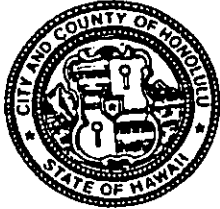


DEPARTMENT OF DESIGN AND CONSTRUCTION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 11<sup>TH</sup> FLOOR  
HONOLULU, HAWAII 96813  
Phone: (808) 523-4564 • Fax: (808) 523-4567  
Web site: [www.co.honolulu.hi.us](http://www.co.honolulu.hi.us)

JEREMY HARRIS  
MAYOR



RECEIVED

'03 OCT 10 P2:17

TIMOTHY E. STEINBERGER, P.E.  
DIRECTOR

IN REPLY REFER TO:  
GH-270

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

October 13, 2003

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

Dear Ms. Salmonson:

Subject: Findings of No Significant Impact (FONSI) for the  
Honolulu Fire Department Headquarters Complex  
Kaka'ako, Honolulu, Oahu, Hawaii; TMK: 2-1-031:015 and 018

The City and County of Honolulu's Department of Design and Construction has reviewed the comments received during the 30-day comment period which began July 23, 2003. The agency has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the October 23, 2003 OEQC Environmental Notice.

We have enclosed a completed OEQC Publication Form and four copies of the Final Environmental Assessment.

If there are any questions, please call Mr. Gregory Hee of the Department of Design and Construction at 527-6977.

Very truly yours,

Handwritten signature of Timothy E. Steinberger in cursive.

for TIMOTHY E. STEINBERGER, P.E.  
Director

TES:lk  
Enclosures

2003-10-23-DA-PEA

OCT 23 2003  
FILE COPY

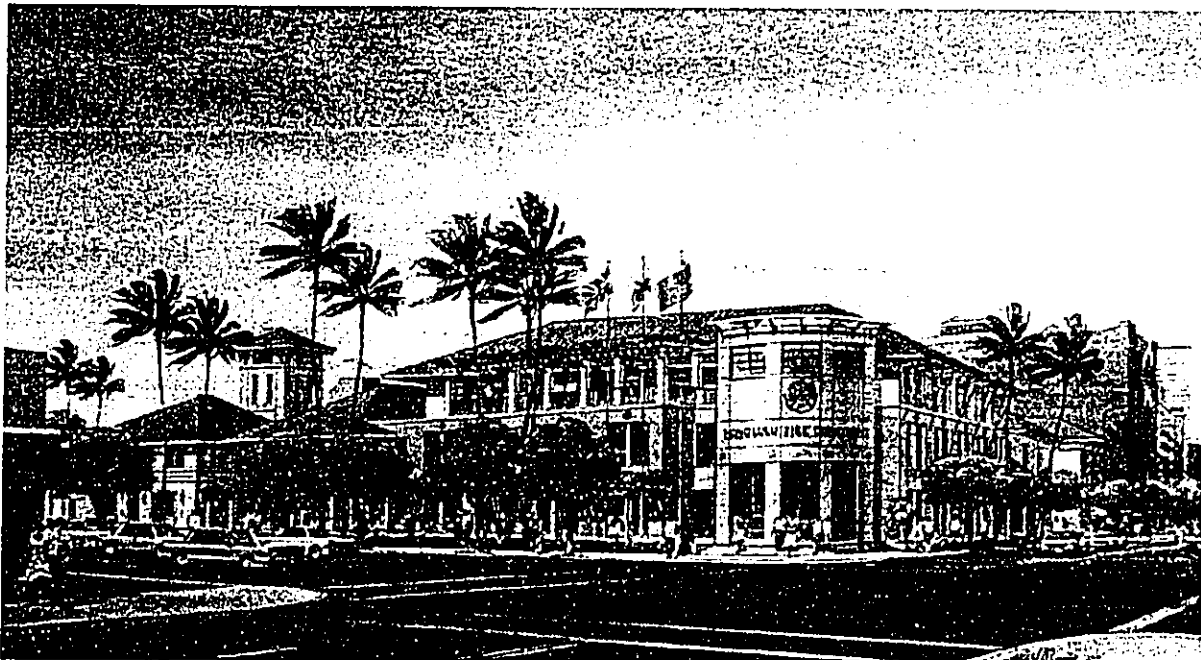
FINAL ENVIRONMENTAL ASSESSMENT

---

**HONOLULU FIRE DEPARTMENT  
HEADQUARTERS COMPLEX**

Honolulu, Honolulu District, City and County of Honolulu, Hawaii

---



Prepared For

**Department of Design and Construction**  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

October 2003

FINAL ENVIRONMENTAL ASSESSMENT

---

**HONOLULU FIRE DEPARTMENT  
HEADQUARTERS COMPLEX**

Honolulu, Honolulu District, City and County of Honolulu, Hawaii

---

Prepared In Partial Fulfillment of the Requirements  
of Chapter 343, Hawaii Revised Statutes and  
Title 11, Chapter 200, Hawaii Administrative Rules

Prepared For

**Department of Design and Construction**  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Prepared By

**Gerald Park Urban Planner**  
1400 Rycroft Street, Suite 876  
Honolulu, Hawaii 96814

And

**Okada Trucking Company, Ltd.**  
2065 South King Street, Room 105  
Honolulu, Hawaii 96826-2286

October 2003

## PROJECT PROFILE

---

Proposed Action: Honolulu Fire Department Headquarters Complex

Proposing Agency: Department of Design and Construction  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Approving Agency: Department of Design and Construction  
For Mayor, City and County of Honolulu

Need for Assessment: Propose the use of county lands or funds  
(§11-200-5(c)), Hawaii Administrative Rules

Tax Map Key and Land Area: 2-1-031: 015 [20,449 sf]  
2-1-031: 018 [49,384 sf]

Landowner: City and County of Honolulu

State Land Use Designation: Urban  
Development Plan Area: Primary Urban Center:  
Special District: Kaka'ako Community Development District  
Land Use: Mixed Use Zone Commercial

Anticipated Determination: Finding of No Significant Impact

Contact Person: Greg Hee  
Project Manager  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Telephone: 527-6977

**Note:** Revisions to the text of the Draft Environmental Assessment are shown in **bold italic** type. Deleted text is [bracketed].

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## DESCRIPTION OF THE PROPOSED ACTION

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The Department of Design and Construction, City and County of Honolulu, proposes to construct a new Headquarters Complex for the Honolulu Fire Department. The Headquarters Building will be located at the intersection of Queen and South Streets in the city of Honolulu, District of Honolulu, Hawaii. The project area is located on the makai Ewa corner of the intersection and is bounded by the Royal Brewery building to the north, Queen Street to the east, South Street to the south, and Quinn Lane to the west.

The property is identified as tax map key 2-1-031: 015 (20,449 sf) and 018 (49,384 sf) with a total land area of 69,833 square feet or 1.603 acres. Both lots are owned by the City and County of Honolulu. A Location Map and Tax Map are shown in Figures 1 and 2.

### A. Purpose of the Project

The Honolulu Fire Department ("HFD" or Department) currently operates out a 15,000 square foot rented office space on the [third] *fourth* level of the Airport [Trade Center] *Industrial Park* on Koapaka Street. A Needs Assessment (AM Partners, 1995) determined that the Airport Trade Center does not provide adequate usable space for the HFD's needs. Projections of the Department's operational requirements in the years following 1995 reveal that the shortfall of usable space will become increasingly critical. It has also been determined that the location is not central to other City administrative functions. The Airport Trade Center also does not provide ease of egress for HFD vehicles since Koapaka Street is a dead end at the Ewa-end and the Diamond Head-end intersection with Ohohia Street is unsignalized.

The purpose of the project is to construct a new headquarters building for the Honolulu Fire Department that can accommodate their space needs to the year 2010. The Headquarters Building would house all administrative functions of the Fire Department to include the Operations Bureau, Fire Prevention Bureau, Administrative Service, and Executive Bureau.

Concomitant with constructing a new headquarters building, the Department of Design and Construction proposes to renovate the historic Kaka'ako Fire Station into a HFD Museum and to construct improvements to the existing Kaka'ako Fire Station, an operational fire station adjoining the Headquarters Building.

### B. Technical Characteristics

The proposed project includes 1) constructing a 32,000 square foot (gross) Headquarters Building for the Honolulu Fire Department, 2) renovating the historic Kaka'ako Fire Station into a Fire Department museum, 3) renovating/repairing the existing Kaka'ako Fire Station which houses an operational fire company (Engine 9), and 4) demolishing an existing maintenance building and developing a 50-stall parking lot in its place.

#### 1. Headquarters Building

The Headquarters Building will be erected on a vacant lot (parcel 15) at the corner of Queen and South Streets. The L-shaped configuration of the two and three story building follows the curvature of the intersection and its two cross streets. The north wing will be oriented parallel with Queen Street and the west wing parallel with South Street. The main entry will open onto the corner of the intersection.

The height of the building is 56 feet measured from grade to top or the roof ridge. The structure is setback from South and Queen Streets per development standards of the Kaka'ako Community

Development Mauka Area Plan. However, the upper levels of the building would encroach into the building envelope for both streets.

The Headquarters Building provides approximately 32,000 [net] *gross* square feet of space. Space on each floor is allocated to the four bureaus that comprise the Honolulu Fire Department as shown in Table 1.

Table 1  
Honolulu Fire Department Headquarters Building  
Space Allocation

<u>Level</u>	<u>HFD Function</u>	<u>Area (sf)</u>	<u>Principal Uses</u>
1st	Operations Bureau	12,000	Foyer, Conference/Training Room, Exercise Room, Library Locker, Mechanical Room, Machine Room
2nd	Administrative Services	4,000	Offices
	Fire Prevention Bureau	8,000	Offices, File Room
3rd	Executive Bureau	4,000	Fire Chief, Deputy Chief, Assistant Chief Offices
	Fire Prevention Bureau	4,000	Offices

The steel-framed structure will be erected on a poured in place concrete foundation and topped with a hipped standing seam metal roof. The roof will be similar in form and appearance to the historic Kaka'ako Fire Station. The exterior will feature aluminum windows and an acrylic plastic rigid insulation exterior finish. An exterior building color has not been selected at this time.

## 2. Renovate Historic Kaka'ako Fire Station

The historic Kaka'ako Fire Station will be renovated for use as the Honolulu Fire Department Museum. All renovation work will comply with the Secretary of the Interior Standards for the Treatment of Historic Properties, Appendix D, Adaptive Reuse and applicable Uniform Building Codes.

The green glazed, terra cotta roofing tiles will remain on both the station and the hose tower. The roof will be inspected and loose tiles secured and cracked tiles replaced. All fascia trim, moldings, rafters, and soffits will be cleaned and rehabilitated in place or replaced if material is missing.

The exterior wall finish (stucco) will be preserved, repaired, and painted. Windows, frames, and screens will be restored in place. Doors at the apparatus bays will be replaced with replicated doors of the original station.

The structure will be treated for termite infestation as part of the rehabilitative effort. The existing electrical system will be replaced with a new electrical system. Recreated light fixtures replicating those of the period (say 1929) will be provided in accordance with the original plans for the station.

A fan coil split system is proposed to air condition the building. Air conditioning ducts will be located in hallways and other existing ceiling spaces to avoid exposed ductwork as much as possible.

The first floor will house exhibits, a retail sales counter for souvenir items, a meeting room, and office for supervisory staff. Staffing requirements for the Museum has not been determined.

The second floor will also feature a display area and museum exhibits. ADA compliance will be achieved by installing an access lift and other accommodations. No restroom facilities are proposed



An entry courtyard for the Museum would be created between the historic Fire Station and the Headquarters Building. From this courtyard, the museum would be entered between the fire station and the Hook and Ladder Building. [At present, there are no plans to use the Hook and Ladder Building due to its configuration, lack of museum staff, and security concerns.] *The Department of Design and Construction has received approval from the State Historic Preservation Division to partially remove the Hook and Ladder Building. Most of the structure will be demolished except for the front and rear walls and sections of sidewalls (See Section 4, Alternatives, Hook and Ladder Building).*

### 3. Renovate/Repair Kaka'ako Fire Station

The Kaka'ako Fire Station will remain at its current location. Planned improvements to the station include re-roofing the building, upgrading interior areas (primarily flooring), changing lights, and painting the interior and exterior. No structural improvements are proposed.

### 4. Maintenance Building and Parking Lot

The maintenance building at the rear of the historic fire station will be demolished to make way for an at-grade, 50-stall parking lot. The plan is to demolish the structure but leave the building's concrete floor in place for use as part of the parking lot. This measure is proposed to minimize ground disturbance in this area where the probability of unearthing burials is high.

The parking lot will accommodate the parking needs of HFD personnel assigned to the Headquarters Building and will provide 6 parking stalls for museum visitors. *The parking lot will be landscaped with shade trees where such planting will not disturb existing burials (HCDA Comment).*

Primary access to the parking lot would be from Quinn Lane. Quinn Lane allows for two-way traffic between South Street and the Honuakaha Housing Project. An existing driveway alongside the Kaka'ako Fire Station will be maintained primarily for use by firefighters posted at the station. Twelve parking stalls at the station are for the use of fire fighters.

On weekends and evenings HFD employees may use this driveway when access to the main lot is secured.

### 5. Ancillary Improvements

The Headquarters Building, Historic Fire Station and Kaka'ako Fire Station would open onto a courtyard to be constructed behind the Headquarters Building. The courtyard would be scaled to accommodate group functions as well as providing spaces for people to sit and talk story. The courtyard and entry courtyard to the Museum fronting on South Street will be designed around a unified architectural and landscaping theme.

The right lane of Queen Street (Diamond Head bound) is currently set back fronting the site of the Headquarters Building and used as a designated City bus stop. The lane and bus stop will remain and would be used for dropping off visitors touring the Fire Department Museum and complex. If the bus stop cannot be shared with TheBus, it may have to be relocated.

Power and land-line communication systems to the Headquarters Building will be placed underground. Radio antennas will be placed atop the northern end of the Headquarters Building for voice and data transmissions.

The Headquarters Building will be airconditioned. Fans and compressors will be located on the roof of the building and screened from street level views.

A 500 gallon diesel fuel tank will be positioned in the parking lot. The above ground tank would supply fuel to an emergency generator inside the Headquarters Building.

The street frontage will be landscaped per Hawaii Community Development Authority landscaping guidelines. Per the landscaping guidelines, the South Street right-of-way will be landscaped with Autograph Trees and Queen Street with Royal Poinciana Trees. A trellis around the Headquarters Building will provide shade for the lower building levels and shrubs and groundcover planted beneath.

**C. Economic Characteristics**

The construction cost for the headquarters building is estimated at \$12.75 million and will be funded by the City and County of Honolulu. Construction will commence after all land use and building permits are received. A 24-month construction period is projected. The Headquarters Building will be built first followed by renovations to the historic Kaka'ako Fire Station and improvements to the Kaka'ako Fire Station.

Construction costs for renovating the Old Kaka'ako Fire Station are estimated at \$1.5 million and improvements to Fire Station No. 9 are estimated at \$.75 million. All costs will be borne by the City and County of Honolulu.

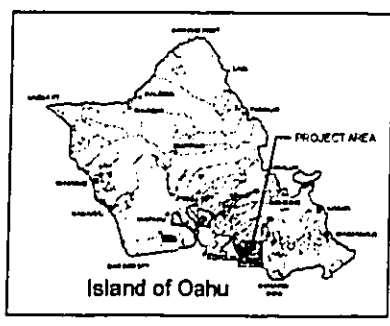
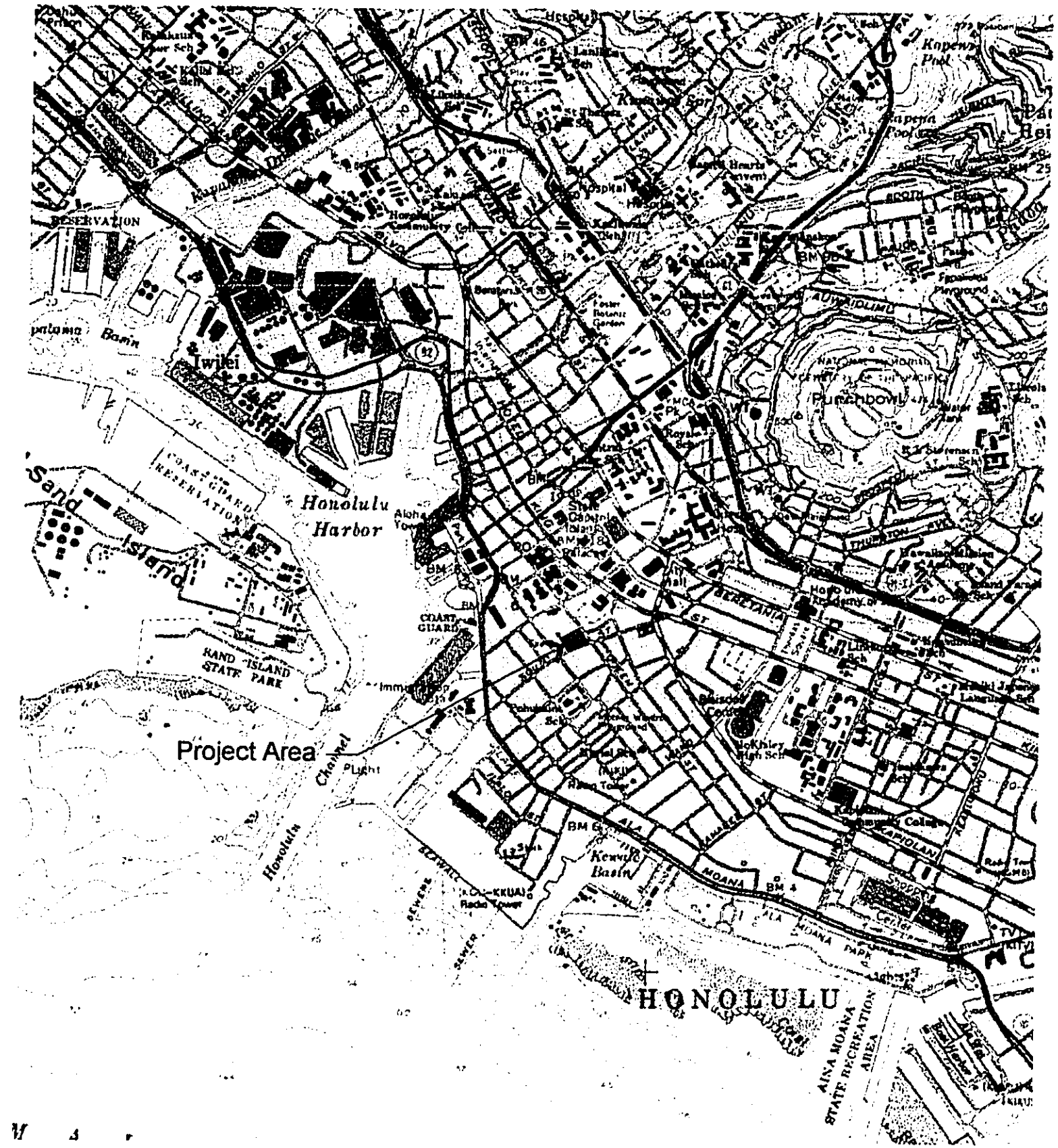
**D. Social Characteristics**

The proposed project will not displace any private residential, commercial, or industrial activities. The City and County of Honolulu will relocate its Soil and Materials Testing Laboratory to a location in Halawa Valley and the HMTV to the Mission Memorial Building on the City Hall campus.

The Headquarters Building will accommodate the current Honolulu Fire Department staff of 69 personnel. Future (Year 2010) staffing levels are projected to increase to 87-90 persons. The Headquarters Building is sized to accommodate this future staffing level.

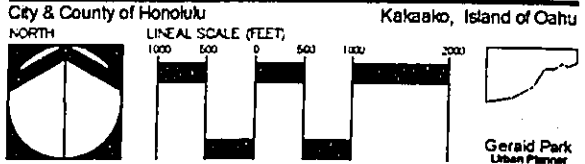
The Fire Department Museum initially will be staffed with volunteers. A staff of 3 is projected for the year 2010.

[The number of firefighters assigned to the Kaka'ako Fire Station is projected to increase to 15 by 2010.]



Source: USGS, Honolulu Quadrangle

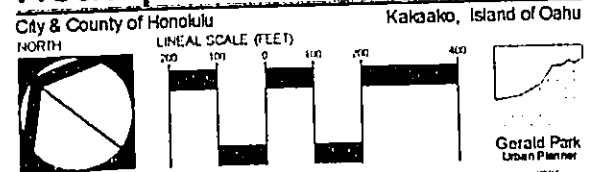
Figure 1  
 Location Map  
 Honolulu Fire Department  
 Headquarters Complex

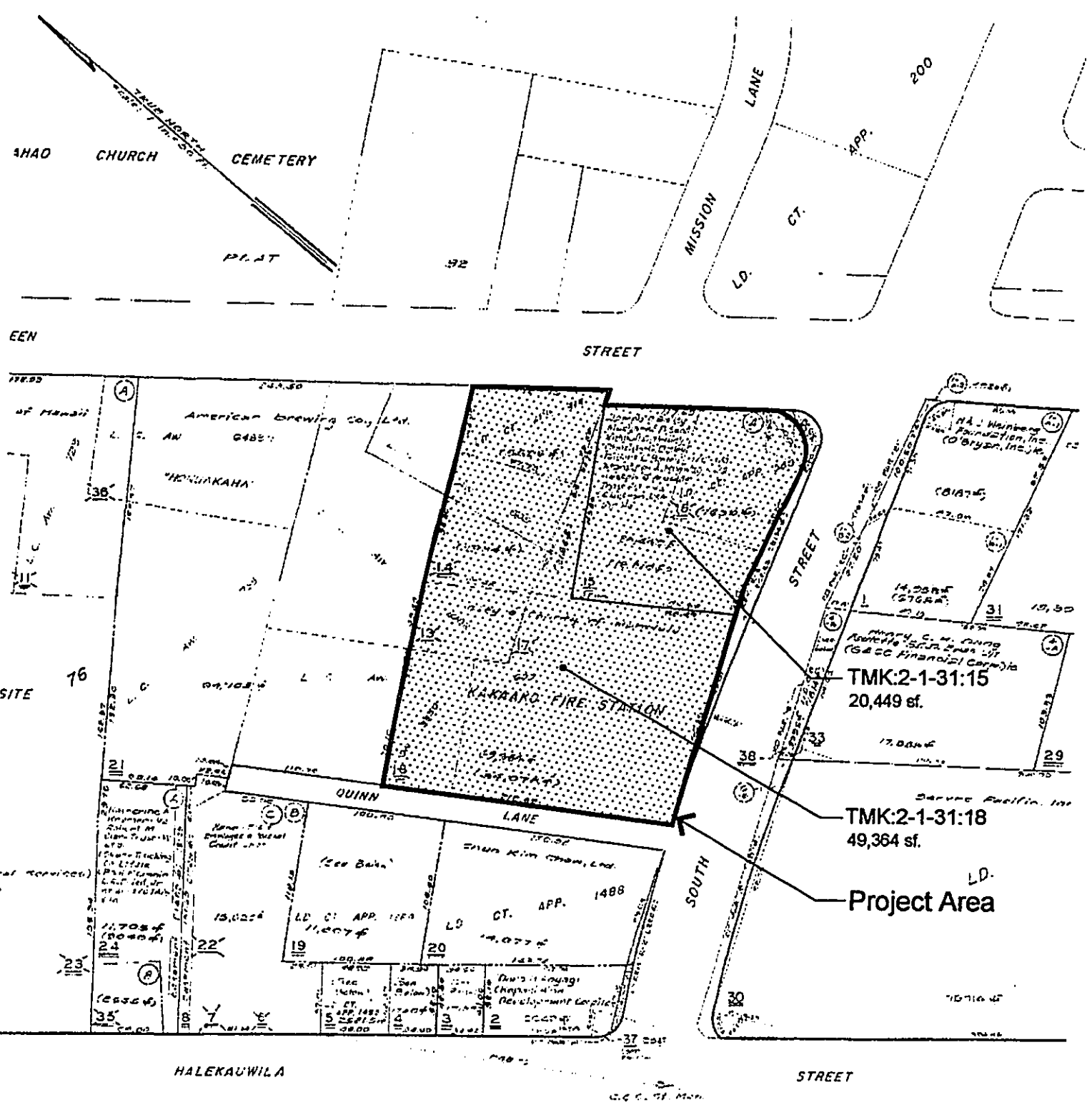


Gerald Park  
Urban Planner  
July 2003



Figure 2  
Vicinity Map  
Honolulu Fire Department  
Headquarters Complex





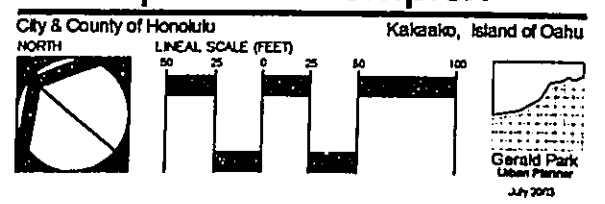
DEPARTMENT OF TAXATION  
PROPERTY TECHNICAL OFFICE  
TAX MAPS BRANCH  
STATE OF HAWAII  
**TAX MAP**

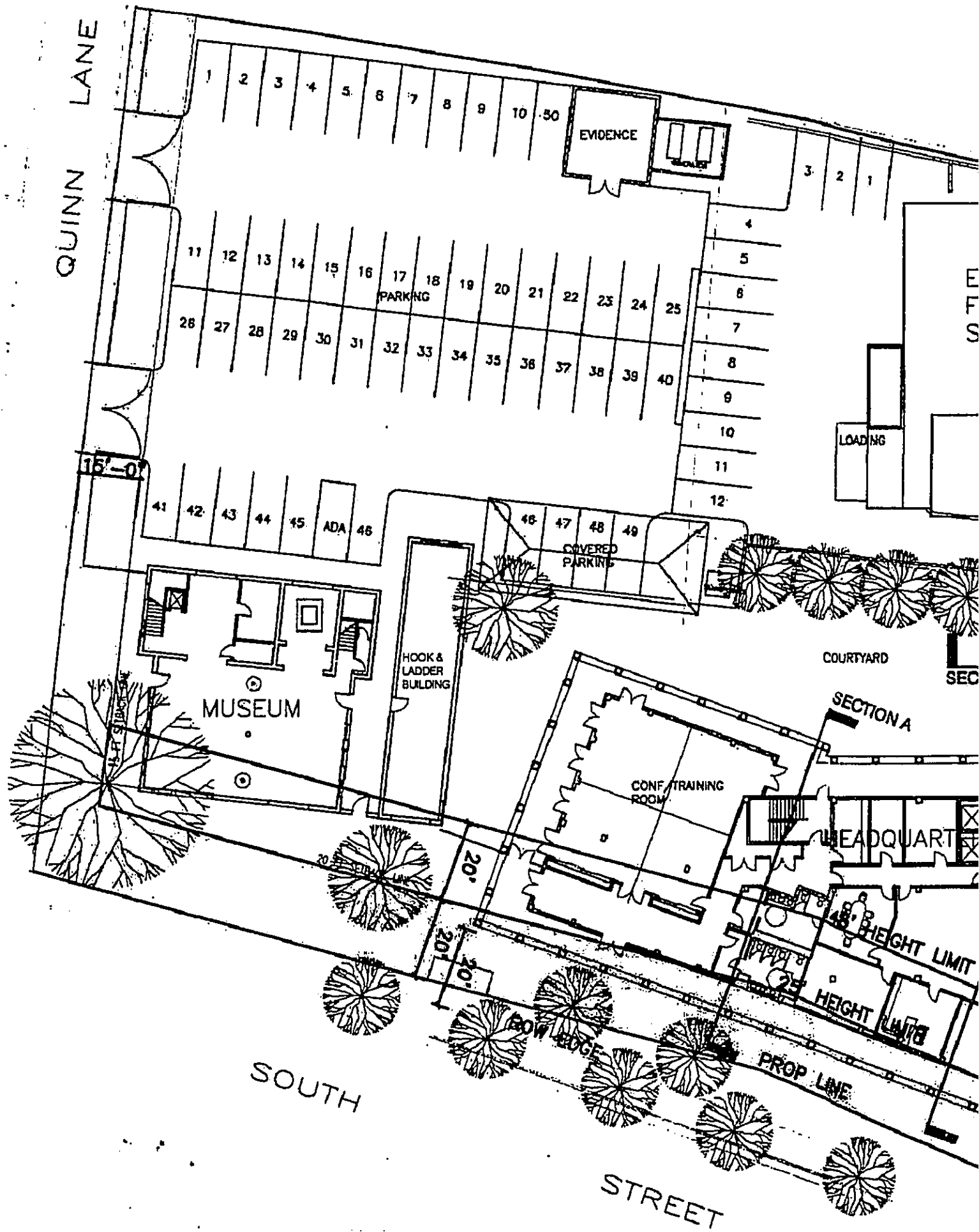
FIRST TAXATION DISTRICT		
ZONE	SEC.	PLAT
2	1	31

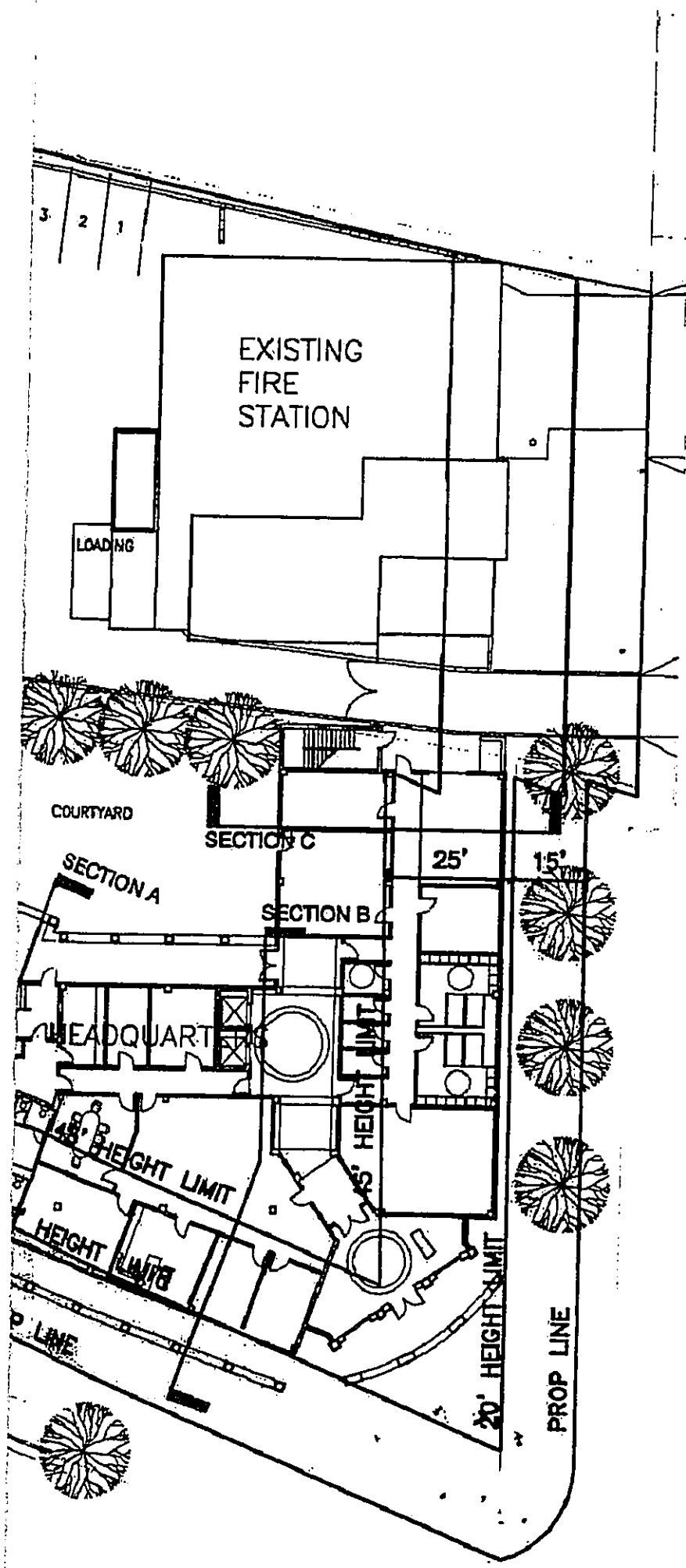
SCALE 1 IN. = 40 FT.

Source: Department of Taxation, Taxation Maps Bureau

**Figure 3**  
Tax Map Key  
**Honolulu Fire Department**  
**Headquarters Complex**







QUEEN STREET

Figure 4  
 Site Plan  
**Honolulu Fire Department  
 Headquarters Complex**

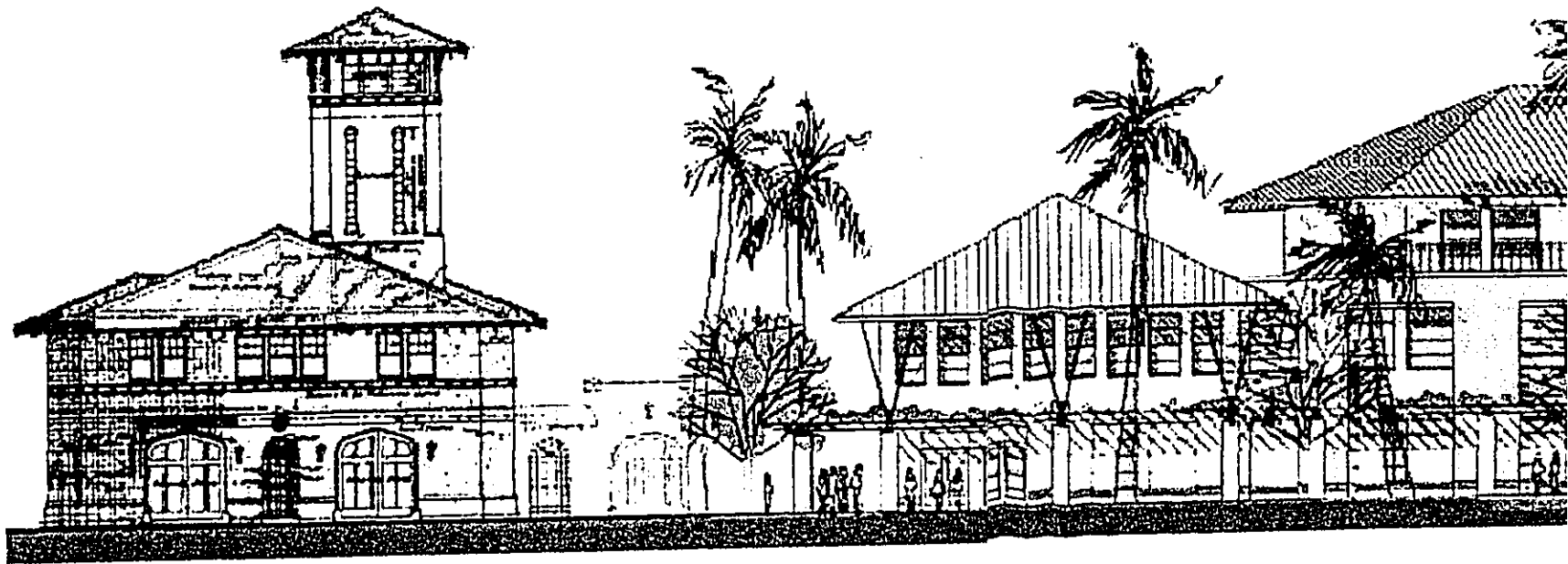
City & County of Honolulu Kakaako, Island of Oahu

NORTH

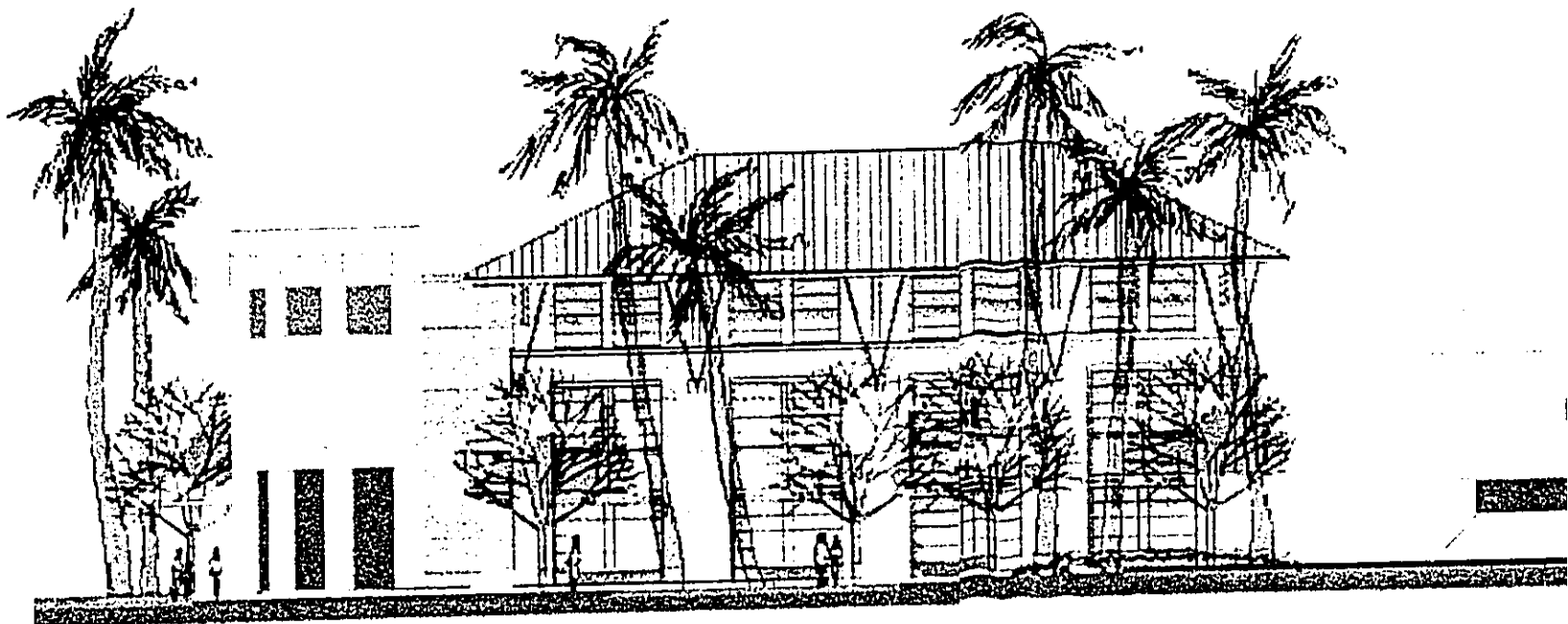
LINEAL SCALE (FEET)

15 7.5 0 7.5 15 20

Gerald Park Urban Planner  
 July 2003



SOUTH ST. ELEVATION



QUEEN ST. ELEVATION



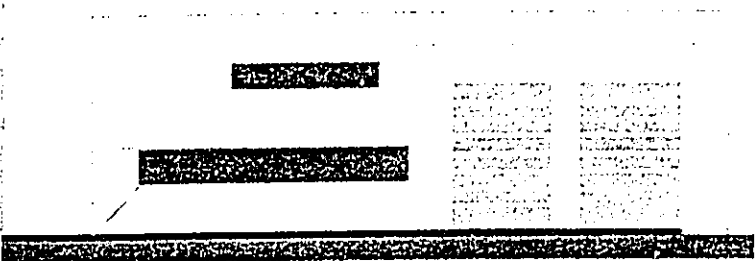
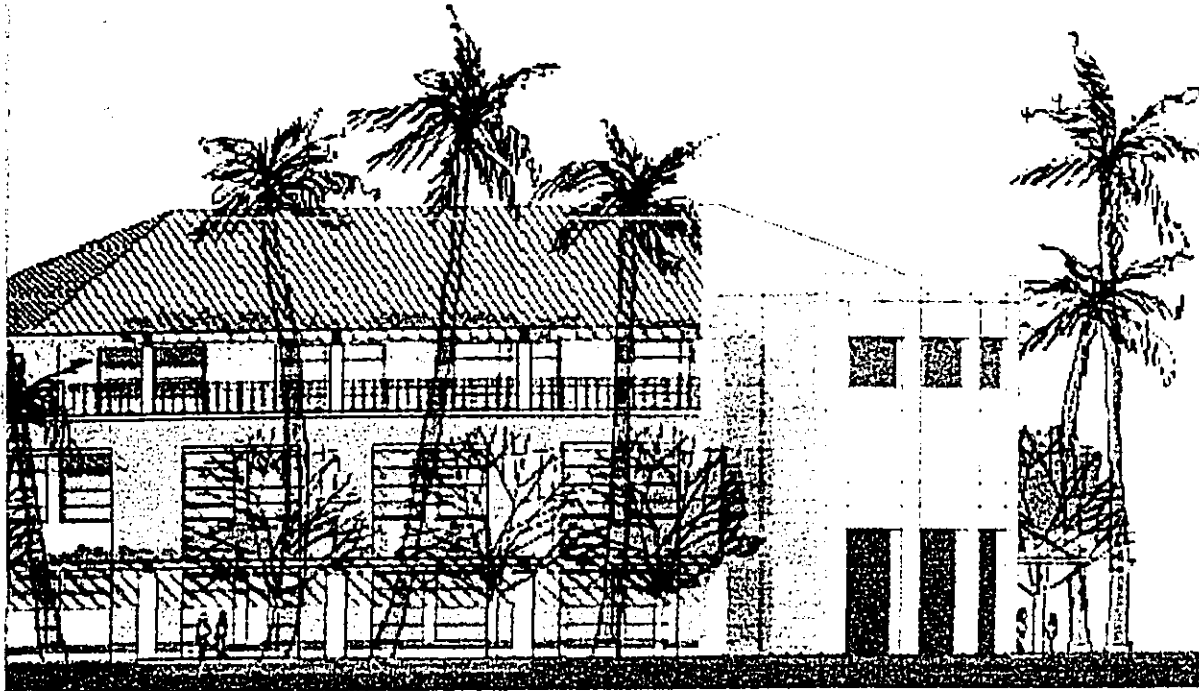


Figure 5  
Sections and Elevations  
**Honolulu Fire Department  
Headquarters Complex**

City & County of Honolulu

Kakaako, Island of Oahu

NOT TO SCALE



## 2

## DESCRIPTION OF THE AFFECTED ENVIRONMENT

---

### A. Existing Improvements

Parcel 15 is a vacant lot that was the former site of a Chevron Gasoline Station. The station closed in early 2002 and was demolished later in the year. The City acquired the parcel in late 2002. The site is paved fairly level by a mixture of earth and gravel (See Images 1 and 2). A six-foot high chain link fence bounds the lot on its east, west, and south sides and supports mesh fabric used for dust control; a 4½-foot high cmu wall bounds the lot on the north. The lot is undergoing remediation for removal of petrochemical fluids associated with its previous use as a gasoline station.

The historic Kaka'ako Fire Station, Kaka'ako Fire Station, and a maintenance building occupy parcel 18. The historic Kaka'ako Fire Station was built in 1929 to accommodate the growing needs of the expanding city of Honolulu. The station was occupied by No. 9 Engine Company on October 1, 1929. The adjacent hook and ladder building was constructed the following year in 1930. A third structure, the maintenance shop building, was added in 1931. Engine 9 operated from these three buildings until the 1970s when a new fire station was erected in the mauka portion of the project area and a newer and larger maintenance building was constructed on the site of the former maintenance building.

After ceasing its protective function in the 1970s, the station continued to be used for other activities. The building used to house the Honolulu Ballet in the mid to late 1970s. In more recent years, the ground floor has been used for general storage.

The main building measures 55 feet by 58 feet (3,190 square feet) and is 36-feet in height. The 16-foot square hose tower at the rear of the main building is approximately 60 feet in height. The hook and ladder building measures 69 feet long by 16 feet wide and is approximately 16 feet in height.

The maintenance building is a cmu structure topped with a metal roof (See Image 3). The structure measures approximately 78' x 142' and is about 20 feet in height. The Honolulu Municipal TV (HMTV) Office and the City's Soils and Material Testing Laboratory are located in the makai half of the building. The mauka half is used for storing an old HFD ladder truck and a Honolulu Police Department SSD vehicle. A driveway and parking area separates the historic Kaka'ako Fire Station from the Maintenance Building and the site of the proposed Headquarters Building (See Image 4).

The Kaka'ako Fire Station was built in 1973 to replace the historic Kaka'ako Fire Station as an operational fire station. The two-story, 24-foot high, 6,648 square foot station is constructed of poured in place concrete. A hose tower at the rear of the station is approximately 37-feet in height.

[Twelve] **Thirty** fire fighters are assigned to the station, **15 for Engine 9 and 15 for Tower 9.** [and 6] **Ten (10)** firefighters are on duty at all times (*HFD Comment*). Their principal fire fighting equipment includes a ladder apparatus and tower truck.

An existing site plan is attached.

### 2. Physical Characteristics

Parcel 15 is relatively flat having been graded during site remediation efforts. Information indicates that **ground elevation** is approximately 10 feet above mean sea level over the entire lot. Parcel 18 also appears to be relatively flat but is about 1-1½ feet lower in grade than parcel 15. This parcel has been graded, paved, and appears to be sloped in the direction of Quinn Lane.







Image 1. Project Site From Across South Street. Historic Kaka'ako Fire Station on the Left and Honuakaha Housing, Brewery Building, and Kaka'ako Fire Station on the Right.

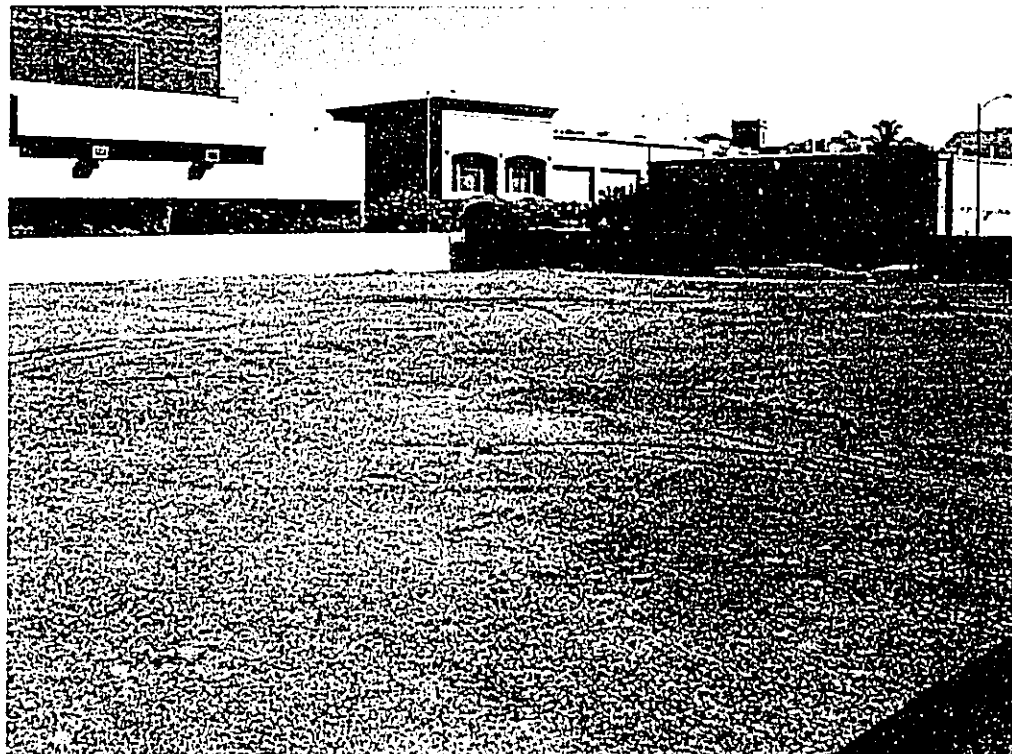


Image 2. Site of Proposed Headquarters Building and Courtyard.



Image 3. Maintenance Building to be Demolished for Parking Lot.



Image 4. Driveway and Parking Area Between Proposed Headquarters Building (Left) and Existing Hook and Ladder Building (Right) Looking Diamond Head.

Soil Conservation Service (1972) soil maps identify two soil types occurring on the project site. Ewa silty clay loam (EmA) is found on the makai side of the property and extending between 30 to 40 feet into the property; Makiki clay loam (MkA) comprises the rest of both parcels. Both may have been the original soils but given the built up condition of the property, more than likely imported material was used to fill and level both lots.

Geotechnical borings (Fewell Geotechnical Engineering, 2001) indicate that Parcel 18 is underlain by 3½ to 6 feet of fill over 3 to 6 feet of cinders which extend to depths of between 7½ and 9½ feet below the existing ground surface. The cinders are underlain by varying coral formations which extend to the bottom of all borings. Groundwater was encountered in all of the borings at depths between -7'4" and -7'8".

There are no rivers, streams, ponds, lakes, or wetlands on or near the project site. The nearest surface water source is Honolulu Harbor located about 1.5 miles to the southwest.

Mink and Lau (1990) in LFR Levine-Fricke (2001) report that there is an upper and a lower aquifer beneath the site. Groundwater in the site vicinity occurs within the Nuuanu Aquifer System of the Honolulu Aquifer Sector. The uppermost aquifer is classified as a sedimentary basal, unconfined aquifer with moderate salinity water (1,000 to 5,000 milligrams per liter [mg/l] chlorides). The shallow aquifer is not used for drinking water, is not ecologically important, and is replaceable with a high vulnerability to contamination. The underlying aquifer is classified as a flank basal, confined, fresh water aquifer. The deep aquifer is used for drinking water and is irreplaceable with a low vulnerability to contamination.

The Federal Emergency Management Agency (FEMA) places both lots in flood hazard Zone "X (Shaded)" which is defined as "areas of 500-year flood; areas of 100 year flood with average depth of less than one foot or with drainage area less than one square mile; and areas protected by levees from 100-year flood."

Both lots are sparsely vegetated. Two plumeria trees grow on either side of the historic Kaka'ako Fire Station driveway on South Street; additional plantings on the side of the structure include a shower tree and mock orange hedge fronting on Quinn Lane and an orange tree, croton, and a royal palm (?) on the mauka side of the building.

Plumeria, ti, aloe, ginger, lau'ae fern, orange, and Tahitian gardenia grow in planter boxes on both sides of the driveway alongside the Kaka'ako Fire Station. The Station's front yard is undergoing renovation and new landscape materials may be installed in the new future.

In 1979, the Kaka'ako Fire Station, along with six other fire stations, was nominated to the Hawaii and National Registers of Historic Places for their architectural and social/humanitarian significance (Site Number 80-14-1346). The thematic nomination of seven fire stations was placed on the Hawaii Register of Historic Places in July 1980 and the National Register in December 1980.

The Kaka'ako Fire Station is not the only registered historic/archaeological feature in this section of Honolulu. The Mauka Area Plan (HCDA, 1990) also identifies Kawaiahao Church, The Mission Houses Museum, The Elizabeth Building, and the News Building as significant historic structures. These features are all within two city blocks of the project site and within the Kaka'ako Community Development District.

Some of the historic features outside the District include Ali'iolani Hale, Honolulu Hale, Hawaii State Library, Iolani Palace, The Kamehameha Statue, Hale Auhau, Hale Kupuaiwa, and the U.S. Post Office, Custom House and Courthouse.

The Royal Brewery, adjoining the Kaka'ako Fire Station, is listed on the National Register of Historic Places.

The historical record of the Kakaako area in general and the project site in particular talks about the site at one time being the location of the **Honuakaha Cemetery and Hospital** (See Cultural Surveys Hawaii, 2001). During the smallpox epidemic of 1853-1854 a cemetery and hospital were established makai of Queen Street by the government. The Monarchial Government had acquired the property (LCA 677) in 1851. The epidemic had been described in some detail in historic accounts of this period of Hawaiian history. Written accounts indicate that over 1,000 corpses were interred at the cemetery (Ibid).

Archaeological work has uncovered several burial sites in the vicinity of the proposed project. A description of the burial findings are found in individual reports prepared for the respective projects and a brief summary is found in *"Burial Treatment Plan in Support of the Department of Design and Construction Kaka'ako Fire Station Project, Honolulu Ahupua'a, Kona District, Island of Oahu" the Honuakaha Housing Project and the widening of South Street* by Cultural Surveys Hawaii (2001). Burials were uncovered on the grounds of the adjacent Honuakaha Housing Project, in Quinn Lane, and at the intersection of Quinn Lane and South Street.

Historical maps show that this area was once known as the Honuakaha Lots, a 2.0+ acre subdivision consisting of 12 lots. The area of the lots is believed to approximate the area of the Honuakaha Small-pox Cemetery (Ibid). The Lots were separated by Quinn Lane with 6 lots on either side of the road. In 1928, Executive Order No. 335 set aside land (Honuakaha Lots 1,2, and 12) to the City and County of Honolulu for the purpose of operating a fire station. The parcel has been used for a fire station since the land transfer.

A Phase I Environmental Site Assessment (LFR Levine-Fricke) was performed on parcel 18 in 2001 to ascertain the presence or absence of **hazardous substances**. The Phase I ESA reported that 5 underground storage tanks (USTs) were formerly present on the site. Two USTs adjacent to the historic Kakaako Fire Station were removed in 1994. During the removal, total petroleum hydrocarbons as diesel (TPHd) was detected above the DOH Tier 1 soil action level (SAL) in the excavation. By 1995, the contaminant level had decreased to concentrations below DOH action levels (LFR, 2001)

Three USTs near the mechanics shop were removed in 1999. Ethylbenzene and TPH as gasoline (TPHg) were detected at levels above the SALs in the UST excavation. Overexcavation was performed and quarterly groundwater monitoring was initiated. Total lead was encountered at levels above the groundwater action level (GAL) in one or more wells during all quarterly monitoring events.

A Phase II, Subsurface Investigation followed the Phase I ESA. The Phase II found an area of soil contaminated with benzene and ethylbenzene beneath the mechanic's shop building. LFR recommended that the impacted soil should be excavated and properly disposed of offsite. The excavation should then be backfilled using clean imported gravel (LFR, 2001). In addition, groundwater sampling should be conducted in new monitoring wells installed in the vicinity of the excavation to ensure that groundwater was not impacted by contaminants present in the soil.

An *Underground Storage Tank Closure and Release Response Report* was prepared for Chevron (LFR Levine-Fricke, 2002) upon the closing of the Chevron Gasoline Station and the removal of the underground storage tanks thereon. Three 10,000 gallon UST systems, a 1,000 gallon used oil UST system, a hydraulic hoist, and an oil-water separator were removed in August 2002. During the course of the closure, 4 unknown and unregistered USTs were discovered. These tanks were subsequently removed and properly closed.

None of the constituents of concern were detected at concentrations exceeding Department of Health action levels. All soil and groundwater sampling at the site indicated petroleum constituent concentrations below laboratory reporting limits or below DOH action levels. Consequently, LFR recommended No Further Remedial Action at this site (LFR, 2002). The City took possession after the USTs were removed and the site remediated.



### 3. Land Use Controls

The State Land Use Commission classifies all land in the State of Hawaii as Agricultural, Conservation, Rural, or Urban. Land classified Urban is under the jurisdiction of the respective county governments. The site of the proposed project is classified **Urban**. Land uses and controls in urban districts are under the jurisdiction of the respective Counties. In the case of this project, the properties are located in the City and County of Honolulu and the Kaka'ako Community Development District ("Kaka'ako District").

[Development] *Planning and zoning* within the Kaka'ako District is under the jurisdiction of the **Hawaii Community Development Authority**. Plans for a future Kaka'ako are contained in the Mauka and Makai Area Plans for the Kaka'ako Community Development District. [(1990). With the exception of the Capital District Ordinance,] City and County of Honolulu land use controls do not apply within the Kaka'ako District.

Land use controls and design guidelines in the Mauka Area Plan applicable to this project and location include:

Land Use Plan:	Mixed use zone commercial (See Figure 6)
Floor Area Ratio:	1.5
Building Height:	45 Feet
Major Streets:	Queen and South Streets
View Corridor Streets:	Queen and South Streets
View Corridor Building Setbacks:	<u>South Street</u> : 20-feet from property line and 1:1 Slope from the 25-foot level up to the 45-foot level.
	<u>Queen Street</u> : 15-feet from property line and 1:1 slope from the 20-foot level up to the 45-foot level.

#### ***Landscaping of the Parking Lot Certificate of Appropriateness***

Planned transportation improvements in the vicinity of the proposed project include bikeway routes on Queen and South Streets, a people mover on South Street, and an elevated pedestrianway on Queen Street between South Street on the west and Kapiolani Boulevard on the east.

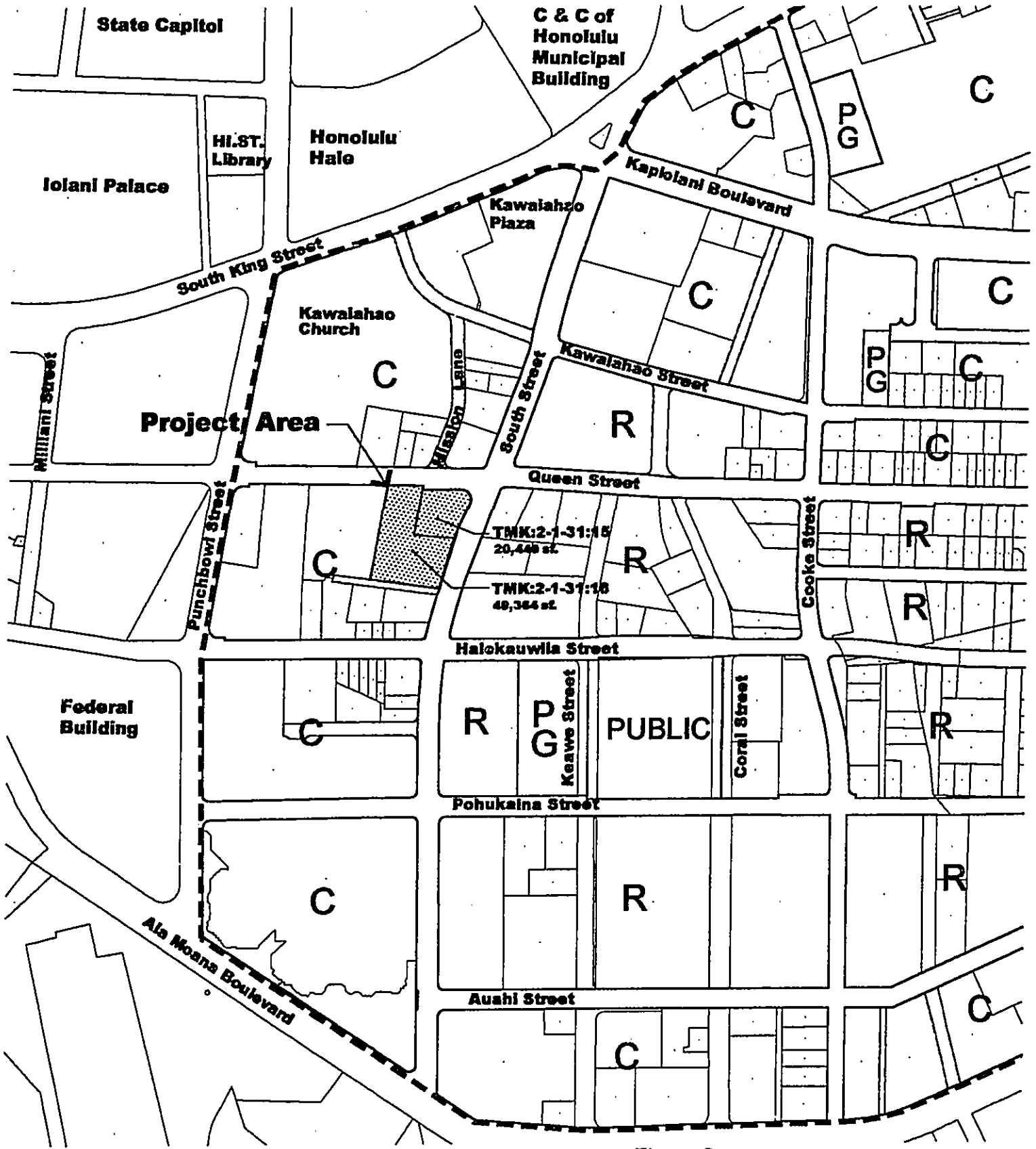
### 4. Public Facilities

**Queen Street and South Street** are classified "Major" roads in the Mauka Area Plan. Major roads are for movement of traffic within and through the Mauka Area. They carry moderate to high traffic volume either as collectors which funnel traffic to the regional roadway system, or as arterial streets which serve traffic passing through the Mauka Area (HCDA, 1990).

Queen Street is a four lane collector street carrying two-way traffic between the Kakaako area and Downtown Honolulu. The street has a 56-foot wide right-of-way. The street is fully improved with curbs, gutters, and sidewalks on both sides. The posted speed limit is 25 mph. Traffic movement at its intersection with South Street is controlled by a traffic signal. On street parking is not allowed fronting the fire station. Road widening is not proposed on Queen Street fronting the project site.

South Street is a five lane, one-way (eastbound) street within a 60-foot right-of-way in front of the project site. Like Queen Street, South Street fronting the project site is fully improved with curbs, gutters, and sidewalks on both sides. Metered on-street parking is permitted on both sides of the street fronting the historic Kaka'ako Fire Station.

**Quinn Lane** is a two-lane, two-way street within a 20-foot right-of-way. The roadway is not improved with curbs, gutters, and sidewalks. The approximately 320 foot long lane provides access and egress between the Honuakaha Housing Project and South Street and several office buildings and an



**Legend**

	Mauka Area Boundary
<b>C</b>	Mixed Use Zone Commercial
<b>R</b>	Mixed Use Zone Residential
<b>RA</b>	Mixed Use Zone Residential A
<b>P</b>	Park at Grade
<b>PG</b>	Park on Parking Garage
<b>PUBLIC</b>	Public Use Areas

Source: Mauka Area Plan, Kakaako Community Development District  
 Hawaii Community Development Authority, State of Hawaii, July 1990

**Figure 6**  
 Land Use Plan  
 Honolulu Fire Department  
 Headquarters Complex

City & County of Honolulu  
 Kakaako, Island of Oahu

NORTH

LINEAL SCALE (FEET)  
 200 100 0 100 200 400

Gerald Park  
 Lines Planner  
 July 2003

apartment building that front on the lane. At South Street, traffic movement entering South Street is controlled by a STOP sign.

**Public bus service** to the site is good. Major routes pass on Kapiolani Boulevard, two blocks to the east. One route (two buses per hour) uses South Street and a bus stop is located across the street from the project site. One route uses Queen Street, providing three buses per hour on weekdays in each direction. A city bus stop is located in front of the project site.

Traffic on the adjacent streets flow well, even during peak hours. The intersection of South Street and Queen Street is controlled by a traffic signal system. Table T-1 shows data from counts of existing traffic in the area.

Table T-1  
Existing Traffic

	Counts taken	24-hour total	AM Peak Hour	PM Peak Hour
Queen Street westbound approach to South Street	April 15, 1993	6,750	653	535
Queen Street eastbound approach to South Street	April 15, 1993	6,862	476	736
	October 19, 1995	5,954	458	546
South Street northbound approach to Queen Street	April 15, 1993	13,331	626	1,623
	October 23, 1995	12,079	709	1,246
South Street northbound approach to Kawaiahao Street	February 17, 2000	13,157	728	1,459

Source: City and County of Honolulu Department of Transportation Services

Municipal water is available from a "12" transmission main in Queen Street.

The project area is **sewered** with a 12" line in Queen Street and a 30" line in South Street. The 30" line extends makai to Ala Moana Boulevard .

A 4" lateral connects Station No. 9 to the 12" line in Queen Street line.

On-site drain inlets discharge to the **drainage system** in either Queen (10 X 5 box culvert) or South (10 X 6 box culvert) Street. The drainage system collects runoff from Kakaako and areas mauka of Kakaako. The Queen Street box culvert connects with the South Street box culvert which flows in the direction of the ocean.

**Power and communication** systems are available from underground cabling on Queen or South Streets.

**Police protection** originates from the Main Station on Beretania Street about 0.5 miles from the project site. **Fire protection** originates from the Kaka'ako Fire Station.

## SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

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### A. Assessment Process

The scope of the project was discussed with staff of the Department of Design and Construction and the Honolulu Fire Department, the consulting architect, and others comprising the design team. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions. From the discussions, field investigations, and literature search, existing conditions and features were identified which could affect or be affected by the project. These conditions are:

- Parcel 15 is vacant;
- There are no archaeological features on the ground surface of Lots 15 and 18;
- The historic Kaka'ako Fire Station is listed on the National and State Registers of Historic Places;
- Human remains have been unearthed in areas adjoining the project site;
- There are no rare, threatened, or endangered flora on the premises;
- The properties are not located in a flood hazard area;
- There are no wetlands or streams on the properties; and
- Water, sewer, and power are available to the properties from nearby systems.

The Headquarters Building will be built in one construction phase. Non-essential on-site utilities will be cut and plugged and service temporarily terminated. The site of the Headquarters Building will be excavated and concrete poured for the building foundation. Utility connections would be made to in-place systems either within South or Queen Streets. The building will be framed with steel and topped with a metal roof. Exterior walls will be installed to complete the building shell. Subsequent construction-related activities would then be confined to the building interior.

Prior to demolition, the existing maintenance building will be characterized for hazardous substances such as asbestos containing materials and lead based paints. If hazardous materials are present a licensed contractor will be retained for properly removing and disposing of all hazardous materials. The structure will then be demolished. As previously indicated, the plan is to retain and use the existing finish floor as the surface for the at-grade parking lot. Additional paving would have to be performed for the driveway between the historic Fire Station and the maintenance building.

A section of the site may be used as a temporary construction base yard. The yard is needed to accommodate a field office, construction vehicles and equipment, building materials, and stockpiled material. Ideally, the base yard should be readily accessible to vehicles delivering construction materials and to the building site. The size of the yard will vary depending on the needs of the Contractor.

### B. Short-term Impacts

**Site work** is a necessary function to prepare the land for building the temporary and permanent improvements to follow and is probably the most disruptive construction activity on the environment. Site work is a persistent source of **fugitive dust**. Site contractors are aware that dust is a nuisance to both workers and people living near work sites and it is imperative for them to maintain stringent dust controls. Water sprinkling is probably the most effective dust control measure given the size of the building site and the scale of proposed improvements. The Contractor, however, may choose to implement other measures or best management practices based on their experience with similar projects and job sites.

The Contractor will be responsible for **general housekeeping** of the site and for keeping adjacent streets and properties free of dirt, mud, and construction litter and debris. Pollution control measures shall comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health. Construction noise, like fugitive dust, cannot be avoided. Apartment units are located near the site on Queen Street and Quinn Lane. Construction noise will be audible at these locations but exposure is expected to vary in volume, frequency, and duration. Noise will vary also by construction phase, the duration of each phase, and the type of equipment used during the different phases. For this project, noise will be most pronounced during the early stages when the building site is grubbed and excavated and the foundation poured for the Headquarters Building. Noise will diminish as the structure is erected and roofed and interior work performed.

Community Noise Control regulations (Chapter 46, Hawaii Administrative Rules) establish a maximum permissible sound level for construction activities occurring within various zoning districts. For purposes of this discussion, the property is treated as being located in the Class B zoning district which includes land zoned for commercial and multi-family dwellings. The maximum permissible sound level in this district is 60 dBA between the hours of 7:00 am and 10:00 pm (Chapter 46, Community Noise Control, 1996). Construction activities often produce noise in excess of the permissible daytime noise level and a noise permit (or variance) will be needed. The Contractor will be responsible for obtaining the permit and complying with conditions attached to the permit. Work will be scheduled for normal working hours (7:00 am to 3:30 pm) Mondays through Fridays.

Site work will **expose soil** thus creating opportunities for runoff and erosion. All grubbing, grading, and excavation will be done in accordance with erosion control ordinances of the City and County of Honolulu and approved grading plans. Best Management Practices (BMPS) for erosion and drainage control during construction will be prepared during the design stage HCDA review and approval.

The presence of a high water table will require dewatering for the building foundations extending below the water table. **Dewatering activities** will be performed with dewatered fill and other constituents detained on-site. Water will be allowed to percolate back into the ground and solids will be disposed of off-site. An NPDES Permit will be required from the State Department of Health prior to any dewatering activity pursuant to Chapter 54, Hawaii Administrative Rules.

Unlike the headquarters building which is new construction, work on the historic Kakaako Fire Station is considered **renovation and restoration** and re-roofing the Kakaako Fire Station is considered **replacement**. Most of the renovation work will occur inside the historic structure and work related impacts would be confined within the building. Restoring the exterior of the structure is not expected to create adverse construction impacts. All improvements will adhere to federal standards and guidelines for restoring historic structures.

**Vegetation** around the historic Kaka'ako Fire Station will be grubbed. None of the identified plants is listed or proposed for rare, threatened or endangered status.

**Burials** have been unearthed in the immediate area (e.g. the Honuakaha Housing Project, Queen Street, and South Street at Quinn Lane). The consulting archaeologists (March 2001) report that "Burials are likely to be encountered in the seaward (makai) portion of the project area where previous disturbance did not extend beyond approximately one meter below the surface. Specifically, these areas would include the paved areas along the maintenance building and Quinn Lane, between the maintenance building and the old Kaka'ako Fire Station, and inland (mauka) of the old fire station, as well as the lawn between the old station and South Street."

Measures proposed to minimize disturbing potential burial sites in this area include:

- Demolishing the Maintenance Building but retaining the concrete floor as part of the parking lot.
- Minimizing the planting of trees.
- Exploring lighting alternatives to installing light poles and underground electrical conduits.

No burials have been reported in the inland (mauka) portion of the project area, in which the new fire station is situated. The Honuakaha Cemetery did not extend into this part of the parcel, therefore burials are not anticipated in this area. Previous excavation work for the former Chevron Gasoline Station, Kaka'ako Fire Station, and the removal of underground fuel tanks between the historic Kaka'ako Fire Station and the Maintenance Building also did not uncover burials.

An archaeological monitoring plan [shall] *has been* prepared and will be submitted to the State Historic Preservation Division for review and approval. [by the Oahu Island Burial Council]. An archaeologist will be *posted* on-site *during all excavation and trenching work*. The monitoring plan would establish the protocol should subsurface archaeological or cultural features or burials be unearthed.

*As described in Section 1 and Section 4 of this Assessment, the Department of Design and Construction will remove most of the Hook and Ladder Building. The front façade and rear wall will be retained to define its former location on the site and to provide a visual clue as to its size. The Department will conduct a historical data recovery study to document the history of the building. Findings of the study to include drawings, photographs, and oral histories will be submitted to the State Historic Preservation Division for review and approval prior to partial removal of the building.*

Road work will temporarily interrupt daily traffic in the area, result in slightly longer travel times, and generally inconvenience motorists. These impacts cannot be avoided. A Traffic Management Plan will be prepared during the design stage of the project and submitted to the [HCDA] *Department of Planning and Permitting, City and County of Honolulu* for review and approval.

Measures to be taken to mitigate traffic impacts include but are not limited to:

- Keeping one lane of Queen Street, South Street, and Quinn Lane open during working hours;
- Posting warning signs on both sides of the work area to alert motorists of road work and to slow traffic speed;
- Positioning traffic cones or other directional devices in the roadway to guide vehicles around work areas;
- Posting flagmen to assist in traffic control;
- Coordinating work with affected lot owners and residents;
- Providing alternative access if driveway closings cannot be avoided;
- Limiting construction to between 8:30 AM and 3:30 PM, Monday through Friday.
- *Keeping all traffic lanes open during peak hours (Department of Transportation Services Comment)*

Open trenches will be covered with steel plates at the end of the workday. Safety devices and signs will be posted along the road during night hours to alert motorists of work areas.

Construction vehicles hauling men and material will contribute to traffic on Queen and South Streets. Material deliveries will be scheduled during non-peak traffic hours to minimize impacts on local traffic. Flagmen will be posted during material loading and off-loading for traffic control if unloading from the road is required. Some traffic delays can be expected during loading/off-loading operations but should last only a few minutes.

Underground utilities should not be affected during construction. Construction plans will be submitted for review and construction activities coordinated with the respective utility providers. In the event of accidental breakage of utility lines or pipes, emergency crews will be summoned immediately to repair the break. Affected residents and businesses will be notified of the disruption as quickly as possible. If extensive repair work is required, the contractor will take reasonable effort to provide service to affected residents and agricultural activities.

The Kakaako Fire Station will remain operational during construction of the Headquarters Building and the repair and renovation work proposed for the station.

### C. Long-term impacts

The Headquarters Building will **accommodate the immediate and future administrative space needs** of the HFD. The planned Building [would more than double] **increases** the existing space occupied by the Fire Department at its current Koapaka Street location. An "in-town" location close to the Honolulu Civic Center would promote administrative and operational efficiencies between the Fire Department and other City agencies in particular the Honolulu Police Department and Oahu Civil Defense.

The project will **redevelop a site** that has been used for a fire station beginning in the early 1930s and continuing to this day. The planned integration of a new headquarters building with a renovated historic fire station and a functioning fire station at one location fosters the **mixed-use concept** espoused by the Hawaii Community Development Authority. It is also seen as a beneficial and innovative use of land linked to the preservation and adaptive reuse of a historic structure. In this regard, the design of the new Headquarters Building is "driven" by features of the historic fire station. For example, the *selection of building materials, colors, paving and landscaping* would be in harmony with the historic fire station and the new Headquarters Building will be parallel to South Street to visually highlight the importance of the historic fire station which is assymetrical to South Street. The existing hose tower would be the tallest element on the lot and the landmark for the entire complex.

The Headquarters Building would be a **prominent addition** to a busy street intersection in Kakaako. The 2 and 3-story structure would be similar in height to existing structures on three sides of the project site. These include a two-story metal building at Quinn Lane and South Street and a 4-story apartment building also on Quinn Lane. Buildings across Queen Street (Word of Life and Kinko's) are about two floors in height. Land diagonally opposite the Headquarters Building is used as a parking lot and there are no structures on the lot. A one-story commercial building on the Waikiki side of South Street is vacant. Several small businesses and a church occupy two, two-story commercial buildings across South Street from the historic Fire Station.

The American Brewery Building located adjacent to the Kakaako Fire Station to the northwest is taller than the Headquarters Building and stands out as a prominent landmark. The Headquarters Building should not affect views of this building from nearby locations.

One wing of the 7-story Honuakaha Housing Project overlooks the project site. Residential units in this wing face east with those units on the upper levels possessing the more panoramic views of eastern Kakaako and beyond. Views in this direction from this wing are not without existing obstructions. Views from some units are blocked by the 60-foot tall hose tower at the historic Kakaako Fire Station and some views are blocked by the hose tower at the Kakaako Fire Station. Units on the lower levels have their views blocked by a 2-story commercial building on South Street opposite the historic Kaka'ako Fire Station.

With the completion of the project, east facing views from upper level units would generally remain unchanged. Views from units on the lower levels may be partially obstructed by a portion of the 3-story Headquarters Building. The 2-story section should not affect east facing views. It is anticipated that planned improvements, in particular the courtyard at the rear of the Headquarters building and its landscaping, will significantly improve the visual quality of the project site for residents.

At one time, a five-story structure was proposed on the site of the existing maintenance building. The structure would have significantly affected east facing views from the Honuakaha Apartments. With this proposed site plan and a lower building height, the impact on views has been significantly lessened.

From different viewing locations, views of the project site are currently that of vacant land, a parking area and driveway, an aged fire station, and a metal building or a combination of the above. The proposed project should **improve the overall appearance and character of the site**. A renovated historic Fire Station should add human and architectural interest and attract adults and children to the Museum. The new Headquarters Building would signal a revitalization of the property and continue the on-going public and private improvements in the vicinity of South and Queen Streets. Plantings along Queen and South Streets and the planned courtyard would introduce a more inviting urban setting where people can congregate in shade covered areas.

The upper levels of the Headquarters Building **encroaches into the view corridors** established for South and Queen Streets. The South Street setback is established thusly: a 20 foot minimum front yard setback from the property line up to a building height of 25 feet; a 1:1 slope from the 25-foot level at the building setback line up to the 45-foot level; a 75-foot setback from the property line above the 45-foot level. The Queen Street setback is similar to that for South Street except there is a 15-foot minimum front yard setback from the property line up to a building height of 20 feet.

Along South Street, the Headquarter's Building envelope encroachment involves the hipped roof of the third level that is located inboard of the roof terrace. For the most part, the encroachment occurs a considerable distance away from the sidewalk and there should be no discernible impact on the view corridor.

Along Queen Street, the third level and hipped roof encroach into the setback. The encroachment should not be noticeable when compared with the adjacent Brewery Building. This building is taller, bulkier, and has no setback along the Queen Street sidewalk. When viewing the Headquarters Building from either direction on Queen Street, the encroachment would not be distinctly noticeable because of the massing effect of the taller Brewery Building. Sections depicting the encroachment into the building envelopes for South and Queen Streets are depicted in Figures 7 and 8; the location of the sections are shown in Figure 4, Site Plan.

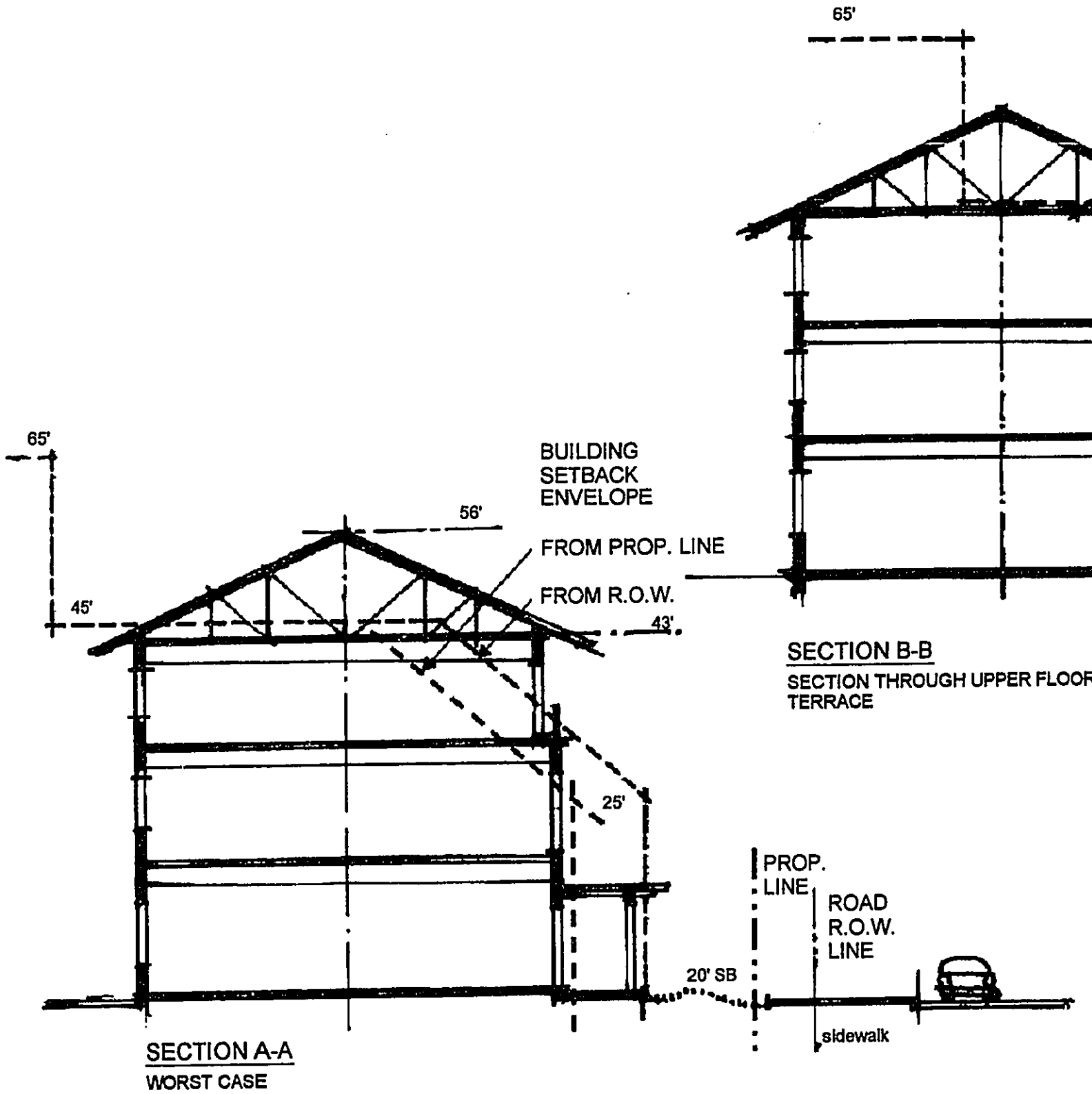
The Development Plan Application for the HCDA describes and requests a zoning waiver for both encroachments. ***A Certificate of Appropriateness and zoning waivers for the project were approved by the HCDA on September 4, 2003.***

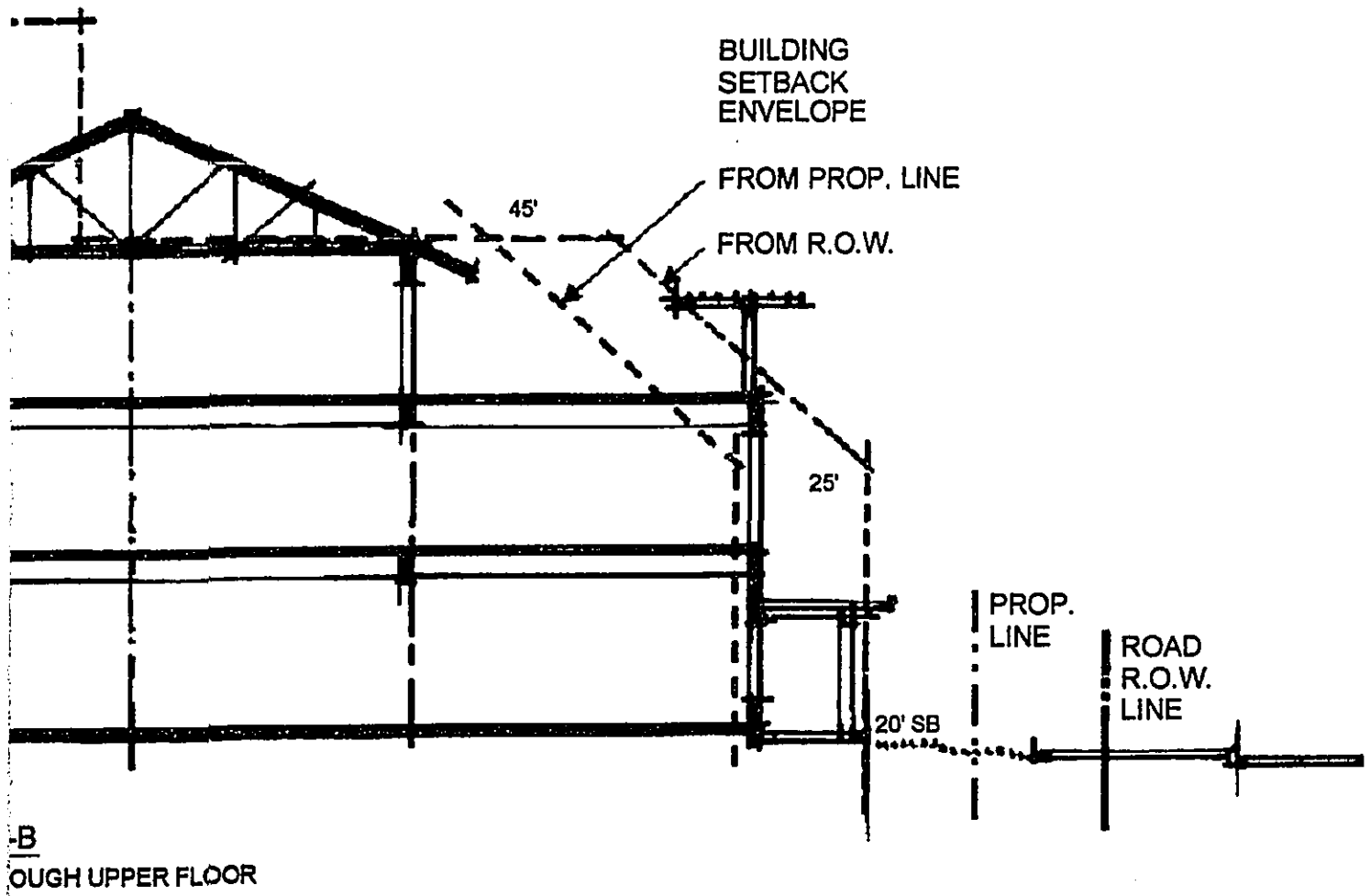
The Fire Department Museum would **display artifacts** tracing the 150+ year history of the Honolulu Fire Department. A Main Theme will be developed around story line "to depict the life and character of a firefighter." Past events in the history of the Fire Department will be used as the vehicle to portray the story. Fire equipment and artifacts will be displayed in support of the themes and exhibits.

The Museum will **attract visitors**, the majority of which are anticipated to be children in elementary school. No projection of the number of visitors has yet been performed. The Kakaako Fire Station, museum, and the Headquarters Building would provide a first-hand look at a real fire station, history, and operations of the Honolulu Fire Department at one location. The complex can serve to supplement the Department's outreach and fire awareness and prevention programs held annually in communities and schools throughout Oahu.

The proposed project will place an office building and museum on the site. Projected employment due to these facilities in year 2010 totals 90 employees. Traffic estimates were made based on the number of employees. Trip generation factors that account for all traffic generated by an office building were used to estimate the traffic from the proposed project. These rates are shown in Table T-2.







Note:

- Envelope encroachment occurs mostly at the hip and gable roof
- Envelope encroachment occurs at significant distance from the property line



Figure 7  
Height Encroachment South Street  
Honolulu Fire Department  
Headquarters Complex

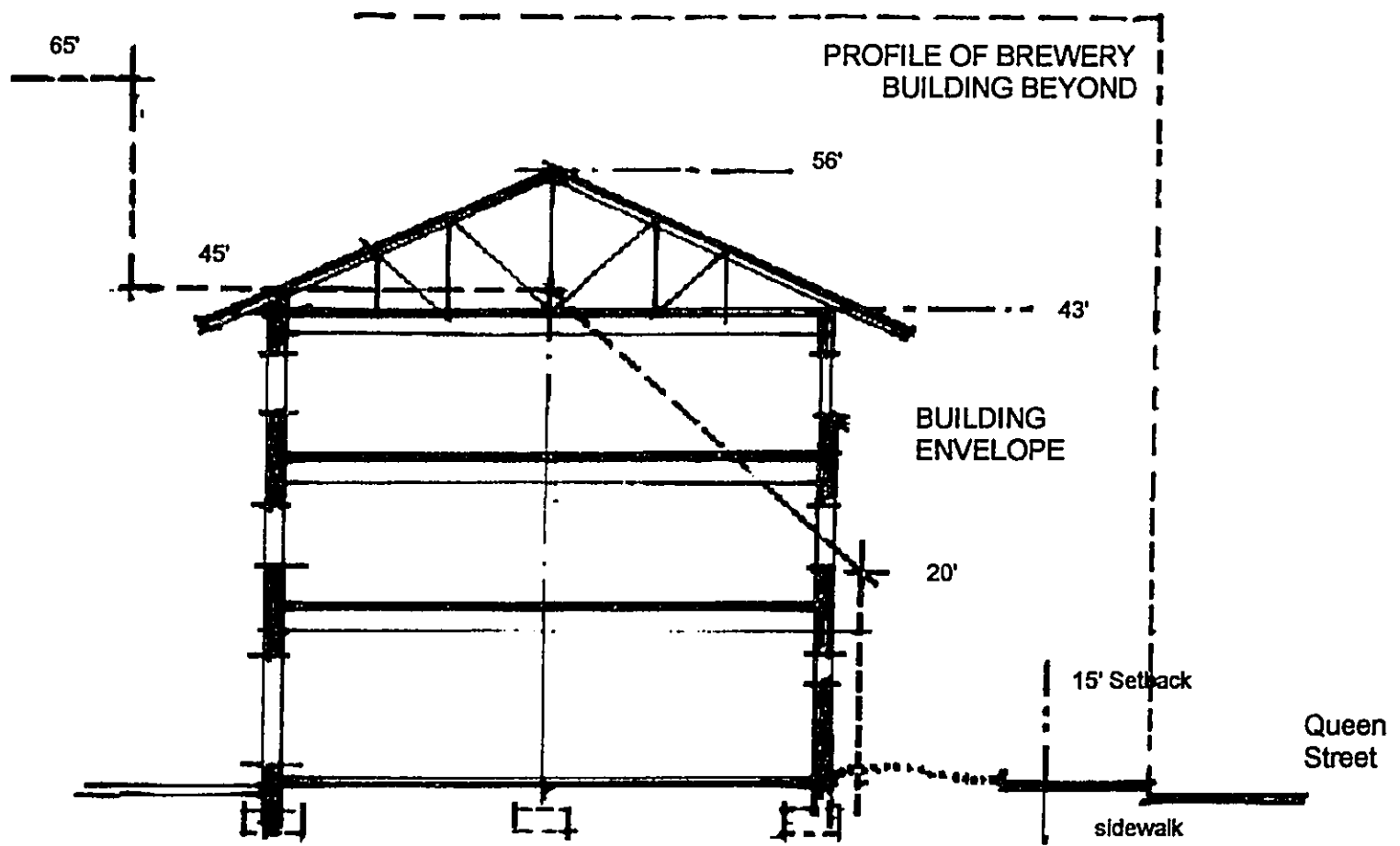
City & County of Honolulu

Kakaako, Island of Oahu

LINEAL SCALE (FEET)



July 2003



**SECTION C-C AT HQ BUILDING ALONG QUEEN STREET  
SHOWING SETBACK ENVELOPE**

**Note:** Building Section shows 3 story wing is outside the HCDA envelope. However, the building is set well back from the Brewery Building on the Ewa side of the site.

**Figure 8  
Height Encroachment Queen Street  
Honolulu Fire Department  
Headquarters Complex**

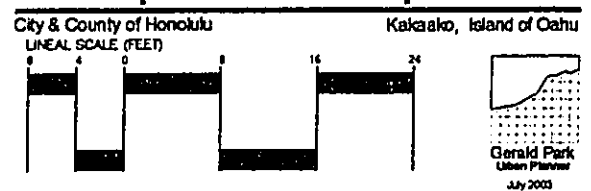


Table T-2  
Trip Generation Rates

	Average Weekday	AM Peak Hour		PM Peak Hour		
		Rate	% entering	Rate	% entering	
Single Tenant Office Building	vehicle trips per employee	3.62	0.52	89%	0.50	15%

Source: Institute of Transportation Engineers, *Trip Generation, 6<sup>th</sup> Edition*.

The proposed project is estimated to generate less than 400 vehicle trips per day; the highest hourly volume in the peak direction is estimated to be less than 50 vehicles per hour. Table T-3 shows the traffic generation estimates.

Table T-3  
Traffic Generation

	Average Weekday	AM Peak Hour		PM Peak Hour		
		entering	exiting	entering	Exiting	
Single Tenant Office Building	90 employees	330	42	5	7	38

The project traffic impact is minimal. The maximum impact is less than half of the guideline suggested by the Institute of Transportation Engineers that "a traffic access/impact study be conducted whenever a proposed development will generate 100 or more *added* (new) peak direction trips to or from the site during the adjacent roadways' peak hours or the development's peak hour" (from *Traffic Access and Impact Studies for Site Development, A Recommended Practice, 1991*).

The project impact would be the addition of traffic in the area. The increase in traffic volume will be less than ten percent of the existing traffic. Use of the bus lane on Queen Street for dropping off visitors to the museum should be coordinated with the bus service.

Quinn Lane should be able to accommodate two-way traffic flow in spite of its narrow width. Drivers need to be aware of **two-way traffic movement and the narrow turning radius** when exiting the parking lot. Drivers will also have to be extremely careful when entering onto South Street. A building makai of Quinn Lane severely limits sight distance for vehicles on Quinn Lane wishing to enter South Street. The near side curb lane carries traffic during the PM peak period when parking is not permitted along that curb; the only safe way to enter South Street is to wait for the traffic signal at South and Halekauwila to change, thereby slowing traffic on South Street.

**Water use** is estimated at 4,250 gallons per day for the Headquarters Building (3,000 gpd), Museum (50 gpd), and Kaka'ako Fire Station (1,200 gpd). The Board of Water Supply has indicated that the municipal water system can supply the estimated daily flow.

**Wastewater flow** from the Headquarters Building and Kaka'ako Fire Station is estimated at 4,200 gallons per day. Wastewater will be discharged into the municipal sewer system and transmitted to the Sand Island Wastewater Treatment Plant for treatment and ocean disposal.

No increase in on-site runoff is projected. Almost the entire existing project site is covered by impervious surfaces and runoff is directed to on-site drain inlets or surface flows into catch basins along Queen and South Streets. Because of the highly urbanized condition of the project site and the surrounding area, discharging runoff into the storm drainage system would be the primary means of drainage when the project is completed. Runoff can also be directed into the planned landscaped areas and this should help to reduce the volume of discharge.

**A. No Action**

A no action alternative would preclude the occurrence of all impacts, short and long term, beneficial and adverse described in this Assessment. For reasons presented in the need for the project, the no action alternative is not a desired course of action.

**B. Alternative Site Plans**

Prior to acquiring the former Chevron Gasoline Station lot, the City planned to construct a two-story headquarters building on top of a three story parking garage on the parcel described by TMK: 2-1-031:18. The headquarters structure was to have been constructed on the site of the existing maintenance building. This proposal raised several concerns including the high potential for disturbing burials that might occur beneath the site and the potential loss of views, daylighting, and natural ventilation to residents of the adjoining Honuakaha Housing Project, and sunlight to their community garden.

With the acquisition of the Chevron lot, the City will move the Headquarters Building closer to the intersection of South and Queen Streets and provide at-grade parking on the site of the maintenance building and driveway behind the historic fire station. This action would preclude the loss of views and natural ventilation to the Honuakaha residents. In addition, without a parking structure there would be less site work and opportunity for disturbing *iwi*, and the potential for impacts to the Honuakaha Housing Project Building foundations.

**C. Hook and Ladder Building**

The historic Kaka'ako Fire Station (and its auxiliary structure, the Hook and Ladder Building) is listed on the Hawaii and National Registers of Historic Places. The station is one of seven fire stations placed on the both registers in 1980 as a thematic nomination. The nomination form states that the Kaka'ako Fire Station "follows the same plans as the Makiki Station and also was erected in 1929." The Hook and Ladder Building was mentioned thusly: "Also, a ladder truck station built in 1930, is located to the right of the station and is connected to the station by a single-story stucco wall with a round arched entry and tile roof." There is no discussion of the significance or relationship of the ladder truck building to the main station, thus its contribution to the thematic nomination cannot be determined. The Kaka'ako Fire Station, however, is the only registered historic station with a Hook and Ladder Building.

The City and County of Honolulu is considering as an Alternate to preservation, removing the Hook and Ladder Building to create a more efficient use of land and space for the proposed Headquarters Complex. Its removal should not diminish the registered status of the historic fire station. There are no plans to remove the fire station from the Hawaii and National Registers of Historic Places. There are plans, however, to restore the main fire station building for use as a Fire Department Museum. As a museum, the main building would be an important element in the proposed complex.

Although the fire station and its auxiliary building are a registered historic property, it is the main building with its tall hose drying tower that is of architectural significance and should be preserved. This is borne out by a statement in the nomination form that reads:

"The Honolulu Fire Stations, with their tall towers, are distinctive and conspicuous elements within the architectural fabric of Oahu, and are historically significant for their associations with the Honolulu Fire Department."

There is no similar statement for the auxiliary structure. Thus, It is difficult to determine the architectural and historical significance of the Hook and Ladder Building because there is little information about the building in the context of historic preservation objectives. The history of the building is that it was built as a garage for a ladder truck that was assigned to the station. And while it served that purpose for a brief period of time (the ladder truck was relocated to another station which still exists), it was later converted into a kitchen and dining room for the assigned personnel and used as such until the new Kaka'ako Fire Station was built. More recently, it has been used as a storehouse.

The Kaka'ako Fire Station is not the last remaining station of the thematic nomination. There are five other stations of similar design of which three still function as operational fire stations. The stations were placed on the historic registers not for their functional contribution to the Honolulu Fire Department but because they were rendered in the Spanish Mission architectural style which was popular in Honolulu in the 1920s.

It must be noted that only the front façade of the Hook and Ladder Building was built in a Spanish Mission style to match the main building, and thus it is not a true Spanish Mission style building. Its construction is concrete masonry units (cmu), as opposed to the concrete construction. Compared with the historic fire station, its window and door details are quite dissimilar in style, proportion and scale. In addition, the building is flat-roofed in contrast to the pitched roof of the main building. The flat-roofed structure also lacks the distinctive roof tiles as the main building. The Hook and Ladder Building obscures important public views of the north elevation of the historic fire station, preventing full appreciation of its architecture, and thus detracts from the fire stations overall appearance.

The Hook and Ladder Building is in need of major structural work due to its initial poor design as an after-the-fact ancillary structure. Foundation settlement, termite damage to its roofing joists, lack of proper shear walls and roof diaphragm, and other building code incongruities which also directly impact the historic fire station are some of the Hook and Ladder's problematic issues. While the first alternative is to renovate the building, engineering studies to date suggest that it may not be structurally feasible without tearing most of the existing structure down and then rebuilding from the ground up. Compounding this problem is that any foundation stabilization will involve some major excavation work. Based on the history of the site, the disturbance of human remains would be highly probable if this is done. Based on consultation with the Oahu Island Burial Council, it is the Council's preference that potential burial sites be left undisturbed as much as possible.

Some of the Hook and Ladder Building's construction issues directly impact the historic fire station due to lack of proper building fire separation. Renovating the building would alter its architectural character and details and that of the historic fire station. Improvements to upgrade the building would need to satisfy current fire and public safety requirements. In general this suggests that steel windows would have to be used, a fire sprinkler system would have to be installed, and no openings (such as doorways) would be permitted on the sides of the building and fire station facing each other. These code compliance features would probably have a greater design and visual impact on the main structure because of its architectural significance. Complying with code requirements would also impact air conditioning and ventilation systems, public access into the museum, and curative activities inside the museum.

The cost for renovating the structure to bring it up to current building code standards is estimated at \$800,000, excluding engineering fees. The City has determined that this is a significant expenditure for preserving a structure that would detract rather than add significant public benefit to the proposed museum. Public expenditure would be better served in preserving the main building.

As an alternative to preserving the structure, it is proposed that historical and photographic documentation be performed on the Hook and Ladder Building. The Building shall then be removed with retention of the front façade to preserve its Spanish Mission architecture and rear wall to define its former location on the site, and to provide a visual clue as to its size.

## AGENCIES AND ORGANIZATIONS CONSULTED IN THE ASSESSMENT PROCESS

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*The Draft Environmental Assessment for the Honolulu Fire Department Headquarters Complex was published in the Office of Environmental Quality Control Environmental Notice of July 23, 2003 and August 8, 2003. Publication initiated a 30-day public review period ending on August 22, 2003. Copies of the Draft Environmental Assessment were mailed to the agencies and organizations identified below. An asterisk \* identifies agencies and organizations that submitted letters or written comments during the review period. All comment letters and responses are found in Appendix A.*

### City and County of Honolulu

- \*Board of Water Supply
- Department of Environmental Services
- \*Department of Facility Maintenance
- \*Department of Parks and Recreation
- \*Department of Planning and Permitting
- \*Department of Transportation Services
- \*Police Department
- \*Honolulu Fire Department

### State

- Department of Land and Natural Resources
  - \*Historic Preservation Division
- Department of Health
  - \*Solid and Hazardous Waste Branch
- \*Office of Environmental Quality Control
- \*Hawaii Community Development Authority

### Other

- Hawaiian Electric Company
- \*Verizon Hawaii Inc.
- Ala Moana/Kaka'ako Neighborhood Board No. 11
- \*Downtown Neighborhood Board No. 13
- The Honorable Rod Tam, Honolulu City Council
- The Honorable Galen Fox, State House of Representatives
- The Honorable Gordon Trimble, State Senate
- Main Branch, Hawaii Public Library

### Pre-Assessment Consultation

- Hawaii Community Development Authority
- Oahu Island Burial Council (Presentations)
- State Historic Preservation Division



## PERMITS AND APPROVALS

Permits and approvals required for the project and responsible authorities are identified below. Additional entitlements may be required depending on final construction plans.

<u>PERMIT/APPROVAL</u>	<u>AUTHORITY</u>
<b>City and County of Honolulu</b>	
Grubbing, Grading, and Stockpiling Permit	Department of Planning and Permitting
Building Permit for Building, Electrical, Plumbing, Sidewalk/Driveway and Demolition Work	Department of Planning and Permitting
Permit to Excavate Public Right-of-Way	Department of Planning and Permitting
<b>State of Hawaii</b>	
Certificate of Appropriateness	Hawaii Community Development Authority
Zoning Waivers	Hawaii Community Development Authority
Variance From Pollution Controls (Noise Permit)	Department of Health

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

**1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;**

The project would restore the historic Kaka'ako Fire Station for use as a public museum and integral feature of the Headquarters campus complex. The Station has not been used for fire fighting purposes for over 30 years. The station was placed on the Hawaii Register of Historic Places in 1980 and this marks the first significant effort to assure its preservation.

Should structural requirements dictate the removal of the Hook and Ladder Building, then the building will be demolished *subject to the condition that the demolition is approved by the State Historic Preservation Division and HCDA issues a Certificate of Appropriateness for such demolition (HCDA Comment)*. Prior to demolition, historical and photographic documentation shall be performed. Certain key elements of the building such as the front and rear walls will be retained to define its location on the site and provide a visual reference as to its size.

There are no archaeological features found on the surface of the subject properties. There is a high probability that subsurface features are located on the western half of the project site in the area proposed for a parking lot. Previous archaeological work and the historical record document the presence of a former cemetery in the immediate area. The City and County of Honolulu is proposing to disturb as little as possible the area of the proposed parking lot out of respect for the undisturbed *iwi*.

An archaeological monitoring plan shall be prepared for review and approval by the proper historic authorities. It is presumed that the authority is the Oahu Island Burial Council. If ground disturbance cannot be avoided and *iwi* are uncovered, the protocol established in the monitoring plan shall be followed for the proper interment.

**2) Curtails the range of beneficial uses of the environment;**

The proposed project is considered to be an adaptive reuse of land to serve a public purpose. The historic fire station will be renovated for a public use thus fostering historic preservation goals and the headquarters building would serve the foreseeable needs of the fire department.

**3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;**

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

**4) Substantially affects the economic or social welfare of the community or State;**

The project will not substantially affect the economic or social welfare of the community or State.

**5) Substantially affects public health;**

Public health will not be adversely affected by the proposed project.

**6) Involves substantial secondary impacts, such as population changes or effects on public facilities;**

Substantial secondary impacts are not anticipated.

**7) Involves a substantial degradation of environmental quality;**

The project will not result in a substantial degradation of environmental quality. The project will be constructed partially on a site that has been shared by a historic fire station and operational fire station and a site that was formerly a gasoline station.

**8) Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;**

The project is not the precursor for a larger action.

**9) Substantially affects a rare, threatened or endangered species, or its habitat;**

There are no rare, threatened or endangered flora or fauna on the premises.

**10) Detrimentally affects air or water quality or ambient noise levels;**

Ambient air quality will be affected by fugitive dust and combustion emissions during construction but can be mitigated by measures stipulated in this Assessment. Construction noise will be pronounced during site preparation work but should diminish once the building is erected. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

*Storm water from the project site discharged into the municipal drainage system should not adversely affect receiving water quality. Changes in receiving water quality should be attributable to discharge from a wider geographic area than a 1.6 acre lot that is already partially developed (Department of Planning and Permitting Comment).*

**11) Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters;**

The project is not proposed in or near environmentally sensitive areas.

**12) Substantially affects scenic vistas and view planes identified in county or state plans or studies; or,**

The project will not adversely affect scenic vistas and view planes identified in county or state plans. With the completion of the project, east facing views from upper level units of one wing of the Honuakahua Housing Project would generally remain unchanged. Views from units on the lower levels may be partially obstructed by a portion of the 3-story Headquarters Building. The 2-story section should not affect east facing views. It is anticipated that planned improvements, in particular the courtyard at the rear of the Headquarters building and its landscaping, will significantly improve the visual quality of the project site for residents.

The third level of the Headquarters Building and its roof encroach into the view corridor setbacks established for South and Queen Streets. The encroachment should not adversely views along both streets.

**13) Requires substantial energy consumption.**

Energy will be required for the day to day operations of the Headquarters Building. The Fire Department already consumes energy at its Koapaka Street Headquarters and this loading would be redirected (or transferred) to the new Headquarters Building. Upgrades in energy efficient operating facilities at the Headquarters Building should help to offset increases in energy consumption.

## REFERENCES

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U.S. Department of Agriculture, Soil Conservation Service. August 1972. *Soil Survey Report for Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii.* In Cooperation with the University of Hawaii Agricultural Experiment Station.

APPENDIX A

COMMENT LETTERS AND RESPONSES

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**A. LETTERS NOT REQUIRING A RESPONSE**

Department of Parks and Recreation  
Board of Water Supply  
Verizon Hawaii Inc.  
Police Department  
Downtown Neighborhood Board No. 13  
Department of Health, Solid and Hazardous Waste Branch

**B. LETTERS REQUIRING A RESPONSE**

Office of Environmental Quality Control  
Department of Facility Maintenance  
*Fire Department*  
Hawaii Community Development Authority  
Department of Transportation Services  
Department of Planning and Permitting  
State Historic Preservation Division

DEPARTMENT OF PARKS AND RECREATION  
CITY AND COUNTY OF HONOLULU

1000 ULUKOHA STREET, SUITE 300 • KAPOLE, HAWAII 96707  
PHONE: (808) 902-2501 • FAX: 902-2131 • INTERNET: www.ci.honolulu.hi.us



JEFFREY HARRIS  
Mayor

WILLIAM D. BALFOUR, JR.  
DIRECTOR

EDWARD T. "BOBBY" DIAZ  
DEPUTY DIRECTOR

July 21, 2003

received  
7.24.03

Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Honolulu Fire Department Headquarters Complex  
Environmental Assessment  
TMK: 2-1-031: 15, 18  
Honolulu, Hawaii

Thank you for the opportunity to review and comment on the Environmental Assessment relating to the Honolulu Fire Department Headquarters Complex.

The Department of Parks and Recreation has no comment on this project.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

*William D. Balfour, Jr.*

WILLIAM D. BALFOUR, JR.  
Director

WDB:cu  
69317

BOARD OF WATER SUPPLY

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



July 29, 2003

Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Boulevard  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Your Letter of July 11, 2003 on the Environmental Assessment for the Honolulu Fire Department Headquarters Complex. TMK: 2-1-31: 15, 18

Thank you for the opportunity to comment on the subject document.

The existing water system is presently adequate to accommodate the proposed Honolulu Fire Department Headquarters Complex.

The availability of water will be confirmed when the building permit is approved. When is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Application.

If you have any questions, please contact Joseph Kaakua at 748-5440.

Very truly yours,

*K. Jamile*

CLIFFORD S. JAMILE  
Manager and Chief Engineer

JEFFREY HARRIS, Mayor  
EDIE FLORES, JR., Chairman  
CHARLES A. STEA, Vice-Chairman  
JAN HALLY, ARI  
HERBERT S.K. PAOPUA, SR.  
DANIELYN K. LENOZO

ROONEY K. HAUACA, Esq.  
LARRY J. LEOPARDO, Esq.  
CLIFFORD S. JAMILE  
Manager and Chief Engineer  
DONNA FAY K. KOTOSAKI  
Deputy Manager and Chief Engineer

received  
7.31.03





Verizon Hawaii Inc.  
P.O. Box 2200  
Honolulu, HI 96841

August 4, 2003

Mr. Gerald Park  
GERALD PARK URBAN PLANNER  
1221 Kapiolani Blvd., Suite 211  
Honolulu, Hawaii 96814

Subject: HONOLULU FIRE DEPARTMENT HEADQUARTERS COMPLEX  
DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Park:

Thank you for providing Verizon Hawaii Incorporated, the opportunity to comment on the Draft Environmental Assessment for the Department of Design and Construction of the City and County of Honolulu for the new Honolulu Fire Department Headquarters Complex.

Verizon Hawaii has no comments on this project at this time.

If there are any questions, please call Glenn Morita at 840-5809.

Sincerely Yours,

Lynette Yoshida  
Section Manager -  
Network Engineering & Planning

c: Filic (1025 ALAK)  
G. Morita

received  
8-8-03

JORDAN HARRIS  
AVTOR



August 8, 2003

Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Honolulu Fire Department Headquarters Complex,  
TMK: 2-1-031: 015 & 018

Thank you for the opportunity to review the environmental assessment for the subject project.

We request that the 2,134 square foot roadway remnant parcel "R-3" (highlighted in yellow on the attached tax map copy) situated along South Street and abutting the subject City-owned properties be incorporated into the proposed Fire Department Headquarters Complex.

The remnant parcel is not needed for roadway purposes and may be better used as part of the proposed complex.

Should you have any questions, please call Mr. Charles Pignataro of our Division of Road Maintenance, at 527-6282.

Very truly yours,

  
LARRY J. LEOPARDI, P.E.  
Director and Chief Engineer

Attachment

DEPARTMENT OF FACILITY MAINTENANCE  
CITY AND COUNTY OF HONOLULU  
1000 ULUKOHA STREET, SUITE 215, KAPOLEI, HAWAII 96707  
TELEPHONE: (808) 472-5054 FAX: (808) 472-5877

LARRY J. LEOPARDI, P.E.  
DIRECTOR AND CHIEF ENGINEER  
ALVIN K. AU  
DEPUTY DIRECTOR  
M. KERRY BOSTER, JR.  
DRUM 03 - 606

received  
8-12-03



LINDA LINGOLE  
GOVERNOR



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
215 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813-2437  
TELEPHONE (808) 596-7485  
FACSIMILE (808) 596-7485

GENEVIÈVE SALMONSON  
DIRECTOR

July 25, 2003

Mr. Tim Steinberger, Director  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11th Floor  
Honolulu, Hawaii 96813

Dear Mr. Steinberger:

Subject: Draft Environmental Assessment for Honolulu Fire Department Headquarters  
Complex, Kaka'ako, O'ahu

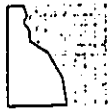
Thank you for the opportunity to review and comment on the subject project. We have the following comments:

1. Please review the archaeological and cultural assessments prepared for the Pohukaina Assisted Elderly Housing and apply the relevant findings to this project.
2. Please consider applying sustainable building techniques as presented in the "Guidelines for Sustainable Building Design in Hawaii," which is available at OEQC's website.
3. This project should comply with sections 103D-407 and 408 of Hawaii Revised Statutes concerning the use of indigenous plants and recycled glass.
4. Please consult with the Office of Hawaiian Affairs, adjacent landowners and businesses, the Historic Hawaii Foundation and the Outdoor Circle.

Sincerely,

*Genevieve Salmonson*  
Genevieve Salmonson  
Director

c: Gerald Park



GERALD PARK  
Urban Planner

■ Planning  
■ Land Use  
■ Research  
■ Environmental  
■ Studies

■ 1721 KAPOHUKU BLVD.  
SUITE 211  
HONOLULU, HAWAII  
96814

■ Telephone:  
(808) 596-7484  
■ Facsimile:  
(808) 596-7485  
■ e-mail:  
geraldpark@aol.com

October 2, 2003

Genevieve Salmonson, Director  
Office of Environmental Quality Control  
State of Hawaii  
215 South Beretania Street, Suite 702  
Honolulu, Hawaii 96813-2437

Dear Ms. Salmonson:

Subject: Honolulu Fire Department Headquarters Complex  
TMK: 2-1-031: 015 and 018  
Honolulu, Honolulu District, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Responses to your comments are provided in the order presented.

1. Proposed burial treatment plans and archaeological monitoring plans prepared for proposed geo-technical borings on the historic fire station site were reviewed for their relevant findings and cited in the Draft Environmental Assessment. Background archaeological and historical information contained in these studies are more applicable to the project site than archaeological studies prepared for the Pohukaina Elderly Housing Project.
2. This comment has been forwarded to the design-build contractor and the consulting architect for consideration.
3. This comment has been forwarded to the design-build contractor and the consulting landscape architect for consideration. The project is located in the Kaka'ako Community Development District and will be landscaped in consultation with the Hawaii Community Development Authority.

4. Agencies and organizations consulted in the preparation of the Draft Environmental Assessment are listed in Section 6 of the Draft Environmental Assessment. In addition, the Department of Design and Construction has been conducting a community outreach program with presentations about the project made to community organizations. The latest presentation was to the Downtown Neighborhood Board at its May 2003 meeting.

We thank the Office of Environmental Quality Control for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

c: G. Hee, DDC

received  
8.2.03

FIRE DEPARTMENT  
CITY AND COUNTY OF HONOLULU

3372 KOAUNIA STREET, SUITE 4025 • HONOLULU, HAWAII 96819-1163  
TELEPHONE: (808) 831-7761 • FAX: (808) 831-7750 • BITTERROOT: www.honolulu.gov



JEREMY HARRIS  
LIEUTENANT

ATTILIO K. LEONARDI  
FIRE CHIEF  
JOHN CLARK  
DEPUTY FIRE CHIEF

August 11, 2003

received  
8-12-03

Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Honolulu Fire Department Headquarters Complex  
TMK: 2-1-031: 15, 18  
Environmental Assessment

In response to your letter dated July 11, 2003, the Honolulu Fire Department's (HFD) comments to the Draft Environmental Assessment on the subject property are as follows:

Page 1, paragraph 3

The HFD currently operates on the fourth level of the Airport Industrial Park.

Page 2, paragraph 1

There is a discrepancy between this paragraph (32,000 net square feet of space) and paragraph 6 on page 1 (32,000 square foot (gross)).

Page 2, paragraph 10

We opine that the entry between the fire station and the hook and ladder building would be too restrictive and, therefore, request that the entry be from the parking lot side of the building.

Page 3, paragraph 11

We understand there is a concern for the use of Autograph and Royal Poinciana trees.

Mr. Gerald Park  
Page 2  
August 11, 2003

Page 4, paragraph 1

We understand that the construction period was 18 months.

Page 10, paragraph 2

The hook and ladder building was used to house the ladder truck assigned to Station 9 for approximately 20 years when it was assigned to the Waterfront Station. This building was then used as the kitchen until 1973 when the new Kakaako Fire Station was built.

Engine and Ladder 9 operated from the two buildings. The maintenance shop building serviced the needs of the entire Department.

The maintenance shop building was probably expanded prior to 1970 (we believe some time in the 1950s), however, this needs to be researched by the Department of Design and Construction.

Page 10, paragraph 6

Our records indicate that the Kakaako Fire Station was built in 1973.

Page 10, paragraph 7

This paragraph is entirely incorrect. There are 30 allotted positions, 15 for Engine 9 and 15 for Tower 9. Ten (10) fire fighters are allotted to each 24-hour position.

Page 20, paragraph 9

We would like to rephrase the second sentence to read, "The planned Building increases the existing space ..."

Thank you for the opportunity to comment on the Draft Environmental Assessment. Should you have any questions, please call Assistant Chief Alvin Tomita of our Administrative Services Bureau at 831-7774.

Sincerely,

ATTILIO K. LEONARDI  
Fire Chief

AKL/AKT:cm



**GERALD PARK**  
Urban Planner

Planning  
Land Use  
Research  
Environmental  
Studies

1221 Kapaemahu Blvd.  
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Honolulu, Hawaii  
96814

Telephone:  
(808) 596-7484  
Facsimile:  
(808) 596-7485  
e-mail:  
geraldpark@aol.com

October 2, 2003

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

Dear Chief Leonard:

Subject: Honolulu Fire Department Headquarters Complex  
TMK: 2-1-031: 015 and 018  
Honolulu, Honolulu District, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Responses to your comments are provided in the order presented.

Page 1, paragraph 3

The sentence has been corrected.

Page 2, paragraph 1

Paragraph 6 on page 1 will be revised to: a 32,000 square feet (gross) Headquarters Building ...

Page 2, paragraph 10

Pursuant to discussions with the State Historic Preservation Division, the Hawaii Community Development Authority issued a Development Permit and Certificate of Appropriateness dated September 4, 2003. The approvals allow the middle portion of the Hook and Ladder Building to be removed which would permit the public entrance to the museum from the mauka side.

Page 3, paragraph 11

Autograph and Royal Poinciana trees are the street trees for South and Queen Streets respectively. The design build contractor will work with the Hawaii Community Development Authority on actual tree planting locations recognizing that the Authority has the final say in the type of trees to be planted and their location along the street front.

Page 4, paragraph 1

The time to construct the office building is estimated at 18 months with an additional 6 months needed to outfit the interior. Hence, the construction period is estimated at 24 months.

Page 10, paragraph 2

Thank you for the information about the Hook and Ladder Building.



Attilio K. Leonard  
Page 2  
October 2, 2003

Page 10 paragraph 6

The date has been corrected to 1973. However, Department of Design and Construction records show that construction commenced in 1973 and was completed in 1974.

Page 10, paragraph 7

The paragraph has been revised in its entirety.

Page 20, paragraph 9

The sentence has been rephrased.

We thank the Honolulu Fire Department for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: G. Hee, DDC

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
 801 SOUTH BERETANIA STREET  
 HONOLULU, HAWAII 96813 - AREA CODE (808) 528-3111  
<http://www.honolulu.gov>  
[www.cc.honolulu.hi.us](http://www.cc.honolulu.hi.us)

JEREMY HARRIS  
 MAYOR



LEE D. DONOHUE  
 CHIEF  
 GLEN S. KAJIYAMA  
 PAUL D. PUTZLIG  
 DEPUTY CHIEFS

OUR REFERENCE CS-KP

August 7, 2003

received  
 8-12-03

Mr. Gerald Park  
 Gerald Park Urban Planner  
 1221 Kapiolani Boulevard, Suite 211  
 Honolulu, Hawaii 96814

Dear Mr. Park:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Honolulu Fire Department (HFD) Headquarters Complex.

We are pleased to note that the HFD's headquarters will be located closer to our police headquarters. Additionally, this proposal should have negligible impact on the services and facilities of this department.

If there are any questions, please call Major Michael Tucker of District 1 at 529-3386 or Ms. Carol Sodelani of the Support Services Bureau at 529-3658.

Sincerely,

LEE D. DONOHUE  
 Chief of Police

By *Lee D. Donohue*  
 KARL GODSEY  
 Assistant Chief of Police  
 Support Services Bureau



DOWNTOWN NEIGHBORHOOD BOARD NO. 18

41 WEDGEBROOK CONCOURSE • CITY HALL, ROOM 400 • HONOLULU, HAWAII 96813

August 19, 2003

Mr. Gerald Park  
 Gerald Park Urban Planner  
 1221 Kapiolani Blvd., Suite 211  
 Honolulu, HI 96814  
 via fax: 596-7485

Re: Honolulu Fire Department Headquarters Complex

Dear Mr. Park:

Thank you for the opportunity to comment on the Draft Environmental Assessment for the above mentioned project. While the Board has no comments to make on the EA, it voted to support the project at its May 2003 meeting. We look forward to the completion of this long-awaited addition to our community.

Should you have any questions I can be reached at 531-4260.

Sincerely,

*Lynne Matusow*

Lynne Matusow, Chair



Oahu's Neighborhood Board System - Established 1973



HAWAII COMMUNITY DEVELOPMENT AUTHORITY



KAKAIAO

Linda Lingie  
Governor

Lois Ann C. Linn  
Chair

Sandra S. Pfund  
Interim Executive Director  
JANE YOUNG  
EXECUTIVE DIRECTOR

KAKAIAO OFFICE  
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contact@hcdaweb.org

Ref. No.: IR 2-03

August 20, 2003

Received  
8-22-03

Mr. Gregory Hee, Project Manager  
Department of Design and Construction  
City and County of Honolulu  
650 South King Street, 11th Floor  
Honolulu, Hawaii 96813

Dear Mr. Hee:

Re: Review of Draft Environmental Assessment for the  
Honolulu Fire Department Headquarters Complex

Thank you for the opportunity to review the Draft Environmental Assessment for the above-referenced project. The Hawaii Community Development Authority ("HCDA") is reviewing the project for conformance to the Mauka Area Rules for the Kakaia Community Development District ("Rules").

HCDA intends to issue a Development Permit and Certificate of Appropriateness with waivers for various elements of the project that do not conform to the Rules. In particular, the project would be given exemptions from: (1) holding a public hearing prior to the issuance of a Certificate of Appropriateness subject to the condition that any demolition of the Hook and Ladder Building shall be reviewed and approved by the State Historic Preservation Division, and (2) landscaping the parking lot with shade trees wherever existing burials are found at planter locations specified in the Landscape Plan.

We have attached a list of specific comments to the Draft Environmental Assessment.

Should you have any questions, please do not hesitate to call Matthew Akamu of our Planning Office at 587-2867.

Sincerely,

*Sandra S. Pfund*  
Sandra S. Pfund  
Interim Executive Director

SSP/MA:ak

Enc.

c: ✓ Mr. Gerald Park, Gerald Park Urban Planner

Mr. Lorin Matsunaga, Urban Works

Ms. P. Holly McEldowney, State Historic Preservation Division

A. Van Horn Diamond, Oahu Island Burial Council

Review of Draft Environmental Assessment  
For the Honolulu Fire Department Complex  
July 2003

Specific Comments

1. The Hook and Ladder Building should be identified on the Preliminary Site Plan.
2. A site plan of "Existing Conditions" should be provided.
3. Section 1(B)4 Maintenance Building and Parking Lot--1<sup>st</sup> Paragraph: Insert the following: "The parking lot will be landscaped with shade trees where such planting will not disturb existing burials."
4. Section 2(3) Land Use Controls--Corrections to 2<sup>nd</sup> Paragraph:  
(Development) Planning and zoning within the Kakaia District is under the jurisdiction of . . . [(1999)]. [With the exception of the Capital District Ordinance, City and County of Honolulu land use controls do not apply within . . . (insert underlined text and delete bracketed text)]
5. Section 2(3) Land Use Controls--3<sup>rd</sup> Paragraph: Insert the following categories/descriptions to the list: "Landscaping of Parking Lot" and "Certificate of Appropriateness".
6. Section 2(4) Public Facilities--Connection to Public Bus Service--There is no bus service on South Street.
7. Section 3(B) Short-Term Impacts, Page 20, 3<sup>rd</sup> Paragraph: The City should review and approve the Traffic Management Plan, not HCDA.
8. Section 7(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resource--2<sup>nd</sup> Paragraph:

Should structural . . . then the building will be demolished subject to the condition that the demolition is approved by the State Historic Preservation Division and HCDA issues a Certificate of Appropriateness for such demolition.



**GERALD PARK**  
Urban Planner

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- gerald@gerp.com

October 2, 2003

Sandra S. Pfund, Interim Executive Director  
Hawaii Community Development Authority  
677 Ala Moana Boulevard, Suite 1001  
Honolulu, Hawaii 96813

Dear Ms. Pfund:

Subject: Honolulu Fire Department Headquarters Complex  
TRK: 2-1-031: 015 and 018  
Honolulu, Honolulu District, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Responses to your comments are numbered in the order presented.

1. The Hook and Ladder Building will be identified on the Preliminary Site Plan.
2. A site plan of "Existing Conditions" will be included in the Final Environmental Assessment.
3. The paragraph has been reworded as suggested.
4. The paragraph has been reworded as suggested.
5. Landscaping of Parking Lot and Certificate of Appropriateness have been included.
6. A municipal bus stop is located on South Street across Quinn Lane.
7. The paragraph has been corrected as suggested.
8. The paragraph has been reworded as suggested.

We thank the Hawaii Community Development Authority for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

*Gerald Park*  
Gerald Park

c: G. Rec, DDC



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HAWAII 96831-3378

August 19, 2003

S0818LO

**received**  
8.22.03

Mr. Gerald Park  
1221 Kapolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

SUBJECT: Draft Environmental Assessment for the Honolulu Fire Department Headquarters Complex

Thank you for the opportunity to review and comment on the above cited document. The document was reviewed by the Hazardous Waste, Underground Storage Tank (UST), and Solid Waste Programs of the Solid and Hazardous Waste Branch. The Hazardous Waste and Solid Waste Programs have no comments to offer at this time.

The UST Program does note that it possesses files for three underground storage tanks on the subject property. They are:

- 1) K&Y Chevron 571 Queen Street ID: 9-101107
- 2) Kakaako Fire Station 555 Queen Street ID: 9-100075
- 3) Honolulu Fire Department 620 South Street ID: 0-100074

Please contact Mr. Jack Richardson at 586-4226 with any questions regarding these records.

Sincerely,

*Steven Y.C. Chang*  
STEVEN Y.C. CHANG, P.E. CHIEF  
Solid and Hazardous Waste Branch

CYRILLE L. FURUKI, R.E.  
DIRECTOR OF H.A.W.

It may be made in  
duplicate



DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**  
530 SOUTH KING STREET, 3RD FLOOR - HONOLULU, HAWAII 96813  
TELEPHONE: (808) 522-4223 • FAX: (808) 522-4750 • INTERNET: www.honolulu.gov



JERRY MARIS  
DIRECTOR

CHERYL D. SOON  
DIRECTOR  
GEORGE "KIDNEY" MIYAMOTO  
SENIORITY DIRECTOR

TP8/03-29290R

August 22, 2003

received  
8-23-03

Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Boulevard, Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Subject: Honolulu Fire Department Headquarters Complex

In response to your July 11, 2003 letter, we reviewed the draft environmental assessment (EA) for the subject project. The following comments are the result of this review:

1. The City Department of Planning and Permitting and the Hawaii Community Development Authority should be consulted regarding roadway setback, corner rounding, and road widening/improvement requirements.
2. Adjacent sidewalks and pathways within and around the proposed facilities must comply with the Americans with Disabilities Act (ADA) Accessibility Guidelines.
3. On Page 3 of the document, one of the ancillary improvements discussed is the use of the designated City bus stop on Queen Street for dropping off visitors touring the Fire Department Museum and complex. This should be coordinated with the Public Transit Division of this department.
4. Page 20 includes a listing of measures to be taken to mitigate traffic impacts. One of the measures is to keep one lane each of the surrounding roadways open during working hours. It also proposes to limit construction to between 8:00 a.m. and 3:30 p.m. Construction should not commence before 8:30 a.m. and all lanes should be kept open during peak traffic hours.
5. The seventh paragraph on Page 20 states that underground utilities should not be affected during construction. The impact of the project on the traffic signal loop detectors should also be assessed.

Mr. Gerald Park  
Page 2  
August 22, 2003

6. On Page 22, the statement is made that no projection has been made of the number of visitors that are anticipated to visit the proposed museum. The impact of the museum should be assessed and mitigation measures, if appropriate, should be included as part of this project.

7. The project includes a parking lot with its primary access from Quinn Lane. Page 23 includes a discussion of an existing sight distance limitation at Quinn Lane and South Street. This sight distance limitation needs to be addressed and mitigation measures proposed. In addition, Quinn Lane has a history of on-street parking issues that should be addressed. With the addition of a parking lot, removal of onstreet parking, at least to the driveways, should be examined.

Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

CHERYL D. SOON  
Director



GERALD PARK  
Urban Planner

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- Studies

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geraldpark@aol.com

October 2, 2003

Cheryl D. Soon, Director  
Department of Transportation Services  
City and County of Honolulu  
650 South King Street, 3rd Floor  
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: Honolulu Fire Department Headquarters Complex  
TMK: 2-1-031: 015 and 018  
Honolulu, Honolulu District, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Responses to your comments are provided in the order presented.

1. The Department of Design and Construction has consulted with the Traffic Review Branch, Department of Planning and Permitting concerning road setback, corner rounding, and road widening improvements. The location of the Headquarters Building takes into account the setback and street requirements established for South and Queen Streets.
  2. Adjacent sidewalks and walkways within and around the facility will be constructed in accordance with the Americans with Disabilities Act Accessibility guidelines.
  3. Consultation will be initiated with the Public Transit Division of DTS for use of the bus stop as a drop off for museum visitors.
  4. The design build contractor will be notified to not commence road construction before 8:30 AM. In addition, all lanes will be kept open during peak traffic hours.
  5. The location of the traffic signal loop detectors will be identified on plans involving utility connections in the roadway. Construction notes to the various contractors will alert them of the need to avoid interference with the detectors during construction.
  6. Six parking stalls for museum parking will be provided on-site (identified as stall numbers 41-46 on Figure 3 of the Draft Environmental Assessment). It is anticipated that most visitors to the museum would be school children arriving by bus.
  7. Vehicle ingress/egress, sight line distance, and concerns over pedestrian safety associated with Quinn Lane and its intersection with South Street are being discussed with the Traffic Review Branch of the Department of Planning and Permitting.
- The Honolulu Fire Department has no control over illegal on-street parking issues on adjoining properties fronting on Quinn Lane.



Cheryl Soon  
Page 2  
October 2, 2003

We thank the Department of Transportation Services for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: G. Hee, DDC

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

830 SOUTH KING STREET - HONOLULU, HAWAII 96813  
TELEPHONE: (808) 523-4110 - FAX: (808) 527-8743 - WEBSITE: www.ci.honolulu.hi.us



JEREMY HARRIS  
MAYOR

ERIC G. CRISPIN, AIA  
DIRECTOR  
BARBARA LEE STANTON  
REPORT MANAGER

2003/RELOG-2447 (BA)

August 29, 2003



Mr. Gerald Park  
Gerald Park Urban Planner  
1221 Kapiolani Blvd., Suite 211  
Honolulu, Hawaii 96814

Dear Mr. Park:

Honolulu Fire Department Headquarters Complex  
Draft Environmental Assessment Review  
Corner of Queen and South Streets - Kakaako  
Tax Map Key 2-1-031: 015 and 018

Thank you for the opportunity to review the Draft Environmental Assessment for the proposed Honolulu Fire Department Headquarters Complex. We do not object to the project, however, we offer the following comments:

**Primary Urban Center DP (draft)**

There should be some discussion of the project's consistency with the Primary Urban Center Development Plan (draft). The project site is designated as District Commercial on the Land Use Map.

**Hawaii Capital Special District**

We understand that the project site is under the jurisdiction of the State, and the Kakaako Community District supersedes the City's Hawaii Capital Special District. However, the intent and objectives of the Special District should be considered for incorporation into the design, including generous landscaping along the street frontages, and the removal of existing concrete paving where possible. (Based on the Site Plan provided, it is not clear how much landscaped area is being proposed.) Also, to better visually relate to the adjacent Old Kakaako Fire Station, there should be more recall of the building elements of the historic structure.

Mr. Gerald Park  
Gerald Park Urban Planner  
August 29, 2003  
Page 2

Civil Engineering

1. Page 31, No. 10: The section should state whether the project would detrimentally affect water quality.

2. Page 32 (References): The reference to the Ko'olau Loa Sustainable Communities Plan should be corrected to the Primary Urban Center Development Plan.

**Wastewater**

The municipal sewer system is available and adequate. The applicant is required to submit a Site Development Division Master Application Form for Sewer Capacity for our review and approval. This project is liable for payment of a Wastewater System Facility Charge.

Sincerely yours,

ERIC G. CRISPIN, AIA  
Director of Planning and Permitting

EGC:lh  
rcs:cid2003\UFD\degr.doc



GERALD PARK  
Urban Planner

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■ email:  
geraldpark@aol.com

October 2, 2003

Eric G. Crispin, AIA, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Crispin:

Subject: Honolulu Fire Department Headquarters Complex  
TMK: 2-1-031: 015 and 018  
Honolulu, Honolulu District, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Responses to your comments are provided in the order presented.

Primary Urban Center DP (draft) and Hawaii Capital District

The project is proposed in the Kakaako Community Development District at a location where City and County of Honolulu land use and development controls do not apply.

Civil Engineering

1. Water Quality

A statement of no adverse effect on water quality will be included where noted.

2. The reference to the Ko'olaue Loa Sustainable Communities Plan has been deleted.

Wastewater

This information has been passed on the design-build contractor.

We thank the Department of Planning and Permitting for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: G. Hee, DDC

Unit By: [unclear] Date: 5/1/2003 10:14; Page 3/3  
 Approved: [unclear] Date: 5/1/2003 10:14; Page 3/3

Ms. Sandra Pflug  
 Page Two

mitigated through the City's commitment to document the Ladder Building photographically and historically utilizing HABS/HAER standards. We also ask that the City commit to conducting a historical data recovery study that involves conducting a historical records search and oral history interviews to thoroughly document uses of the Ladder House through time. A historical data recovery plan will need to be submitted and reviewed before the study commences. Museum displays and interpretation programs should benefit greatly from both studies.

**Archaeological Comments**  
 As discussed with the project's archaeological consultants, Cultural Surveys Hawaii, we ask that surface testing be conducted on those portions of Parts 15 and 18 that will undergo ground disturbing activities due to construction of the Headquarters Building and the renovation of Engine No. 9 Building. The testing should be done prior to any construction, and the results of this work should be made available to our office in report format. If significant historic sites are found in the subsurface portions of the project area, then a mitigation plan will need to be prepared and accepted by our office prior to any construction. Mitigation may include on-site archaeological monitoring during construction, preservation of significant historic sites in situ, and/or a burial treatment plan in the event that human remains are discovered during the survey or mitigation work.

Thank you for the opportunity to comment. Should you have further questions about architectural matters, please feel free to call Tonia Moy at 692-3030. Should you have any questions about archaeology, please call Sara Collins at 92-8026. Should you have any questions about burial matters, please contact Kai Markell at 587-0008 or Kamana'o Mills at 587-0010.

Aloha,  
*P. Holly McElown*  
 P. Holly McElown, Acting Administrator  
 State Historic Preservation Division

TM:jik  
 c: A. Van Horn Diamond, Chair, Oahu Island Burial Council  
 Gregg Hee, Dept. of Design & Construction, City & County of Honolulu  
 Lorin Matsumura, Urban Works  
 Kamana'o Mills & Kai Markell, Burial Sites Program

Unit By: [unclear] Date: 5/1/2003 10:14; Page 3/3  
 Approved: [unclear] Date: 5/1/2003 10:14; Page 3/3

Ms. Sandra Pflug  
 Page Two

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Aloha,  
*P. Holly McElown*  
 P. Holly McElown, Acting Administrator  
 State Historic Preservation Division

TM:jik  
 c: A. Van Horn Diamond, Chair, Oahu Island Burial Council  
 Gregg Hee, Dept. of Design & Construction, City & County of Honolulu  
 Lorin Matsumura, Urban Works  
 Kamana'o Mills & Kai Markell, Burial Sites Program

Unit By: [unclear] Date: 5/1/2003 10:14; Page 3/3  
 Approved: [unclear] Date: 5/1/2003 10:14; Page 3/3

Ms. Sandra Pflug  
 Page Two

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Aloha,  
*P. Holly McElown*  
 P. Holly McElown, Acting Administrator  
 State Historic Preservation Division

TM:jik  
 c: A. Van Horn Diamond, Chair, Oahu Island Burial Council  
 Gregg Hee, Dept. of Design & Construction, City & County of Honolulu  
 Lorin Matsumura, Urban Works  
 Kamana'o Mills & Kai Markell, Burial Sites Program

# CORRECTION

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





**GERALD PARK**  
Urban Planner

- Planning
- Land Use
- Research
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- Studies

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geraldpark@aol.com

October 6, 2003

P. Holly McEldowney, Acting Administrator  
Historic Preservation Division, DLNR

State of Hawaii  
555 Kakauihewa Building  
601 Kamehaha Boulevard  
Kapolei, Hawaii 96707

Dear Ms. McEldowney:

Subject: Honolulu Fire Department Headquarters Complex  
TMK: 2-1-031: 015 and 018  
Honolulu, Honolulu District, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Responses to your comments are provided in the order presented.

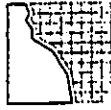
**Architecture Comments**

The City and County of Honolulu will conduct a historical data recovery study to document the history of the Hook and Ladder Building. The study will involve research and documentation of available plan drawings and photographs following HABS/HAER standards and oral history interviews. Findings of the study, to include drawings, photographs, and taped transcripts, will be submitted to the State Historic Preservation Division for approval prior to partial removal of the building.

**Archaeological Comments**

Subsurface testing is not proposed for parcel 15 (the site of the former Chevron Service Station). The previous owner excavated the entire parcel to remove and dispose of all underground storage tank (UST) systems as part of the UST closure process required by the State Department of Health. No subsurface archaeological features were reported during that excavation.

The Department of Design and Construction proposes archaeological monitoring of excavation and trenching sites during construction rather than conducting subsurface testing prior to construction. Towards this end, an archaeological monitoring plan has been prepared for the project and will be submitted to your office for review and approval. The monitoring plan prescribes appropriate measures to be taken should subsurface artifacts cultural deposits, or human remains be unearthed. An archaeologist will be posted on-site during all excavation activities. The Department of Design and Construction will submit a report of any findings upon conclusion of excavation work to the State Historic Preservation Division.



Holly McEldowney  
Page 2  
October 6, 2003

We thank the State Historic Preservation Division for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: G. Hec, DDC