by the U.S. Department of Agriculture, Soil Conservation Service, 1972, the project site consists of Ewa silty clay loam (EaA) of the Ewa Series. This soil is a dark reddish-brown silty clay that has weathered from basic igneous rock. The runoff is very slow and the erosion hazard is no more than slight. The available water capacity is about 0.10 to 0.12 inches per inch. Permeability is 0.63 to 2.0 inches per hour. A copy of the Soil Map is included in Appendix A, Exhibit 3.

The property is practically flat, sloping just over a foot from Front Street up to Luakini Street between elevations of 13 and 14 feet above mean sea level.

Potential Impacts and Mitigation Measures. No significant changes to the topography are proposed and therefore no impacts are anticipated.



6. Flood and Tsunami Hazard

Existing Conditions. According to the Flood Insurance Rate Map prepared by the United States Federal Emergency Management Agency, Federal Insurance, Administration, Community Panel Number 15003 0163C, Dated August 3, 1998, the project is located in Zone B, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile, and Zone C, areas of minimal flooding. A copy of the Flood Map is included in Appendix A, Exhibit 2.

Potential Impacts and Mitigation Measures. No significant changes to topography or drainage characteristics are proposed, and no Flood-Hazard related impacts are anticipated.

7. Terrestrial Biota (Flora and Fauna)

Existing Conditions. The subject property is completely developed with only occasional pockets of landscape planting. There are no known significant habitats of rare, endangered or threatened species of flora and fauna located on the subject property. Animal life in this urban coastal setting includes avifauna including the common myna, several species of dove, cardinal, house finch, and house sparrow. Mammals common to this area include cats, dogs, rodents, and mongoose.

Potential Impacts and Mitigation Measures. The project improvements will maintain and substantially improve the level and quality of landscape planting, by creating Kukui Lane and Plaza as a shaded pedestrian space using native kukui trees. Native trees, shrubs, and groundcover will be specified for the new 30-stall parking area in compliance with the off-street parking requirements of the Off-street Parking and Loading Ordinance.

Demolition activities will comply with State Department of Health regulations regarding vector control.

8. Visual Resources

Existing Conditions. Lahaina's natural scenic resources include intermittent views of the Pacific Ocean, the West Maui Mountains, Lana'i and Moloka'i. The subject area is not identified as a scenic resource or identified within a view-plane in the Maui Coastal Scenic Resources Study.



Potential Impacts and Mitigation Measures. The project proposes to demolish a non-historic and non-distinguished Apartment/Restaurant structure and renovate a historic building. These actions will not affect the views towards natural scenic resources.

9. Historic-Cultural Resources

Existing Conditions. The project is located in the Lahaina National Historic Landmark District. Per the Statement of Significance (as of designation - December 29, 1962) this district signifies a specific era:

Long the residence of Maui kings and chiefs, Lahaina preserves the atmosphere of a mid-19th century Hawaiian seaport, when it was a favorite port of call for American whalers. It was also the center of missionary activities.

The subject property includes a non-historic apartment building and a historic (*over 50 years old*) building located at 744 Front Street. The elder building is also considered historic as it reflects the development of Lahaina in the early 20th century. It was built in 1916 as Pioneer Mill Plantation's Company Store. The building is not representative of the themes identified in the District's Statement of Significance. The subject property and historic building are not individually identified in the State or National Register of Historic Places.

Lahaina also contains two County-level Historic Districts established to regulate urban design and land use in Lahaina. The property is located in the County Historic District No. 2, and the purpose of this district is to "preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina". This district differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored (Chapter 19.52, Maui County Code).

Below is a summary of significant events relating to the ownership, use, and modification of the 744 Front Street building:

1916 Construction of the Pioneer Mill Company Store. As identified on the building's street façade, the construction of the "Lahaina Store" was completed in 1916. Modern and well built for its time, the building was set on 100 piles, and constructed primarily of concrete, which made it unique within the predominantly wood streetscape. Architectural details included pilasters, cornice, and parapet. The structure contained a basement, a street level that set a few steps above the street, and a second story. Anecdotes indicate that the second story was a furniture shop,



the street level offered sundries and groceries, and the basement served as a butcher shop.

Pioneer Mill hosted a two-day "Harvest Celebration" to celebrate a record harvest and to celebrate the opening of the opening of the "Lahaina Store". Events included a dance, free movies, athletic events, and an inspection of the new store.

1950's Lahaina Fashions. In the 1950's the store was leased to a local family that had immigrated from Japan and had worked in the cane fields. The family purchased the store in 1968. During operation as the Lahaina Fashions Store, which was primarily a retail shop, the building underwent several renovations. In 1970 a new basement slab was engineered to support an additional floor and a concrete roof slab was added. In the late 70's, a considerable change to the building's exterior was implemented. The awning over the first floor shop windows was removed and a wood balcony was installed off the second floor and facing front street. The second story windows were removed and large doors to the balcony were installed. In the mid 80's a roof top mezzanine was constructed and the residents say the roof was utilized as a snack bar. In the late 80's an exterior stairwell was added on the rear of the building, which provided additional access to the roof. Also during this time, an entrance to the first floor was located in the middle bay of the Kukui Lane façade.

1990's, Planet Hollywood. In the early 1990's, the Planet Hollywood theme restaurant chain leased the 744 Front Street building and instituted a variety of changes. The renovations included replacing the second story windows and awning, and removing the wood balconies. The entry stairs located on Front Street were resurfaced, and the entry from Kukui Lane was closed. Inside, a 500 square foot section of the second floor was removed to allow for a decorative stairway. Planet Hollywood went out of business in 1999. Currently, only a portion of the first floor is utilized for commercial space.

Potential Impacts and Mitigation Measures. The project proposes to demolish the non-historic Apartment/Restaurant structure and preserve the historic 744 Front Street building while rehabilitating it for modern use.

Formalized historic designations for the site include its inclusion within a National Historic Landmark District and a County Historic District.

In consideration of the National Landmark District, the building is recognized for generally contributing to the Historic character of Lahaina. It is representative of Lahaina during the early 20th century Plantation Era; it is not representative of the



themes identified in the District's Statement of Significance. Therefore, for purpose of the National Landmark District, preservation through rehabilitation is not contrary to the Landmark District's significance.

In consideration of the County Historic District No. 2, which is quite specific, stating its purpose as "to preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina" and "this district differs from Historic District No. 1 in that there are no historic structures or sites within this district to be preserved or restored", preservation through rehabilitation appropriate for the new use of the building, and not contrary to the district's goal of preserving the Victorian/Western architectural styles of the Front Street commercial district.

Individual and Agency comments on the project were obtained prior and during the Draft EA Review process. Written records of meetings and written comments are included in Appendices B and C. Summaries of these comments, which were varied and often contradictory, are included below:

Prior to the issuance of the Draft Environmental Assessment, the project was discussed with representatives of the Lahaina Town Action Committee and the Lahaina Restoration Foundation. Preliminary reactions to the architectural improvements were generally favorable. The applicant's summary of these meetings is included in Appendix "B". These community groups did not provide comments on the Draft EA.

The Maui Planning Department provided oral comments during the pre-consultation period and written comments that are provided in Appendix C. The Department was in favor of the removal of the Apartment/Restaurant Building, and improvements to the 744 Front Street building including the Kukui Lane façade alteration, the redesign of the Front Street entry, and the rooftop dining area. The Department suggested a continuous awning design, omitting the glass block detail from the Kukui Lane transoms, and had strong reservations regarding kiosk use.

The Maui County Cultural Resources Commission (CRC) has made preliminary comments on the project, which are included in Appendix C. Preliminary comments were favorable towards the internal improvements, revised Front Street entry, rooftop dining, and removal of the non-historic apartment building. There was mixed opinion on the proposed Kukui Lane façade improvements, kiosk use/design, and awning style. As part of the projects Historic District Use Application, the CRC will review and approve the proposed architectural and



urban design enhancements in accordance with Chapter 19.52 of the Maui County Code (MCC) (Regulations on Buildings and Uses) and Chapter 2.88 MCC (Cultural Resources Commission).

The State of Hawaii, Department of Land and Natural Resource's Historic Preservation Division has provided comments, which are included in Appendix C. SHPD was favorable towards the roof top dining and Kukui Lane façade improvements, although it recommended documenting the façade before alteration. SHPD did not favor the Front Street entry improvements.

In order to mitigate the effect upon historic resources due to the alteration of the historical facades of the building, the applicant will document the existing conditions along Kukui Lane and Front Street before altering the building envelope.

10. Archaeological Resources

Existing Conditions. No archaeological resources are known at the subject property. The project is located within the boundaries of the Historic Lahaina District (State Site 50-50-03-3001). According to the State Historic Preservation Division (SHPD), this area comprises the port town of the 1800s and is likely to have once been the location of pre-Contact farming, perhaps with scattered houses, during the pre-Contact period. Nearby historic sites include the Aus Site (50-50-03-1797), which is located on a nearby parcel approximately 140m to the north, and consists a series of 10 pits containing historic material. The Hauola Stone (50-50-03-1202) is located approximately 300m to the south. The Moku`ula Complex is located approximately 750m to the south. Given the history of the Lahaina area in general and the number of historic sites located in close proximity of the proposed project area, SHPD believes it is likely that significant historic sites, or site remnants may be present in subsurface deposits within the proposed project area.

Potential Impacts and Mitigation Measures. To mitigate any adverse effects to significant sites or site remnants, a qualified archaeological monitor will be present during all ground-altering activities in order to document, record, and provide mitigation measures as necessary. A monitoring plan will be submitted for approval to the SHPD prior to the commencement of any ground-altering activities. If cultural artifacts or burials are discovered during the construction process, all work will be stopped in that area and the State Department of Land and Natural Resources, Historic Preservation Division will be consulted for proper analysis and treatment. Any discovery of a human burial will be reported to the Island Burial Council.



11. Climate

Existing Conditions. The climate in the West Maui region is influenced by persistent north-northeasterly trade winds. Lahaina is located in the dry leeward portion of West Maui. Average annual temperature is 75 F. Average monthly temperatures vary by about 9 degrees between the coolest and warmest months. Rainfall at the project site averages approximately 15 inches per year.

Potential Impacts and Mitigation Measures. The proposed project will not be impacted by climatic conditions in the area, nor induce changes to the local climate.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Housing

Existing Conditions. According to the 2001 Maui Data Book, which makes use of the 2000 Census, the Lahaina CDP (approximately 5.8 square miles) supports a resident population of 9,118. The census reveals that 3,027 housing units exist in the Lahaina CDP, 2,599 of which were occupied. The census report cited rental vacancy rate of 5.3% for the Lahaina CDP.

Potential Impacts and Mitigation Measures. The project entails the demolition of the Seahorse Apartments, which contains 6 one-bedroom apartments. Given the number of vacant units in the area, the removal of 6 units is not substantial. The proposed project has no anticipated effects on housing or population.

2. Economy

Existing Conditions. The Lahaina economy is based primarily on the visitor industry. Visitor accommodations are located near the shoreline along with necessary support facilities and residential communities. Kapalua and Kaanapali have developed into important visitor destination anchors while old Lahaina Town, with its historic character and charm, has developed into the region's visitor, service, commercial and residential center. Agriculture is a second important part of Lahaina's economy.

Potential Impacts and Mitigation Measures. The project will generate positive construction-phase economic impacts that are generally short-term effects. They include employment, income, and expenditure impacts that are created by on-site and off-site construction employment, on-site and off-site trade/ transportation/ service



employment, and manufacturing employment in support of construction. The positive post-construction, operational economic impacts are long-term consequences generated by the project. They encompass employment, income, and expenditure impacts created by the project's employees including management, maintenance, and workers. The proposed project will produce a limited number of full and part-time jobs in support of the development.

3. Hawaiian-Cultural Resources

Existing Conditions. Due to the level of existing urban development in the project area, there are no known natural or Hawaiian cultural resources. Public lateral access corridors include Front Street and Luakini Street. The applicant's property is utilized for public mauka/makai pedestrian access along the former Kukui Lane.

Potential Impacts and Mitigation Measures. Since no natural or Hawaiian cultural resources are available on the project site and mauka/makai access will be maintained and improved, no impacts to cultural resources are anticipated.

C. PUBLIC SERVICES

1. Recreational Resources & Facilities

Existing Conditions. West Maui offers many outdoor recreational opportunities, some in conjunction with resort activities. These include snorkeling, swimming, surfing, boating, golfing, and hiking. The Ka'anapali area is noteworthy for its continuous sandy shoreline that extends some 8,000 feet. State and County beach parks in the Lahaina District include the Honolua-Mokuleia Marine Life Conservation District, the D. T. Fleming Park, Honokowai Beach Park, Wahikului State Wayside, Kamehameha Iki Park, Puamana Beach Park, Lanuniupoko State Wayside, Ukumehama Beach Park, and Papalaua State Wayside.

Potential Impacts and Mitigation Measures. The proposed improvements have no anticipated direct or indirect effects on the aforementioned public resources.



2. Police and Fire Protection

Existing Conditions. The County of Maui Fire and Police Departments provide service in the Lahaina area, the Lahaina Station is located approximately a 2.5 miles north at the Lahaina Civic Center.

Potential Impacts and Mitigation Measures. The proposed project has no anticipated effects on Police or Fire Protection services.

3. Schools

Existing Conditions. The Lahaina District is serviced by both private and public schools, which provide education from preschool through high school. Public schools in the Lahaina District include the King Kamehameha III Elementary School from kindergarten through fifth grade, the Lahaina Intermediate School for grades six through eight, and Lahainaluna High School for grades nine through twelve. Private schools in the Lahaina District include Sacred Hearts School for grades kindergarten through twelve and several preschools.

Potential Impacts and Mitigation Measures. The proposed project has no anticipated effects on educational facilities.

D. INFRASTRUCTURE

1. Domestic Water

Existing Conditions. The County of Maui is presently servicing the property through an existing water meter.

Potential Impacts and Mitigation Measures. Preliminary calculations for the project estimate a reduction of fixture units on property due to the removal of the apartment/restaurant building, and thus a corresponding reduction in water demand.

2. Wastewater

Existing Conditions. The existing uses onsite are connected to the Lahaina Wastewater Treatment System via a collector that runs through the north section of the property.



Potential Impacts and Mitigation Measures. Based on the anticipated reduction of fixture units on property a corresponding reduction in wastewater generation is also anticipated.

3. Roadways and Traffic

Existing Conditions. Honoapiilani Highway and Front Street provide the primary lateral access along Lahaina Town. Between and parallel to these roadways are Luakini and Wainee Streets. Cross streets near the project include Lahainaluna (north) and Dickenson (south). A County Municipal Parking Lot is located opposite the subject property's frontage on Luakini Street. Pedestrian sidewalks are located on either side of Front Street and on the mauka side of Luakini Street. A pedestrian corridor runs between Front Street and Luakini Street on the north edge of the property, which contains sections of "Kukui Lane".

Potential Impacts and Mitigation Measures. The inclusion of on-site parking will reduce the need to provide parking at more distant locations and reduce the demand on public parking resources.

The two neighboring properties to the north have parking stalls that are otherwise land-locked save for access through the subject property. Access to these neighboring parking areas will be maintained via the project's new access off Luakini Street.

Improvements to Kukui Lane are anticipated to positively affect pedestrian traffic between Front and Luakini Street.

4. Drainage

Existing Conditions. Presently, runoff from the roofs of the two-onsite buildings is collected and channeled through downspouts, which spill out into the planting strips and onto the paved parking areas. Runoff from Luakini Street enters the property through the walkway at the northeast corner of the lot. This runoff sheet flows across the property and through the existing access driveway from Front Street. The runoff then spills on Front Street where it is picked up by several drain inlets located on either side of the driveway. The drain inlets are connected to a pipe, which exits out the seawall along Front Street.

Additionally, there is an existing county storm drain line running through the north side of the property, although there are no on-site inlets to this line. According to the



Department of Public Works and Waste Management, this drain line has recently experienced blockages.

Potential Impacts and Mitigation Measures. The runoff quantity of the completed project and that of the existing conditions are essentially the same. No adverse impacts due to storm runoff are anticipated.

If on-site connections can be made to the county storm-drain line running through the property, less of the existing runoff can be made to enter the Front Street inlets. The applicant is currently working with the Department of Public Works and Waste Management to determine the necessary repairs and proper interconnection to the existing county drainage system.



IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE LAWS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four major land use districts into which all lands in the State are placed. These districts are designated Urban, Rural, Agricultural, and Conservation. The project area includes lands within the Urban District. Development entitlements within the Urban District are delegated to the respective County Governments.

B. MAUI COUNTY ZONING

The property is located in the County Historic District No. 2. The purpose of this district is to preserve the charm of Lahaina by preserving the architectural styles that are unique to Lahaina. This district differs from historic district No. 1 in that there are no historic structures or sites within this district to be preserved or restored. The proposed development is consistent with the intent of the district and previous uses approved on the property.

C. MAUI COUNTY GENERAL PLAN

The General Plan of the County of Maui (1990 update) provides long-term goals, objectives, and policies directed toward improving living conditions in the County. The proposed project is applicable to the following General Plan Objectives and Policies:

Category: Land Use.

Policy: Formulate a directed land use growth strategy which will encourage the redevelopment and infill of existing communities allowing for mixed land uses, where appropriate.

Policy: Encourage land use patterns that foster a pedestrian oriented environment...



Category: Cultural Resources.

Policy: Encourage the rehabilitation and adaptive use and reuse of historic districts, sites and buildings in order to perpetuate traditional community character and values.

D. WEST MAUI COMMUNITY PLAN

Nine community plan regions have been established in Maui County. Each region's growth and development is guided by a community plan which contains objectives and policies in accordance with the Maui County General Plan. The purpose of the community plan is to outline a relatively detailed agenda for carrying out these objectives.

The subject property is located within the West Maui Community Plan region. The Community Plan was recently amended by ordinance No. 2646 on March 25, 1998. The Community Plan designation for the subject property is Business/ Commercial.

The proposed action is applicable to the following goals, objectives, and policies set forth by the West Maui Community Plan:

Category: Land Use: Objectives and Policies for Lahaina Town.

Objective: Provide parking that is adequately marked or assigned and conveniently located in retail commercial shopping areas...

Category: Environment.

Objective: Promote the planting of trees and other landscape planting to enhance streetscapes and the built environment.

Category: Economic Activity.

Policy: Encourage strict compliance with the Lahaina Historic District Ordinance in order to preserve and enhance the visitor experience.

Category: Cultural Resources.

Implementing Actions: Enforce the provisions of the Lahaina Historic District in order to preserve the cultural integrity of Lahaina Town.



Implementing Actions: Modify restrictive building code requirements to allow new buildings and renovations to be consistent with historic designs, such as balconies and canopies that protrude over the sidewalk.

Category: Urban Design, Objectives for Lahaina Town.

Objectives: Maintain the scale, building massing and architectural character of historic Lahaina town.

Improve pedestrian and bicycle access within the town core

Generally locate additional off-street parking facilities near commercial areas.

Provide for mid-block pedestrian crossings and connections

Open off-street parking facilities should be landscaped and maintained with canopy trees for shade. Parking facility perimeters should be landscaped and maintained with shrubbery to soften the parking edge when viewed from the street.

New building and renovations of existing buildings in Lahaina town should respect the scale, texture, materials, and facades of existing structures in the Lahaina Historic District.

Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The maximum building heights shall be two stories or 35 feet with a mixture of one- to two-story building heights encouraged.

Emphasize pedestrian amenities for commercial and public facility projects. Covered, landscaped pedestrian walkways integrated within the building organization should be encouraged. Larger new complexes should include interior pedestrian circulation with shaded areas for resting and gathering.

Encourage the development of public or private off-street parking that provides convenient access to shops at Front Street and Wainee Street.



E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

Chapter 205A, HRS, requires that any "development" within the Special Management Area obtain a SMA permit. Since a portion of the project will be constructed within the SMA, a SMA permit is required for the proposed project. Special Management Area permits are administered by the Maui Planning Department and acted upon by the Maui Planning Commission.

The following is a review of the proposed project within the context of the Special Management Area objectives, policies, and guidelines, pursuant to HRS Chapter 205A and Chapter 202, Special Management Area Rules for the Maui Planning Commission.

1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or require reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;



- (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing;
- (viii) Encourage reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of Section 46-6, HRS.

Analysis. The project is not anticipated to have any considerable effects upon coastal resources, however the improved pedestrian access between parking along Luakini Street and Front Street will benefit the public.

2. Historical/Cultural Resources

Objective: Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

- (a) Identify and analyze significant archeological resources;
- (b) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (c) Support state goals for protection, restoration, interpretation, and display of historic structures.

Analysis. As documented in Section III-A-8 of this report, given the history of the Lahaina area in general and the number of historic sites located in close proximity of the proposed project area, SHPD believes it is likely that significant historic sites, or site remnants may be present in subsurface deposits within the proposed project area.

To mitigate any adverse effects to significant sites or site remnants, a qualified archaeological monitor will be present during all ground-altering activities in order to document, record, and provide mitigation measures as necessary.

As stated in section III of this report, the project is located within National and County historic districts. Proposed renovations are consistent with the intent of these districts and have been well received during the preconsultation period.



3. Scenic and Open Space Resources

Objective: Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

- (a) Identify valued scenic resources in the coastal zone management area;
- (b) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- (c) Preserve, maintain, and where desirable, improve and restore shoreline open space and scenic resources; and
- (d) Encourage those developments that are not coastal dependent to locate in inland areas.

Analysis. The project does not require significant changes in building height, so no scenic impacts are anticipated due to renovation of the 744 Front Street Building. Removal of the Seahorse Apartments and restaurant will increase open space and reduce building density on site. Site plan improvements to Kukui Lane and other landscape plantings will beautify the existing alleyway and add numerous shade trees to the project site.

4. Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- (a) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (b) Improve the technical basis for natural resource management;
- (c) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (d) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (e) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.



Analysis. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same, and thus no change in drainage-related indirect impacts is anticipated.

5. Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

- (a) Concentrate coastal dependent development in appropriate areas;
- (b) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area;
- (c) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental impacts are minimized; and
 - (iii) The development is important to the State's economy.

Analysis. The proposed development is proposed within an area presently designated and used for such development.

6. Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.

Policies:

- (a) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;
- (b) Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and non-point pollution hazards;
- (c) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and



(d) Prevent coastal flooding from inland projects.

Analysis. A portion of the project is located in Flood Hazard Zone B. The property is not within a tsunami zone.

7. Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

- (a) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- (b) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- (c) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Analysis. Assessment and evaluation of the project will entail the following processes:

- Environmental Assessment Review (Chapter 343 HRS Review)
- Special Management Area Assessment and Permitting
- Historic District Review

Where applicable, the evaluation and permitting processes will be combined under joint applications for the action. Each process entails a form of public participation, which are detailed in the following section.

8. Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

- (a) Promote public involvement in coastal zone management processes;
- (b) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and



- (c) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Analysis. Prior to project approval, it is anticipated that the following public notification and hearing requirements are applicable:

SMA Permit

A public hearing is required before the Maui County Planning Commission.

1. Thirty days prior to the public hearing, the Department of Planning must publish a notice of public hearing in a newspaper published twice weekly in the County of Maui.
2. Applicant is required to send notification of hearing and location map by registered or certified mail to all recorded owners and lessees within 500 feet of the property not less than 30 days prior to the hearing. The Applicant must also send notice to all persons who have requested in writing to be notified of proceedings.
3. Within 10 days of the Department of Planning's acceptance of the application, the Applicant must publish the notice of application and legible map once in a newspaper published twice weekly in the County.

Environmental Assessment

Public involvement in the Environmental Assessment process involves the following steps:

1. Assessment made available in a nearby Public Library
2. OEQC publishes a notice of availability regarding public review of the Draft EA in the Environmental Notice bulletin.
3. 30 day public comment period
4. OEQC publishes notice of Final EA and FONSI

9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

- (a) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;
- (b) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and



- (c) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Analysis. Due to the inland location of the project, no impacts to beaches are anticipated.

10. Marine Resources

Objective: Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

- (a) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (b) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
- (c) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (d) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (e) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources. [L 1977, c 188, pt of §3; am L 1993, c 258, §1; am L 1994, c 3, §1; am L 1995, c 104, §5; am L 2001, c 169, §3]

Analysis. No direct impacts to the coastal or marine environment are anticipated as the project is located inland within a built urban environment. Drainage patterns and quantities will generally remain the same, and thus no change in drainage-related indirect impacts is anticipated.

G. ENVIRONMENTAL ASSESSMENT SIGNIFICANCE CRITERIA

In accordance with Title 11, Department of Health, Chapter 200 and Subchapter 6, Section 11-200-12, Environmental Impact Statement Rules, and based on the detailed analyses contained within this document, the following conclusions are supported:



1. The proposed action will *not* result in an irrevocable commitment to loss or destruction of natural or cultural resources.

Analysis. The project does not require the loss or destruction of natural or cultural resources. The project is not anticipated to adversely affect natural or cultural resources.

2. The proposed action will *not* curtail the range of beneficial uses of the environment.

Analysis. The project aims to enhance the immediate urban environment. No impacts to the natural environment are anticipated.

3. The proposed action will *not* conflict with State or County long-term environmental policies and goals as expressed in Chapter 344, HRS, and those which are more specifically outlined in the Conservation District Rules.

Analysis. The proposed project will conform to State and County long-term environmental policies and goals as expressed in Chapter 344, HRS, and those that are more specifically outlined in the Conservation District Rules.

4. The proposed action will *not* substantially affect the economic or social welfare and activities of the community, county or state.

Analysis. The proposed project is anticipated to improve the immediate environment, improve the utilization of the existing commercial building, and provide enhanced pedestrian access and parking in the Lahaina Area. No significant impacts to the economic or social welfare are anticipated.

5. The proposed action will *not* substantially affect public health.

Analysis. No impacts to public health are anticipated. As described in previous sections, short-term air-quality and noise impacts are anticipated but can and will be mitigated.

6. The proposed action will *not* result in substantial secondary impacts.

Analysis. The proposed project will not introduce a new type of use or significantly intensify the use of the property. The elimination of the on site apartments and second restaurant will de-intensify the use of the property, and similarly reduce the demands on infrastructure. No direct or secondary impacts are anticipated. The action does not require the commitment of future resources.



7. The proposed action will *not* involve substantial degradation of environmental quality.

Analysis. As described in previous sections, short-term air-quality and noise impacts are anticipated but can and will be mitigated.

8. The proposed project will not produce cumulative impacts and does *not* have considerable effect upon the environment or involve a commitment for larger actions.

Analysis. The project area is finite and does not require additional development or require a commitment for larger actions.

9. The proposed project will *not* affect a rare, threatened, or endangered species, or its habitat.

Analysis. No rare, threatened, or endangered species or their habitat are known to exist in the immediate project area.

10. The proposed action will *not* substantially or adversely affect air and water quality or ambient noise levels.

Analysis. As described in previous sections, short-term construction-related impacts are anticipated but can and will be mitigated. The proposed project will meet all required State and county air, water, and ambient noise quality standards prior to and during construction. No significant long-term impacts are anticipated.

11. The proposed action will *not* substantially affect or be subject to damage by being located in an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters.

Analysis. The project is not located within an environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone areas, estuary, fresh waters, geologically hazardous land or coastal waters. Pursuant to Maui County Code, Section 19.62.050 a Flood Hazard Development Permit will be obtained prior to construction as required for development within portions of the project located within Flood Hazard Zone B.

12. The proposed action will *not* substantially affect scenic vistas or view planes identified in county or state plans or studies.



Analysis. The project does not require significant changes in building height, so no scenic impacts are anticipated due to renovation of the 744 Front Street Building. The subject property is not specifically identified in any county or State plans or studies as containing scenic vistas or view planes.

13. The proposed action will *not* require substantial energy consumption.

Analysis. Since the proposed project does not engender any increase in energy consumption over the existing use of the property, energy consumption will not be affected.

H. OEQC GUIDELINES FOR SUSTAINABLE BUILDING DESIGN

The Office of Environmental Quality Control offers the following guidelines for preparers of environmental reviews under the authority of HRS 343. These guidelines do not constitute rules or law, but provided to encourage the design and planning of buildings built to minimize energy use, expense, waste, and impact on the environment. The proposed project is generally consistent with the following guidelines for sustainable building design:

Site Selection

___1. Analyze and assess site characteristics such as vegetation, topography, geology, climate, natural access, solar orientation patterns, water and drainage, and existing utility and transportation infrastructure to determine the appropriate use of the site.

___2. Whenever possible, select a site in a neighborhood where the project can have a positive social, economic and/or environmental impact.

___3. Select a site with short connections to existing municipal infrastructure (sewer lines, water, waste water treatment plant, roads, gas, electricity, telephone, data communication lines and services). Select a site close to mass transportation, bicycle routes and pedestrian access.

Site Preparation and Design



___3. Locate building(s) to encourage bicycle and pedestrian access and pedestrian oriented uses. Provide bicycle and pedestrian paths, bicycle racks, etc. Racks should be visible and accessible to promote and encourage bicycle commuting.

Building Design

___1. Consider adaptive re-use of existing structures instead of demolishing and/or constructing a new building. Consult the State Historic Preservation Officer for possible existing historic sites that may meet the project needs.

___2. Plan for high flexibility while designing building shell and interior spaces to accommodate changing needs of the occupants, and thereby extend the life span of the building.



V. FINDINGS AND CONCLUSIONS

Processing of this Environmental Assessment is pursuant to Chapter 343 of the Hawaii Revised Statutes. The accepting authority has made a Finding of No Significant Impact (FONSI). This reasoning has been made in accordance with the criteria outlined in section §11-200-12 of the Department of Health's rules and regulations relating to environmental impact statements. This declaration is made with after the authority has considered all agency and public comments on the Draft Environmental Assessment.



LIST OF PREPARERS

Applicant
LoKo Maui LLC

Leil Koch
Mac Lawson

Territorial Architects Ltd.
Architect

Francis E Skowronski, A.I.A.

Rock Engineering LLC
Civil Engineer

Conrad Stephenson, P.E.

Joslin Development Group
Mechanical Engineer

Mark Joslin

Chris Hart & Partners
Planning Consultant

Christopher L. Hart, A.S.L.A.
Robb Cole



VI. REFERENCES

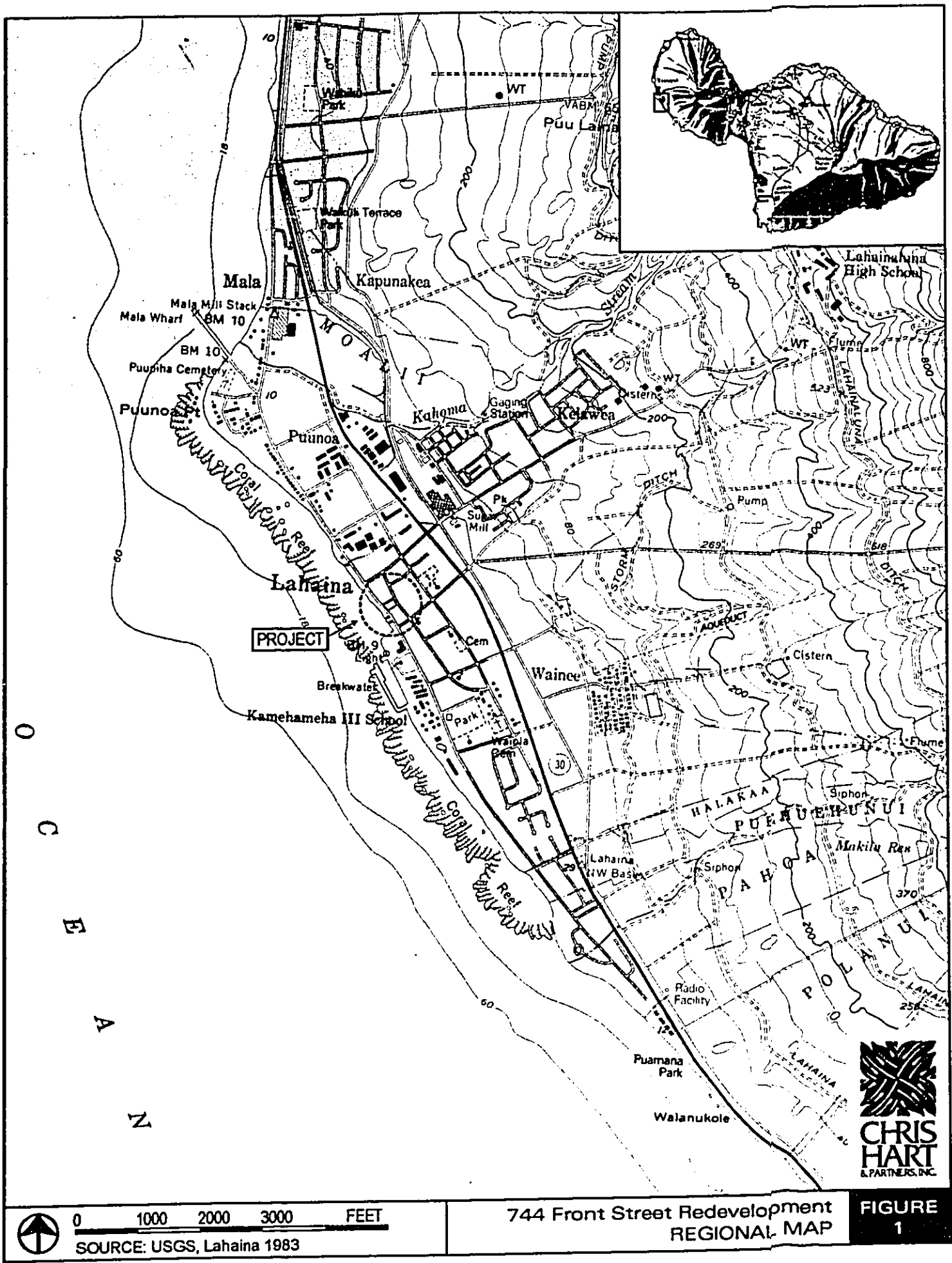
County of Maui, Office of Economic Development. 2001. *Maui County Data Book*. Wailuku, Maui.

County of Maui, Department of Planning. 1991. *The General Plan of the County of Maui, 1990 Update*. Wailuku, Maui.

County of Maui, Department of Planning. 1996. *West Maui Community Plan*. Wailuku, Maui.

Environmental Planning Associates Inc. August 1990. *Maui Coastal Scenic Resources Study*. Prepared for the County of Maui, Department of Planning. Wailuku, Maui.

Office of Environmental Planning / Hawaii Department of Health. October 1987. *Water Quality Standards Map of the Island of Maui*



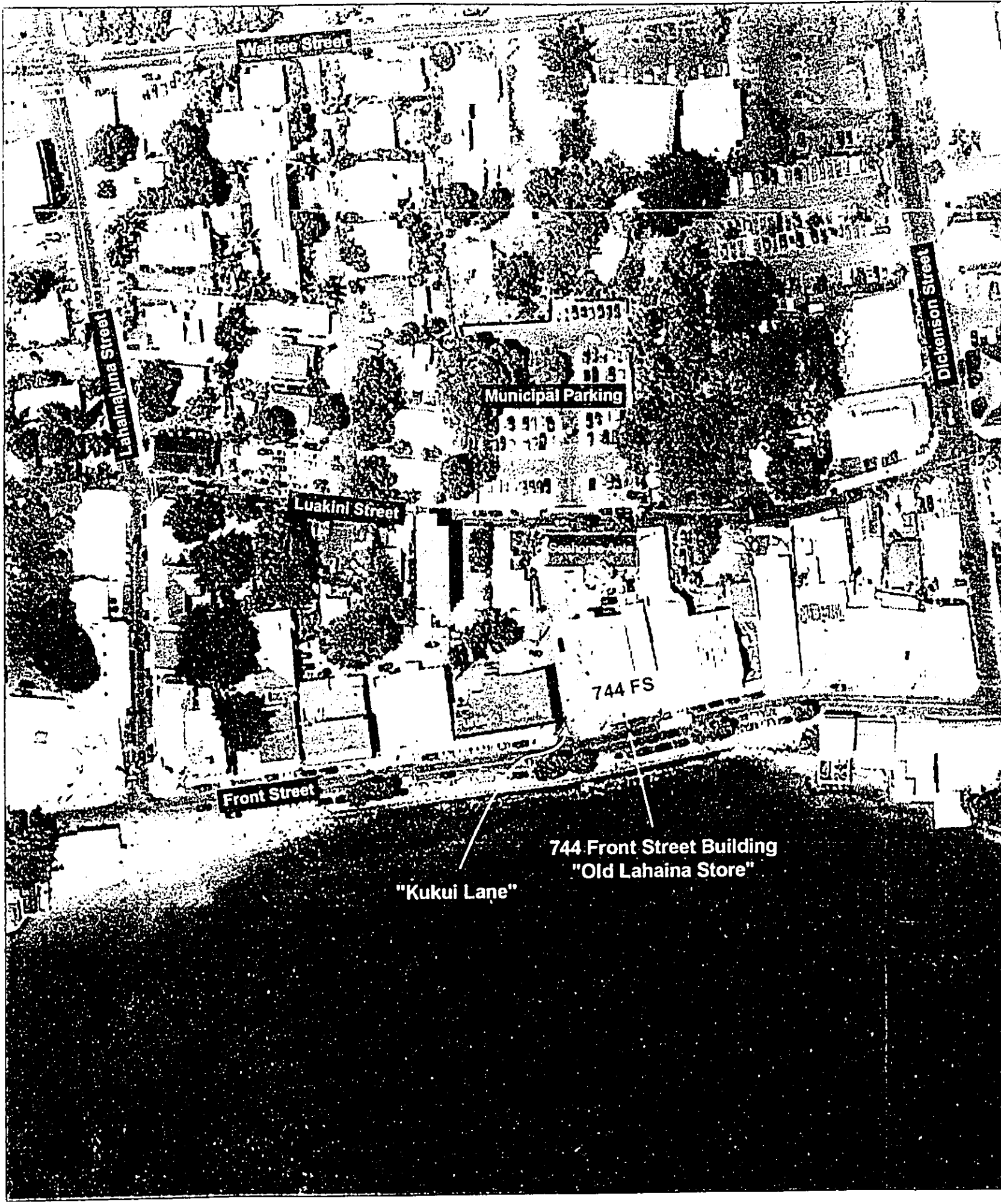
0 1000 2000 3000 FEET
 SOURCE: USGS, Lahaina 1983

744 Front Street Redevelopment
 REGIONAL MAP

FIGURE
 1







744 Front Street Building
"Old Lahaina Store"

"Kukui Lane"



Dickenson Street

Pioneer Inn

Banyan Tree Park

Lahaina Harbor

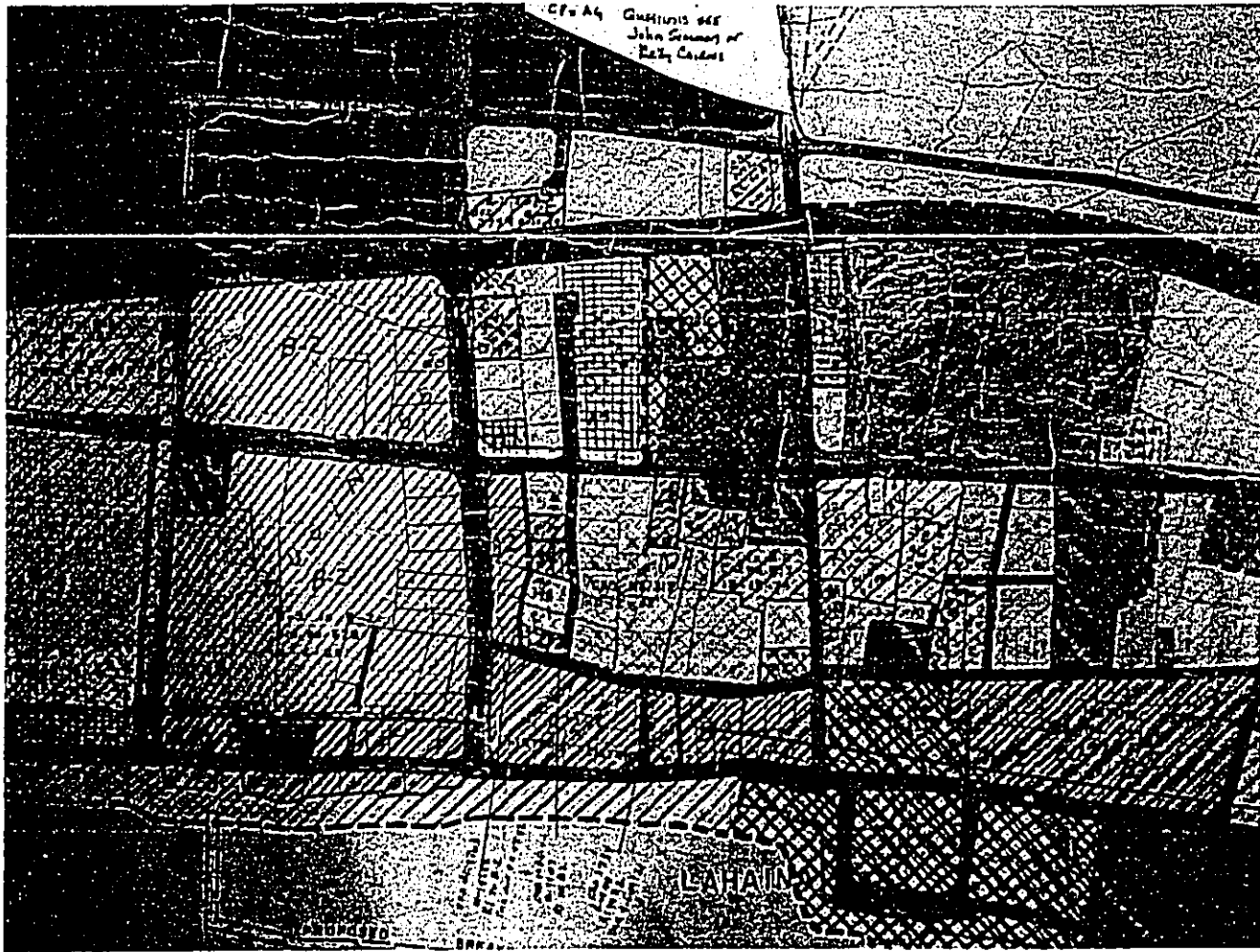
744 Front Street Redevelopment
PHOTOGRAPHIC AREA MAP



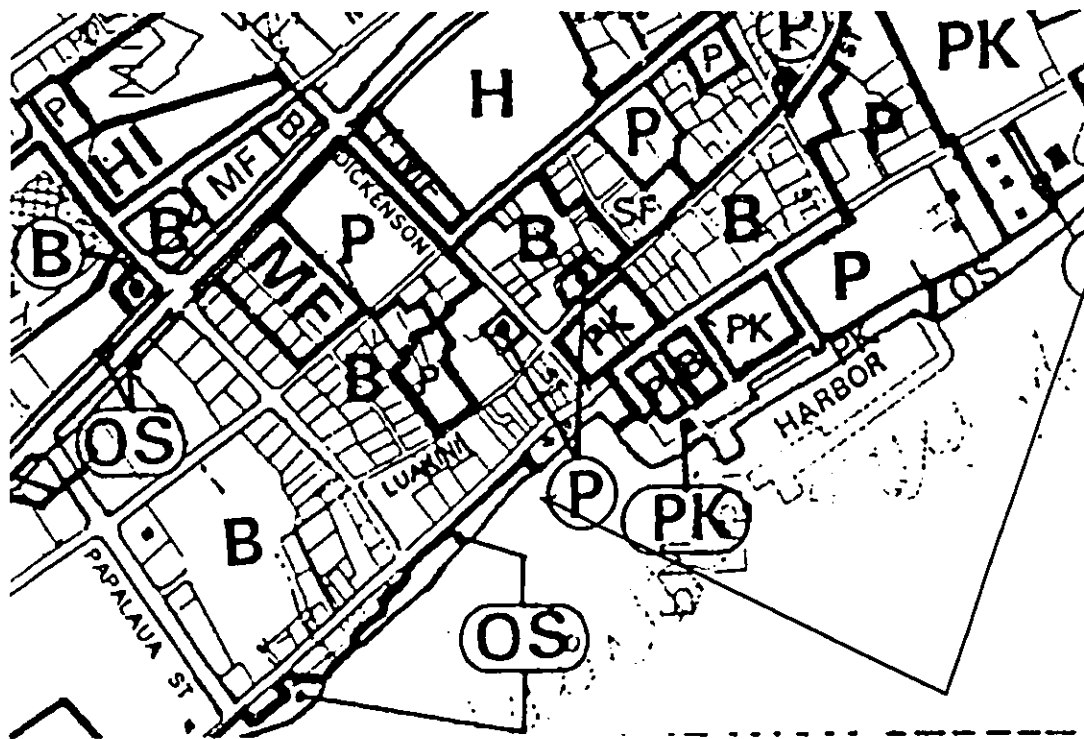
FIGURE
3

Maui County Zoning

State



West Maui Community Plan



State Land Use Districts



LAND USE CONTROL SUMMARY

STATE LAND USE DISTRICT: URBAN
MAUI COUNTY ZONING: HISTORIC DISTRICT 2
COMMUNITY PLAN DISTRICT: BUSINESS/COMMERCIAL

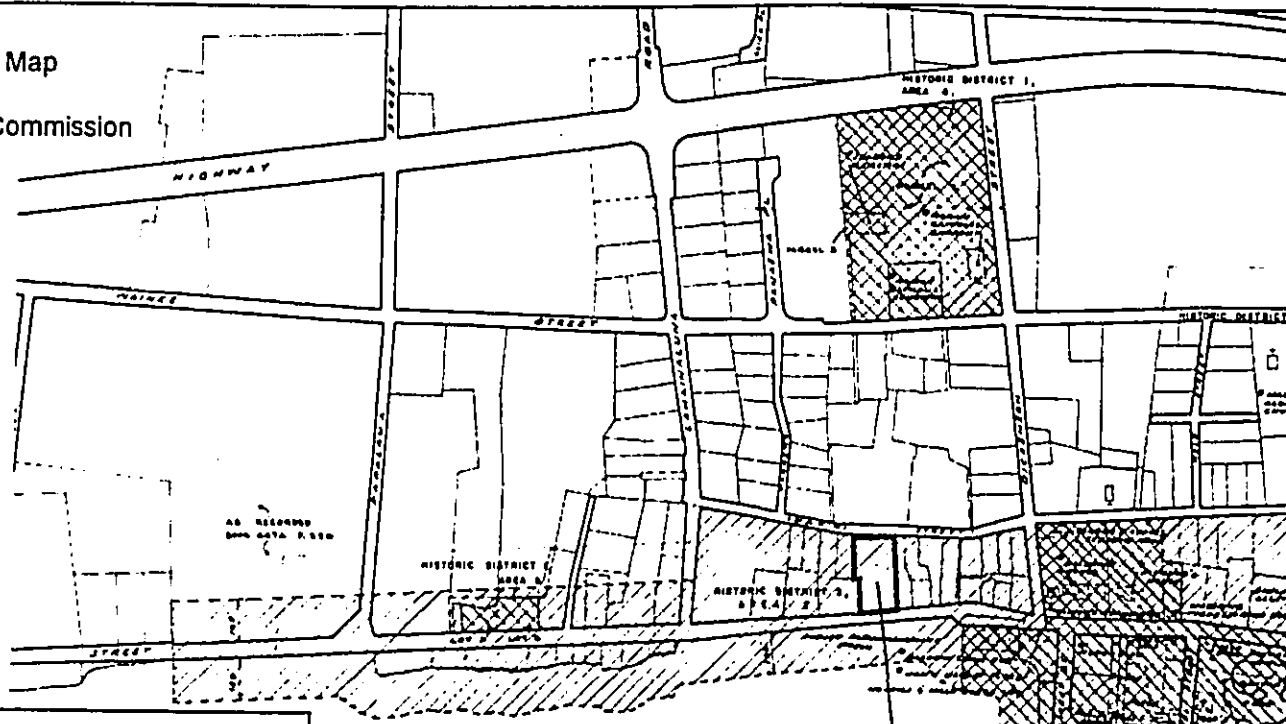


744 Front Street Redevelopment
LAND USE MAPS

FIGURE
4

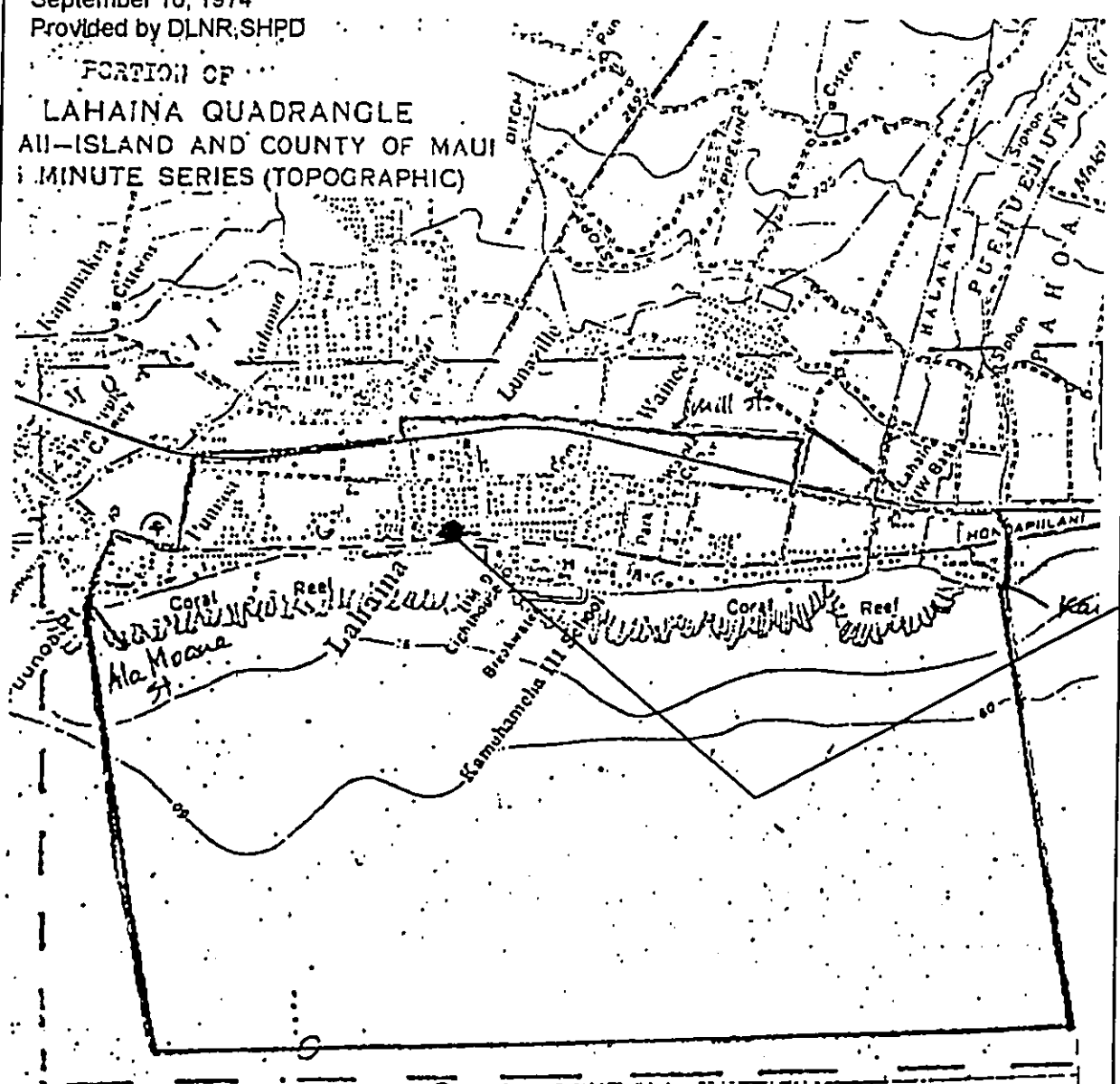
DOCUMENT CAPTURED AS RECEIVED

Lahaina Historic Districts Map
 March 22, 1967
 County of Maui Historic Commission



Boundaries of Lahaina National Historic Landmark
 September 16, 1974
 Provided by DLNR, SHPD

PORTION OF
 LAHAINA QUADRANGLE
 ALL-ISLAND AND COUNTY OF MAUI
 15-MINUTE SERIES (TOPOGRAPHIC)



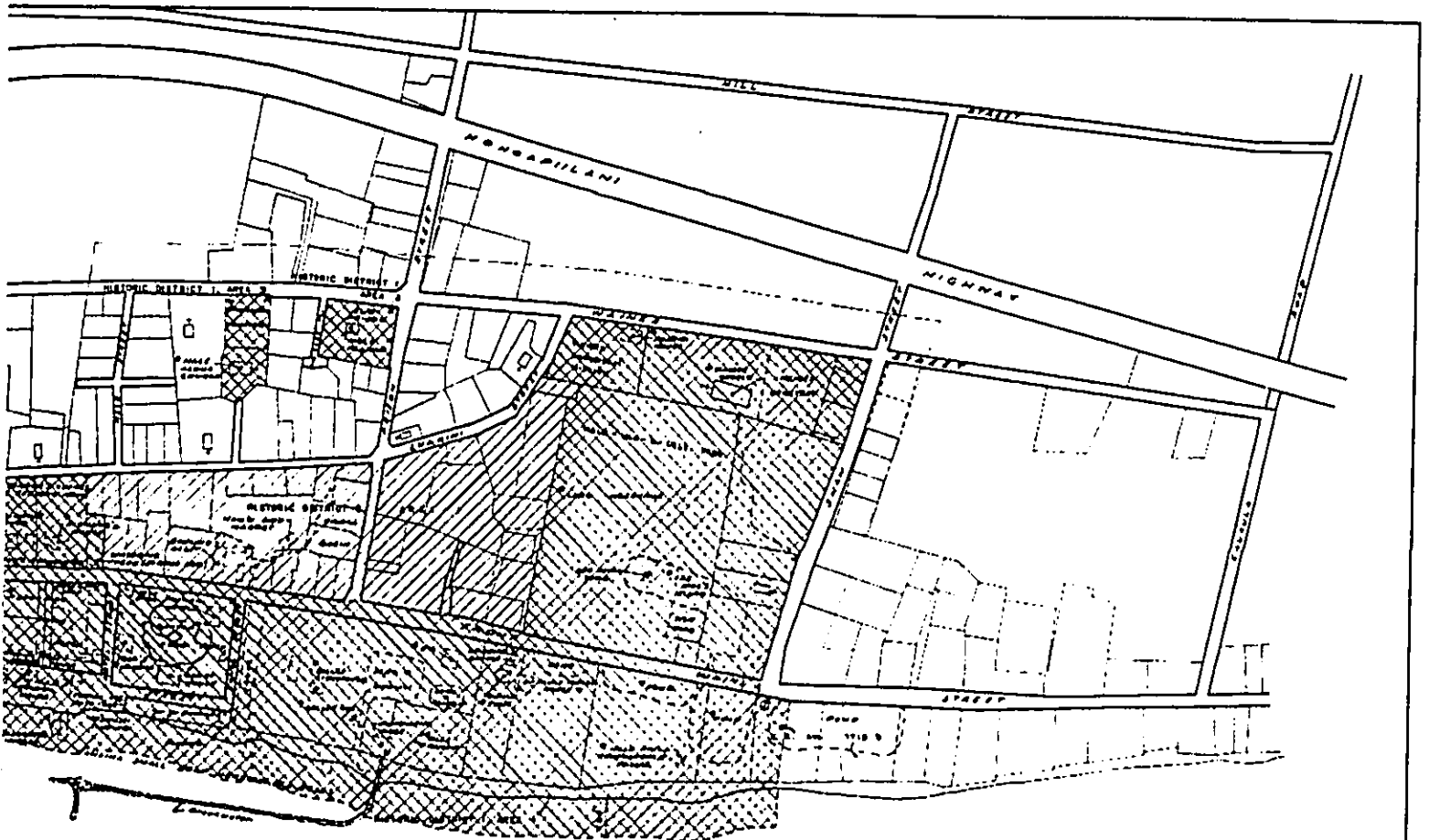
LEGEND

- HISTORIC DISTRICT 1
- HISTORIC DISTRICT 2
- Districts existing historic sites
- Districts location of former sites
- Location obtained from Bureau of Land Management, 1964 map of Maui Survey Division, State of Hawaii
- Other symbols

PROJECT

HIS
NATION

DOCUMENT CAPTURED AS RECEIVED



LEGEND
 HISTORIC DISTRICT 1
 HISTORIC DISTRICT 2
 Outlets existing before 1900
 Outlets location of former Japanese sites
 Location obtained from San of Lahaina Map
 dated 1884 if map be found with the
 Survey Station, State of Hawaii
 Other symbols

REVISED: March 22, 1987 (After Public Hearing)

**MAUI PLANNING COMMISSION
 COUNTY OF MAUI**

LAHAINA HISTORIC DISTRICTS MAP
 SHOWING HISTORIC DISTRICTS 1 and 2

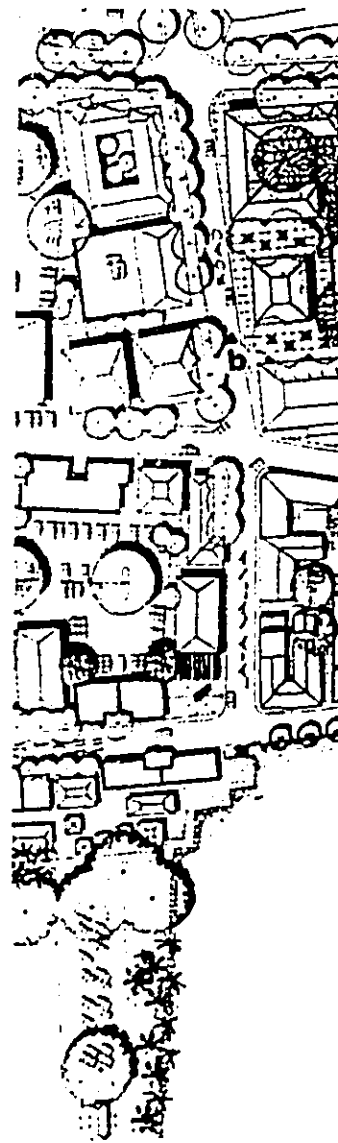
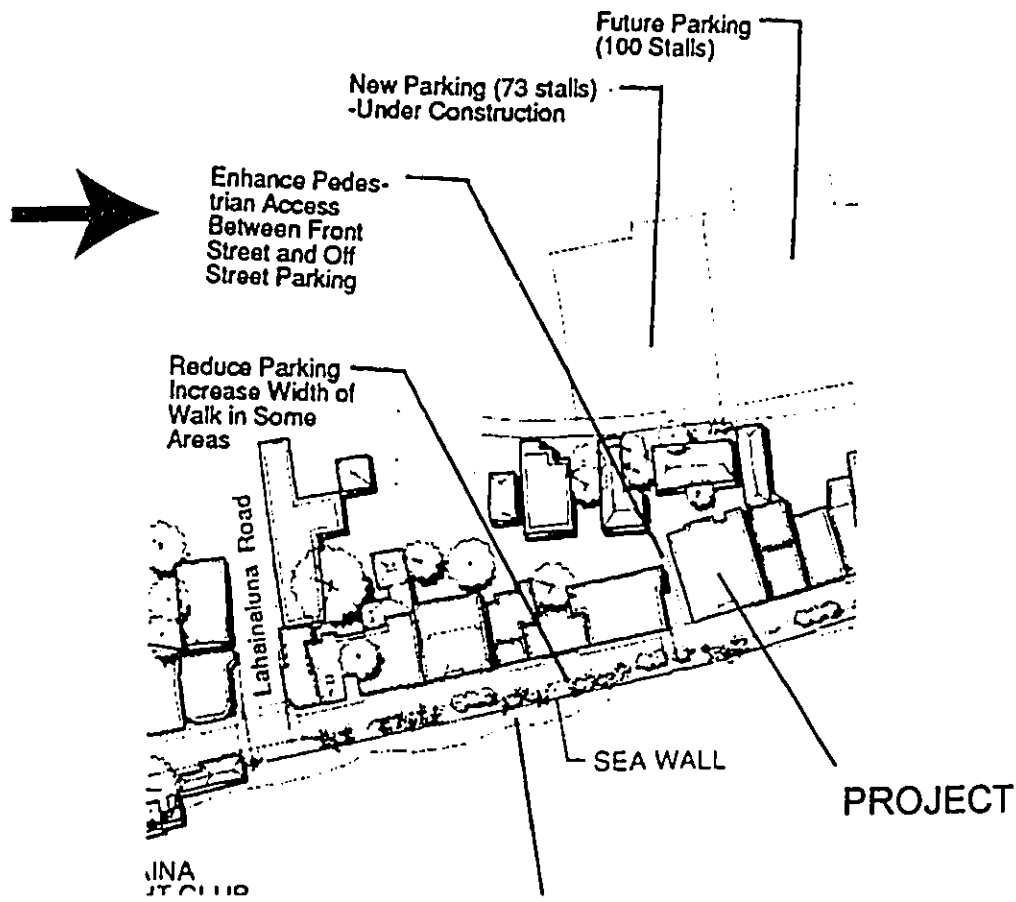
APPROVED		PUBLIC HEARING: 3-21-87
CHAIRMAN - COUNTY OF MAUI		ADOPTED: 4-21-87
APPROVED: 3-22-87	<i>Leona P. ...</i>	ORDINANCE NO 514
CHAIRMAN - PLANNING COMMISSION		DATE: 12-14-86
PREPARED BY MAUI PLANNING COMMISSION P.O. BOX 1487 KAHULUI, HAWAII		<i>Robert O. Oshita</i> PLANNING DIRECTOR

JECT

HISTORIC CLASSIFICATION SUMMARY
 NATIONAL REGISTER: LAHAINA HISTORIC LANDMARK DISTRICT
 MAUI COUNTY: HISTORIC DISTRICT 2



Panel 1 of 2
FIGURE III-1
FRONT STREET PLAN
Design Study for Front Street Improvements
Lahaina Town, Maui



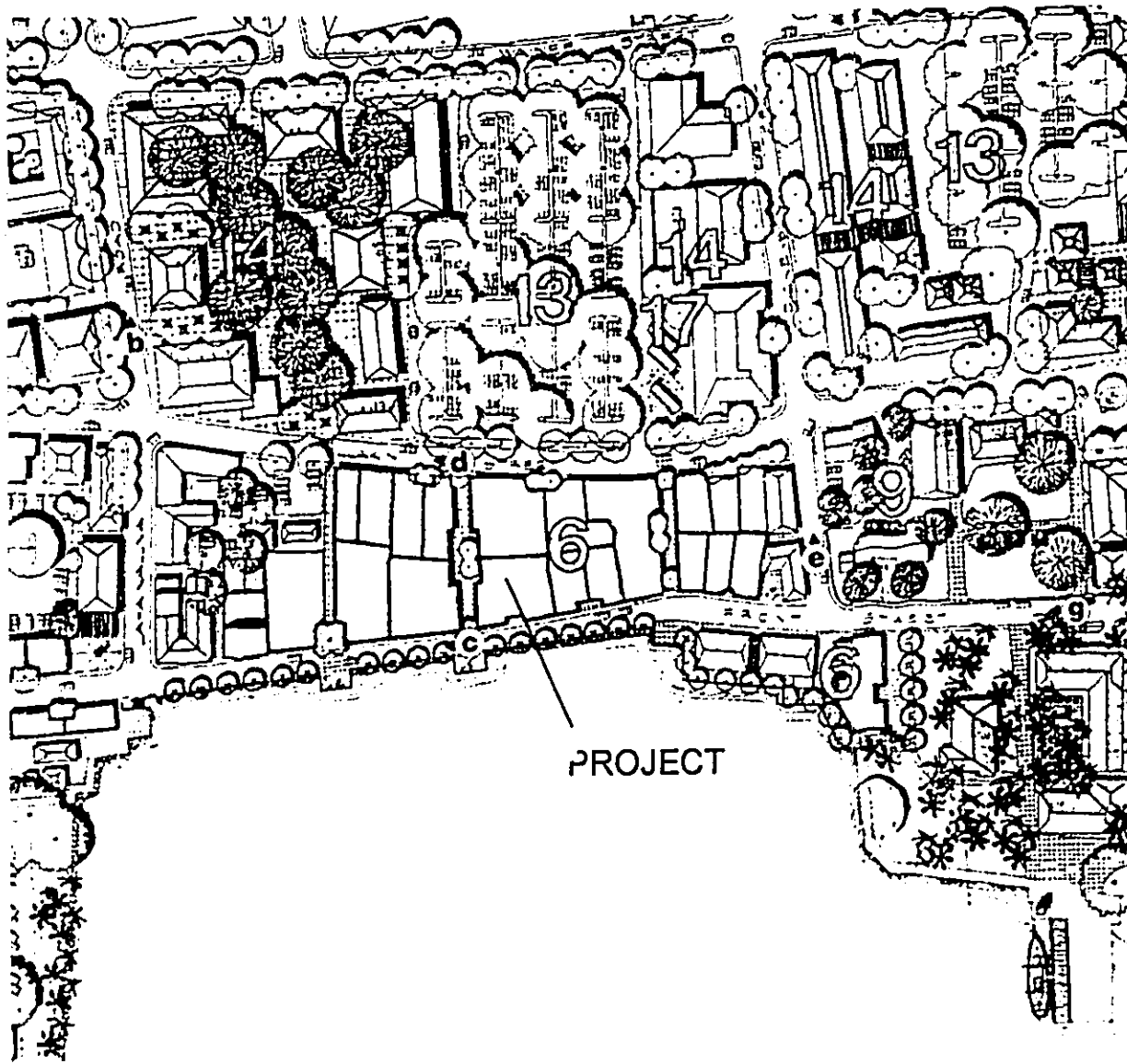
Design Guidelines for Front Street Improvements
December 1992
Front Street Plan

Lahaina Community
December 1973
Illustrated Optimum

ILLUSTRATIVE
OPTIMUM PLAN

6

LAHAINA COMMUNITY
DEVELOPMENT PLAN



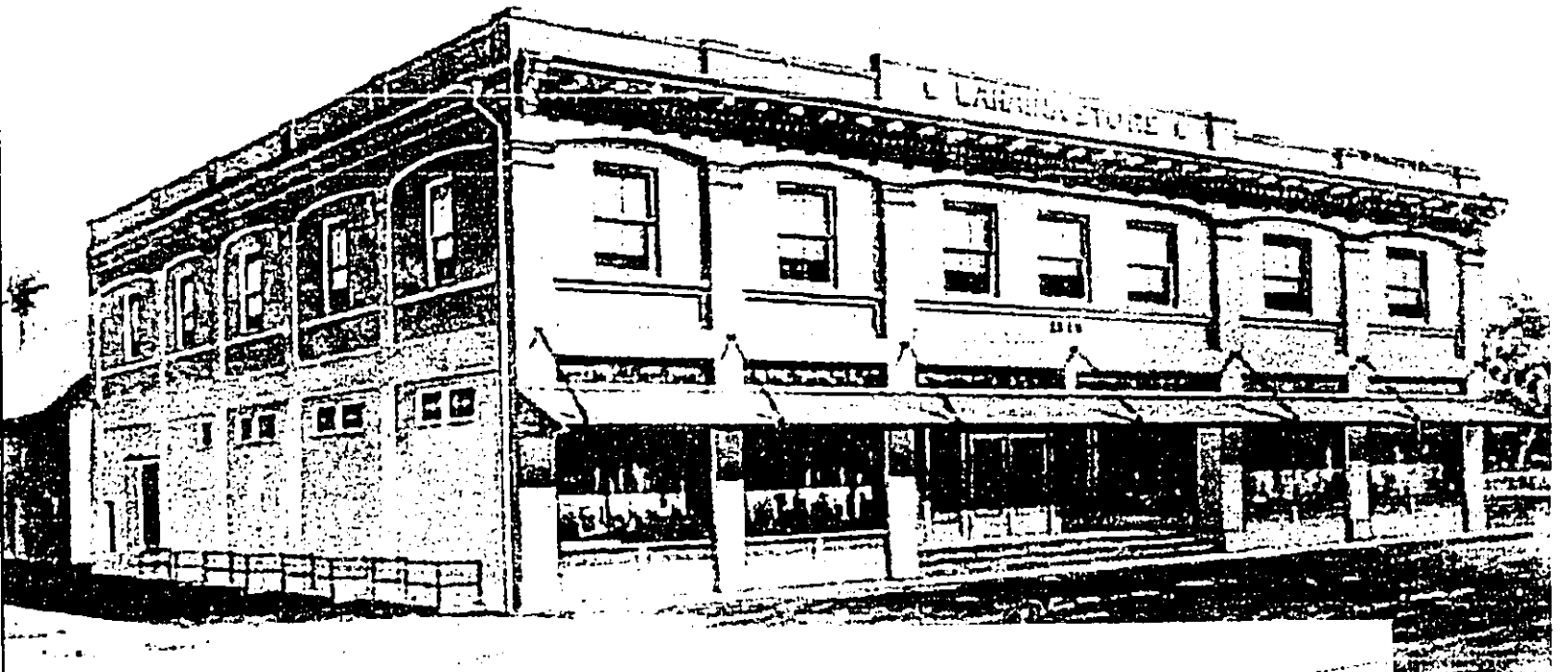
na Community Development Plan
nber 1973
ated Optimum Plans



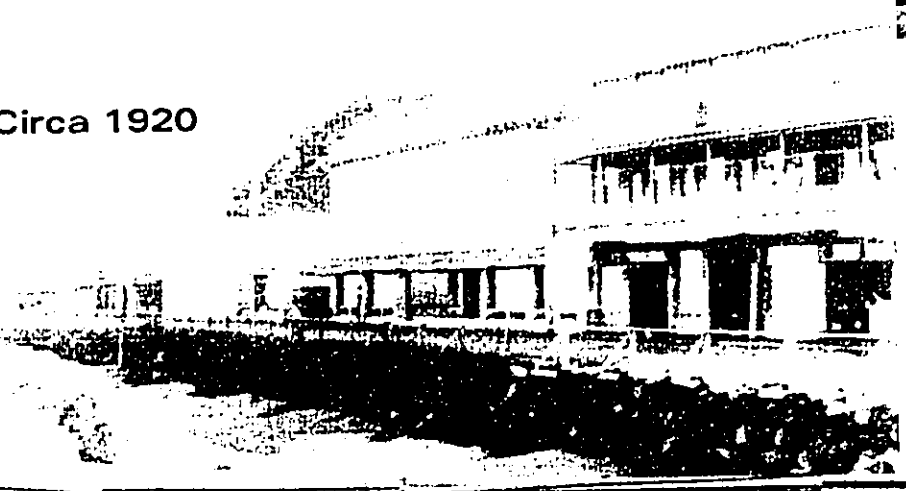
744 Front Street Redevelopment
LAHAINA DEVELOPMENT PLANS

FIGURE
6

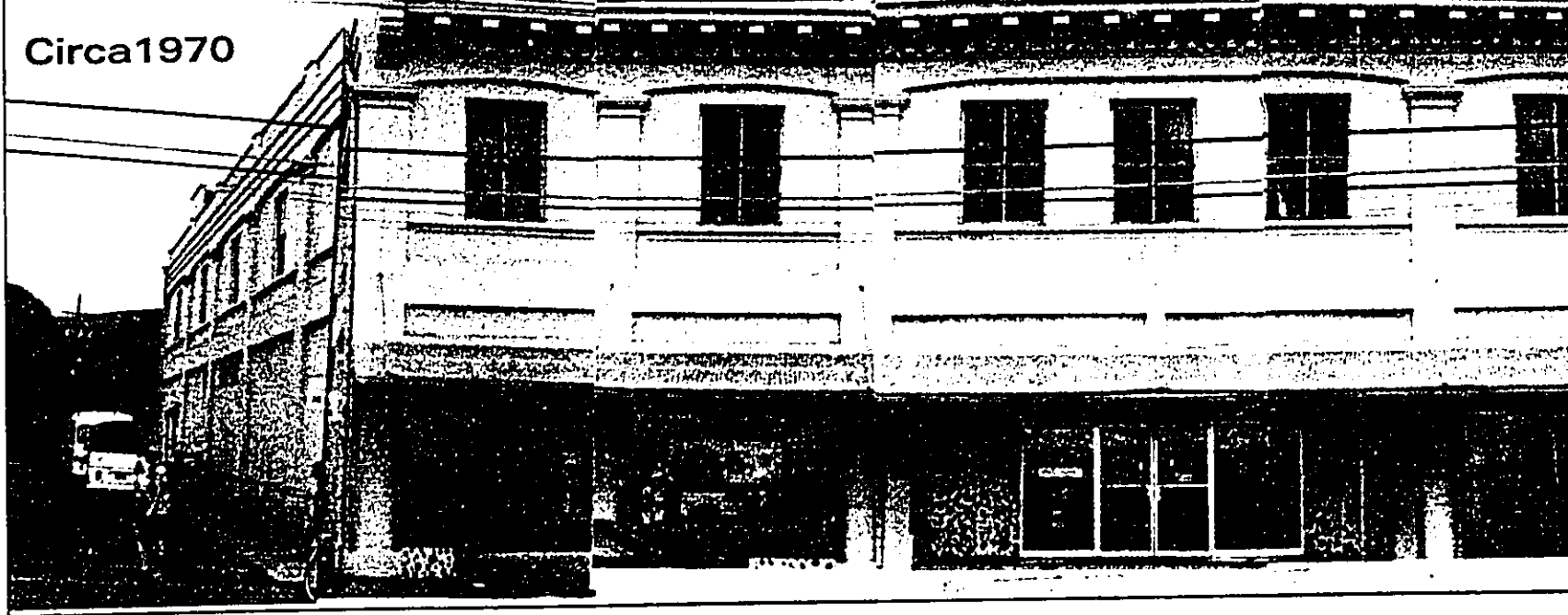
Rendering which estimates the original (1916) appearance.

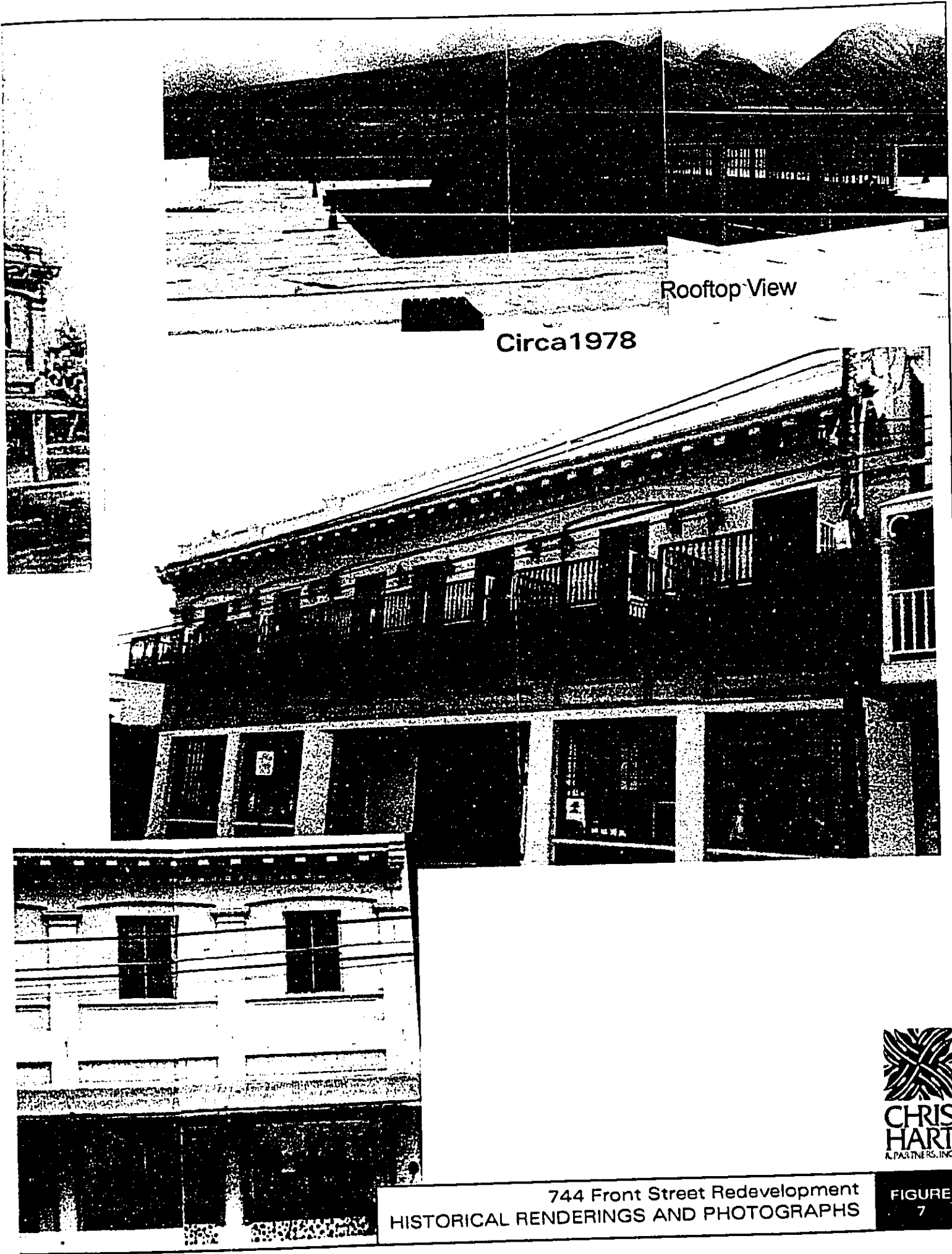


Est. Circa 1920



Circa 1970

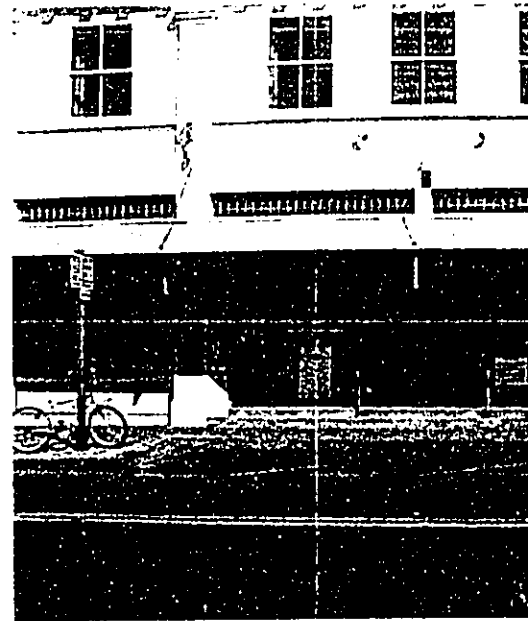




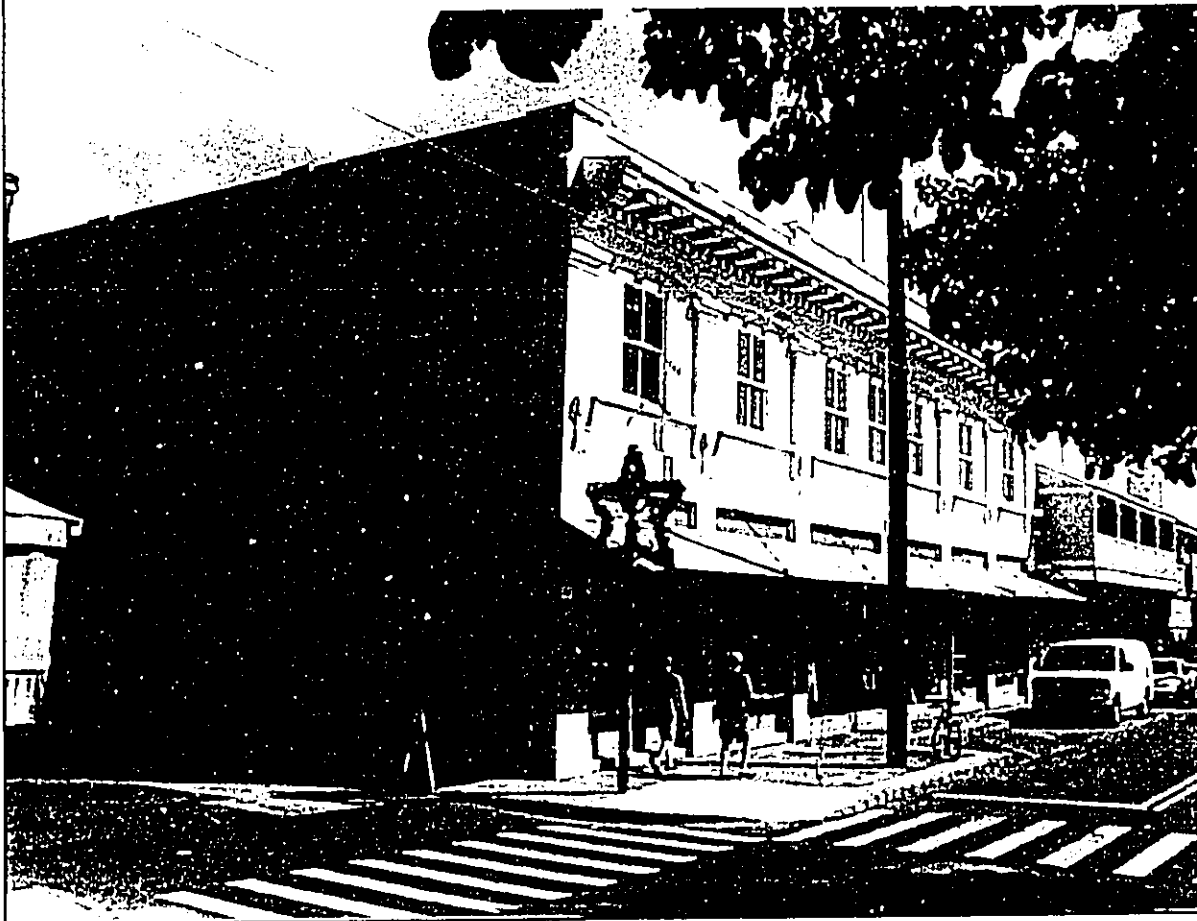
Rooftop View

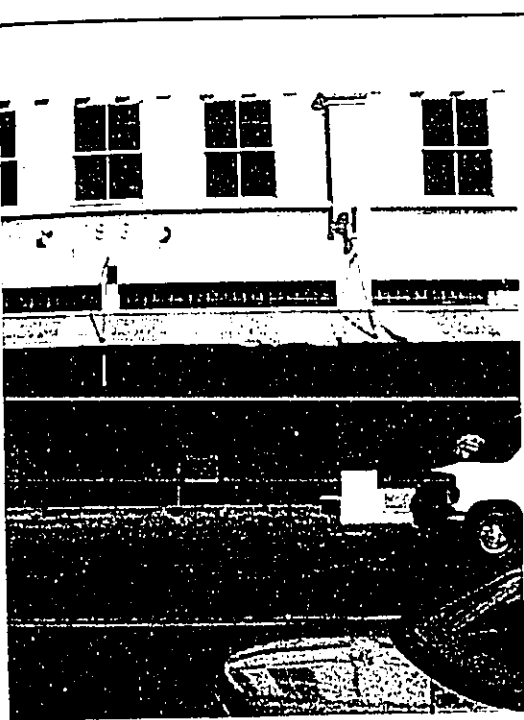
Circa 1978





744 Front Street Building, 2002





Kukui Lane- 2002



Kukui Lane- late 80s or early 90s
Entrance to 744 Front Street at 3rd Bay

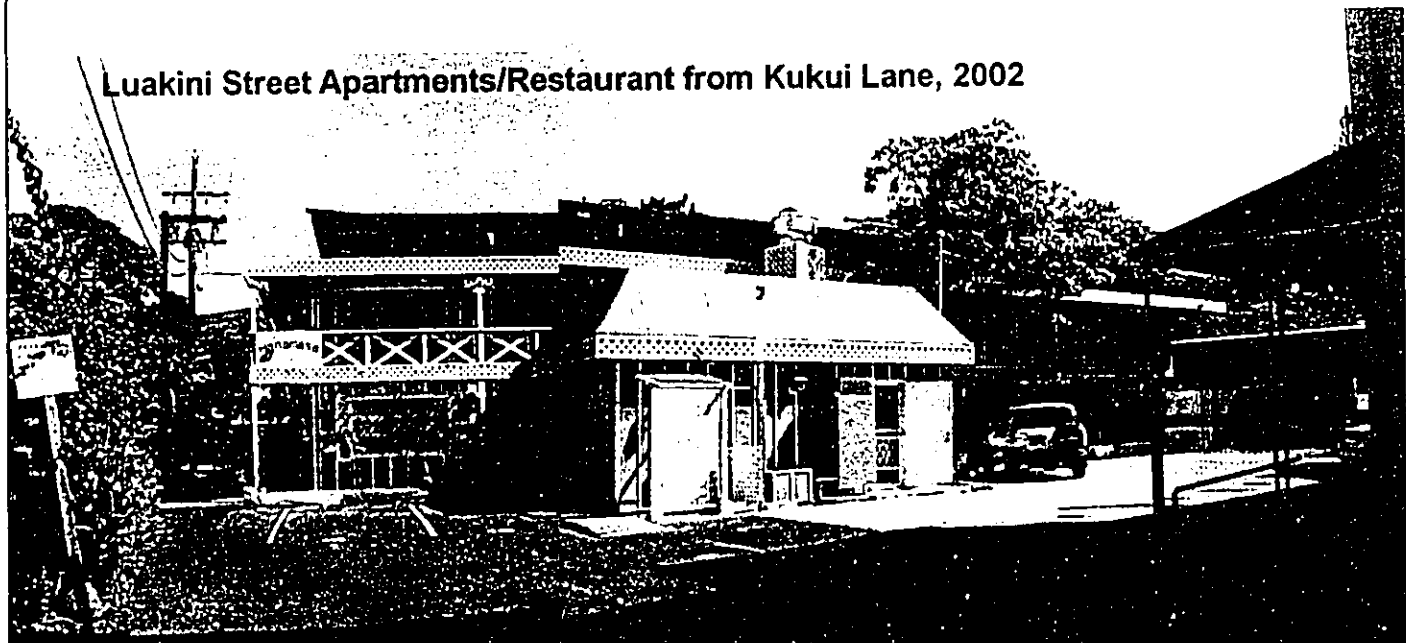


744 Front Street Redevelopment
SITE PHOTOGRAPHS

FIGURE
9A



Luakini Street Apartments from Municipal Parking Lot, 2002



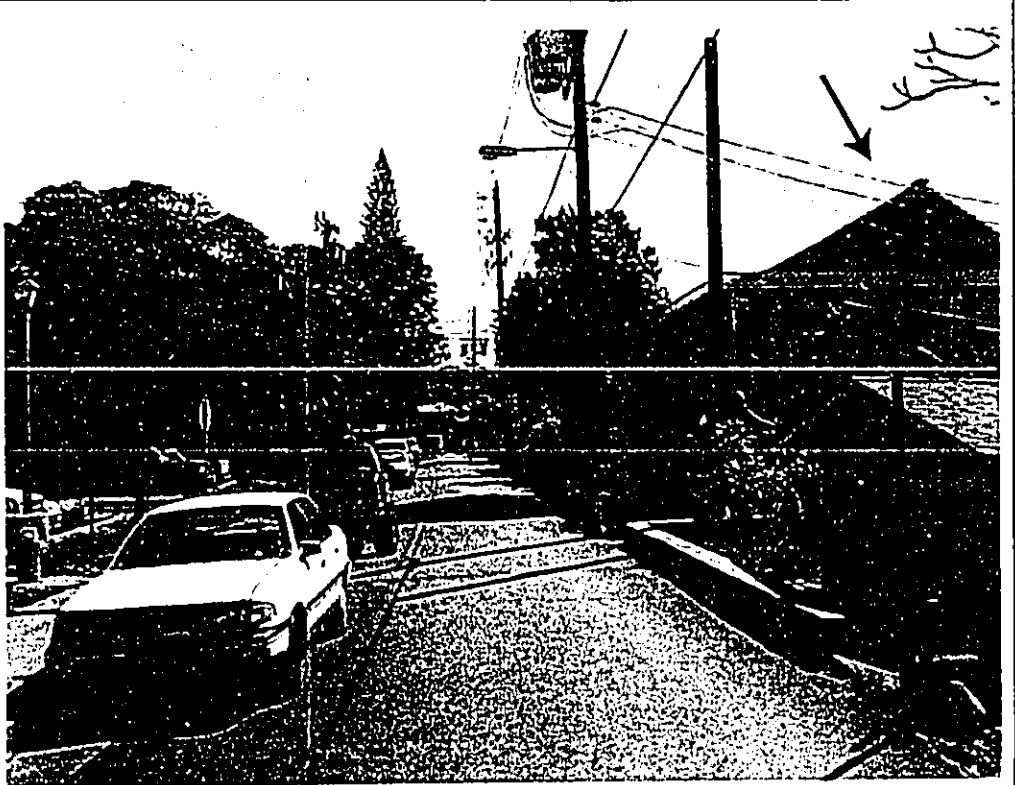
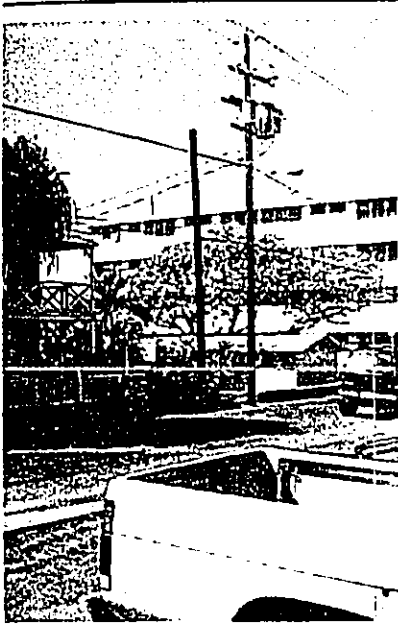
Luakini Street Apartments/Restaurant from Kukui Lane, 2002



Luakini Street Apartments from 744 FS Building, Circa 1978

Apartment Parking behind 744 FS E





Luakini Street, Apartments on right, 2002

Behind 744 FS Building, 2002



Kukui Lane from Luakini Street, 2002



CONCEPT
SITE / LANDSCAPE PLAN
FEBRUARY 22, 2002
1" = 20'

MUNICIPAL PARKING LOT

EXISTING SIDEWALK

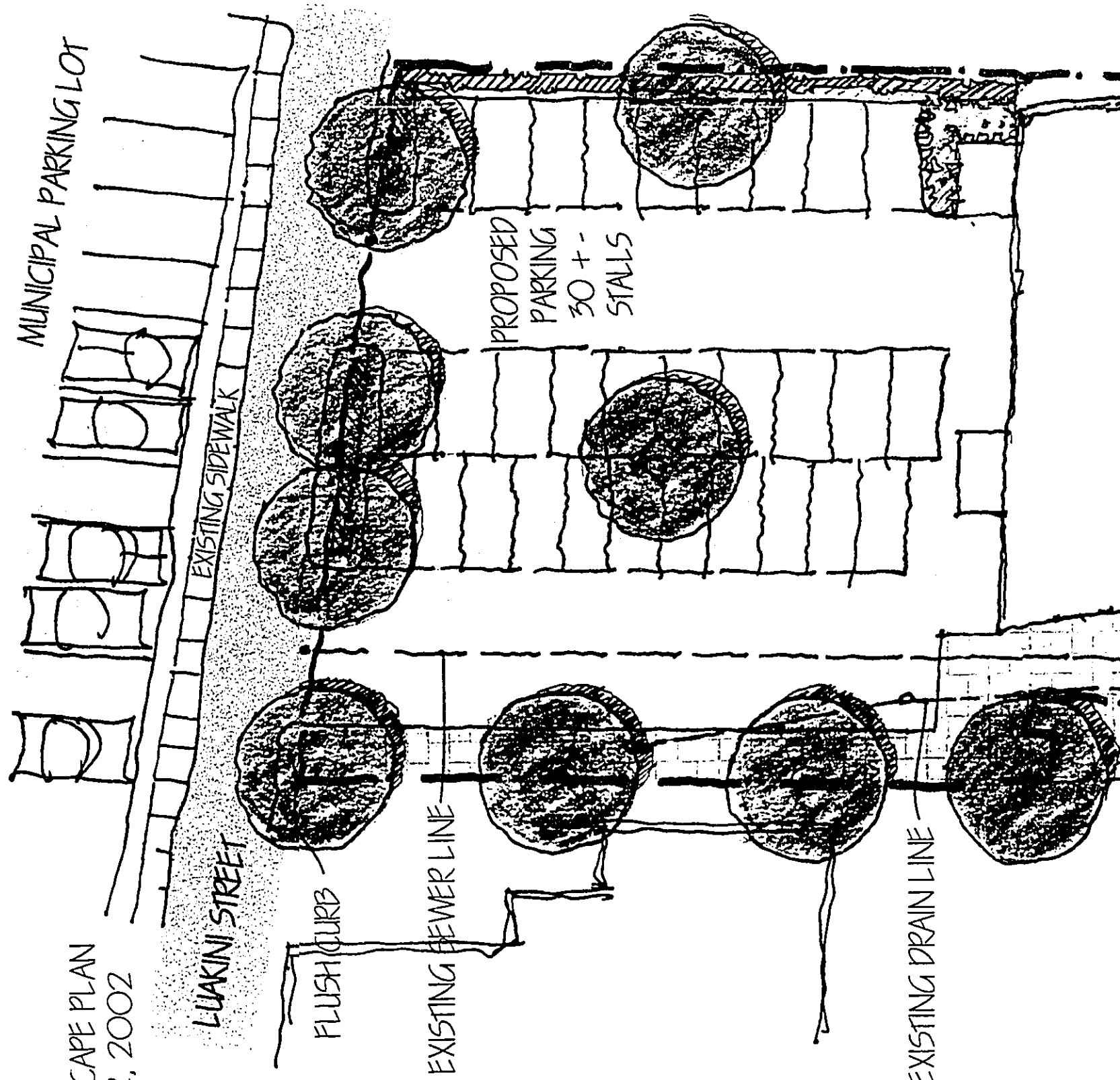
LUAKINI STREET

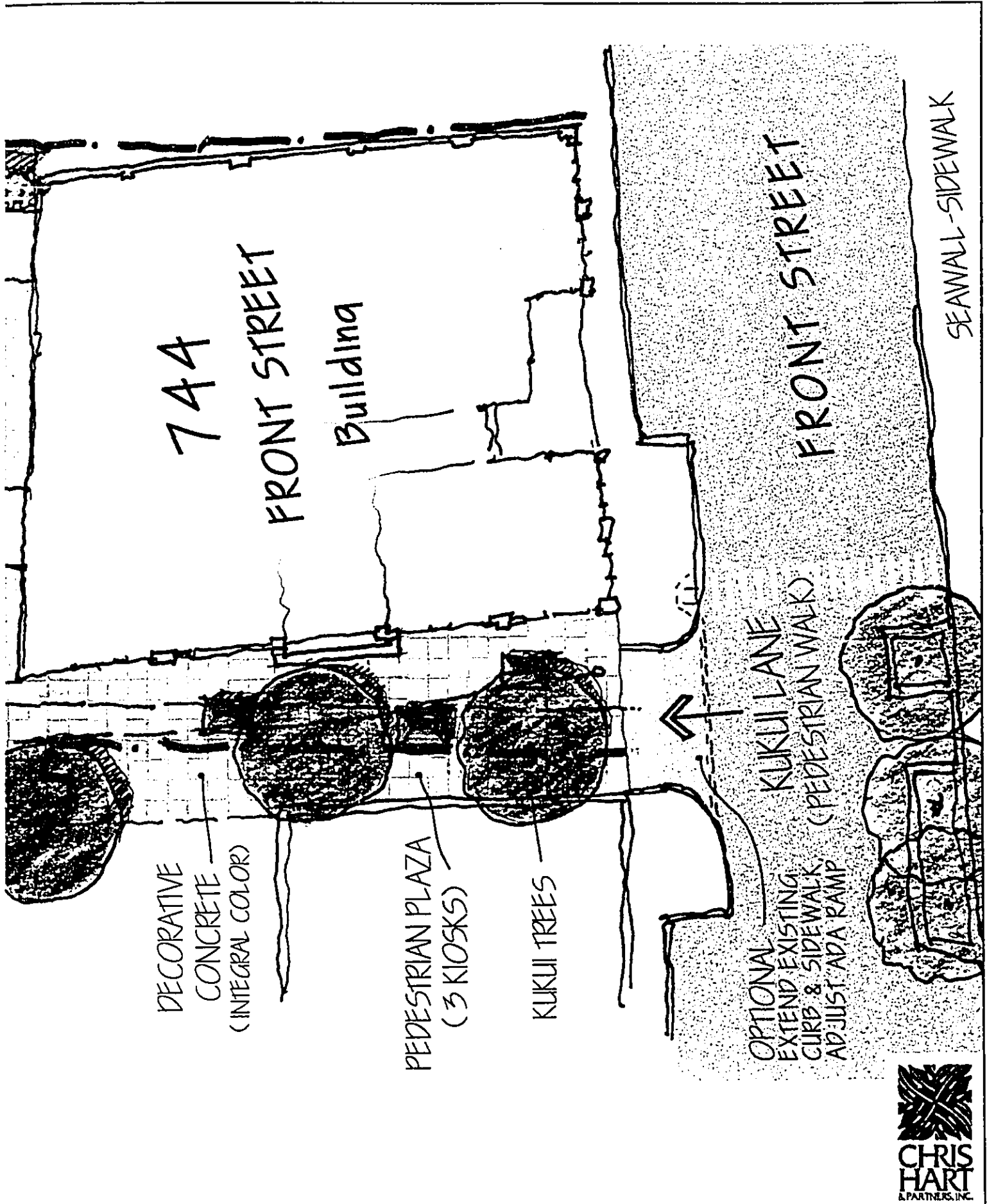
FLUSH CURB

EXISTING SEWER LINE

EXISTING DRAIN LINE

PROPOSED
PARKING
30 +-
STALLS

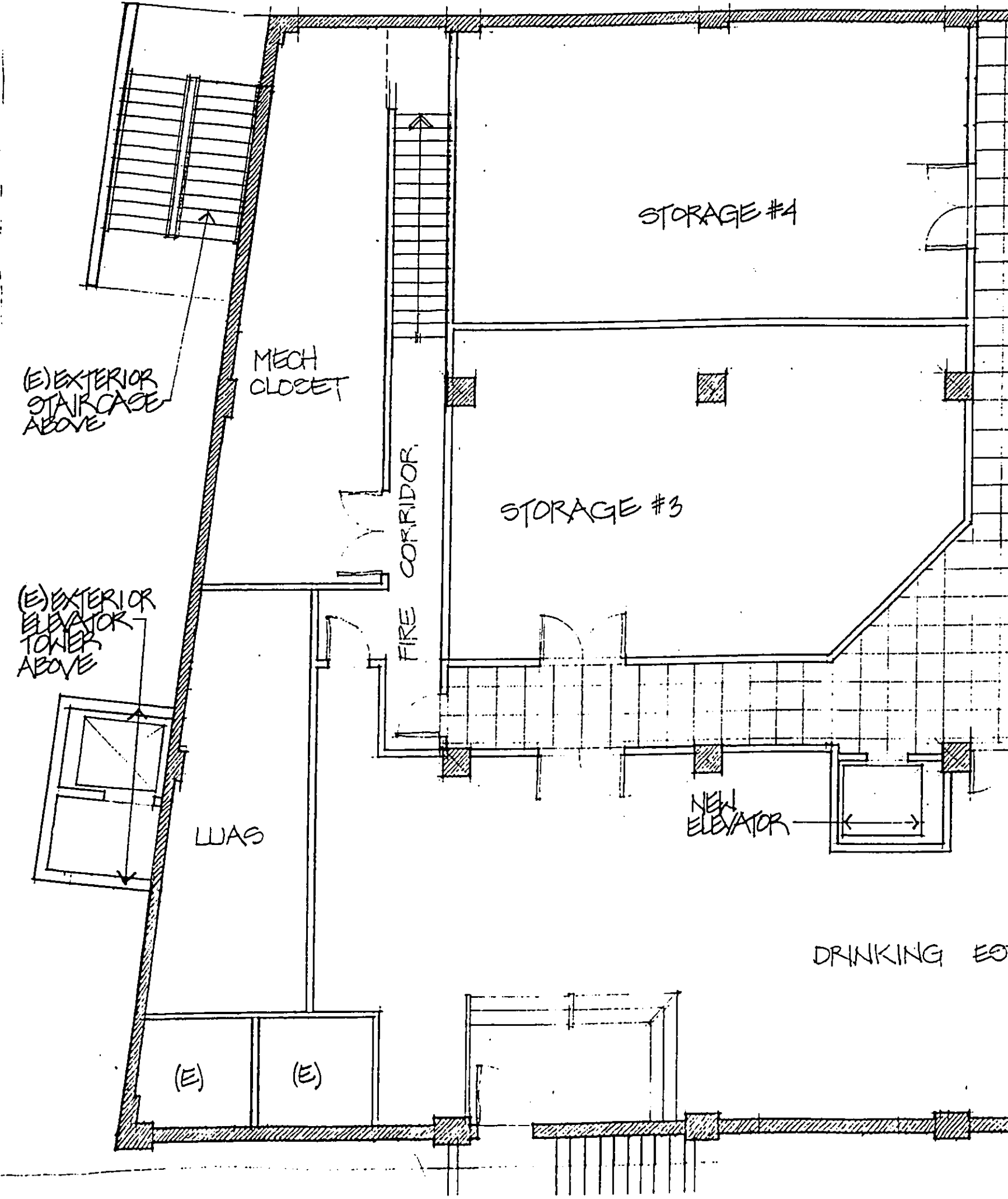




744 Front Street Redevelopment
 CONCEPTUAL SITE / LANDSCAPE PLAN



FIGURE
 10



(E) EXTERIOR STAIRCASE ABOVE

MECH CLOSET

STORAGE #4

STORAGE #3

FIRE CORRIDOR

(E) EXTERIOR ELEVATOR TOWER ABOVE

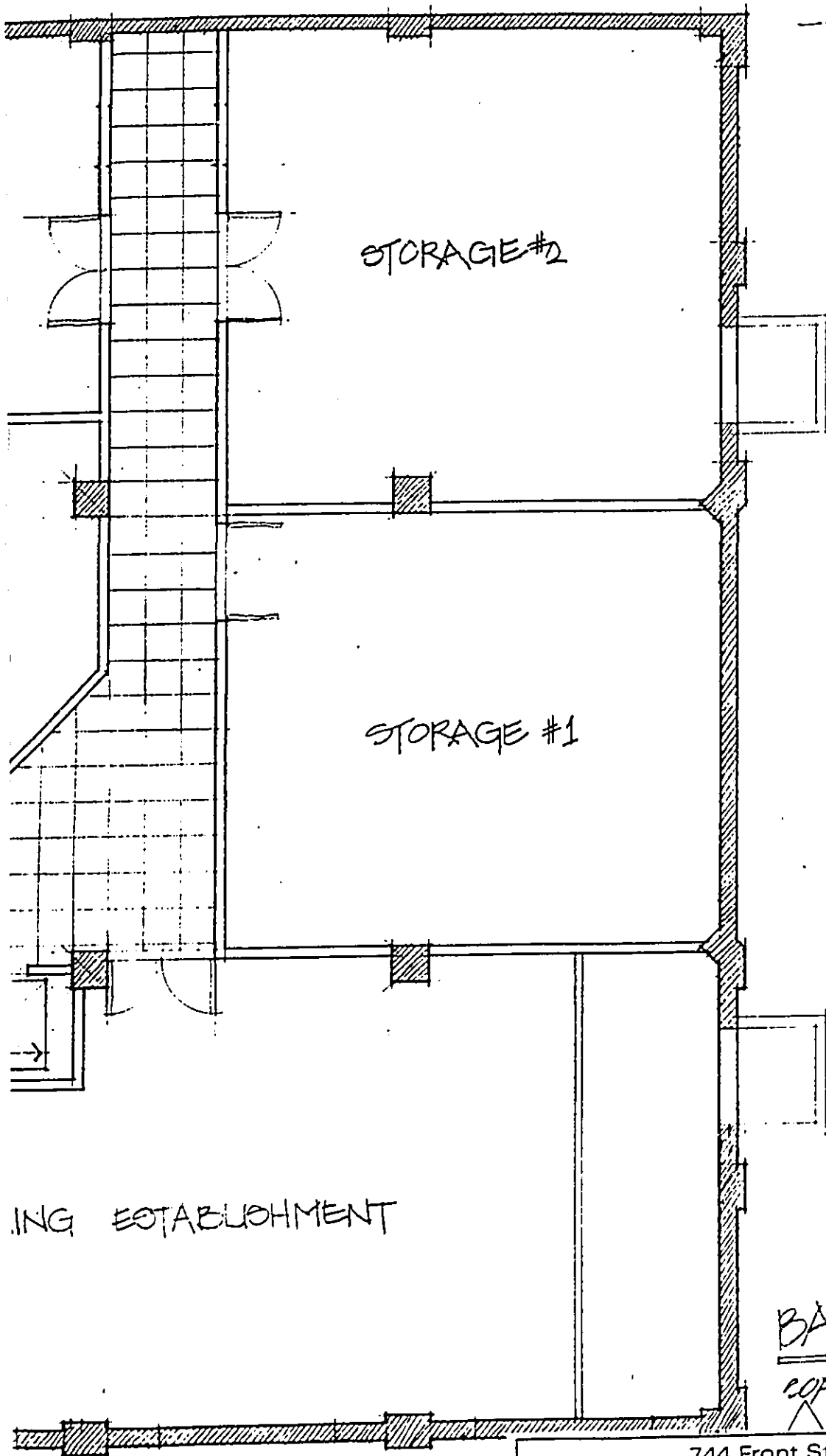
WAS

NEW ELEVATOR

DRINKING FOUNTAIN

(E)

(E)



TERRITORIAL ARCHITECTS LTD
 LAHAINA STORE RENOVATIONS
 744 FRONT ST. LAHAINA MAUI, HAWAII
 TMK: (2) 4-6-009: 007 + 002 JAN 2002
 box 1247 wailuku maui hawaii 96793

ING ESTABLISHMENT

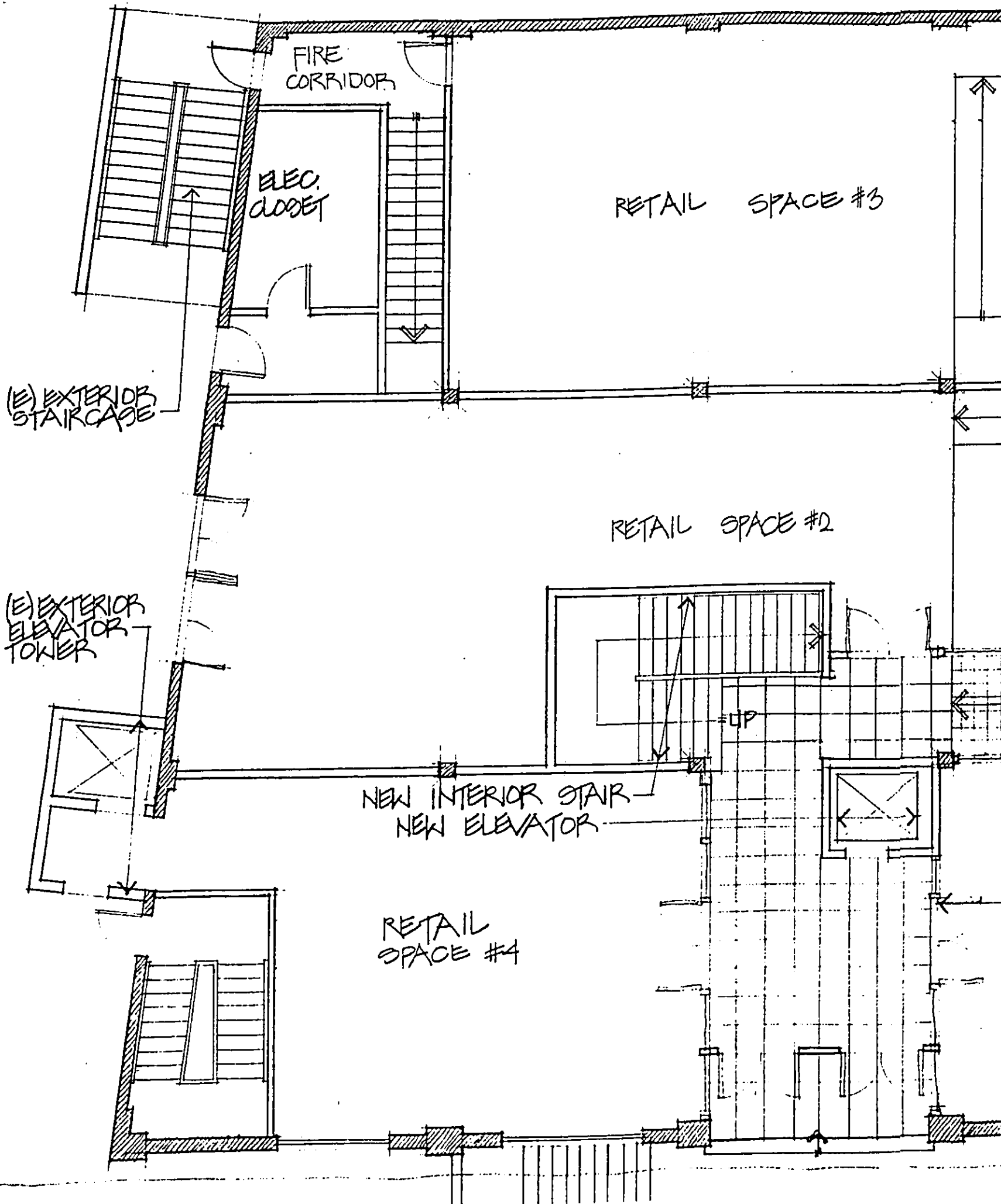
STORAGE #2

STORAGE #1

BASEMENT PLAN

SCALE: 1/8" = 1'-0"
 31 MAY 02





FIRE CORRIDOR

ELEC. CLOSET

RETAIL SPACE #3

(E) EXTERIOR STAIRCASE

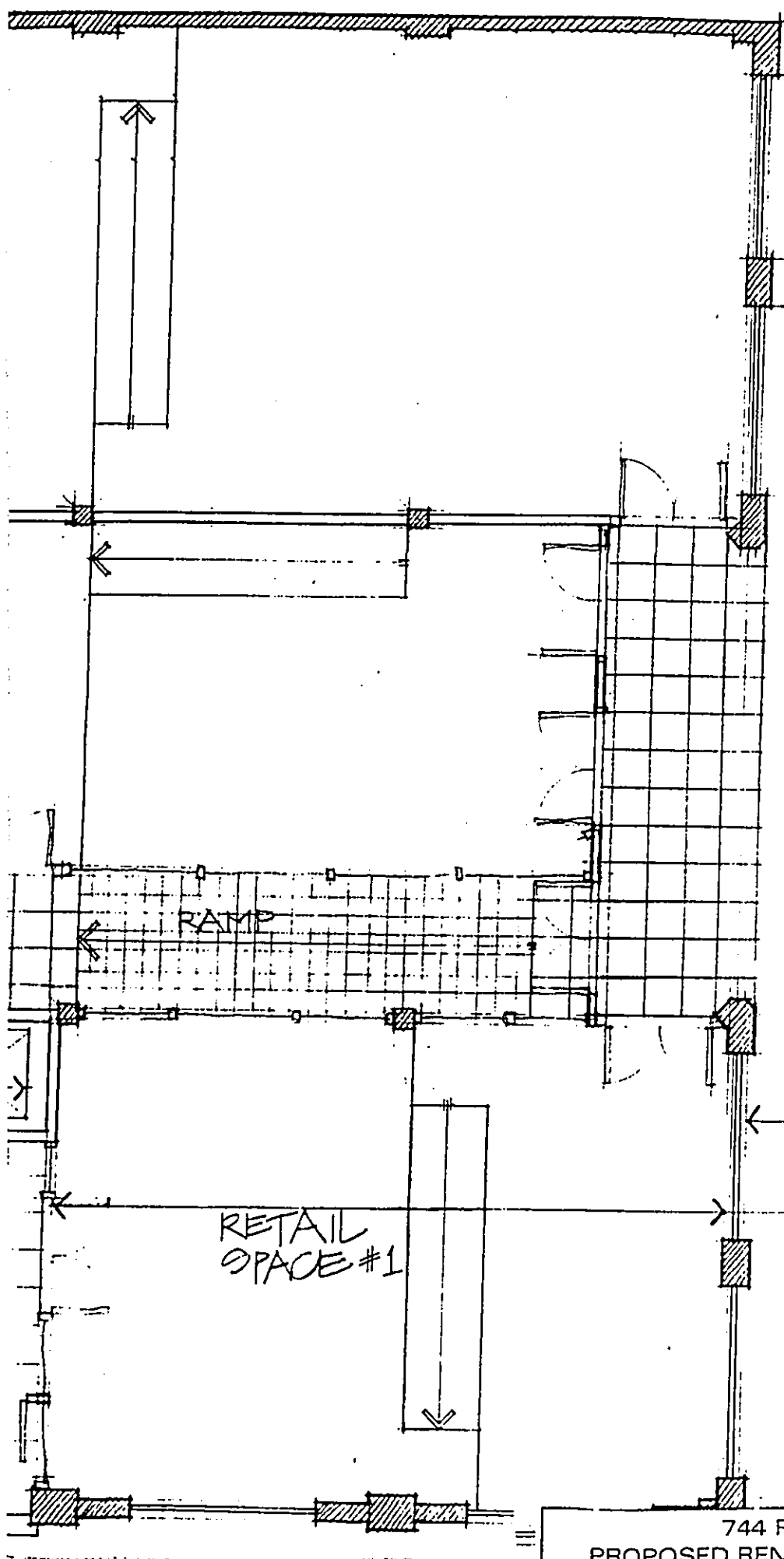
RETAIL SPACE #2

(E) EXTERIOR ELEVATOR TOWER

NEW INTERIOR STAIR
NEW ELEVATOR

UP

RETAIL SPACE #4



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 TMK: (2) 4-6-009: 007 + 002
 JAN 2002
 box 1247 wailuku maui hawaii 96793

← FRONT STREET

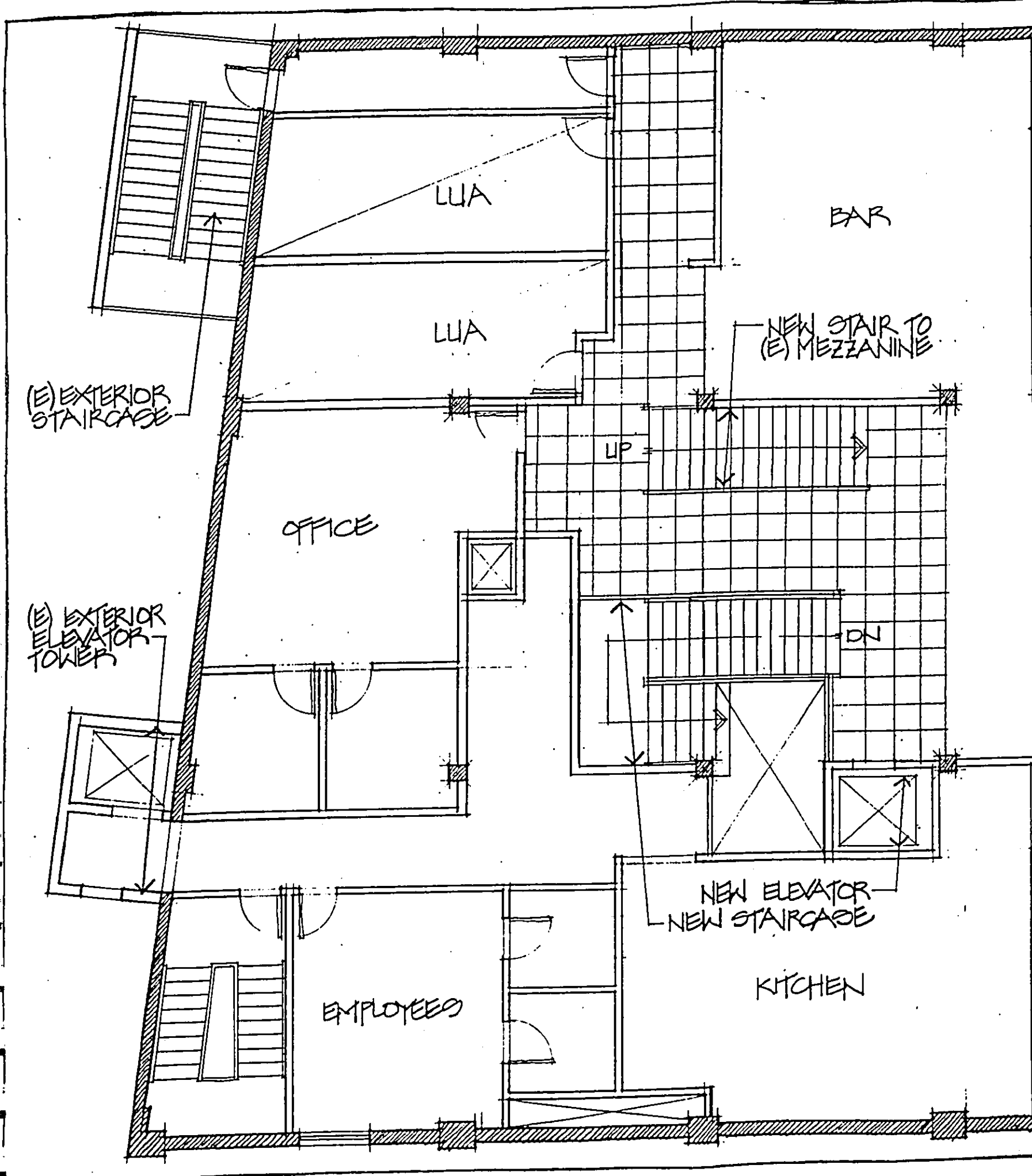
← SIDEWALK

EXISTING FLOOR
TO BE LOWERED 18"

STREET LEVEL PLAN

SCALE: 1/8" = 1'-0"

31 MAY 02



LUA

BAR

LUA

NEW STAIR TO
(E) MEZZANINE

(E) EXTERIOR
STAIRCASE

UP

OFFICE

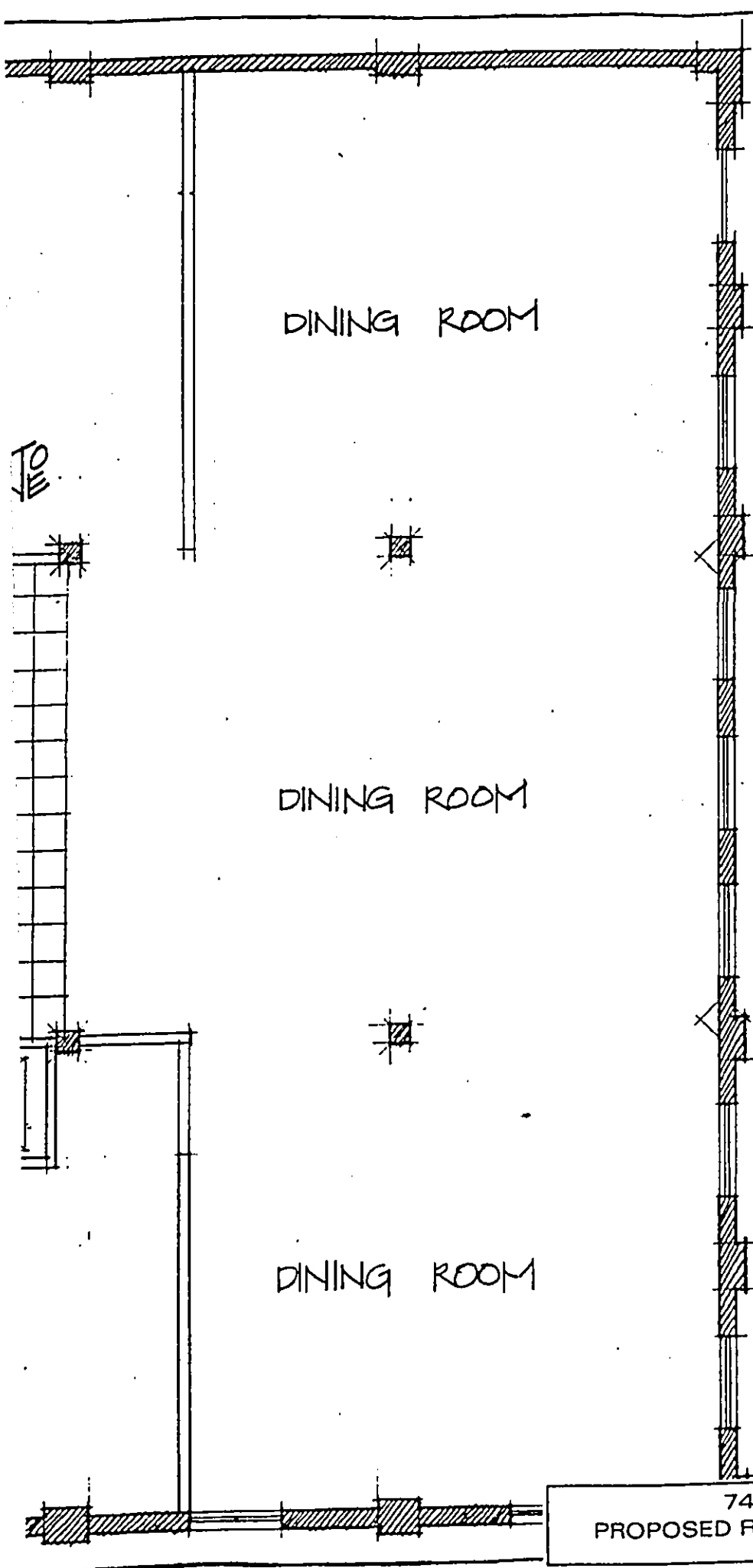
DN

(E) EXTERIOR
ELEVATOR
TOWER

NEW ELEVATOR
- NEW STAIRCASE

EMPLOYEES

KITCHEN

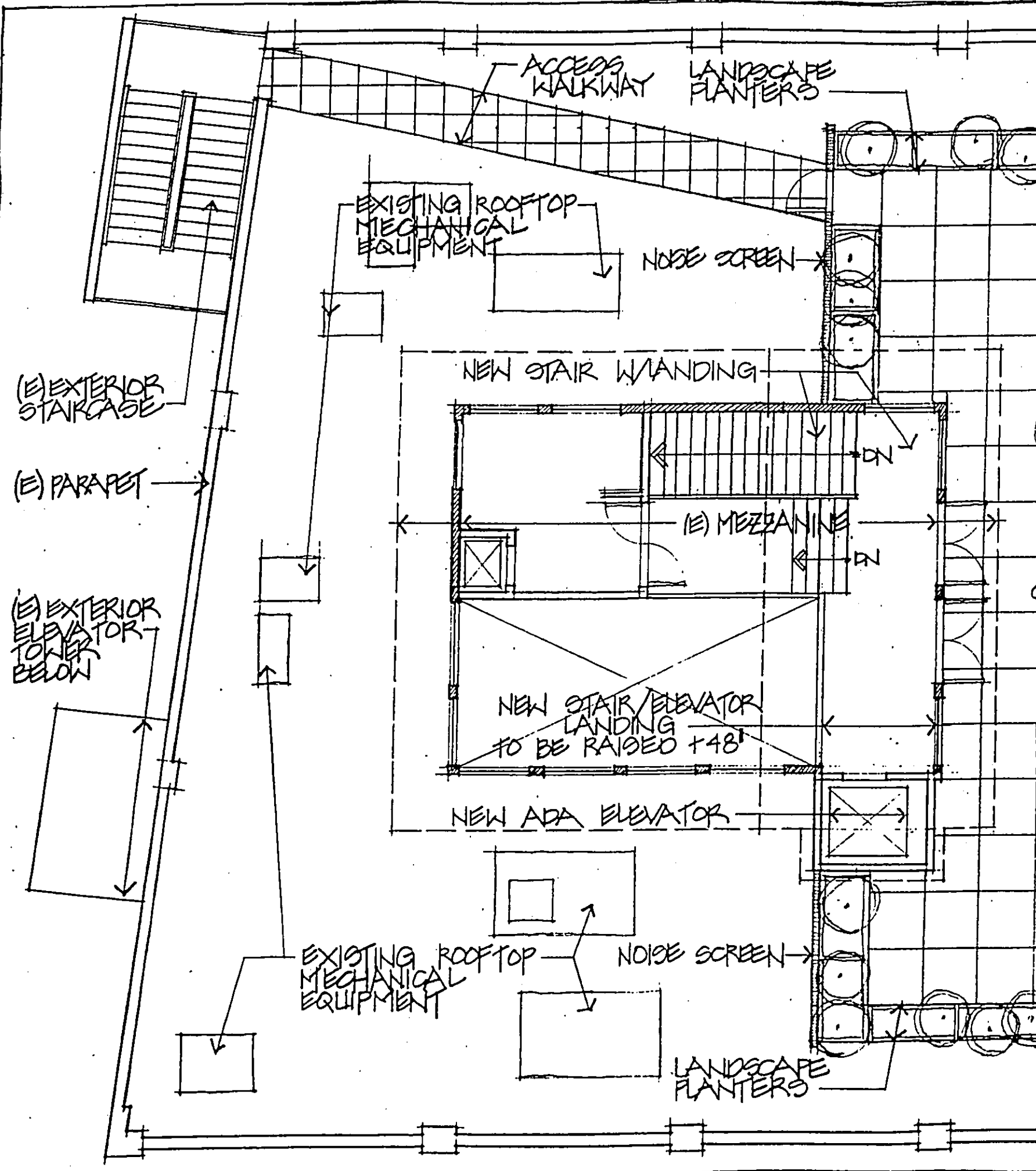


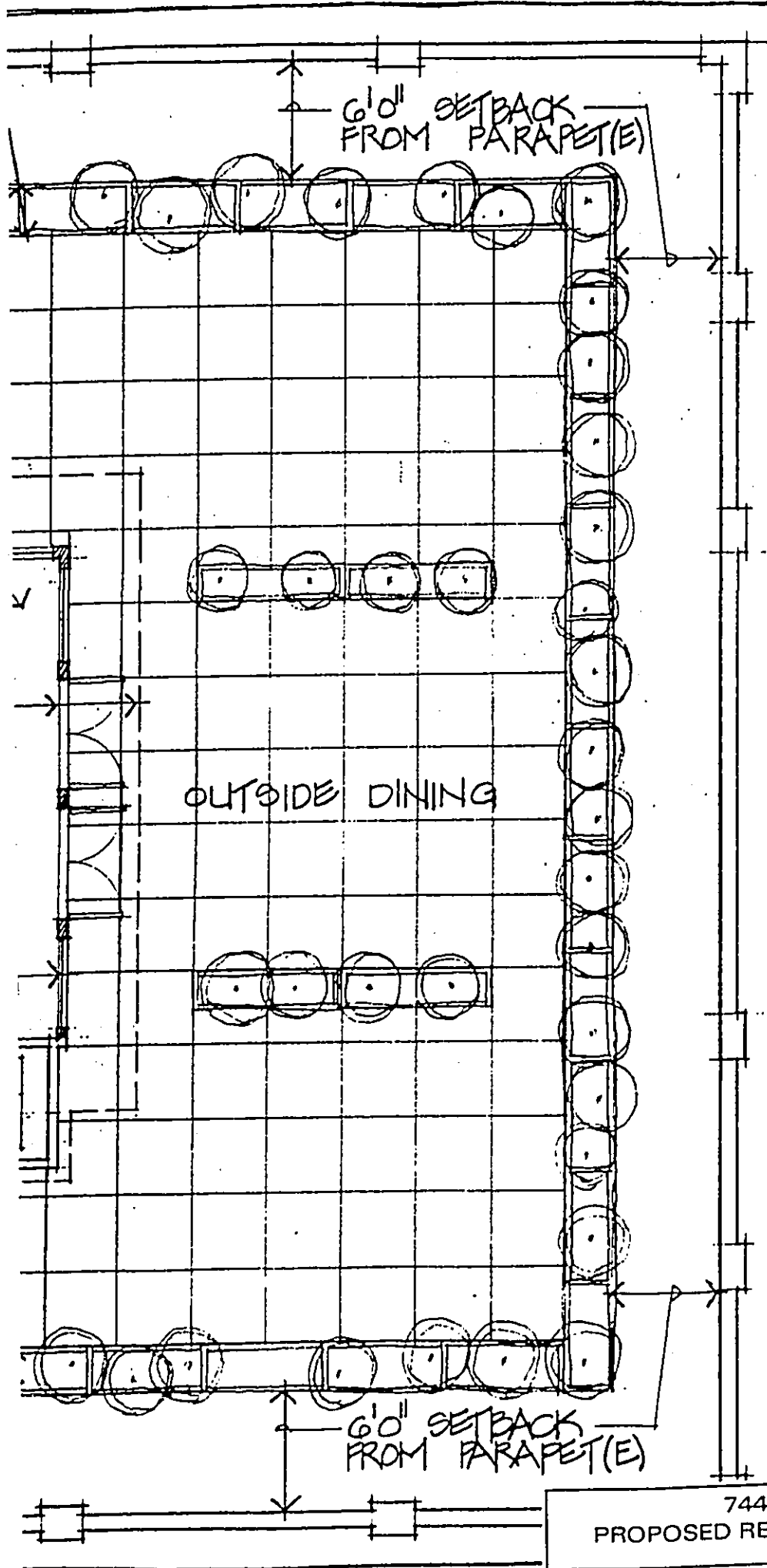
TERRITORIAL ARCHITECTS LTD
 LAHAINA STORE RENOVATIONS
 744 FRONT ST. LAHAINA MAUI HAWAII
 TMK: (2) 4-6-009: 007 + 002
 box 1247 wailuku maui hawaii 96793
 JAN 2002

UPPER LEVEL PLAN
 SCALE: 1/8" = 1'-0"

744 Front Street Redevelopment
 PROPOSED RENOVATIONS: FLOOR PLANS

FIGURE
 11C



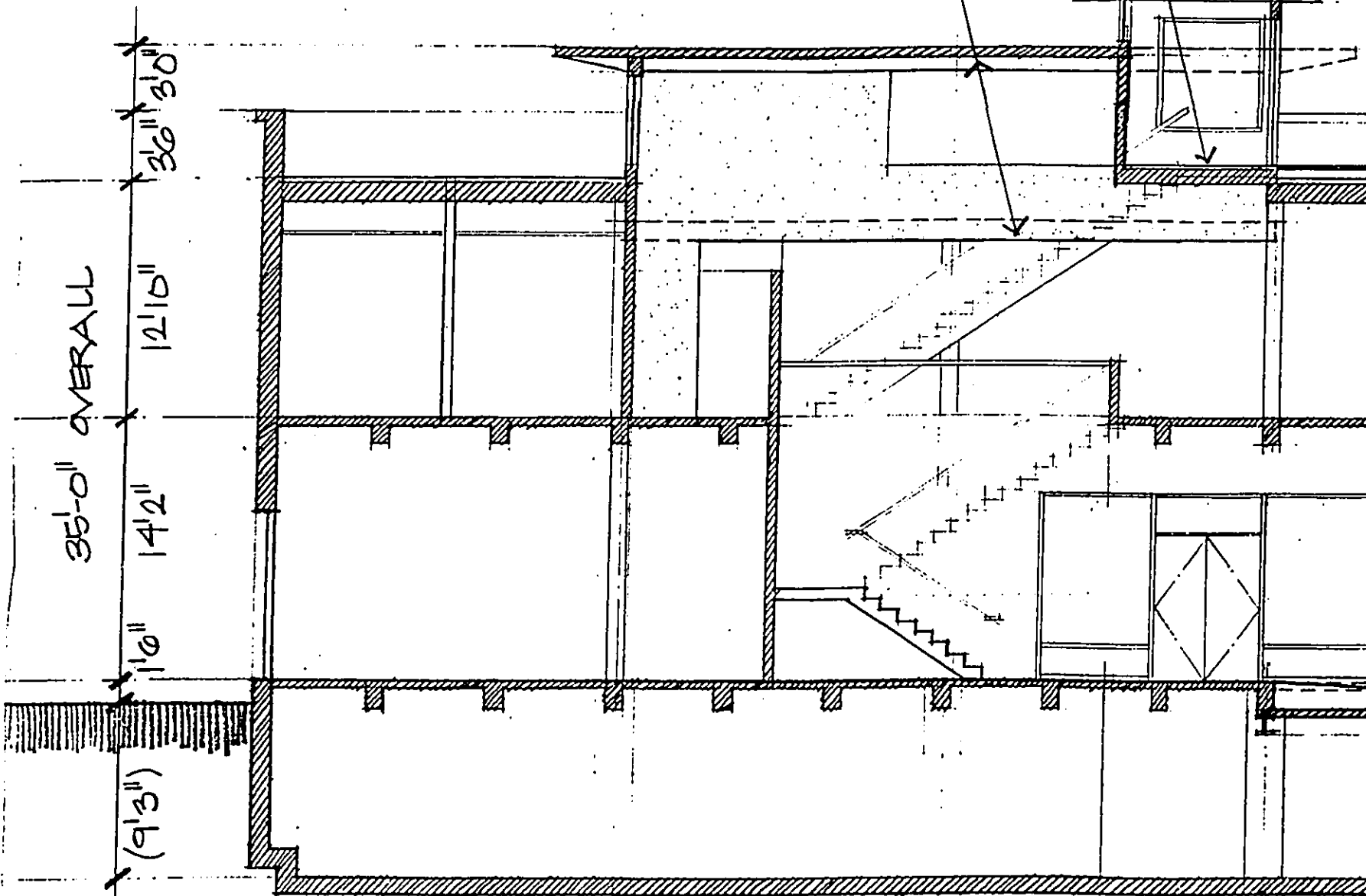


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 LAHA'INA STORE RENOVATIONS
 744 FRONT ST. LAHA'INA MAUI, HAWAII
 TMK: (2) 4-6-009: 007+002
 box 1247 wailuku maui hawaii 96793
 JAN 2002

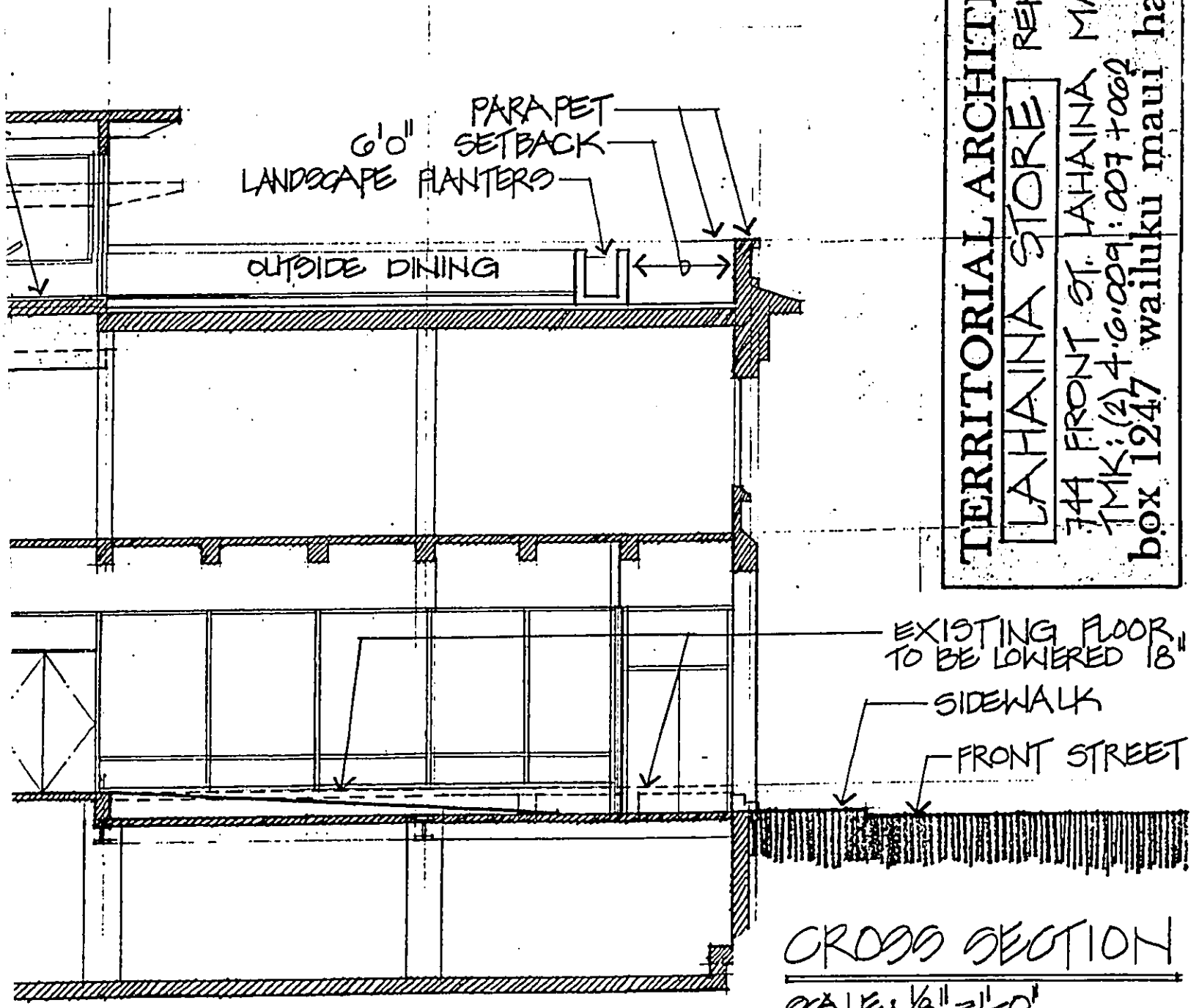
ROOF LEVEL PLAN
 SCALE: 1/8" = 1'-0"

744 Front Street Redevelopment
 PROPOSED RENOVATIONS: FLOOR PLANS **FIGURE 11D**

NEW ADA ELEVATOR + STAIR LANDING
TO BE RAISED 48"
EXISTING MEZZANINE



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 LAHAINA STORE RENOVATIONS
 744 FRONT ST. LAHAINA MAUI HAWAII
 TMK: (2) 4-6-009: 007 + 002 JAN 2002
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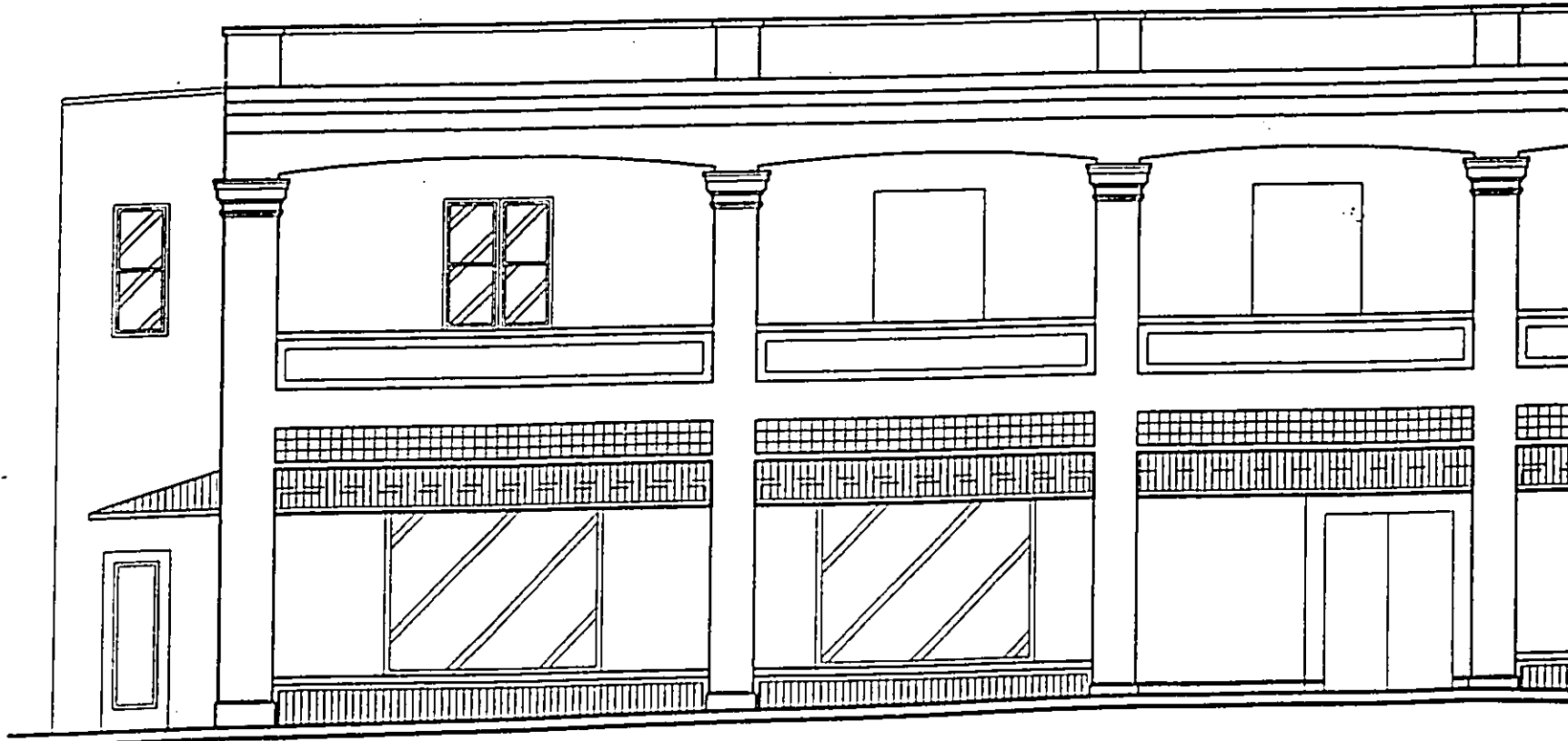


CROSS SECTION
 SCALE: 1/8" = 1'-0"
 LOOKING SOUTH
 Δ 31 MAY 02



FRONT STREET

SCALE: 1/8" = 1'-0"



KUKUI LANE ELE

SCALE: 1/8" = 1'-0"



STREET ELEVATION

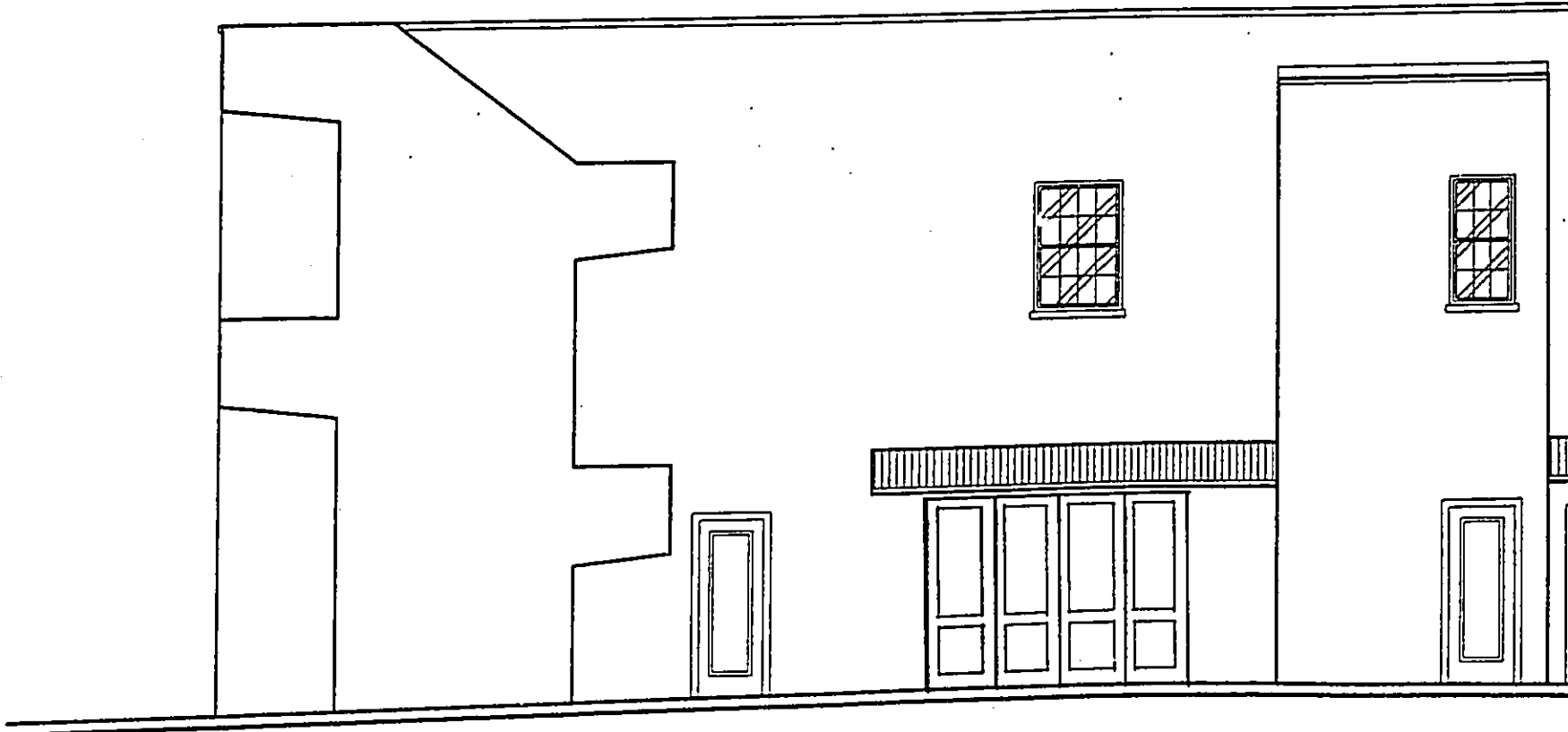
1'-0"



SIDE ELEVATION

1'-0"

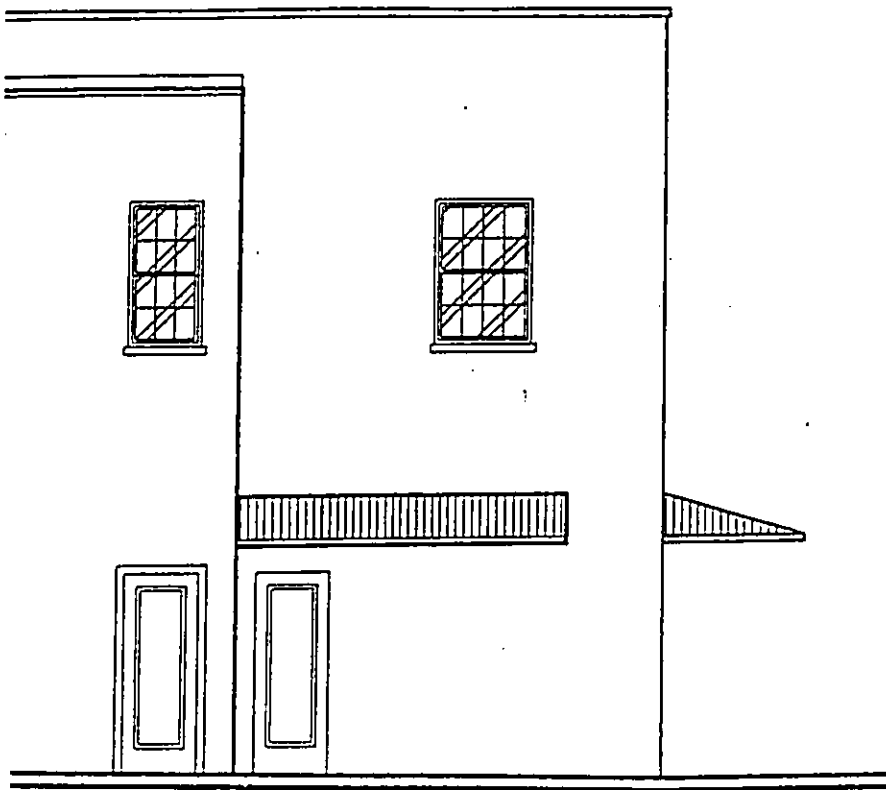
TERRITORIAL ARCHITECTS LTD
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 TMK: (2) 4-6-009: 007 + 002 JAN 2002
 box 1247 wailuku maui hawaii 96793



NORTH (REAR) E

SCALE: 1/8" = 1'-0"





REAR) ELEVATION

1'-0"

^ 31 MAY 02

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 box 1247 wailuku maui hawaii 96793

744 Front Street Redevelopment
 PROPOSED RENOVATIONS: ELEVATIONS

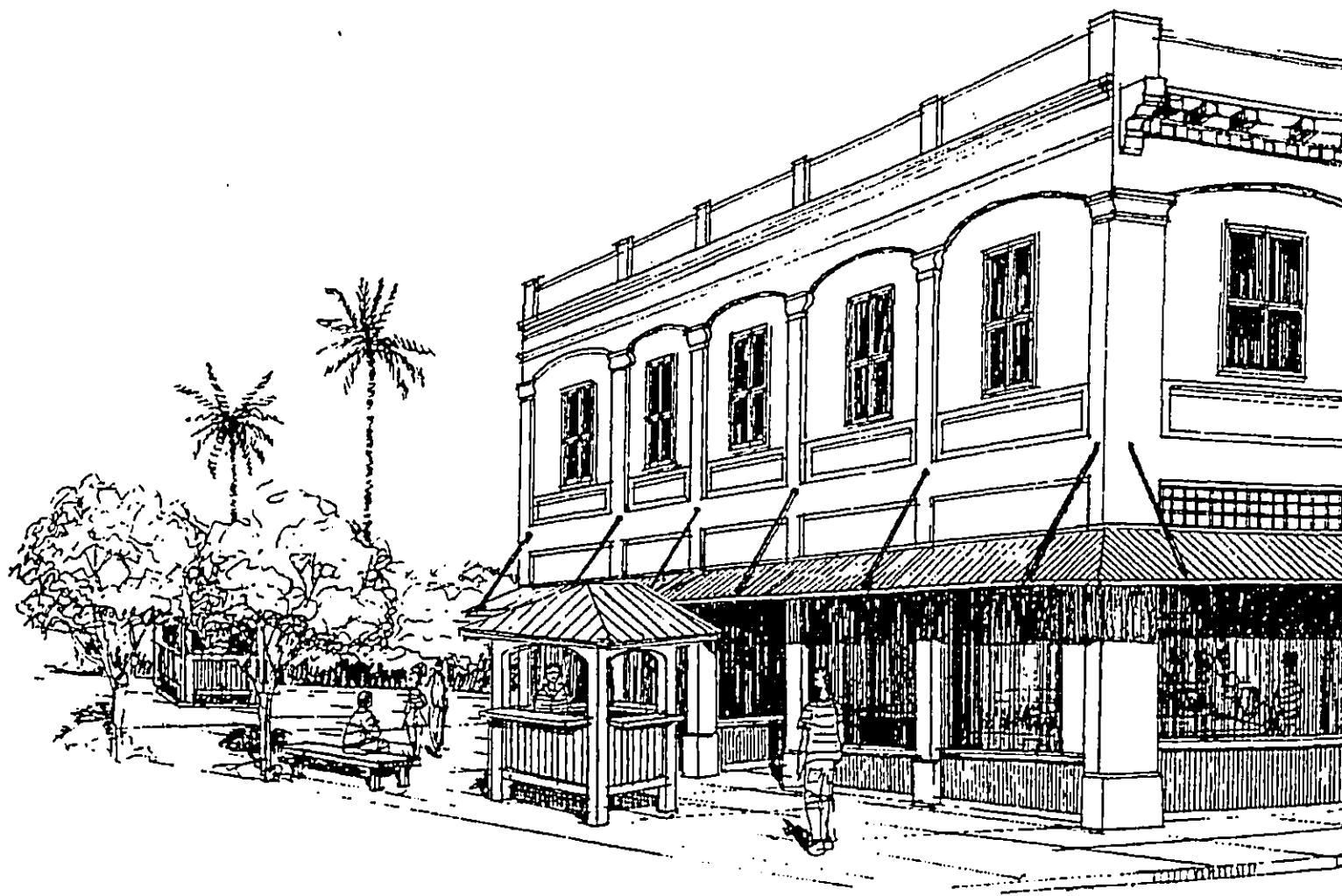
FIGURE
 13B





744 Front Street Redevelopment
PROPOSED RENOVATIONS: RENDERING

FIGURE
14





744 Front Street Redevelopment
ALTERNATE RENDERING A





744 Front Street Redevelopment
ALTERNATE RENDERING B



APPENDIX A
Preliminary Drainage Report

**DRAINAGE REPORT
FOR THE**

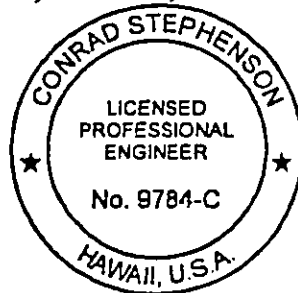
**LAHAINA STORE
744 FRONT STREET
LAHAINA, MAUI, HAWAII
TMK: (2) 4-6-09:07 & 62**

PREPARED FOR:

**MR. MAC LOWSON
991 LIMAHANA PLACE
LAHAINA, HI 96761**

PREPARED BY:

**ROCK ENGINEERING LLC
P.O. BOX 1918
WAILUKU, MAUI, HAWAII 96793**



Conrad Stephenson

This report was prepared by
me or under my supervision

FEBRUARY 2002

Drainage Report
Lahaina Store
Page 1

Introduction:

The proposed project will remodel the existing building on Front Street and demolish an existing apartment/restaurant building fronting Luakini Street to add needed parking. The project is located at 744 Front Street, also described as TMK 4-6-09:07 & 62. See Exhibit 1, Location Map.

Flood Zone:

According to the Flood Insurance Rate Map prepared by the United States Federal Emergency Management Agency, Federal Insurance Administration, Community-Panel Number 150003 0163 C, dated August 3, 1998, the project is located in Zone B, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (medium shading) and Zone C, areas of minimal flooding. See Exhibit 2, Flood Map.

Soil Classification:

According to the "Soil Survey of the Islands of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" prepared by the U.S. Department of Agriculture, Soil Conservation Service, 1972, the project site consists of the Ewa silty clay loam (EaA) of the Ewa Series. This soil is a dark reddish-brown silty clay that has weathered from basic igneous rock. The runoff is very slow and the erosion hazard is no more than slight. The available water capacity is about 0.10 to 0.12 inches per inch. Permeability is 0.63 to 2.0 inches per hour. See Exhibit 3, Soil Map.

Existing Conditions:

Presently there are two building on the property. The building on Front Street is separated by the apartment/restaurant building fronting Luakini Street by a parking area. Access from Front Street and the parking area are paved in concrete. There is a planting strip fronting Luakini Street and a small planting strip on the north side of the apartment building. There is also a small grassed area between the two buildings along the south wall of the property line. Presently runoff from the roofs of the two buildings is collected and channeled through downspouts, which spill out into the planting strips and onto the paved parking areas. Runoff from Luakini Street enters the property through the walkway at the northeast corner of the lot. This runoff sheet flows across the property and through the existing access driveway from Front Street. The runoff then spills on Front Street where it is picked up by several drain inlets located on either side of the driveway. The drain inlets are connected to a pipe, which exits out of the seawall along Front Street. Runoff quantities were only calculated for the on site conditions, the amount of runoff entering the property from Luakini Street has not been determined. See the hydrologic calculations in this report for details.

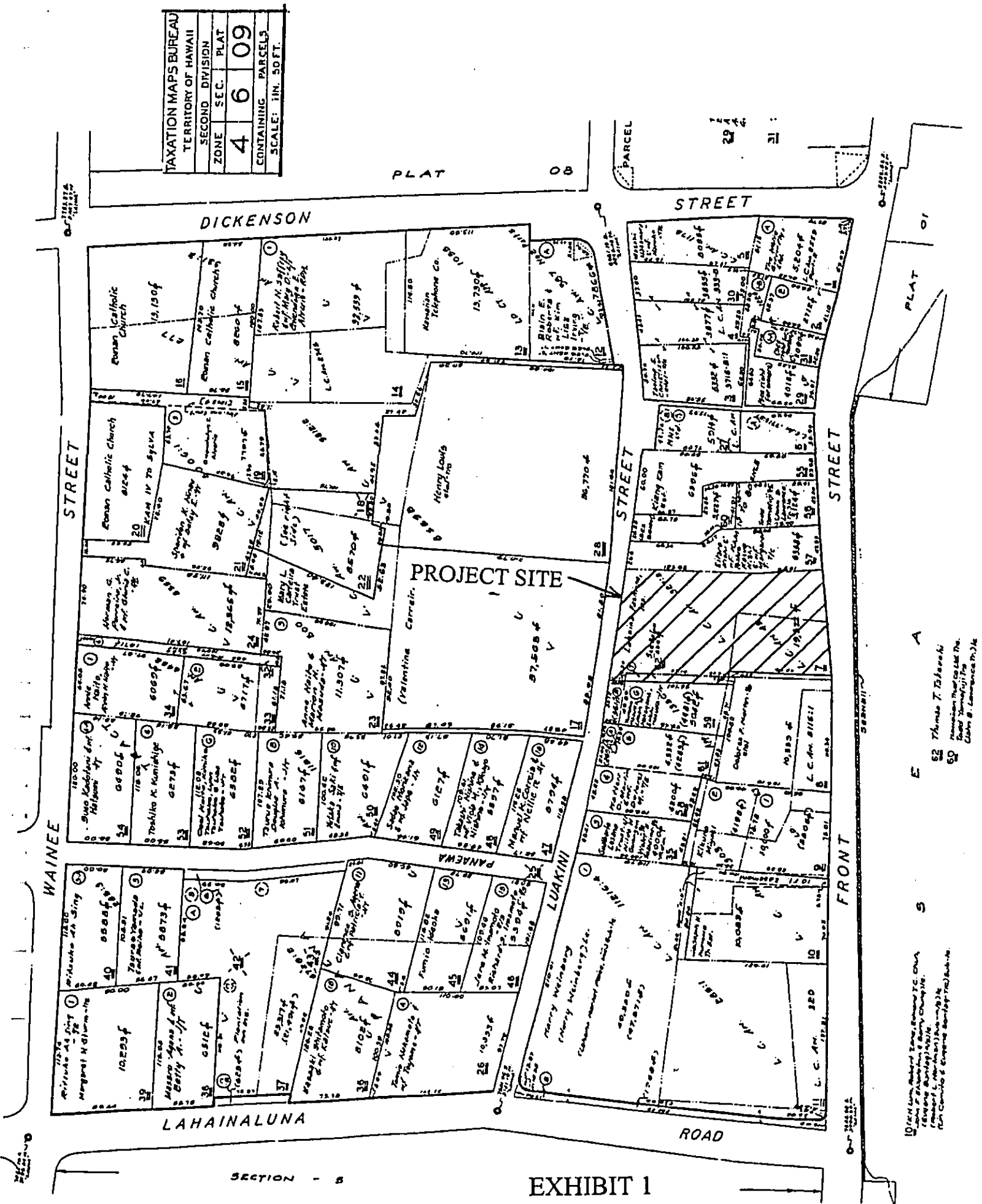
Proposed Conditions:

The apartment/restaurant building shall be demolished for additional parking. Access to the expanded parking area will be through a new driveway off of Luakini Street. A curb and planting strip shall be installed along the frontage of Luakini Street. The existing driveway off of Front Street shall be converted to a Pedestrian walkway. There is an existing storm drain line running through the north side of the property. The underground line passes through the property and exits through the seawall. There are four storm drain manholes on the property. It is proposed to collect the on-site runoff with several drain inlets and connect to an existing manhole. Runoff will be added to the storm drain line on-site instead of flowing onto Front Street and entering a drain inlet connected to a storm drain line.

Conclusion:

The runoff quantity of the completed project and that of the existing condition are essentially the same. The existing apartment/restaurant building roof is being replaced by paving. There will be one improvement to the drainage. The runoff will no longer sheet flow down existing driveway and onto Front Street. The runoff will be collected on-site and channeled into the storm drain pipe. At present the runoff enters the storm drain pipe but only after it sheet flows down the driveway, across the sidewalk and along Front Street before entering a drain inlet and then into the storm drain pipe. The project will improve the drainage situation along the frontage and sidewalk area of the existing driveway. Runoff will not be increased and no adjacent or downslope parcel shall be negatively effected by the project.

TAXATION MAPS BUREAU			
TERRITORY OF HAWAII			
SECOND DIVISION			
ZONE	SEC.	PLAT	
4	6	09	
CONTAINING PARCELS			
SCALE: 1 IN. 50 FT.			



10144 L. C. AM. 11617
 10145 L. C. AM. 11617
 10146 L. C. AM. 11617
 10147 L. C. AM. 11617
 10148 L. C. AM. 11617
 10149 L. C. AM. 11617
 10150 L. C. AM. 11617
 10151 L. C. AM. 11617
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EXHIBIT 1
 LOCATION MAP

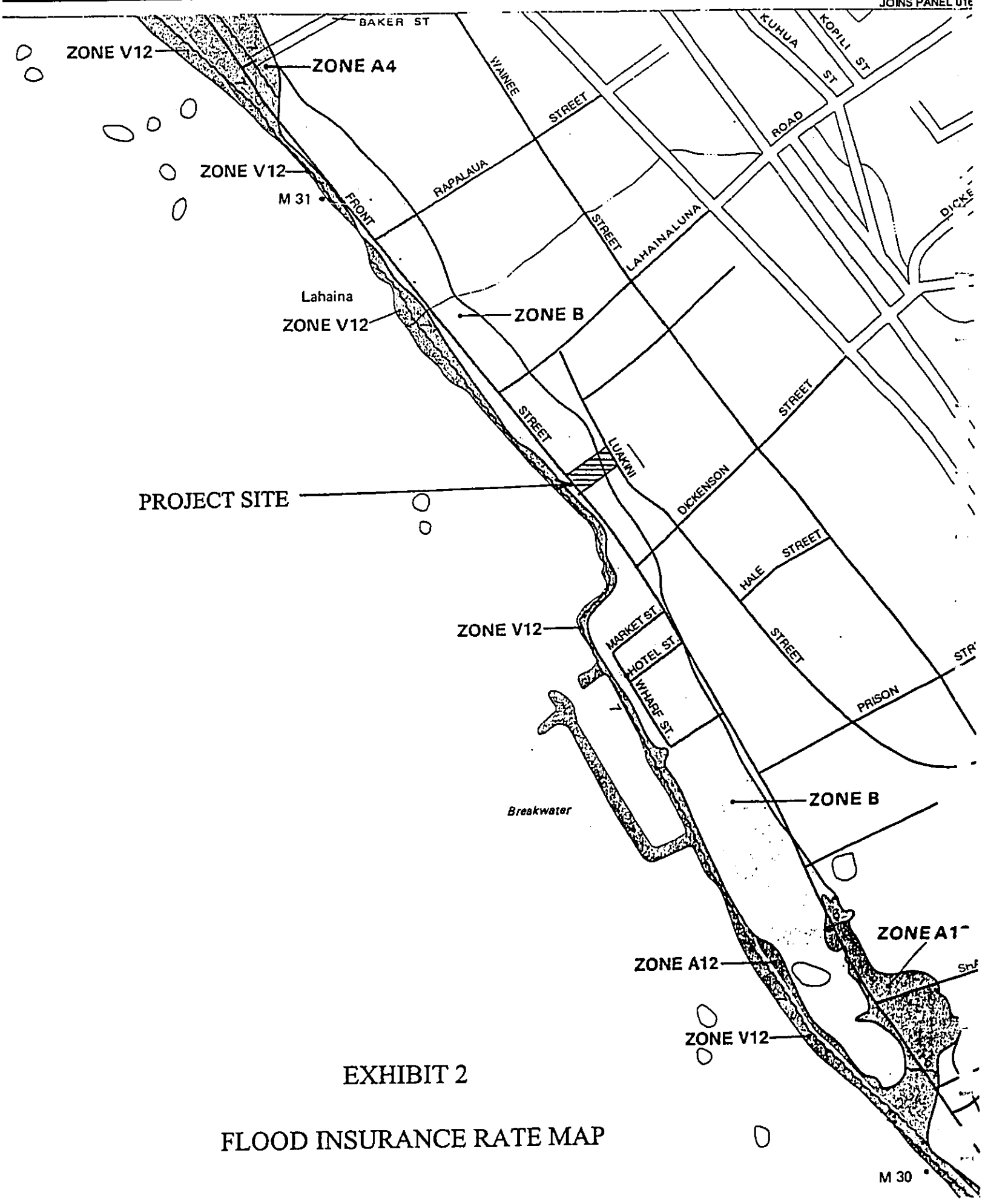


EXHIBIT 2
FLOOD INSURANCE RATE MAP

94

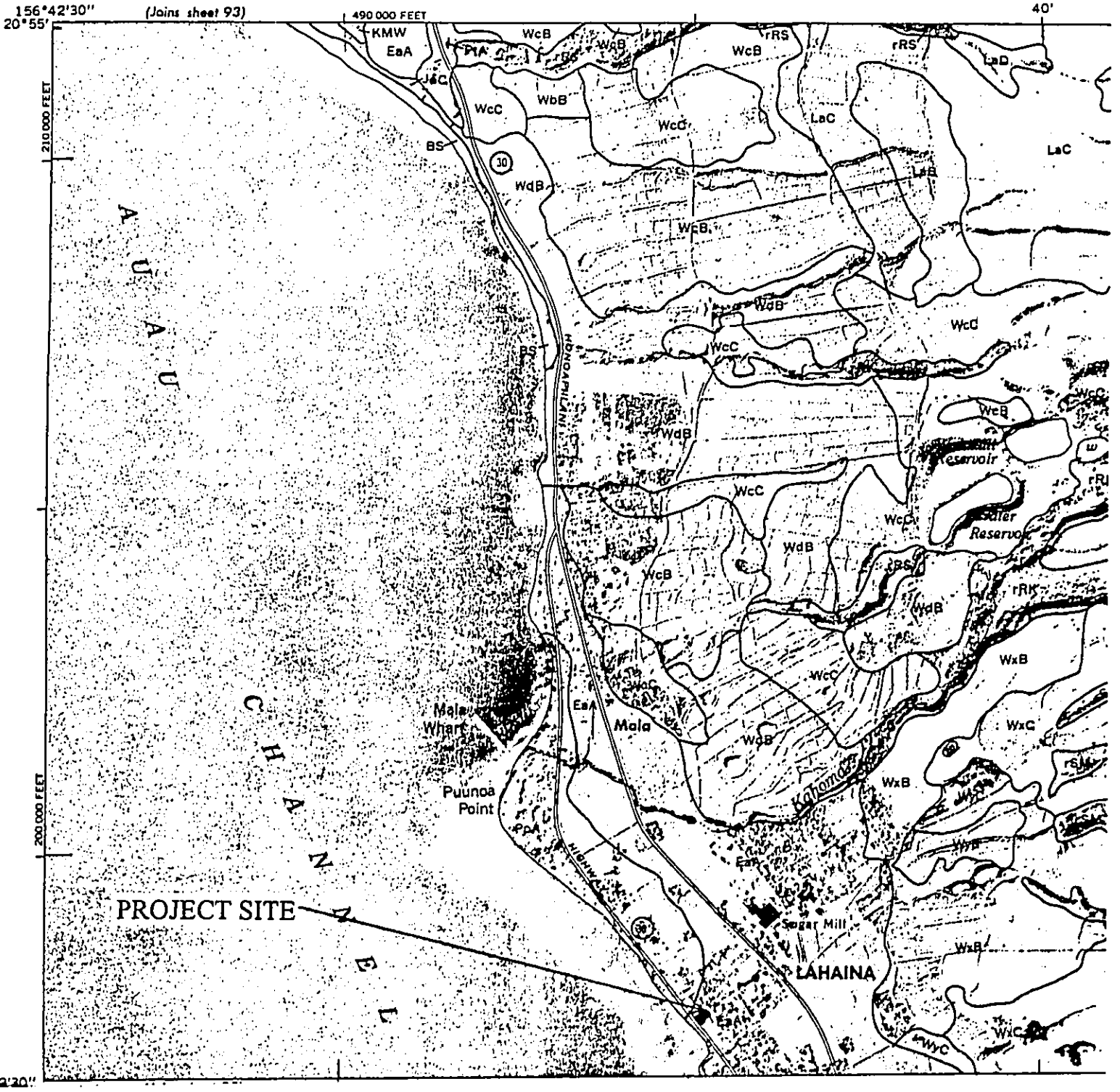


EXHIBIT 3

SOIL CLASSIFICATION MAP

APPENDIX A

HYDROLOGIC CALCULATIONS

Hydrologic Calculations
Lahaina Store
Page 1

Tables, plates and procedures are from Title MC-15, Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, adopted July 14, 1995.

Area of Parcel = 20,152 sq.ft. = 0.463 acres

10 Year - 1 hour Rainfall = 1.8 in/hr
The Rational Method shall be used.
 $Q = CIA$

Existing Conditions:

Area - A

Area = 0.463 ac.

Runoff Coefficient - C

Improvements presently on the project site include the existing building on Front Street an apartment/restaurant building fronting Luakini Street, and parking between the two buildings. There are planting areas in front and behind of the apartment building.

Following is the weighted average of the runoff coefficient.

<u>Cover</u>	<u>Area (ac.)</u>	<u>C value</u>	<u>Percent</u>
Roofs	0.232	0.95	50
Paved	0.194	0.95	42
Planting	<u>0.037</u>	0.30	<u>08</u>
Total	0.463		100

Weighted average C value = 0.90

Hydrologic Calculations
Lahaina Store
Page 2

Time of Concentration - Tc

Length of Flow = 210'
Slope = 2.0% (average)
Character of Land - paving and roofs
From Plate 1
Tc = 6.0 min.

Rainfall Intensity - I

Intensity Duration from Plate 2

I = 4.5 in/hr

Runoff - Q

$Q = (0.90) (4.5) (0.463) = 1.88 \text{ cfs (Peak Runoff) Existing}$

Proposed Conditions:

Area - A
Area = 0.463 ac.

Hydrologic Calculations
Lahainaluna Shell Car Wash
Page 3

Runoff Coefficient - C

The existing apartment building will be demolished. The area will be paved to provide parking. The planting areas will be relocated to provide for a new site configuration. The square footage of the planting areas will remain approximately the same.

<u>Cover</u>	<u>Area (ac.)</u>	<u>C value</u>	<u>Percent</u>
Roofs	0.171	0.95	37
Paving	0.255	0.95	55
Planting	<u>0.037</u>	0.30	<u>08</u>
Total	0.463		100

Weighted average C value = 0.90

Time of Concentration - Tc

Length of flow = 210'

Slope = 2.0% (average)

Character of Land = Paving and building roofs.

From Plate 1

Tc = 6.0 min.

Rainfall Intensity - I

Intensity Duration from Plate 2

I = 4.5 in/hr

Hydrologic Calculations
Lahaina Store
Page 4

Runoff - Q

$$Q = (0.90) (4.5) (0.463) = 1.88 \text{ cfs (Peak Runoff) Proposed}$$

Existing vs. Proposed Conditions - Peak Runoff:

$$1.88 \text{ cfs (Proposed)} - 1.88 \text{ cfs (existing)} = \text{No Increase in Runoff}$$



APPENDIX B
Pre-Consultation Correspondence

Memo

Date: 2/18/02

From: Mac Lowson

To: Chris Hart

Subject: Presentation Summary regarding SMA Application for TMK: 2-4-6-9-7 & 62 (744 Front St.):

- 1) Mrs. Yoshiko Masuda, Owner TMK: 2-4-6-9-59, 759 Luakini St.
- 2) Mr. Richard Kishi, Owner TMK: 2-4-6-9-57, 736 Front St.
- 3) Lucy Furtado Property Trust, TMK: 2-4-6-9-8, 754 Front St.
- 4) Lahaina Restoration Foundation Board of Directors
- 5) Lahaina Town Action Committee Executive Committee.

The following is a summary of meetings by LoKo Maui LLC managers Mac Lowson & Leil Koch with adjoining property owners and Community Leaders in regard to the proposed redevelopment of The Lahaina Building at 744 Front St.

Attached, as addendum "A" is an outline of the main points made in the presentation. Addendum "B" includes the presentation materials given to the participants.

- 1) Mrs. Yoshiko Masuda- adjoining property owner, 759 Luakini St., February 8, 2002 at 10:30am At Mrs. Masuda's home.

Leil Koch and Mac Lowson met with Mrs. Yoshiko Masuda, resident of 759 Luakini St and her son-in-law, Mr. Nakagawa, who lives in Kihei but helps care for his Mother-in-law Mrs. Masuda. Mr. Nakagawa's wife is a part owner in the property.

We made the standard presentation in our outline while Mrs. Masuda and her son-in-law both made comments mainly about the history of the property and the area.

Both Mr. Nakagawa and Mrs. Masuda seemed to be very happy with the development. They had no negative comments about the development. We offered continued access to a parking area on Mrs. Masuda's lot through our

proposed parking lot. Mrs. Masuda has no other access to this area and has now garage or parking area directly off of Luakini St. They were happy with their access and how the walkway will follow adjacent to their property.

Mr. Nakagawa commented that some driver's speed along Luakini St. and suggested it would be nice to have some speed bumps on Luakini St.

Mr. Nakagawa indicated that the County storm drain line between Luakini St and Front St, going across the 744 Front Street property, plugs up from time to time. The storm drain is breaking up and needs a concrete box around it to strengthen and support it. That way the storm drain can handle the stresses of water saturated ground with cars and trucks driving over it.

Mrs. Masuda who has lived on her property since the 1930's said that the Lahaina building was a beautiful building inside with Koa walls and a huge mirror on the staircase. The top floor was furniture sales, the main floor was groceries and sundries and the basement was a butcher shop.

We asked specifically, at the end of the presentation, if Mr. Nakagawa or Mrs. Masuda had any other comments about the property. They said no, that they were happy with it and that it looked like a nice development.

2) Richard Kishi TMK: 2-4-6-9-57, 736 Front St.

Mr. Kishi has some health problems and was unable to meet with us. Leil Koch was able to talk with him over the phone for about 40 minutes.

Mr. Kishi was pleased that the apartment units were being raised and that a 30-car parking lot would be added.

He thought the idea of Kukui lane was good and would enhance the area.

Leil told him we were removing the front stairs and lowering the floor for the first one or two bays of the building.

Mr. Kishi said that he was ok with everything and had no objections.

3) Lucy Furtado Property Trust, TMK: 2-4-6-9-8, 754 Front St.

Mac Lawson met with four members of a five-person management team representing the Lucy Furtado Property Trust. Present were Stephanie Marrack, Waters Martin, Chris Crabb and Cathy Payne on December 1, 2001 in Honolulu. Two additional meetings were held on the site and several phone discussions were held with Stephanie Marrack. Revised presentation material was sent to and discussed with Stephanie Marrack on January 28th.

Kukui Lane between the Lahaina Building and the Lucy Furtado Building is comprised of land owned by both parties. On the Front Street boundary LoKo Maui LLC owns about 22.5 feet and the Furtado's just over 6 feet. The property line is at an angle as the property line moves in a Mauka direction with LoKo Maui owning about 14 feet at the rear Furtado boundary and the Furtado's about 15 feet. The presentation made to the Furtado group included the suggestion that the entire area be improved as a courtyard with landscaping, benches and kiosks. The Furtado's are not interested in any kind of economic partnership because they already have so many family members involved. They are considering an easement, which would be given to the LoKo Maui property, which would allow construction of a new courtyard surface, benches and landscaping but not allow any economic activity on their property. The proposed agreement would allow LoKo Maui LLC to maintain the Furtado portion of Kukui Lane.

The entire proposal as presented in Addendum "A" was made to Stephanie Marrack and the majority of the presentation was made to the other three on the management committee. Stephanie Marrack was concerned about what the kiosks would look like. She wants the courtyard to look good. She has not seen the final design as proposed in the SMA permit application.

The four members, Mac Lawson talked to, expressed no objections to the proposed renovations and in fact seemed to feel that it was "exciting" and a benefit to the area.

4) Lahaina Restoration Foundation Board of Directors

Mac Lawson attended the February 6, 2002 Lahaina Restoration Foundation Board of Directors meeting at 3pm at the Masters reading room of the Restoration Foundation's offices. Mac made about a 15-minute presentation of the proposed Lahaina Building renovations. The Board questioned Mac and made comments for about 5-10 minutes. Questions and comments were as follows:

1. Connie Sutherland, an owner of a shop at the Kaanapali end of town, asked about deliveries. She indicated that delivery space was getting quite crowded on Front St. Mac indicated that there was a loading zone directly in front of 744 Front St. Ms. Sutherland said that during certain hours that the delivery space and parking on Front Street is quite congested. Mac pointed out that The Lahaina Building will have a 30-car parking lot at the rear of the building from which deliveries can be made.
2. Mary Helen Lindsey, Chair, asked how many tenants we were going to have. Mac indicated there would probably be seven, including three retail tenants,

one restaurant, and three kiosks. She seemed a little surprised there will be only 7. (There may be more or less tenants).

3. Keoki Freeland:

- a) According to Mr. Freeland the elevator was the first in the State or if not it was very unique and unusual.
- b) He stated that the Lahaina Building might be the oldest concrete building in the state that is still standing.

I called three of the Directors the following day to follow up and see if there were any further comments.

1) Ron LeClergue, manager of Kimo's:

- a) He believes that although there may be some concern at the CRC about removing the steps that the steps should be removed for the benefit of both the properties itself and the strengthening of the business community in Lahaina.
- b) We have to be sure to address the problem of people looking over the parapet, hanging over it or even being seen above the parapet.

Mr LeClergue likes the set backs on the roof.

He likes the parking that we are providing.

He didn't hear any negative comments afterwards from any of the directors, although they did talk about it.

He believes we have to be sure to provide details in the presentation. Things like how the set back is going to be handled and what that will look like on the roof so that you can't see people from below. To be sure there are no tiki torches sticking out of the sides of the building, etc.

Bigger windows are okay with him on the second floor. He doesn't have any problems with the proposed improvements to Kukui Lane. He likes it very much.

He wants us to be sure that we address what will happen in a few years if LoKo Maui sells the property. I think what his comment was that he feels that people in Lahaina will be concerned about the project. Especially if we don't clearly address that there is the setback from the parapet, show how Kukui Lane is going to be set up and to be clear on the signage. He feels we have to guarantee what will happen.

- 2) Jim Dankworth, owner and manager of the Hawaii Experience Theatre. Mr. Dankworth indicated he would love to see our project go. He thinks it's just great and that it will help Lahaina. He had no negative comments.

He supports the removal of the stairs, although he feels that from other people there will be some concern as to that removal because of the historic nature.

- 3) Donna Soares, manager of the Wharf Cinema Center. Ms. Soares supports our project. She feels that the rest of the directors of the Restoration Foundation do also.

Ms Soares believes that the place is currently an eyesore and something needs to be done about it to make it look better.

Ms Soares stated quite strongly that stairs at the entrance do not work. Her project, the Wharf Cinema Center has entrance stairs going down as well as up. She stated that if they had it to do over again they would do it a different way because it is a marketing nightmare. She feels that you need to get people into the store at a street level and then they can go up stairs within the store. She feels that the stairs may be an issue but that they should be replaced with an at grade entrance.

She likes our concept very much, has no negative comments and did not hear any negative comments from any of the board members.

5) LAHAINA TOWN ACTION COMMITTEE: Mac Lawson met with the Executive Committee of the Lahaina Town Action Committee at 11:30am on Thursday, February 14, 2002 for about 45 minutes. Those present were President-Joan McKelvey, Fran Mitsumura, Becky Lennon and Theo Morrison-Executive Director.

Comments:

All present stated they liked the project and hoped that it would go.

Theo Morrison:

Ms Morrison just arrived back from Washington D.C. where she saw a presentation about the viability of towns and cities and how to promote them in a healthy way. Ms Morrison said that before going to the meeting she would have been against the kiosks that we are proposing but now realizes that they generate interest and provide a place where visitors can slow down and enjoy the town. This is especially true in the environment that we will be providing, which is a courtyard with landscaping and benches as well as the kiosks.

Ms. Morrison has some concern about the removal of the three steps but realizes that there is a quid pro quo. Lahaina gets a much better-looking building

and grounds with ongoing maintenance and LoKo Maui LLC gets the enhanced viability of shops by removing the steps.

Ms. Morrison asked how the extra height above the entry doors would be used when the steps are removed. Mac told her that there would be taller doors.

Ms. Morrison liked the court yard area and the walking causeway from Front St to Luakini.

Joan McKelvey:

Ms McKelvey liked the changes in the façade of the building, the courtyard and the kiosks. She asked if we were going to be providing food at one of the kiosks so that people could sit and relax in the courtyard greenery. Mac told her that we were considering a coffee/soda shop in the building next to the courtyard or perhaps in the courtyard itself. Ms. McKelvey expressed some concern about the kiosks in the sense that the international marketplace in Honolulu has a conglomeration of them stuck together and they look seedy. Mac indicated that LoKo Maui LLC was not intending to have any wagons or a lot of kiosks. The smaller kiosks are not secure, do not look very good and do not provide any shade for the sales person or patrons to get out of the hot Lahaina sun. Mac told them we are considering three 8' x 5' kiosks that are three sided with a counter on three sides and solid back for security purposes on the fourth side. The kiosks would have a two-foot overhang to provide shade for the sales person and patrons.

Mac pointed out to them that one of the changes was the awning on the front of the building. The awning will be "broken" at the points where the pillars of the building are to strengthen the look of the building. They thought that would look good and had no negative comments.

Ms. McKelvey and Ms. Mitsumura stated and everyone agreed that they liked the windows on the side of the building going up Kukui Lane. The comment was first that the Lahaina Building (currently) looks like a jail and then Becky Lennon said "No, a bunker".

We talked about the removal of the apartment house and Hanamasa Restaurant at the rear of the property. They were curious as to how many apartment units were there and what was happening to Hanamasa. There are six apartments and Hanamasa Restaurant will no longer be on the property. They had no negative comments about their removal. They did not talk at all about the parking lot.

We discussed the Furtado property and whether they were joining us or not in the renovation of Kukui Lane. They were interested but had no comments other than they were interested if the Furtado's were still going to be driving in that area. Mac told them no, that they would not be able to because they did not have enough width. The Furtado and Masuda access will be from Luakini Street through The Lahaina Building parking lot.

Regarding roof top dining. Mac explained the setbacks from the parapet and that the roof top dining would only be used at night and not with umbrellas (because of the heat and reflection off the ocean. They thought that umbrellas might blow away and appreciated my comments about no drinks hanging over the parapet (because of the set back and planting area.

We discussed handicap access. Handicap access will be from Kukui Lane through the foyer to three of the shops and the restaurant. The fourth shop would probably have handicap access through a ramp within the store or from the rear of the building.

We talked about the size of the 2nd floor windows. They called the current windows "beady little windows'. They were interested in whether we were going to make them bigger or have more of them. I indicated that the size of the proposed windows was about 50% larger than they are now. The drawing or colorized photo we have of the building in 1916 appears to show the windows about the same size as in the proposed renovation. They liked that idea.

We talked about the basement. There will be a new entrance and stairwell to the basement in the Kaanapali/mauka corner of the building. The basement will be used as storage for stores on Front St. The minimum size will probably be about 200 SF. That means that stores will be able to rent storage space for about \$1.00 per SF or \$200.00. They thought that was very much needed. They seemed to think it was a very good idea and made no negative comments.

Fran Mitsumura and Becky Lennon:

Both liked the project and had no negative comments. They thought that it would be an enhancement to the town. Ms. Lennon has kiosks in the courtyard area at the Pioneer Inn. She feels that they are an enhancement to Lahaina.

Closing:

Mac offered to meet at any time with all or any of the members of the Lahaina Town Action Committee. Members are welcome to contact us directly and receive information about the project.

The Lahaina Building

ADDENDUM "A"

744 Front Street, Lahaina, Maui AKA: The Planet Hollywood Bldg.

History:

Built in 1916 by Pioneer Mill as a company store. The building is constructed of reinforced concrete and sits on over 100 piles.

Operated by Pioneer Mill until the 1950's

Leased to: Lahaina Fashions, the Takeuchi Family, in the 1950's.

Sold to: Lahaina Fashions in the 1960's

Leased to Planet Hollywood in 1994

Purchased by LoKo Maui, LLC in November of 2001

Owner: LoKo Maui, LLC

Mac Lowson & Leil Koch Managers

Redevelopment:

Main floor: About 6,100 SF of retail space, probably 3 stores.

Second Floor: Restaurant about 6,100 SF

Roof Top: Restaurant dining about 2,000 SF

Basement: Storage for Front Street shops about 6,100 SF

Parking: Estimated 30 stalls. Remove existing apartment and restaurant

Kukui Lane: "Plaza" with Kukui trees, landscaping, benches and Kiosks. Possibly pay restrooms.

Changes to the EXTERIOR appearance of the property.

Front Street:

Removal of the stairs. Lowering of a portion of the interior floor.

Larger 2nd floor windows.

The sun shade will be slightly different.

Kukui Lane:

No longer an alley. It becomes a "Plaza". There will be no vehicular traffic.

We would like to continue the sidewalk and curb across the driveway on Front Street.

We are asking the Lucy Furtado Trust to join us to allow refinishing of the entire surface.

There will be a landscaped pedestrian causeway between Front Street and Luakini Street.

There will be Kukui trees providing shade and greenery.

We will add a foyer in the center bay of the building leading to the shops, restaurant and new elevator to the 2nd floor and roof top dining.

Handicap access will be provided to the retail, restaurant & rooftop dining.

Three kiosks will be in the "plaza" on our land.

Parking: Removal of the rear building and adding a 30-car parking lot with appropriate landscaping.

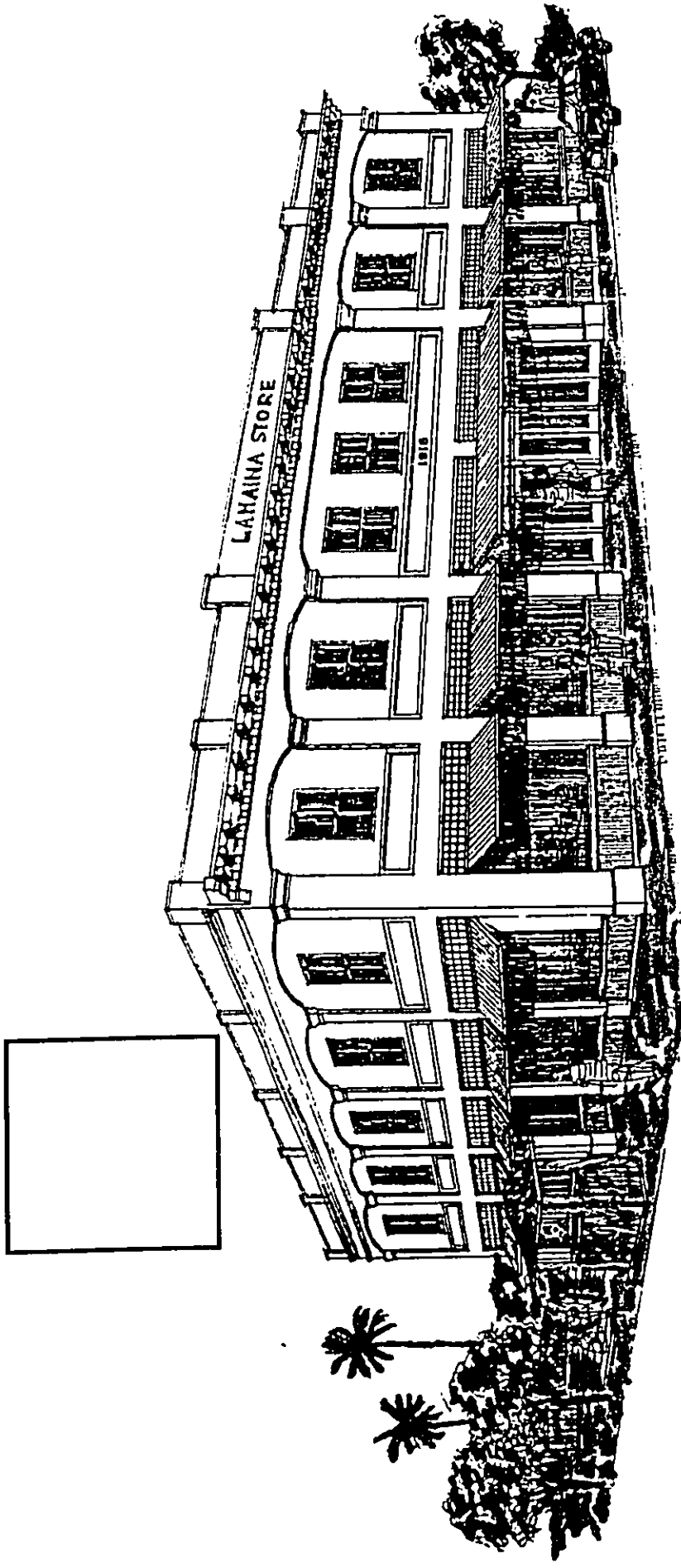
Time frame:

SMA permits. We will apply for our SMA permit by February 20, 2002. The permit will take about 5 months.

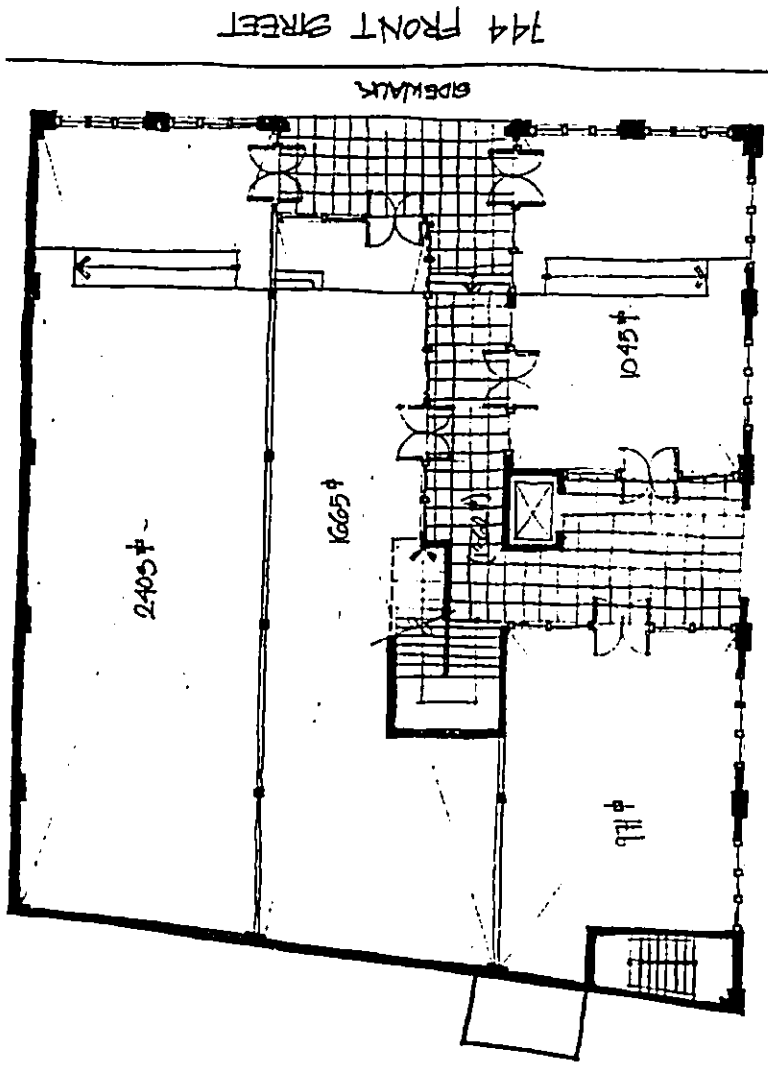
Construction: About 3 to 4 months.

Grand opening: December 2002

ADDENDUM "B"



744 Front Street as envisioned December 2002



The Lahaina Building Retail Plan

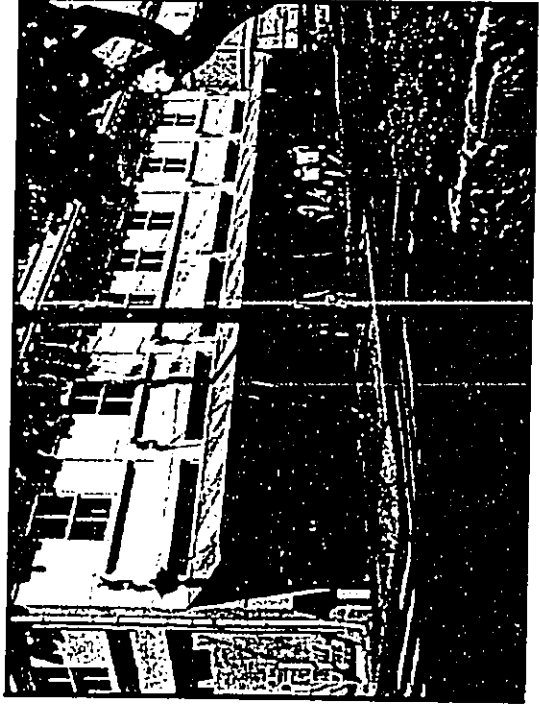
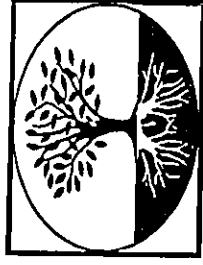
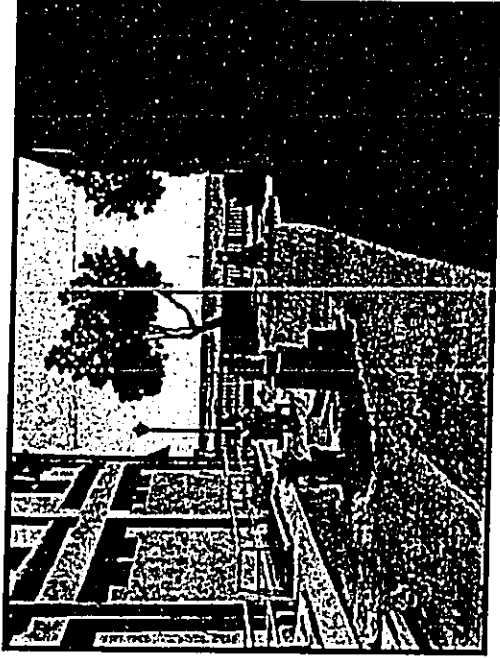
Above: All of the shops have direct entry from Front Street. A foyer on Kukui Lane provides a side entry to two of the shops, elevator, stairs to the restaurant and rooftop dining. A basement is available with additional storage and office space.

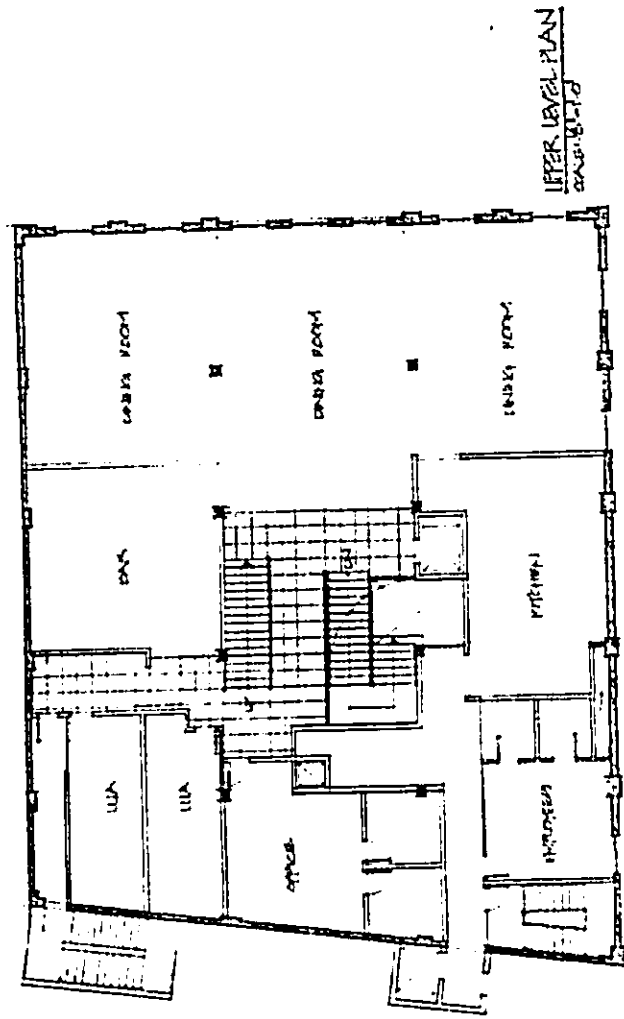
Above right: A view down Kukui Lane before renovation. The walls at the left will have store windows similar to the Front St. elevation.

Below right: The Lahaina Building before renovation.

Agents:

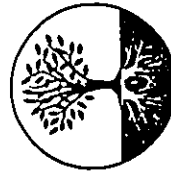
Mac Lowson, CCIM, Lowson & Associates 808-661-8771 X 3
 Leil Koch, CCIM, Equity One Real Estate 808-667-9584



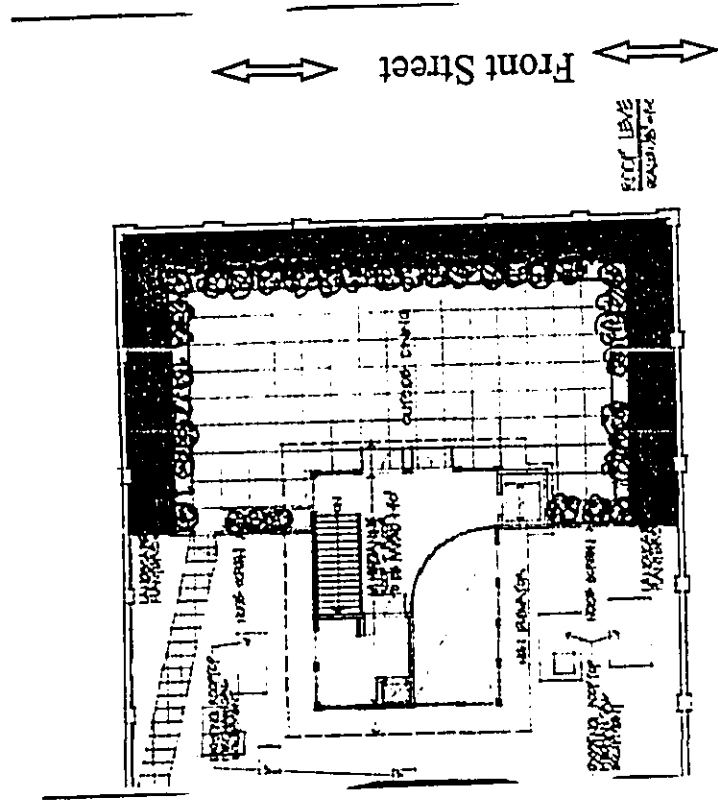


Existing Restaurant

The Lahaina Building Restaurant

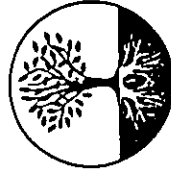
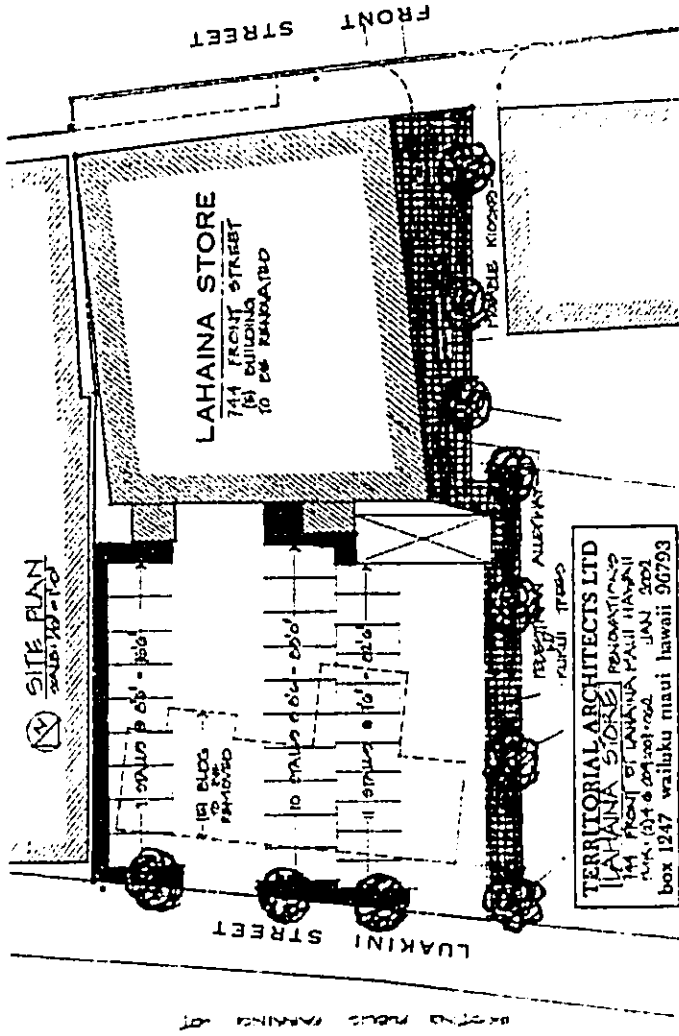
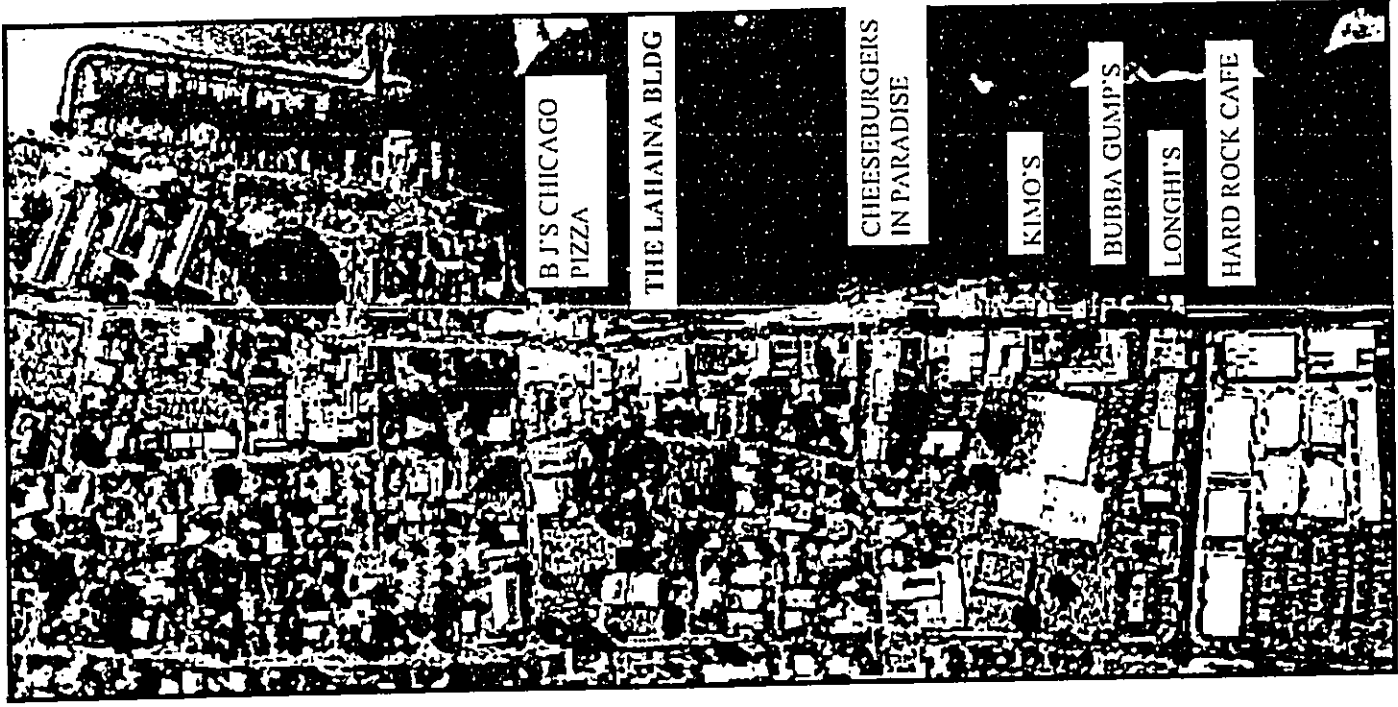


- Above left: 2nd Floor Existing Restaurant of approximately 7,000 SF**
- Above Right: Envisioned roof top dining area of 1,200 to 2,400 SF**
- Below right: View of Lahaina Harbor from roof top.**



Proposed Rooftop Dining Area



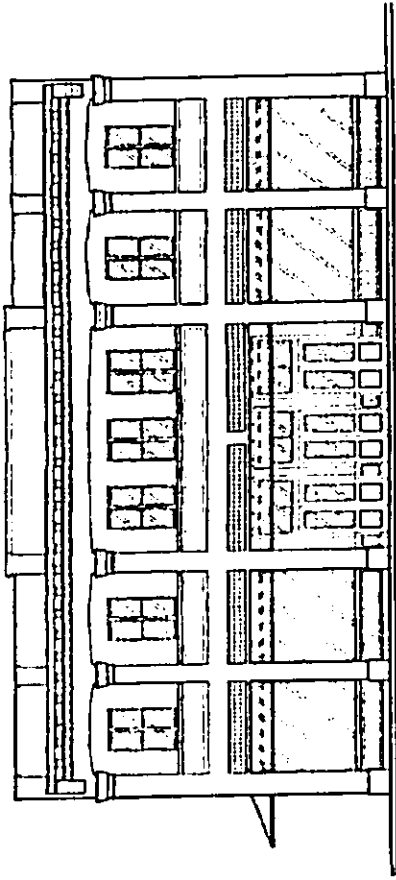


THE LAHAINA BUILDING

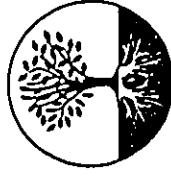
PROPOSED SITE PLAN ABOVE.

AERIAL PHOTO OF LAHAINA AT LEFT

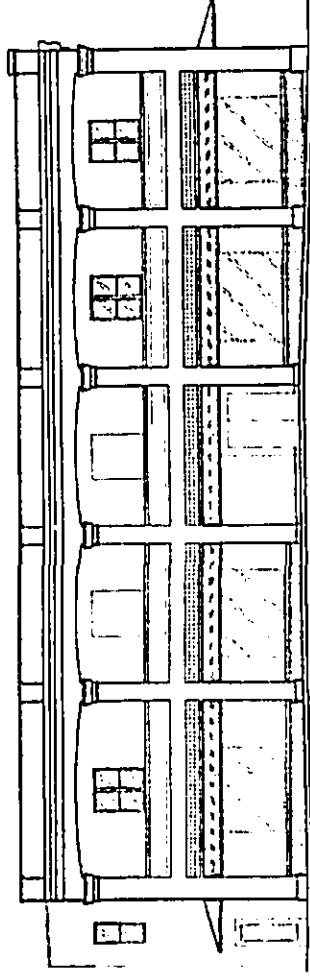
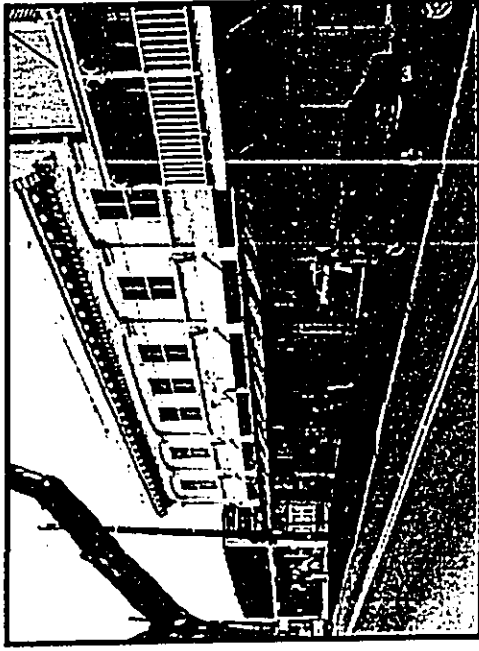
FIVE MAJOR RESTAURANTS DO OVER \$5,000,000 ANNUALLY



FRONT STREET ELEVATION
SCALE: 1/8" = 1'-0"



The Lahaina Building as
invisioned (above and right) and
currently (photo at above right).



KUKUI LANE ELEVATION
SCALE: 1/8" = 1'-0"

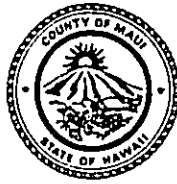


APPENDIX C
Draft EA Comment Letters and Responses

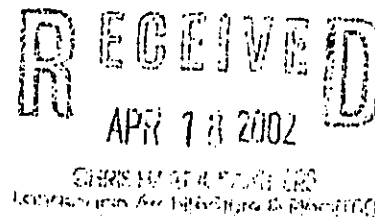
JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING



April 15, 2002

Mr. James "Mac" Lawson
Manager, Loko Maui LLC
P. O. Box 998
Lahaina, Maui, Hawaii 96767

Dear Mr. Lawson:

Re: Maui Planning Department Comments on the Draft Environmental Assessment (EA) for the 744 Front Street Redevelopment Project, TMK: 4-6-009:007 and 062 Lahaina, Maui, Hawaii

The Planning Department (Department) has reviewed the above draft EA. Overall, the Department supports the proposed design modifications to the building as well as the pedestrian access on Kukui Lane. We do, however, offer the following comments:

1. How many parking stalls will be required for this project? The applicant should have had some preliminary discussions with the Land Use and Codes Division of the Department of Public Works and Waste Management. How will the project meet its parking requirement? Do you plan to apply for an offsite parking approval? If so, the application should be filed concurrently with the Historic District and Special Management Area Use Permit applications.
2. We do not support the two to three kiosks proposed for Kukui Lane. The County has been faced with enforcement problems with the use of such structures along the streetscape.
3. The Front Street character of the building should be maintained. The proposed opening on Front Street should be closed off.
4. The canopy should be one continuous piece and should be hung in the traditional manner from the pilasters with the chains.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253; FACSIMILE (808) 270-7634

Quality Seamless Service - Now and for the Future

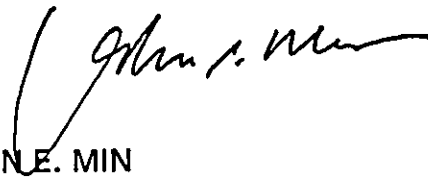
Mr. James "Mac" Lowson
April 15, 2002
Page 2

5. Although we do not object to the addition of windows, canopies, and entrance along the Kukui Street elevation of the building, we believe that the Front Street elevation of the building should be the primary focal point of the building. As such, we recommend that the transoms be excluded from the Kukui Lane elevation of the building.
6. The project should provide a square footage comparison of the uses within the building, historically as well as proposed.

The Department may have additional comments as we further review the project in the context of the Historic District and Special Management Area Use Permit applications.

Thank you for your cooperation. If additional clarification is required, please contact Ms. Ann Cua, Staff Planner, of this office at 270-7735.

Very truly yours,



JOHN E. MIN
Planning Director

JEM:ATC:smb

c: Clayton I. Yoshida, AICP, Deputy Planning Director
Rob Cole, Chris Hart & Partners, Applicant Consultant
Cathy Dagher, DLNR SHPD
Ann T. Cua, Staff Planner
Project File
General File
(S:\ALL\ANN\744frontstreetPDcommentsdraftEA.wpd)



June 6, 2002

TO: Mr. John Min, Director
County of Maui Department of Planning
250 South High Street
Wailuku, Hawaii 96793

ATTN: Ms. Ann Cua

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Mr. Min,

Thank you for your comments dated April 15, 2002 made on the Draft EA for the 744 Front Street Redevelopment Project. To address your comments, we are providing the following information:

Parking. As a result of preliminary discussions with the Department of Public Works and Waste Management's Land Use and Codes Administration (LUCA), we estimate the parking requirement for the project to be approximately 65-70 stalls. Approximately 35-40 stalls will be provided for off-site. The appropriate application and documentation will be provided as soon as a site is selected.

Enforcement of Abuse of Kiosks. We are sympathetic to the problems that the County has had with some kiosk operators. We are willing to work with the County to create specific conditions to limit type of use, signage, and create setbacks that will minimize the potential for abuse.

Front Street Elevation. The building entry off Front Street will have a symmetrical set of three doorways. While the doors may be open from time to time, the envelope will be "closed" and there will not be an open corridor.

Canopy. Based on your letter, input from the CRC, and comments from the State Historic Preservation Division, we have produced additional renderings depicting two other variations of the awning. The first depicts a continuous awning and the second showing breaks at the pilasters. Both incorporate the traditional hanging

method of cables extending from the pilasters. We intend to present both versions before the CRC for review and selection.

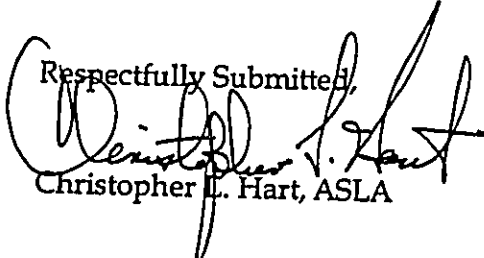
Focus Elevation. We are not opposed to removing the glass block from the Kukui Lane elevation in order to make the Front Street elevation distinct. We have included this modification in the two additional renderings included as Figures 15 and 16 in the Final EA.

Historical Use by SF. Attached is a table depicting the historical and proposed uses by area (square-feet). Note that we have included current calculations for the Seahorse Apartment/Restaurant building, although there is no proposed use for that building, as it will be demolished.

We also wish to note that the applicant will propose two minor changes to the project that are reflected in the Final EA. Firstly, the stairway leading to the basement on Kukui Lane will be retained. This will allow future use of the basement for a potential restaurant/bar/nightclub use. We have also included this potential use in our parking and area-use calculations mentioned above. An updated basement plan has been provided in this EA. Second, a former doorway along the rear (east) elevation of the 744 Front Street building will be re-established. A revised elevation is also provided.

For your information, these improvements have been discussed with Ms. Carol Ogata of the State Historic Preservation Division. Neither was of her concern since they are currently or were previously existing.

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,

Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Territorial Architects
Maui Planning Department

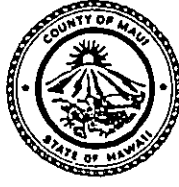
744 Front Street Use History

Historical Use		<u>Square Feet</u>
Basement	Butcher	7340 (gross area)
1st Floor	Grocery/Sundries	7340 (gross area)
2nd Floor	Furniture	7340 (gross area)
Roof	Not Used	
Last Approved Use (Planet Hollywood, etc)		
Basement	Retail/Office	3670 (estimated)
1st Floor	Rest/Bar -Serving Area	3210
	Rest/Bar -Service	3110
2nd Floor	Rest/Bar -Serving Area	2260
	Rest/Bar -Service	3490
Roof	Not Used	
Proposed Use		
Basement	Storage	3120
	Rest/Bar -Serving Area	1800
	Rest/Bar -Service	730
1st Floor	Retail	5740
2nd Floor	Rest/Bar -Serving Area	2830
	Rest/Bar -Service	3850
Roof	Rest/Bar -Serving Area	1620
	Rest/Bar -Service	400
Current Rear Building Use		
	Apartments (6)	2230
	Rest/Bar -Serving Area	485
	Rest/Bar -Service	1104

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

RECEIVED
APR 18 2002

CHRIS HART & PARTNERS
Landscape Architecture & Planning

April 15, 2002

Mr. James "Mac" Lowson
Manager, Loko Maui LLC
P. O. Box 998
Lahaina, Maui, Hawaii 96767

Dear Mr. Lowson:

Re: Maui County Cultural Resources Commission Comments on the Draft Environmental Assessment for the 744 Front Street Redevelopment Project, TMK: 4-6-9:007 and 062 Lahaina, Maui, Hawaii

At its regular meeting on April 4, 2002, the Maui County Cultural Resources Commission (Commission) was presented with an overview of the 744 Front Street Redevelopment project by the project's planning consultant and architect.

Various members of the Commission offered the following comments and suggestions on the project:

1. The Front Street appearance of the building must be completely closed and the doors should be symmetrical. The proposed opening on Front Street should be closed off.
2. Consideration should be given to hanging the canopy in the traditional manner from the pilasters and with the chains. Some members felt the canopy should be one continuous piece as opposed to separated by the pilasters.
3. The Commission understands, based on representations made by the applicant, that the upper windows will be double hung and operable. The lower large plate windows will have five (5) foot openings.
4. The project should include archaeological monitoring during all ground altering activities.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253; FACSIMILE (808) 270-7634

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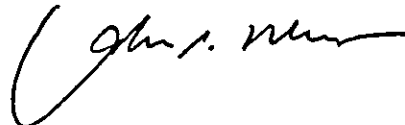
Mr. James "Mac" Lawson
April 15, 2002
Page 2

5. The Commission had differing opinions on the proposed Kukui Lane elevation of the building. Some members indicated that they supported the proposed Kukui Lane design while others felt the design significantly changed the historic character of the building. These members did not support the design.
6. The Commission expressed strong concern regarding the Kiosks along Kukui Lane. Although some members thought the concept of limited commercial activity, preferably bringing back local retailers to the area, was a good one, the overall enforcement issues associated with commercial kiosks along Kukui Lane was a strong concern.
7. Low level lighting should be used in the overall project design, especially the roof top dining area.
8. The Commission supported the pedestrian access on Kukui Lane. If there is an entrance on Kukui Lane, it should be compatible with the Front Street entrance.
9. The Commission requested that the applicant research the use of glass blocks as transoms. Some members felt this may not be appropriate historically.
10. The Commission encouraged the applicant to do additional research on the historic building materials, colors, etc., that were used on the building to assist with this redevelopment project.

The aforementioned comments should be addressed by the applicant prior to scheduling of the Historic District Application with the Commission.

Thank you for your cooperation. If additional clarification is required, please contact Ms. Ann Cua, Staff Planner, of this office at 270-7735.

Very truly yours,



JAMES "KIMO" FALCONER, Chair
Maui County Cultural Resources Commission



**CHRIS
HART**
& PARTNERS, INC.

June 6, 2002

TO: Mr. James "Kimo" Falconer, Chair
Maui County Cultural Resources Commission
County of Maui Department of Planning
250 South High Street
Wailuku, Hawaii 96793

ATTN: Ms. Ann Cua

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Chairperson Falconer,

Thank you for your comments dated April 15, 2002 made on the Draft EA for the 744 Front Street Redevelopment Project. To address your comments, we are providing the following information:

Front Street Elevation. The building entry off Front Street will have a symmetrical set of three doorways. While the doors may be open from time to time, the envelope will be "closed" and there will not be an open corridor in the façade.

Canopy. Based on the CRC's input, comments from the Planning Department, and comments from the State Historic Preservation Division, we have produced additional renderings depicting two other variations of the awning. The first depicts a continuous awning and the second showing breaks at the pilasters. Both incorporate the traditional hanging method of cables extending from the pilasters. We intend to present both versions before the CRC for review and selection.

Windows. For clarification, the existing upper windows are approximately 50 inches wide. The applicant proposes adding 10 inches to make the upper windows 5 feet wide. The increased size was depicted in the rendering presented to the CRC. We confirm that the upper windows are to be double hung and operable. The lower plate windows are much larger; no change in their size is proposed.

Archaeological Monitoring. The applicant agrees to have a qualified archaeological monitor be present during all ground-altering activities to document, record and provide mitigation measures as necessary. A monitoring plan will be submitted to

the State Historic Preservation Division of the Department of Land and Natural Resources for approval prior to the commencement of ground altering activities.

Kukui Lane. We note the disapproval of Commissioner Duensing and the apprehension of Commissioner Fredrickson to the proposed improvements to the Kukui Lane façade of the 744 Front Street Building. We feel that the improvements are justified given the width of Kukui Lane, prior development plans that call for a pedestrian corridor/plaza, and the applicant's willingness to improve the corridor for public pedestrian use. We also note that the project is within County Historic District No. 2, which was specifically established to preserve architectural styles, not to preserve individual buildings.

Kiosks. Based on the CRC's comments, we have re-designed the kiosks to have a more appropriate architectural style. We will provide greater detail and alternatives on the Kiosks at our next meeting with the CRC. A re-designed kiosk is featured in the new renderings.

We are sympathetic to the problems that the County has had with some kiosk operators. We are willing to work with the County and the Planning Commission via the SMA permitting process to create specific conditions to limit type of use, signage, and create setbacks that will minimize the potential for abuse.

Lighting. Low-level lighting will be used in the overall project design, especially at the roof top dining area.

Kukui Lane Entrance. A symmetrical entrance compatible with the Front Street entry is proposed for Kukui Lane. The entry will not have an open hallway, but rather utilize doors similar to the Front Street Entrance.

Glass Blocks. 1920's photographs of the building show what appears to be glass block in the transoms along Front Street. We were unable to find a detailed description of the building in the Maui News archives.

Historical Research. As mentioned above, we were unable to find a detailed description of the building in the Maui News archives. Early photographs of the site are in black and white, lending no information on the initial color of the building. We will submit any forthcoming discoveries at our next meeting with the CRC.

If you have any further questions or concerns regarding the project, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,


Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Territorial Architects
Maui Planning Department

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

JOBIE M. K. M. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96805

'02 APR 23 P1 59

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

April 18, 2002

The Honorable John E. Min, Planning Director
County of Maui, Department of Planning
250 South High Street
Wailuku, Hawaii 96793

Attention: Ms. Ann Cua, Planner

Dear Mr. Min:

Subject: 744 Front Street Redevelopment Project
Project I.D. No. SM1 2002/0003 HDC 2002/0002
TMK 4-6-009: 7, 8, and 62

Thank you for the opportunity to review the subject application.
The Department of Hawaiian Home Lands has no comment to offer.

If you have any questions, please call Mr. Daniel Ornellas at
586-3836.

Aloha,

for
Handwritten signature of Raynard C. Soon in cursive script.
Raynard C. Soon, Chairman
Hawaiian Homes Commission



June 6, 2002

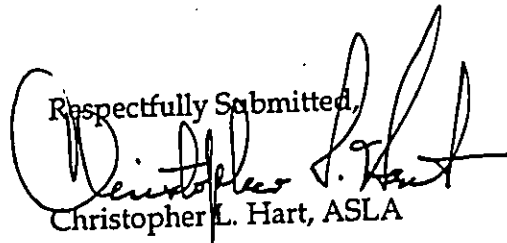
TO: Mr. Ranyard C. Soon, Chairman
Hawaiian Homes Commission
Department of Hawaiian Home Lands
PO Box 1879
Honolulu, Hawaii 96805

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Mr. Soon,

Thank you for your letter dated April 18 2002, which states that your department has no comments on the proposed project.

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,

Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Maui Planning Department

12/2002
BENJAMIN J. CAYETANO
GOVERNOR



BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

LORRIN W. PANG, M.D., M.P.H.
MAUI DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793

'02 APR 22 AM 11:39

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

April 19, 2002

Mr. John Min
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawai'i 96793

Attention Ms. Ann T. Cua

Dear Sir or Madam:

Subject: **744 Front Street Redevelopment Project**
TMK: (2) 4-6-009: 7, 8, and 62
SM1 2002/0003, HDC 2002/0002

Thank you for the opportunity to comment on the land use application for the 744 Front Street Redevelopment Project. The following comments are offered:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.
2. HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design, and construction of the building and installation of these types of equipment.

Should you have any questions, please call me at 984-8230.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Matsubayashi", enclosed in a circular scribble.

Herbert S. Matsubayashi
District Environmental Health Program Chief

c: Edwin Miyabara



June 6, 2002

TO: Mr. Herbert S. Matsubayashi,
District Environmental Health Program Chief
State of Hawaii Department of Health
Maui District Health Office
54 High Street, Room 300
Wailuku, Hawaii 96793

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Mr. Matsubayashi,

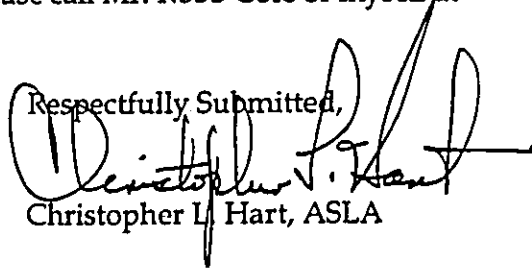
Thank you for your letter dated April 19, 2002 commenting on the subject application. We have the following response to your concerns.

Construction Noise. The project contractor will coordinate with your branch to determine and obtain the necessary permits before the initiation of construction.

Operations Noise. The project's mechanical equipment will be designed in compliance with maximum allowable sound levels for stationary equipment as specified in Chapter 11-46 HAR.

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,



Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Territorial Architects
Maui Planning Department
Joslin Development Group

BENJAMIN J. CAYETANO
GOVERNOR



GLENN M. OKIMOTO
Comptroller

MARY ALICE EVANS
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P.O. BOX 119
HONOLULU, HAWAII 96810-0119

'02 MAY -1 P1:31


DEPT OF PLANNING
COUNTY OF MAUI
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April 29, 2002

MEMORANDUM

TO: John E. Min, Planning Director
Maui County Planning Department

ATTN: Ann T. Cua, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor 
DAGS, Survey Division

SUBJECT: I.D.: SM1 2002/0003 HDC 2002 0002
TMK: 4-6-009:7, 8 and 62
Project Name: 744 Fort Street Redevelopment Project
Applicant: LoKo Maui LLC (c/o Lawson and Associates)

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations or Benchmarks are affected. Survey has no objections to the proposed project.



June 6, 2002

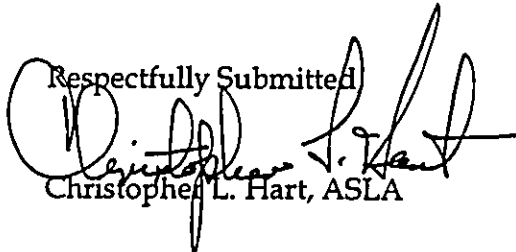
TO: Mr. Randall M. Hashimoto, State Land Surveyor
Department of Accounting and General Services
Survey Division
PO Box 119
Honolulu, Hawaii 96810

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Mr. Hashimoto,

Thank you for your comments dated April 29 2002, which state that the project will not affect any Government Survey Triangulation Stations or Benchmarks, and that your department has no objections to the proposed project.

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted

Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Maui Planning Department

PHONE (808) 594-1888

FAX (808) 594-1865



'02 MAY 20 P 1:29

STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813
DEPT OF PLANNING
COUNTY OF MAUI
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HRD02-524B

April 30, 2002

Ms. Ann T. Cua
Staff Planner
County of Maui-Department of Planning
250 South High Street
Wailuku, Maui, Hawai'i 96793

Subject: 744 Front Street Redevelopment Project (TMK 4-6-009:7,8, and 62)

Dear Mr. Tadaki:

Thank you for the opportunity to comment on the above referenced project.

At this time, the Office of Hawaiian Affairs has no comment on the project. If you have questions, please contact Sharla Manley, policy analyst at 594-1944 or email her at sharlam@oha.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jaina S. Keala".

Jaina S. Keala
Acting Director, Hawaiian Rights Division

CK: sam

cc: Board of Trustees
Clyde W. Namu'o, Administrator
Maui CAC



June 6, 2002

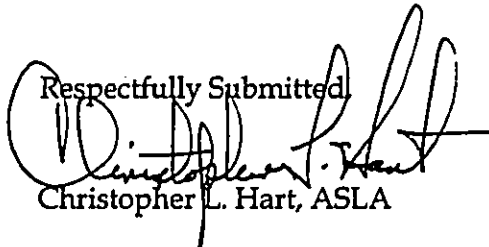
TO: Ms. Jaina S. Keala, Acting Director
Hawaiian Rights Division
State of Hawai'i Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawaii 96813

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Ms. Keala,

Thank you for your letter dated April 30th 2002, which states that your department has no comments on the proposed project.

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,

Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Maui Planning Department

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

'02 MAY -2 10:16

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

April 30, 2002

John Min
Maui Planning Department
250 South High St.
Wailuku, HI 96793

Dear Mr. Min:

Subject: Draft environmental assessment (EA) for 744 Front Street Redevelopment, Lahaina

We have the following comments:

Contacts: In addition to the Maui Planning Department, have you contacted any other state or county agencies? The county departments of public works and transportation should be contacted, as they may be affected by the proposed activity. Be sure to allow them sufficient time to review the draft EA and submit comments. It is also essential that your consultation(s) with the State Historic Preservation Division of DLNR be documented along with copies of any correspondence. In the final EA, include copies of all correspondence, including that received during the pre-consultation phase.

Construction Impacts:

- How will impacts to local traffic be mitigated during the construction phase? Will foot traffic be blocked?
- Do you plan to have a staging area for trucks, machinery and supplies?
- How will you secure the site to prevent theft and vandalism, and to prevent injuries to passersby?
- What are the anticipated start and end dates of construction?

Sustainable building techniques: Please consider applying sustainable building techniques presented in the "Guidelines for Sustainable Building Design in Hawaii." In the final EA include a description of any of the techniques you will implement. Contact our office for a paper copy or go to our homepage at <http://www.state.hi.us/health/oeqc/guidance/sustainable.htm>.

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,

GENEVIEVE SALMONSON
Director

c: Chris Hart
Mac Lowson, LoKo Maui



June 6, 2002

TO: Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Ms. Salmonson,

Thank you for your comments dated April 30th 2002. To address your comments, we are providing the information below:

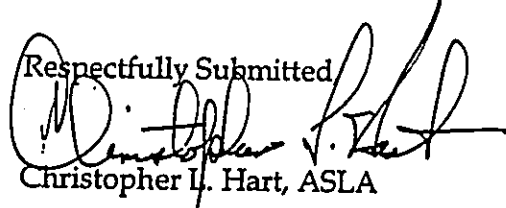
Contacts. The applicant's civil engineer and construction contractor have been coordinating unofficially with agencies such as the local Department of Health and the Maui County Public Works and Waste Management Department's Engineering Division. Official comments have been submitted, and are included along with a reply letters in the Final EA. Likewise, we are including comment and response correspondence provided the State Historic Preservation Division of the Department of Land and Natural Resources.

Construction Impacts. Foot traffic in the project area will be maintained whenever practical during construction. Unsafe areas will be barricaded from public use. When the project contractor deems the Kukui Lane corridor unsafe for pedestrian traffic, the area will be barricaded, and pedestrians will be redirected by signage to Dickenson or Lahainaluna Streets. Equipment staging will take place in the paved area between the two existing buildings. After the rear (apartment) building is demolished, that area may also be used to stage construction equipment. Materials may be stored (and secured) in the 744 Front Street Building, which will be unoccupied during construction, or in a safe and secure manner chosen by the contractor (such as a steel container or fenced off area) outside the building. Construction is anticipated to occur between September and December 2002.

Letter to Genevieve Salmonson, Director, Office of Environmental Quality Control
June 6, 2002
Front Street Redevelopment Project
Page 2 of 2

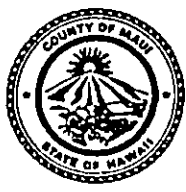
Sustainable Building Techniques. The applicant has included sustainable building techniques into the project design. The specific implementations are listed in a new section of the EA, section IV-F (OEQC's Guidelines for Sustainable Building Design).

If you have any further questions or concerns regarding the project, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,

Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Territorial Architects
Maui Planning Department
Joslin Development Group

02/25/04



'02 MAY 10 A9:44

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

May 9, 2002

Ms. Ann T. Cua, Staff Planner
Planning Department
County of Maui
250 S High Street
Wailuku HI 96793

RE ID: SM1 2002/0003; HDC 2002/0002
TMK: (2)4-6-009:007,008,062
Project Name: 744 Front Street Redevelopment Project

Dear Ms. Cua:

Thank you for the opportunity to review this application. The Department of Water Supply provides the following comments:

We understand that this project involves the interior and exterior renovations of the existing historic building, the demolition of the 6-unit apartment building and attached restaurant to create 30-stall parking, development of walkway within the county right-of-way and landscaping. Seven tenants are anticipated in the project area including the three kiosks.

The project area is being served by 12" and 4" waterlines, 5/8" water meter, and a fire hydrant. The applicant will be required to submit domestic, fire flow and irrigation calculations during the building permit process to verify meter capacity and other water system requirements. Fire demands for structures is determined by using fire flow calculations performed by a certified engineer. The approved fire flow calculation methods for the applicant's use include "Fire Flow" - Hawaii Insurance Bureau 1991; and "Guide for the Determination of Required Fire Flow - Insurance Services Office, 1974. The applicant is encouraged to contact our engineering division at 270-7835 to discuss the matter.

The application material states that preliminary calculations for the project estimate a reduction in water demand due to the removal of the apartment/restaurant building. Based on system standards, this project would use approximately 2,700 gpd (gallons per day). Actual average usage is at 3,560 gpd.

Landscaping is one of the aspects of this project. We encourage the applicant to utilize appropriate native and non invasive species and avoid the use of potentially invasive plants. Native plants adapted to the area, conserve water and protect the watershed from degradation due to invasive alien species. The project is located in the Maui County Planting Plan - Plant Zones 3 and 5. Attached is a list of appropriate plants for the zones as well as potentially invasive plants to avoid.

To further conserve water resources, we recommend that the applicant implement the following conservation measures and convey to tenants, where applicable:

Use brackish and/or reclaimed water sources for all non-potable water uses, including irrigation and dust control during demolition/renovation, if such alternative sources are available.

Eliminate Single-Pass Cooling: Single-pass, water cooled systems should be eliminated per Maui County Code Subsection 14.21.20. These units pass water once-through for cooling and then dispose of the water into the drain. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners freezers, and commercial refrigerators.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". The applicant should establish a regular maintenance program.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Look for Opportunities to Conserve Water Around the Property: A few examples: When clearing driveways, etc. of debris, use a broom instead of a hose, periodically check for leaks in faucets and toilet tanks.

The project overlies the Launiupoko aquifer which has a sustainable yield of 8 MGD. The Department of Water Supply strives to protect the integrity of surface and groundwater resources by encouraging the applicant to adopt best management practices (BMPs) designed to minimize infiltration and runoff from daily operations. We have attached sample BMPs for principle operations for reference. Additional information can be obtained from the State Department of Health.

Should you have any questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,



David Craddick
Director

eam

c:: engineering division

applicant, with attachments

"The Costly Drip"

A Checklist for Water Conservation Ideas for Commercial Buildings

A Checklist for Water Conservation Ideas for Cooling

Maui County Planting Plan-Plant Zones 3 and 5, Saving Water in the Yard-What and How to Plant in Your Area"

Ordinance 2108 - An Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code



June 6, 2002

TO: Mr. David Craddick, Director
County of Maui Department of Water Supply
PO Box 1109
Wailuku, Hawaii 96793-7109

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Mr. Craddick,

Thank you for your comments dated May 9, 2002. To address your comments, we are providing the information below:

Fire Flow Calculations. The applicant will submit properly prepared domestic, fire flow, and irrigation calculations during the building permit process to verify meter capacity and other water system requirements.

Water Conservation Recommendations. Thank you for the included recommendations and the attached recommendations on water conservation and landscaping.

Protection of Groundwater Recommendations. The applicant will be attempting to minimize the adverse affects of runoff during the construction and operation phases of the project. Thank you for providing the sample Best Management Practices (BMPs).

If you have any further questions or concerns regarding the project, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,


Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Territorial Architects
Maui Planning Department
Joslin Development Group



**JAMES "KIMO" APANA
MAYOR**

OUR REFERENCE
ty
YOUR REFERENCE

**POLICE DEPARTMENT
COUNTY OF MAUI**

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411



**THOMAS M. PHILLIPS
CHIEF OF POLICE**

**KEKUHAUPIO R. AKANA
DEPUTY CHIEF OF POLICE**

May 10, 2002

MEMORANDUM

TO : JOHN E. MIN, PLANNING DIRECTOR

FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE

SUBJECT : I.D.: SM1 2002/0003 HDC 2002/0002
TMK: 4-6-009:7, 8, AND 62
Project
Name: 744 Front Street Redevelopment Project
Applicant: LoKo Maui LLC (c/o Lawson and Associates)

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED
02 MAY 14 P2:15

- No further recommendation or comment is necessary or desired.
- Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.


Assistant Chief Robert Tam Ho
For: THOMAS M. PHILLIPS
Chief of Police

Enclosure

COPY

TO : THOMAS PHILLIPS, CHIEF OF POLICE, MAUI COUNTY/
MS. ANN T. CUA, STAFF PLANNER, DEPARTMENT OF
PLANNING, COUNTY OF MAUI

FROM : KAID K. THOMPSON, POLICE OFFICER III,
DISTRICT IV, BICYCLE PATROL

VIA : CHANNELS

SUBJECT : REVIEW OF PROPOSED REDEVELOPMENT OF 744 FRONT
STREET

A-4
5/10/02

Sir the following To-From report is this officer's review of the proposed redevelopment of 744 Front Street by LoKo Maui LLC c/o LOWSON and Associates (Owners) by Chris HART and Partners Inc.

744 Front Street has strong historical roots in Lahaina. The building was build by Pioneer Mill in 1916. It is considered a historic building by the state and county. Within this redevelopment report is a Special Management Area Use Permit (SMA), Historic District Approval and Environmental Assessment. These have been already submitted.

This officer contacted a Rob COLE of Chris HART and Partners and these are the proposed changes. These changes include changing the existing building and property and making it into a restaurant, along with shops and storage.

Currently on the East portion of the property is a building with a restaurant called Hanamasa's. This same building has apartments also. This building in back of the 744 Front Street property and will be torn down. It will be made into parking lot. The entrance into the property would be changed from the existing Kukui Lane to Luakini Street and into the proposed parking lot. There will be two entrances into this parking lot.

Kukui Lane which is now a vehicle access lane into the property from Front Street on the North side will be changed to a pedestrian walk-way with shops within.

With these proposed changes there should not be any major impact on vehicles' and pedestrians' on Luakini Street. The new entrance should not an issue of safety.

Also noted that Mrs. Yoshiko MATSUDA who lives within the adjoining property 759 Luakini Street. Mrs. MATSUDA would be given access into her property through the proposed Luakini Street parking lot. In a memorandum issued to Chris HART from Mac LOWSON, Mrs. MATSUDA was contacted and she was satisfied with these proposals.



June 6, 2002

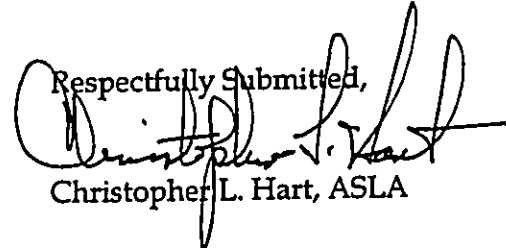
TO: Mr. Thomas M. Phillips, Chief of Police
Police Department, County of Maui
55 Mahalani Street
Wailuku, Hawaii 96793

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Chief Phillips,

Thank you for your comments May 10th, 2002 and Officer Thompson's written review dated May 10th 2002, which states "with these proposed changes there should not be any major impact on vehicles and pedestrians on Luakini Street. The new entrance should not an issue of safety."

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,

Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Maui Planning Department

3/27/02
BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



GILBERT S. COLOMA-AGARAN, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCES MANAGEMENT

DEPUTIES
ERIC T. HIRANO
LINNEL NISHIOKA

STATE OF HAWAII

'02 MAY 21 P1:35
DEPARTMENT OF LAND AND NATURAL RESOURCES

DEPT OF PLANNING HISTORIC PRESERVATION DIVISION
COUNTY OF MAUI KAKUHIHEWA BUILDING, ROOM 555
RECEIVED 001 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
COMMISSION ON WATER RESOURCE
MANAGEMENT
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS

May 15, 2002

Mr. John E. Min
Planning Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 29750 ✓
DOC NO: 0204CD44

Dear Mr. Min,

**SUBJECT: Chapter 6E-42 Historic Preservation Review Pertaining to the Draft Environmental Assessment in Support of the Special Management Area Permit, Historic District Permit Applications for the Proposed 744 Front Street Redevelopment Project (SUBJECT I.D.: SM1 2002/0003, HDC 2002/0002) Paunau Ahupua`a, Lahaina District, Island of Maui
TMK: (2) 4-6-009:007, 008, 062**

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (Draft EA) in support of the Special Management Area Permit (SMA) and Historic District (HDC) permit applications for the proposed 744 Front Street Redevelopment Project, which was received by this office on 16 April 2002. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was conducted of the subject property.

Based on the submitted DEA, SMA, and HDC, we understand the proposed undertaking consists of the renovation of an existing historic building (the Old Lahaina Store). The proposed undertaking will include the demolition of a modern apartment building and attached restaurant, located behind the Old Lahaina Store, in order to optimize the project area for pedestrian use and a parking lot. In addition, the proposed project may also include sidewalk and landscape related improvements.

Architecture

The structure at 744 Front Street is a historic structure, not only because it is over 50 years old, but also because it reflects the development of Lahaina in the early 20th century. This imposing building with its neo-classical massing and details including pilasters, cornice and parapet is a distinctive example of a concrete structure within a predominately wood streetscape. This structure is considered a historic, contributing structure within the Lahaina Historic District, and should be preserved. We recommend that the language in the Introduction and Cultural Resources sections be revised to better reflect its significance and more history of the building included.

E. Description of Proposed Action

This section refers to the 'historic' building and 'details that preserve the charm and architectural style that is unique to Lahaina.' It is recommended that the continuous awning at the first floor window be maintained. It is more historically accurate and the vertical thrust of the pilasters is strong enough to carry through the awning.

Mr. John E. Min
Page 2

We believe that the Architect did an excellent job in providing a sensitive link from the side of the building to the front. Accessibility may be achieved through the new side entrance, either through a sidewalk ramp where the existing lightwells are located or via internal ramping. The steps at the front entrance should remain, resurfaced if necessary. This would allow all the ground floor spaces to be accessible, without the need to remove the front stairs.

We believe that the proposed Kukui Lane façade significantly alters the historic fabric of the building. The original side elevation should be documented prior to alterations. The proposed design of the façade and the addition of the accessible entry help to mitigate the 'adverse effect' of the loss of historic fabric.

We concur with the roof top dining and alterations, since the deck will be set back 6 feet from the original parapet. Landscaping should be kept low as to not show above the parapet. We concur with the plans as presented, with the exception of the removal of the front stairs.

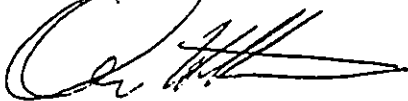
Archaeology

A search of our records indicates an archaeological inventory survey has not been conducted of the *subject property*. *The proposed project area is located within the boundaries of the Historic Lahaina District (State Site 50-50-03-3001)*. This area comprises the port town of the 1800s and is likely to have once been the location of pre-Contact farming, perhaps with scattered houses, during the pre-Contact period. The REDI Realty Tax Map Key indicates numerous LCA's were issued in this area during the Mahele of the mid-1800s. In addition, nearby historic sites include the Aus Site (50-50-03-1797), which is located on a nearby parcel approximately 140m to the north of the proposed project area, and consists of a series of 10 pits containing historic material. The Hauola Stone (50-50-03-1202) is located approximately 300m to the south. The Moku'ula Complex is located approximately 750m to the south further implying the significance of the Lahaina area during the early historic period. Given the above information, we do not concur with your analysis that no known archaeological resources are known in the area (p. 25) nor with your potential impact assessment that it is unlikely that subsurface archaeological or cultural resources will be discovered or disturbed during construction (p. 16). Given the history of the Lahaina area in general and the number of historic sites located in close proximity to the proposed project area, we believe it is likely that significant historic sites, or site remnants, may be present in the subsurface deposits within the proposed project area.

Therefore, we recommend a qualified archaeological monitor be present during all ground-altering activities in order to document, record, and to provide mitigation measures as necessary. An acceptable monitoring plan will need to be submitted to this office for review, prior to the commencement of any ground-altering activities. An acceptable report documenting the findings of the monitoring activities will need to be submitted to this office for review upon 180 days following the completion of the proposed undertaking. This should mitigate any adverse effects to significant sites which may occur.

If you have any questions, please call Cathleen Dagher (Archaeologist) at (808) 692-8023 or Carol Ogata (Architect) at 692-8032.

Aloha,



Don Hibbard, Administrator
State Historic Preservation Division

CD;jen



June 6, 2002

TO: Mr. Don Hibbard, Administrator
State Historic Preservation Division
State of Hawaii Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawai'i 96809

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Mr. Hibbard,

Thank you for your letter dated May 15, 2002, which provides comments on the 744 Front Street Redevelopment Project. We also thank you and Ms. Carol Ogata for participating in a discussion of the project with Mr. Robb Cole of our staff on May 14th. We have addressed your comments below.

Architecture- History. At your request, we have amended the EA to include more history of the building in the Cultural Resources section.

Architecture- Awning. We have received a variety of comments regarding the best reconstruction of the awning. Attached are two renderings; one showing an uninterrupted awning, and the other depicting individual awnings connected by a linear element to allow the traditional suspension on the pilasters. We will present both awning designs before the Maui County Cultural Resources Commission for their evaluation and selection.

Architecture- Kukui Lane. Per your mitigation recommendation, the applicant will document the original façade of Kukui Lane before alteration.

Architecture- Front Steps. Although the SHPD has voiced concern regarding the removal of the stairs along Front Street, the applicant will be pursuing the improvement for the following reasons.

Lack of suitable ADA access alternatives. ADA access is a challenge for this particular building since the ground level floor is actually 18 inches above the street level sidewalk.

Rear: ADA access from the rear of the building is technically possible, however has been considered disrespectful for differently able persons to have to enter from a distant and special access. A lawsuit was filed for this very reason during the building's operation as Planet Hollywood.

Side: ADA access from the side (Kukui Lane) entrance has been considered in several variations. The applicant has proposed external ramping of the entire corridor, however, cannot gain cooperation from the neighboring landowner and therefore cannot pursue this option primarily due to problems associated with the disposal of storm runoff. A limited (narrow) 30' external ramp along the side of the building could provide access, however this option has been proposed and categorically rejected by the CRC in a previous application. If ramping internally, an 18' uninterrupted distance would be required, which is not available due to the limited length of the internal hallway and the presence of flanking doorways to the adjacent commercial spaces.

Front: ADA access from the main entrance along Front Street works logistically by lowering the front bays, and having an internal 18' ramp along the (longer) main hallway (see attached ground floor plan). Having ADA access at the main entry is also the most respectful of the needs of persons who are differently able.

The Existing Entry is Not Pedestrian Friendly. Besides the lack of ADA access, the main entry is not pedestrian friendly, but cramped due to the extremely busy, narrow sidewalk, the steep stairs, and the limited landing before the entry doors. Pedestrians descending the entry feel as if they are being projected into pedestrian traffic without any merging room. The specific measurements of the stairs are 6-inch riser to 11.5-inch tread, and the sidewalk fronting the entry is approximately 4.5-foot wide. The best understanding of the entry shortcomings however is by directly observing the awkward pedestrian traffic along the sidewalk at the Front Street entry. We feel that if SHPD were to make a site visit, your observations would lead you to view the rehabilitation of the entry more favorably.

The proposed removal of the stairs will create an additional a 6-foot wide on-grade area adjacent to the sidewalk that will allow safe, and easy pedestrian access to the building.

As with the mitigation measures recommended for Kukui Lane, the applicant will document the existing Front Street entry before alteration.

Architecture- Rooftop Dining. The applicant will maintain rooftop vegetation so that it is not visible from Front Street.

Archaeology - Description. We will include reference to surrounding archaeological sites including the Hauola Stone, the Aus Site, and the Moku'ula Complex in the Final EA. For your information, we did mention the presence of these sites and Dr. Kirkendahl's recommendation for archaeological construction monitoring in our

Letter to Don Hibbard, Administrator, State Historic Preservation Division, DLNR
June 6, 2002
Front Street Redevelopment Project
Page 2 of 3

preliminary meeting with the Maui CRC. We will update our description in the EA to reflect your judgment that it is likely that significant historic sites or site remnants may be present in the subsurface deposits within the proposed project area.

Archaeology - Mitigation. The applicant agrees to have a qualified archaeological monitor be present during all ground-altering activities to document, record and provide mitigation measures as necessary. A monitoring plan will be submitted to your office for approval prior to the commencement of ground altering activities.

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,


Christopher J. Hart, ASLA

CC: LoKo Maui LLC
Territorial Architects
Maui Planning Department
Joslin Development Group



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

May 20, 2002

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

02 MAY 21 P1:35

DEPT OF PLANNING
COUNTY OF MAUI
REPORT

LD-NAV/Revised
L-2500/2408/2168/2409/2779

Ref.: SM120000003.RTCMT (3)

Honorable John E. Min
Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Attention: Ann T. Cua

Dear Mr. Min:

SUBJECT: Application for Special Management Area Permit and
Historic District Review
Applicant: LoKo Maui LLC (c/o Lawson and Associates)
I.D. Nos.: SM1 2002-0003 and HDC 2002-002
Project: 744 Front Street Development
Authority: County of Maui Department of Planning
TMK: 2nd/ 4-6-009: 7, 8 and 62, Maui, Hawaii

Thank you for the opportunity to review and comment on the subject
Application for Special Management Area Use Permit and Historic District
Review.

The Land Division distributed a copy of the document covering the
proposed project to the following Department of Land and Natural Resources'
Divisions for their review and comment:

- Division of Aquatic Resources
- Division of State Parks
- Commission on Water Resource Management
- Land Division Engineering Branch
- Land Division Planning and Technical Services

The Department of Land and Natural Resources has no comment to offer on
the subject matter based on the attached responses. Should additional comments
be received they will be forwarded to the Planning Department at that time.

Should you have any questions, please feel free to contact Nicholas A.
Vaccaro of the Land Division Support Services Branch at 1-808-587-0438.

Very truly yours,

DIERDRE S. MAMIYA
Administrator

C: Maui District Land Office



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

May 21, 2002

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

'02 MAY 22 P12:28

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

LD-NAV
Ref.: SM120000003.RTCMT 4
L-2500/2408/2168/2409/2779/2697

Honorable John E. Min
Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Attention: Ann T. Cua

Dear Mr. Min:

SUBJECT: Application for Special Management Area Permit and
Historic District Review
Applicant: LoKo Maui LLC (c/o Lawson and Associates)
I.D. Nos.: SM1 2002-0003 and HDC 2002-002
Project: 744 Front Street Development
Authority: County of Maui Department of Planning
TMK: 2nd/ 4-6-009: 7, 8 and 62, Maui, Hawaii

This is a follow-up to our letter (Ref.: SM120000003.RTCMT 3) to you dated May 20, 2002, pertaining to the subject matter.

Attached herewith is a copy of the Land Division Engineering Branch comment.

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

Should you have any questions, please feel free to contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 1-808-587-0438.

Very truly yours,

DM DIERDRE S. MAMIYA
Administrator

C: Maui District Land Office

DIVISION	LAND RESOURCES
DIRECTOR	_____
COMMISSIONER	_____
ADJUTANT	_____
STATE PARKS	_____
FISH/DEV	_____
STATISTICS	_____
AFRC	_____
EDUCATION	_____
SE. OF LAND	_____
OFFICE SVCS	_____
FED AID	_____
LD/NAV	_____



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

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

April 17, 2002

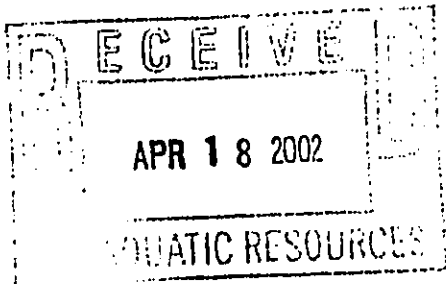
Ref.: SM120000003.COM2

Suspense Date: 5/9/02

MEMORANDUM:

TO: XXX Division of Aquatic Resources
Division of Forestry & Wildlife
XXX Division of State Parks
Division of Boating and Ocean Recreation
OOO Historic Preservation Division (RD)
XXX Commission on Water Resource Management
Land Division Branches of:
XXX Planning and Technical Services
XXX Engineering Branch
OOO Maui District Office (RD)

FROM: *[Signature]*
Dierdre S. Mamiya, Administrator
Land Division



SUBJECT: Draft Environmental Assessment
Application: Special Management Area Permit and Historic District Permit
I.D. No.: SM1 2002-0003 and HDC 2002-0002
Project: 744 Front Street Development
Applicant: Loko Maui LLC (c/o Lawson and Associates)
Authority: County of Maui Department of Planning
TMK: 2nd/ 4-6-009: 7, 8 and 62 - Maui, Hawaii

Please review the attached Draft Environmental Assessment covering the subject matter and submit your comments (if any) on Division letterhead signed and dated within the time requested above.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0438.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

(X) We have no comments.

() Comments attached.

Signed: *[Signature]*

Date: 5-8-02



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

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

April 17, 2002

LD/NAV
 Ref.: SM120000003.COM2

Suspense Date: 5/9/02

MEMORANDUM:

TO: XXX Division of Aquatic Resources
 Division of Forestry & Wildlife
 XXX Division of State Parks
 Division of Boating and Ocean Recreation
 OOO Historic Preservation Division (RD)
 XXX Commission on Water Resource Management
 Land Division Branches of:
 XXX Planning and Technical Services
 XXX Engineering Branch
 OOO Maui District Office (RD)

FROM: *[Signature]*
 Dierdre S. Mamiya, Administrator
 Land Division

12 APR 19 PM 12:07

SUBJECT: Draft Environmental Assessment
 Application: Special Management Area Permit and Historic District Permit
 I.D. No.: SM1 2002-0003 and HDC 2002-0002
 Project: 744 Front Street Development
 Applicant: Loko Maui LLC (c/o Lowson and Associates)
 Authority: County of Maui Department of Planning
 TMK: 2nd/ 4-6-009: 7, 8 and 62 - Maui, Hawaii

Please review the attached Draft Environmental Assessment covering the subject matter and submit your comments (if any) on Division letterhead signed and dated within the time requested above.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0438.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Signed: *Charles Ice*

Date: 23 April 02

2002 APR 23
 RECEIVED
 DIVISION OF LAND

ASST ADMIN
 DEV BR
 PLAN BR
 RES MGT BR
 CLERICAL
 ADMIN ASST
 INTERP BR



STATE OF HAWAII
 DEPARTMENT OF LAND AND NATURAL RESOURCES

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

LAND DIVISION

P.O. BOX 621

HONOLULU, HAWAII 96809

April 17, 2002

Suspense Date: 5/9/02

CIRC/POST/STAFF RM
 COMMENTS & REC
 DRAFT REPLY
 FILE
 FOLLOW UP

LD/NEO
 RUN COPIES
 Ref: SM12000003.COM2
 PUSH DDL

SEE ME
 MEMORANDUM TO

TO: XXX Division of Aquatic Resources
 Division of Forestry & Wildlife
 XXX Division of State Parks
 Division of Boating and Ocean Recreation
 OOO Historic Preservation Division (RD)
 XXX Commission on Water Resource Management
 Land Division Branches of:
 XXX Planning and Technical Services
 XXX Engineering Branch
 OOO Maui District Office (RD)

FROM: *for* Dierdre S. Mamiya, Administrator
 Land Division

APR 18 10 44 AM '02
 STATE OF HAWAII
 LAND DIVISION

SUBJECT: Draft Environmental Assessment
 Application: Special Management Area Permit and Historic
 District Permit
 I.D. No.: SM1 2002-0003 and HDC 2002-0002
 Project: 744 Front Street Development
 Applicant: Loko Maui LLC (c/o Lowson and Associates)
 Authority: County of Maui Department of Planning
 TMK: 2nd/ 4-6-009: 7, 8 and 62 - Maui, Hawaii

Please review the attached Draft Environmental Assessment covering the subject matter and submit your comments (if any) on Division letterhead signed and dated within the time requested above.

Should you need more time to review the subject matter, please contact Nick Vaccaro at ext.: 7-0438.

If this office does not receive your comments on or before the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Signed: *[Signature]*

Date: 4/22/02

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 LAND DIVISION

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LAND DIVISION

2002 APR 29 2:38



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APR 22 PM 2:22

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

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

April 17, 2002

LD/NAV

Ref.: SM120000003.COM2

Suspense Date: 5/9/02

MEMORANDUM:

TO: XXX Division of Aquatic Resources
Division of Forestry & Wildlife
XXX Division of State Parks
Division of Boating and Ocean Recreation
OOO Historic Preservation Division (RD)
XXX Commission on Water Resource Management
Land Division Branches of:
XXX Planning and Technical Services
XXX Engineering Branch
OOO Maui District Office (RD)

FROM: *[Signature]*
Dierdre S. Mamiya, Administrator
Land Division

SUBJECT: Draft Environmental Assessment
Application: Special Management Area Permit and Historic
District Permit
I.D. No.: SM1 2002-0003 and HDC 2002-0002
Project: 744 Front Street Development
Applicant: Loko Maui LLC (c/o Lawson and Associates)
Authority: County of Maui Department of Planning
TMK: 2nd/ 4-6-009: 7, 8 and 62 - Maui, Hawaii

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We have no comments.

Comments attached.

Signed: *[Signature]*

Date: 4-26-02

DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Engineering Branch

COMMENTS

We confirm that the project site according to FEMA Community Panel Number 150003 0163 C (Dated August 3, 1998), is located in Zones B and C (No shading). Zone B is an area of between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood (medium shading). Zone C is an area of minimal flooding.

The proposed project must comply with rules and regulations of the National Flood Insurance Program (NFIP) and all applicable County Flood Ordinances. If there are questions regarding NFIP, please contact the State Coordinator, Mr. Sterling Yong, of the Department of Land and Natural Resources at 587-0248. If there are questions regarding flood ordinances, please contact applicable County representative.

Signed: Andrew M. Monden
ANDREW M. MONDEN, CHIEF ENGINEER

Date: 5/6/02



June 6, 2002

TO: Ms. Deirdre S. Mamiya, Administrator
State of Hawaii Department of Land and Natural Resources
Land Division
PO Box 621
Honolulu, Hawaii 96809

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002
Ref: SM12000003.RTCMT (3)

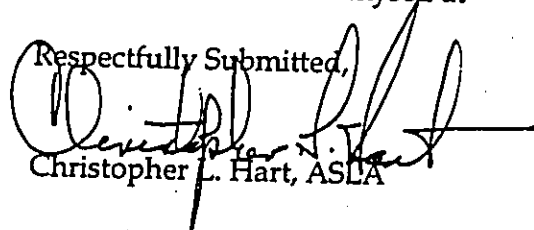
Dear Ms. Mamiya,

Thank you for your letters dated May 20th and 21st 2002. To address the comments of the Land Division's Engineering Branch, we are providing the following response.

Flood Zones B&C. Thank you for confirming that the project area is within Flood Zones B and C. The project will comply with the rules and regulations of the National Flood Insurance Program and the County Flood Ordinance.

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,



Christopher L. Hart, ASLA

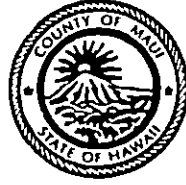
CC: LoKo Maui LLC
Territorial Architects
Maui Planning Department
Joslin Development Group

JAMES "KIMO" APANA
Mayor

DAVID C. GOODE
Director

MILTON M. ARAKAWA, A.I.C.P.
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT**
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

TRACY TAKAMINE, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

JOHN D. HARDER
Solid Waste Division

May 21, 2002

MEMO TO: JOHN E. MIN, PLANNING DIRECTOR

FROM: *for* DAVID GOODE, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT *David Goode*

SUBJECT: SPECIAL MANAGEMENT AREA PERMIT & HISTORIC DISTRICT
PERMIT APPLICATION(S)
744 FRONT STREET REDEVELOPMENT PROJECT
TMK: (2) 4-6-009:007, 008; 062
SM1 2002/0003, HDC 2002/0002

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

1. Demolition and construction waste goes to C & D Landfill if not recycled.
2. Although wastewater system capacity is currently available as of May 10, 2002, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
3. Wastewater contribution calculations are required before building permits are issued.
4. Developer is not required to pay assessment fees for this area at the current time.
5. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

Quality Seamless Service – Now and for the Future

Memo to John E. Min, Planning Director
May 21, 2002
Page 2

6. The proposed new restaurant must comply with pretreatment standards as outlined in the Maui County Code. Plans for all kitchen plumbing and grease interceptor sizing shall be submitted to the Wastewater Reclamation Division for review and approval.
7. The drain line along the north side of the property has experienced several blockages indicating a potential failure of the drainage system. The drainage report should address this issue.
8. Regarding the proposed use of Kukui Trees along the Luakini Street frontage, the owner shall be required to clean up the leaf and nut litter from the trees. The nuts are a potential trip/fall hazard that need to be mitigated. Luakini Street is too narrow for our street sweeper to effectively sweep.
9. Off-street parking, loading spaces and landscaping shall be provided per Maui County Code, Chapter 19.36.
10. Public Law 101-336, Americans with Disabilities Act – Title III, requires all places of public accommodation and commercial facilities be accessible to people with disabilities.
11. Construction of improvements shall comply with the provisions of the grading ordinance and the drainage rules. Best management practices shall be implemented to provide erosion-, sedimentation-, and dust-control measures during demolition and construction of the new parking area.

If you have any questions regarding this memorandum, please call Milton Arakawa at Ext. 7845.

MA:ddp

S:\LUCAVALL\PERMITS\ddp\CZM\Cmmnts\744 Front St Redev Proj.wpd



June 6, 2002

TO: Mr. David Goode, Director
County of Maui Department of Public Works and Waste Management
200 South High Street
Wailuku, Hawaii 96793

RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Mr. Goode,

Thank you for your comments dated May 21, 2002. To address your concerns, we are providing the information below:

Construction Waste. The contractor will dispose of construction waste at a C&D landfill.

Wastewater. Wastewater calculations and information pertinent to interceptor sizing will be provided during the building permit application process. We understand that any commitments to availability will be made at that time. Likewise all assessments, fees, and will be determined and paid during the building permit application process.

Drainage Conditions. The project's civil engineer is working with Ms. Wendy Kobashigawa of your engineering branch to determine the necessary repairs and proper interconnection to the existing drainage system. We have included reference to the blockages in the existing drainage system in section III-D of the Final EA.

Landscaping Debris. The operator will be responsible for cleaning landscaping debris from Luakini Street.

Parking. Parking will be provided per the requirements of Chapters 19.36 & 19.52.90 (G) of the Maui County Code.

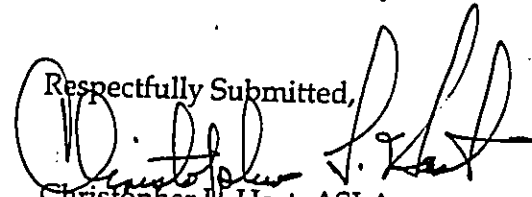
ADA Access. Providing better access to the 744 Fronts Street Building is a primary goal of this renovation project. Access will be compliant with the requirements of the Americans with Disabilities Act, and the applicant seeks to modify the main entrance

Letter to David Goode, Director, DPWWM
June 6, 2002
Front Street Redevelopment Project
Page 2 of 2

of the building so that people with disabilities will not be required to enter from the side or rear.

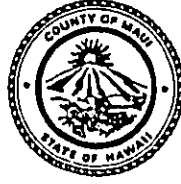
Grading and Erosion Control. Ground breaking construction activities will be in compliance with the requirements of the Grading Ordinance and drainage rules.

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,

Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Territorial Architects
Maui Planning Department
Joslin Development Group
Rock Engineering

JAMES "KIMO" APANA
MAYOR



CLAYTON T. ISHIKAWA
CHIEF
RICHARD A. FERNANDEZ
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 270-7561
FAX (808) 270-7919

May 21, 2002

Ann T. Cua
Staff Planner
County of Maui
200 S. High Street
Wailuku, Hi. 96793


Subject: I.D.: SM1 2002/0003 HDC 2002/0002
TMK: (2) 4-6-009:7,8,and 62
Project Name: 744 Front Street Redevelopment Project

Dear Ms. Cua:

Thank you for the opportunity to review and comment of the subject application. At this time the Fire Prevention Bureau has no comments, all comments if any will be done during the building permit process.

If you have any questions, please call me at 270-7122.

Sincerely,


Scott English
Fire Plans Examiner



June 6, 2002

TO: Mr. Scott English, Fire Plans Examiner
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732

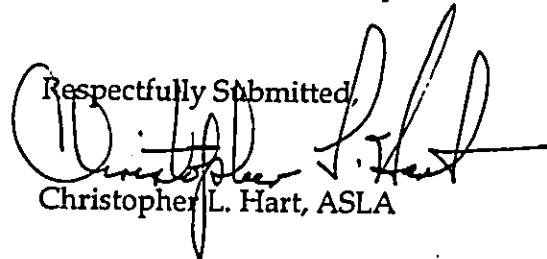
RE: 744 Front Street Redevelopment Project
Lahaina, Maui, Hawaii, TMK (2) 4-6-009: 7, 8 & 62
ID: SM1 2002/0003 & HDC 2002/0002

Dear Mr. English,

Thank you for your letter dated May 21st 2002, which indicates that your department has no comments on the proposed project at this time.

If you have any further questions or concerns, please call Mr. Robb Cole or myself at (808) 242-1955.

Respectfully Submitted,



Christopher L. Hart, ASLA

CC: LoKo Maui LLC
Maui Planning Department