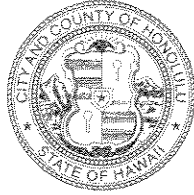


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
TELEPHONE: (808) 529-4414 • FAX: (808) 527-6743 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS  
MAYOR



RECEIVED

ERIC G. CRISPIN, AIA  
DIRECTOR

BARBARA KIM STANTON  
DEPUTY DIRECTOR

'04 FEB 11 P3:11

2003/ED-29(TC)

February 11, 2004

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

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

Dear Ms. Salmonson:

Chapter 343, HRS  
Environmental Assessment (EA)/Determination  
Finding of No Significant Impact (FONSI)  
Loft at Waikiki Condominium

Applicant	:	Urban Loft Development, LLC
Landowner	:	Tamaki Berry and Brian Sakamaki
Agent	:	Wilson Okamoto Corporation
Location	:	Launiu Street - Waikiki
Tax Map Keys	:	2-6-017: 68, 70-73
Request	:	Waikiki Special District Permit
Proposal	:	New 6-story, 36-unit residential condominium with 86 parking stalls and appurtenant site improvements
Determination	:	A Finding of No Significant Impact is Issued

Attached and incorporated by reference is the Final EA prepared by the applicant for the project. Based on the significance criteria outlined in Title 11, Chapter 200, Hawaii Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final EA.

If you have any questions, please contact Anthony Ching of our Urban Design Branch at 527-5833.

Sincerely yours,

  
ERIC G. CRISPIN, AIA  
for Director of Planning  
and Permitting

EGC:pl  
Enclosures

doc277471rev1

2004-02-23 FONSI  
LOFT AT WAIKIKI CONDOMINIUM

FEB 23 2004

FILE COPY



# LOFT @ WAIKIKI

FINAL ENVIRONMENTAL ASSESSMENT  
February 2004

Prepared For  
URBAN LOFT DEVELOPMENT LLC



Prepared By  
WILSON OKAMOTO CORPORATION

**Final Environmental Assessment**

**Loft @ Waikiki Condominium  
Waikiki, Oahu, Hawaii**

**Prepared for:  
Urban Loft Development, LLC  
1146 Fort Street Mall  
Honolulu, Hawaii 96813**

**Prepared by:  
Wilson Okamoto Corporation  
Engineers and Planners  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826**

**February 2004**

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**APPENDICES**

Appendix A	Cultural Impact Assessment Archaeological Consultants of the Pacific, Inc., November 2003
Appendix B	Draft Environmental Assessment Public Review Comment and Response Letters

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## PREFACE

This Final Environmental Assessment (EA) has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, Administrative Rules, Department of Health, State of Hawaii. Proposed is an applicant action by Urban Loft Development, LLC to develop a six-story, 36-unit residential condominium building in Waikiki on the island of Oahu. Compliance with the provisions of Chapter 343, HRS is required because of the project's location within the "Waikiki Special District." The accepting agency is the City and County of Honolulu Department of Planning and Permitting, in conjunction with the processing of a Waikiki Special District Major permit required for the proposed action.

This Final EA incorporates revisions to the proposed project as described in the Draft EA based on consultation with various agencies and input received from the Waikiki Neighborhood Board No. 9. These revisions include the following:

- The driveway to the first-floor entrance lobby and first-floor parking area has been modified as a two-way driveway from the street instead of two separate one-way driveways. The intent is to reduce the number of vehicular crossings that pedestrians along the sidewalk would negotiate.
- The separate driveway for the off-street loading area has also been eliminated. Instead, the off-street loading area has been relocated for access from the driveway leading to the first-floor entrance lobby and first-floor parking area.
- The off-street loading area has been modified to allow vehicles to reverse within the project site and exit forward onto the street instead of reversing into the street. This will reduce potential traffic conflicts and improve pedestrian safety.
- The driveway and off-street loading area modifications result in a loss of five parking stalls in the first-floor parking area.
- At the recommendation of the Department of Planning and Permitting, the roofline of the middle three residential units on the top floor was raised to provide visual articulation. With the additional ceiling height created in these units, the applicant proposes to add a loft level in each, including an additional bathroom. The resulting increase in floor area in these units will require a variance from the maximum floor area ratio development standard. (Note: the rendering on the cover does not show the modified roofline).



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**SUMMARY**

<b>Applicant:</b>	Urban Loft Development, LLC
<b>Approving Agency:</b>	City and County of Honolulu, Department of Planning and Permitting
<b>Project Location:</b>	Waikiki, Oahu, Hawaii
<b>Tax Map Keys:</b>	2-6-17: 68, 70 through 73
<b>Area:</b>	29,907 square feet
<b>Recorded Fee Owner:</b>	Parcel 68 – Tamaki Berry Parcels 70 to 73 – Brian Sakamaki
<b>Existing Use:</b>	Residences and commercial parking lot
<b>State Land Use Classification:</b>	Urban
<b>Development Plan Designation:</b>	Medium Density Apartment (MDA)
<b>County Zoning Designation:</b>	Waikiki Special District Apartment Precinct
<b>Proposed Action:</b>	Construction of a six-story residential condominium building comprised of 36 residential units, 2-level parking garage, residential amenities, open space and landscaping.
<b>Impacts:</b>	No significant impacts are anticipated during the construction and subsequent occupation of the proposed project. Construction activities are anticipated to have short-term noise, ground vibration, traffic and air-quality impacts in the surrounding area. Construction noise and air quality impacts will be minimized by compliance with applicable State Department of Health rules. No significant long-term traffic impact in the vicinity of the project site is anticipated. The project will require a design variance from open space and floor area ratio requirements of the Waikiki Special District development standards.
<b>Anticipated Determination:</b>	Finding of No Significant Impact

**Parties Consulted  
During Pre-Assessment:**

**State of Hawaii**  
Department of Land and Natural Resources (DLNR)  
State Historic Preservation Division

**City and County of Honolulu**  
Department of Planning and Permitting

**Organizations**  
Waikiki Neighborhood Board (No. 9)

**Parties Consulted  
During The Draft EA  
Public Review:**

**Federal Agencies**  
U.S. Army - Corps of Engineers  
U.S. Fish and Wildlife Service  
U.S. Geological Survey  
U.S. Natural Resources Conservation Service

**State of Hawaii**  
Department of Land and Natural Resources (DLNR)  
State Historic Preservation Division  
Land Division  
Department of Business, Economic Development and  
Tourism (DBEDT)  
Office of Planning  
Land Use Commission  
Department of Health (DOH)  
Environmental Planning Office  
Office of Environmental Quality Control  
Environmental Management Division  
Department of Education  
Waikiki-Kapahulu State Library  
Office of Hawaiian Affairs  
Legislative Reference Bureau  
U.H. Environmental Center

**City and County of Honolulu**  
Department of Planning and Permitting  
Building Division  
Zoning Plans Review Branch  
Site Development Division  
Civil Engineering Branch  
Subdivision Branch (Park Dedication)

Traffic Review Branch  
Wastewater Branch  
Planning Division  
    Policy Planning Branch  
Land Use Permit Division  
    Land Use Approvals Branch  
    Zoning Regulations and Permits Branch  
Department of Transportation Services  
Department of Environmental Services  
Department of Design and Construction  
Department of Parks and Recreation  
Board of Water Supply  
Police Department  
Fire Department  
Office of Waikiki Development  
Municipal Reference Library  
Ala Moana Satellite City Hall

**Elected Officials**

Senator Les Ihara (10<sup>th</sup> District)  
Representative Galen Fox (21<sup>st</sup> District)  
Council member Charles Djou (4<sup>th</sup> District)

**Organizations**

AIA Honolulu  
American Lung Association  
Construction Industry Legislative Organization  
Hawaii Thousand Friends  
Historic Hawaii Foundation  
Honolulu Advertiser  
Honolulu Star Bulletin  
Legislative information Service of Hawaii  
Life of the Land  
Pacific Business News  
Sierra Club  
Sun Press  
The Outdoor Circle  
Waikiki Improvement Association  
Waikiki Residents Association

**Surrounding Property Owners**

2121 Ala Wai Condo Master  
Robert D. M. and Audrey Au  
Hawaiian Electric Company, Inc.  
JANO ARMS Condo Master  
Four Paddle Condo Master  
Waikiki Cove Condo Master  
Aloha Waikiki Partners  
O & D Young Family Limited Partnership  
Hale Moani Condo Master  
Folk Enterprises Inc.  
Randal C. and Lisa Ann W. Galijan  
Vu Quang Nguyen  
Oishi Wendy Cheng  
Anh Hoang Pham  
Howard D Tang

## **1. SETTING AND PROJECT DESCRIPTION**

### **1.1 Project Background and Location**

Urban Loft Development, LLC is proposing to construct a six-story residential condominium building in Waikiki (see Figure 1). Located makai (southwest) of the existing 2121 Ala Wai condominium, and mauka (northeast) of Four Paddles condominium, the project site encompasses 29,907 square feet (0.68 acres) of land fronting Launiu Street. The project site is identified by five contiguous parcels, including TMK 2-6-17: 68, 70, 71, 72, and 73 (see Figure 2).

### **1.2 Existing and Surrounding Uses**

The project site is currently occupied by three single-family dwellings, a 29-stall paved commercial parking lot, and a two-story apartment building containing eight units. (See Photographs 1 through 4).

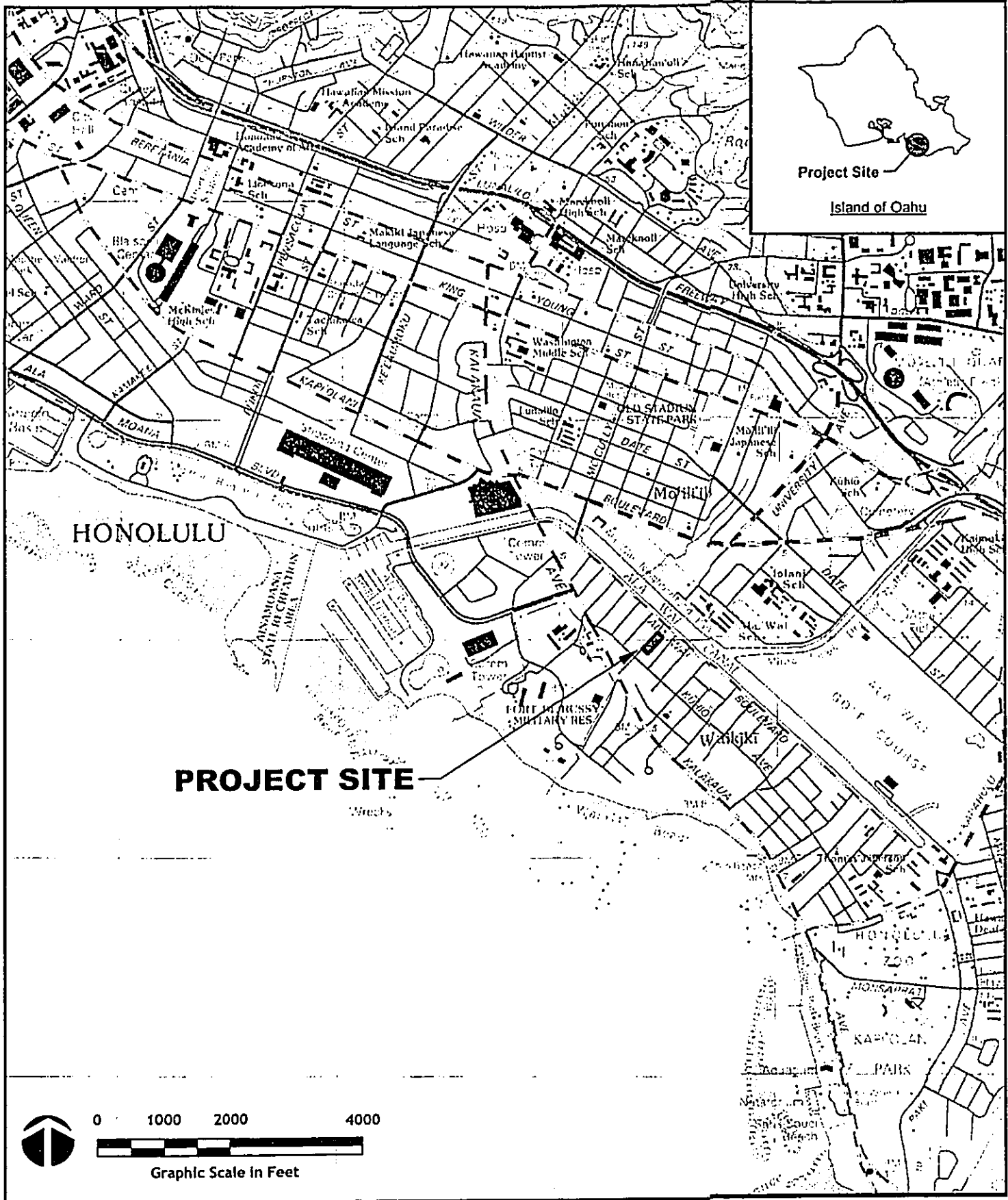
Land uses surrounding the project site include high-rise hotels and condominiums, low-rise apartments, single-family homes, and businesses (See Figure 3). Views of the Launiu and Kaiolu Street corridors are shown in Photographs 5 and 6. Photographs 7 through 11 show the existing uses that currently share the same block with the project site:

- a) 2121 Ala Wai condominium (40 stories), located immediately mauka (northeast) of the project site;
- b) Four Paddles condominium (26 stories), located immediately makai (southeast) of the project site;
- c) Hale Croton apartment building (two-story), located behind the project site on Kaiolu Street;
- d) HECO Waikiki Substation, located behind the project site on Kaiolu Street; and
- e) Maunakea Prince (12 stories), located behind the project site on Kaiolu Street.

In addition, Photographs 12 through 18 show the existing uses located across Launiu Street from the project site:

- a) 2115 Ala Wai high-rise condominium;
- b) Three, two-story apartment buildings;
- c) Single-family residence;
- d) One, three-story apartment building;
- e) Aloha Waikiki condominium (six stories); and
- f) Waikiki Cove (seven stories).

Beyond Ala Wai Boulevard to the northeast of the project is the Ala Wai Canal. Makai (southwest) of the project site across Kuhio Avenue is the 2100 Kalakaua retail development.

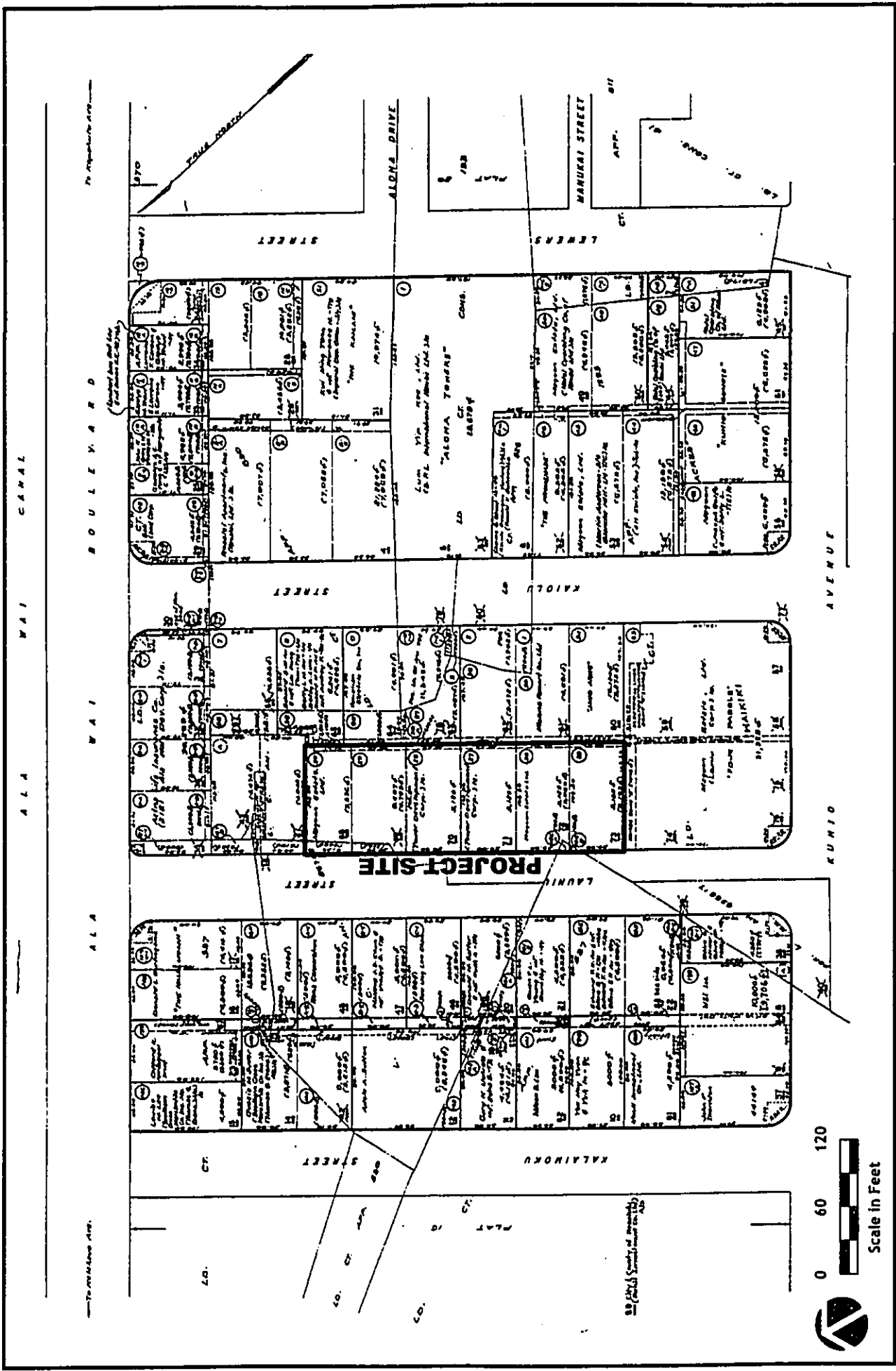


**LOFT @ WAIKIKI**  
**Location Map**

Figure No.  
**1**

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CORPORATION

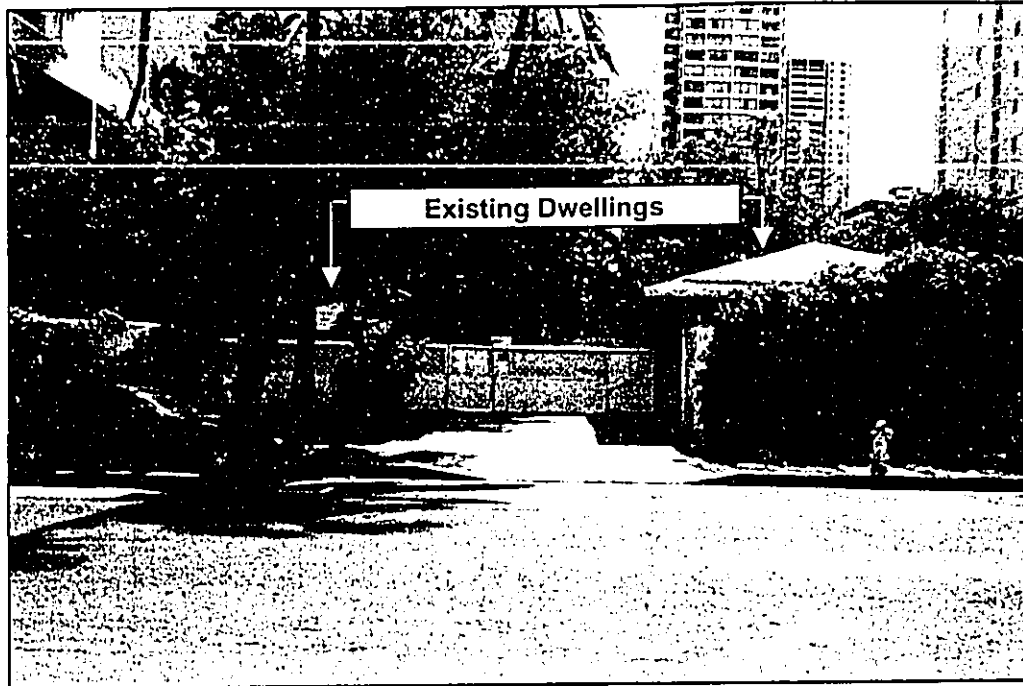
LOFT @ WAIKIKI

TMK 2-6-17:68, 70, 71, 72 and 73

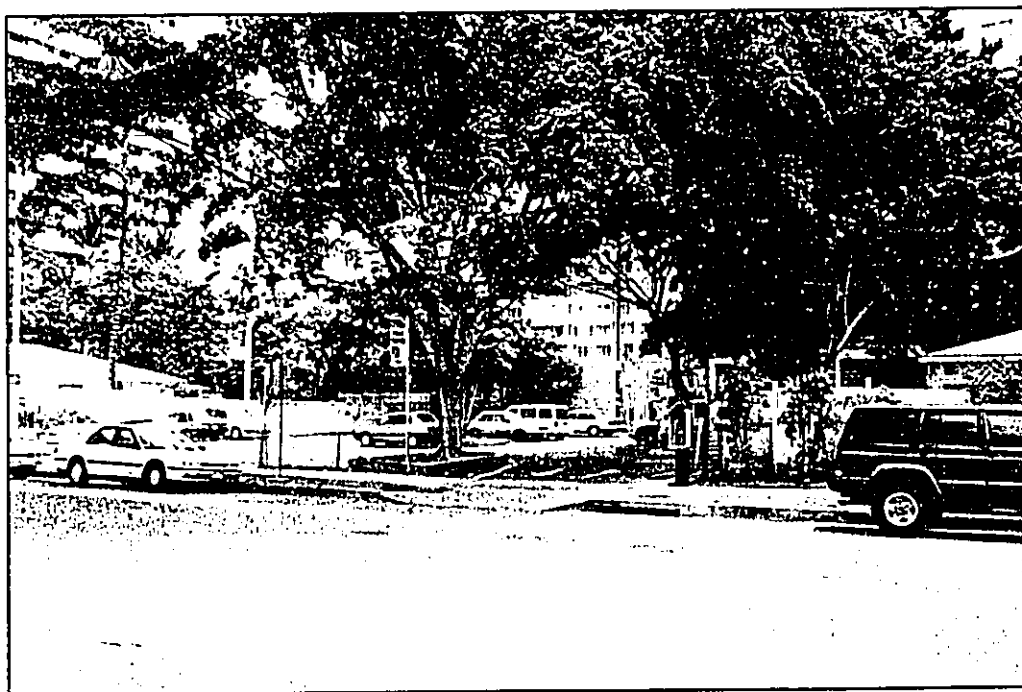
Figure No.

2





Photograph 1: Existing single-family dwellings. (Reference item No. 1 in Figure 3).

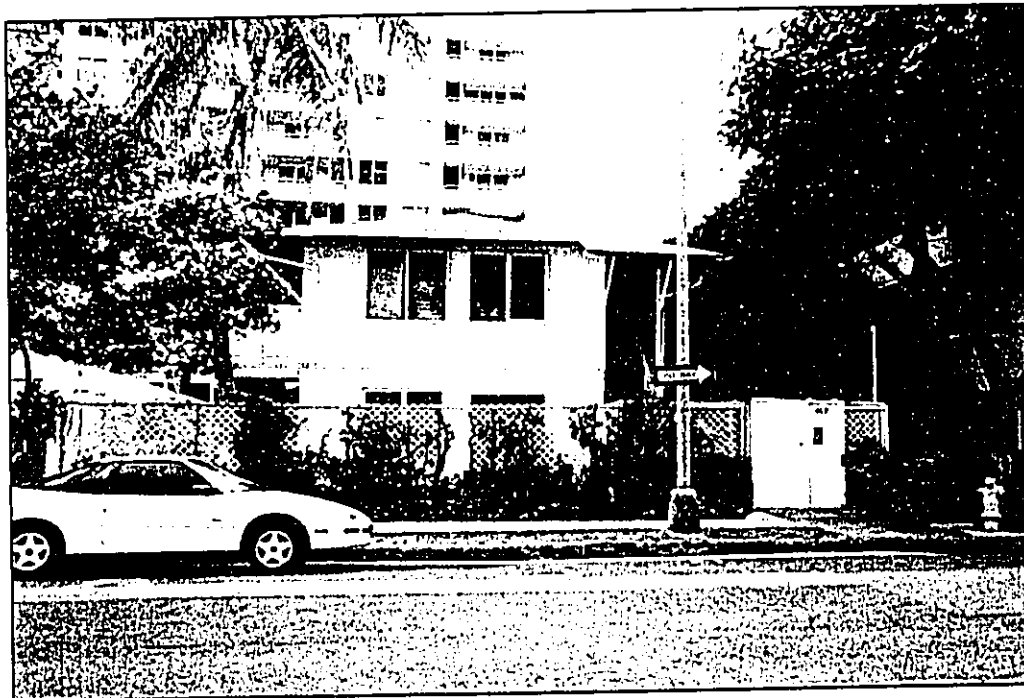


Photograph 2: Existing commercial parking lot. (Reference item No. 2 in Figure 3).

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Photograph 3: Existing single-family home. (Reference item No. 3 in Figure 3).



Photograph 4: Existing two-story apartment building. (Reference item No. 4 in Figure 3).



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Photograph 5: Launiu Street looking makai towards Kuhio Avenue.  
Project site is located on the left hand side of the photograph.



Photograph 6: Kaiolu Street looking mauka towards Ala Wai Boulevard.

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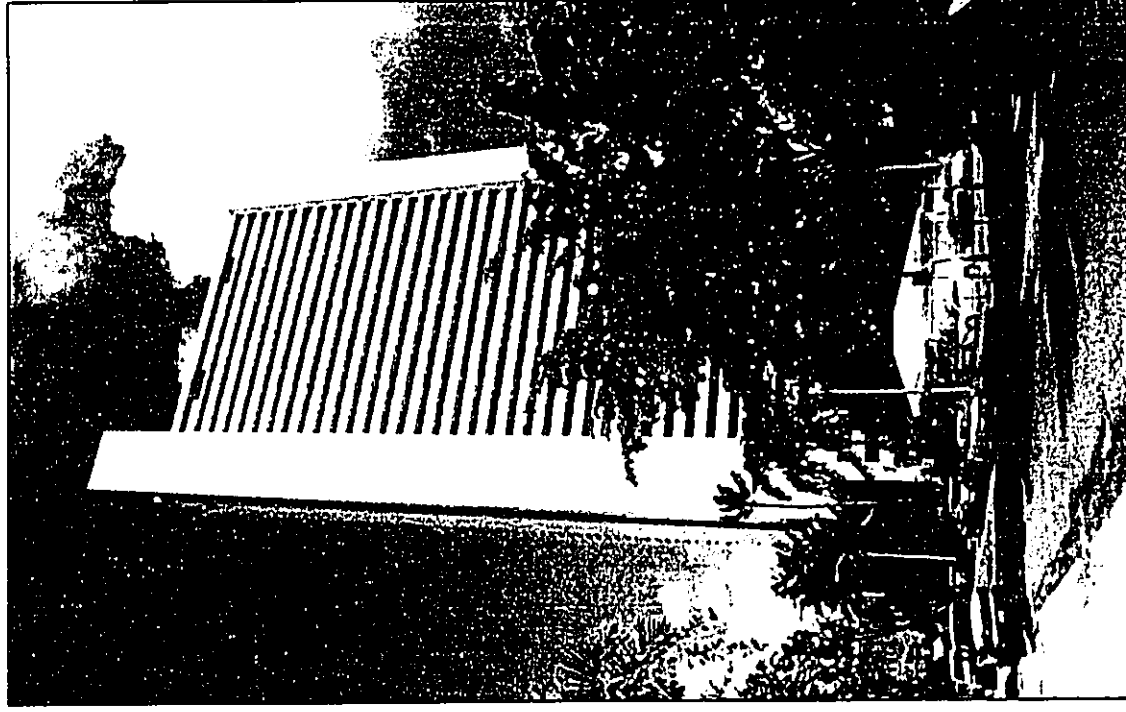


Photo 7: 2121 Ala Wai high-rise condominium, project site in the foreground. (Reference item No. 9 in Figure 3).

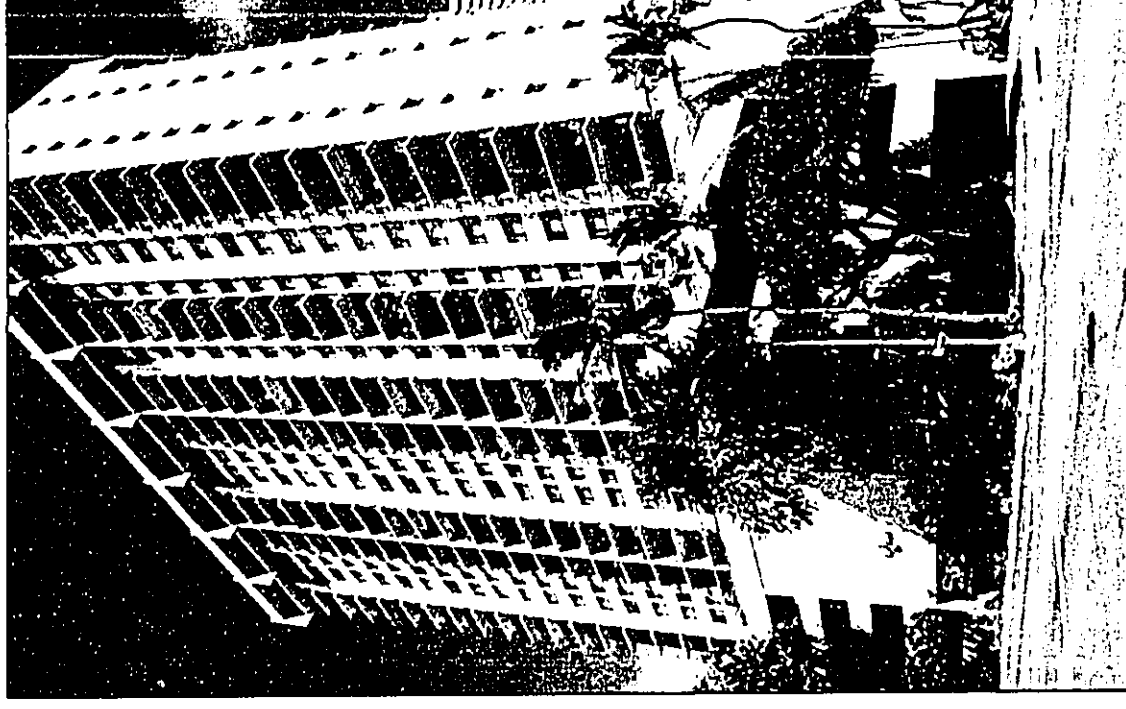


Photo 8: Four Paddle high-rise condominium, project site located behind the building. (Reference item No. 5 in Figure 3).



WILSON OKAMOTO CORPORATION

LOFT @ WAIKIKI

Photograph No.

Surrounding Uses

7 & 8



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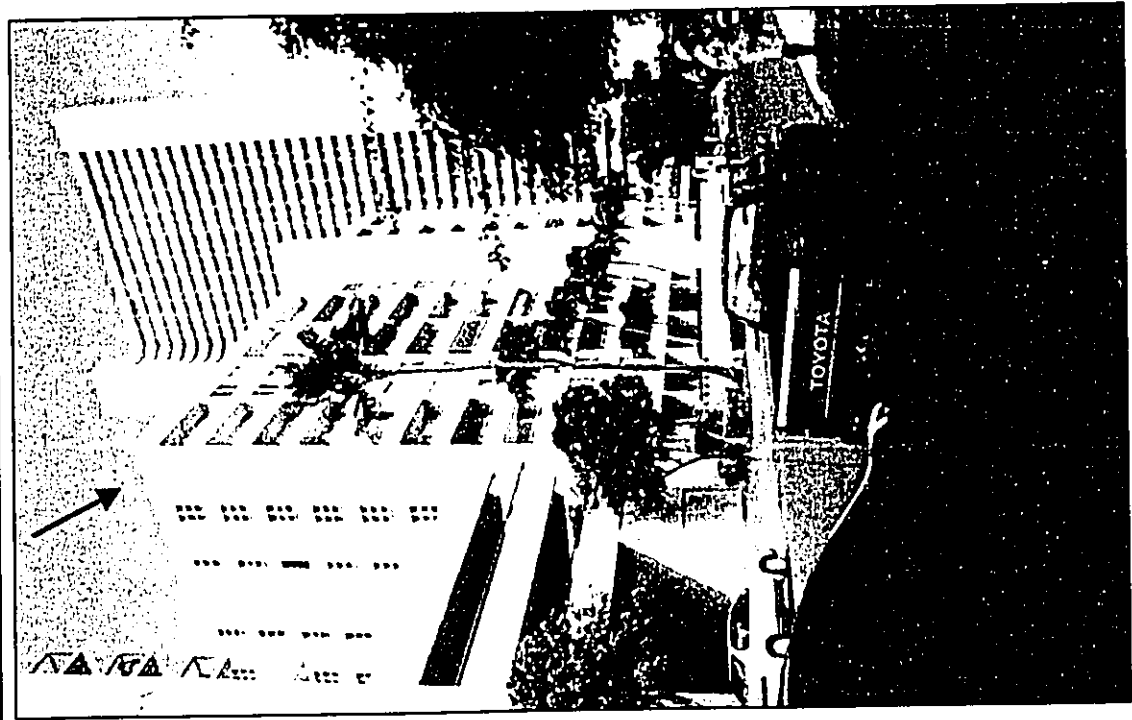


Photo 11: 430 Kaiolu Street, Maunakea Prince, located behind the project site. (Reference item No. 6 in Figure 3).

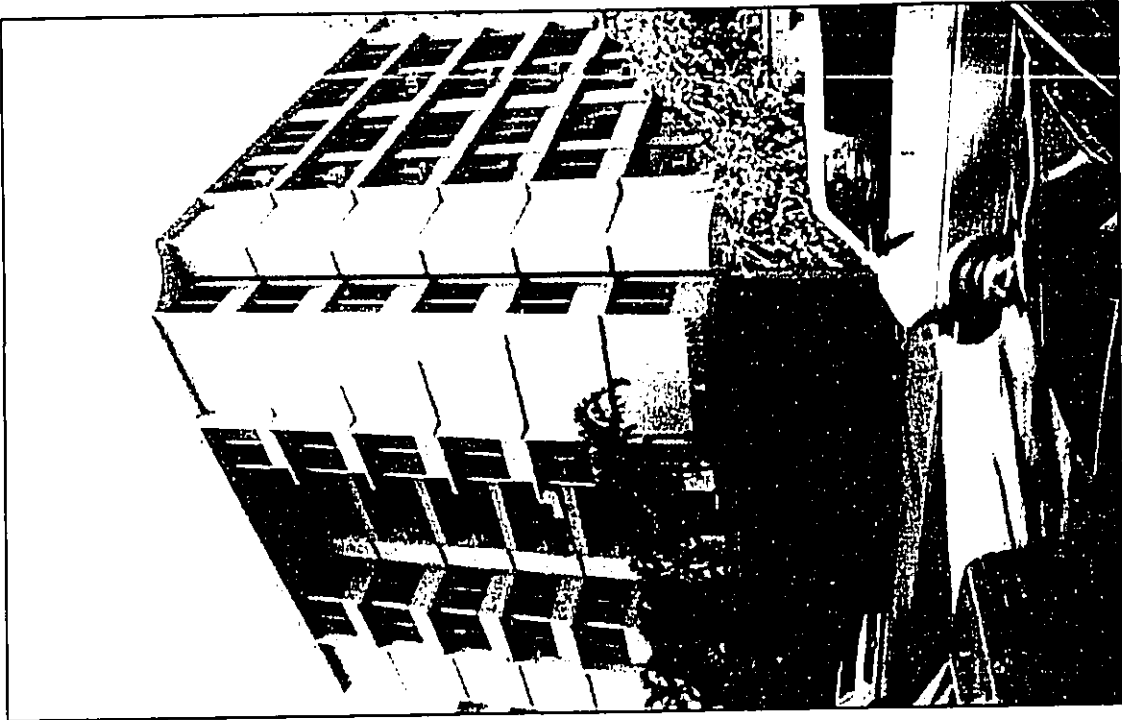


Photo 12: 412 Launiu Street, Aloha Waikiki, located across the street from the project site. (Reference item No. 16 in Figure 3).



WILSON OKAMOTO CORPORATION

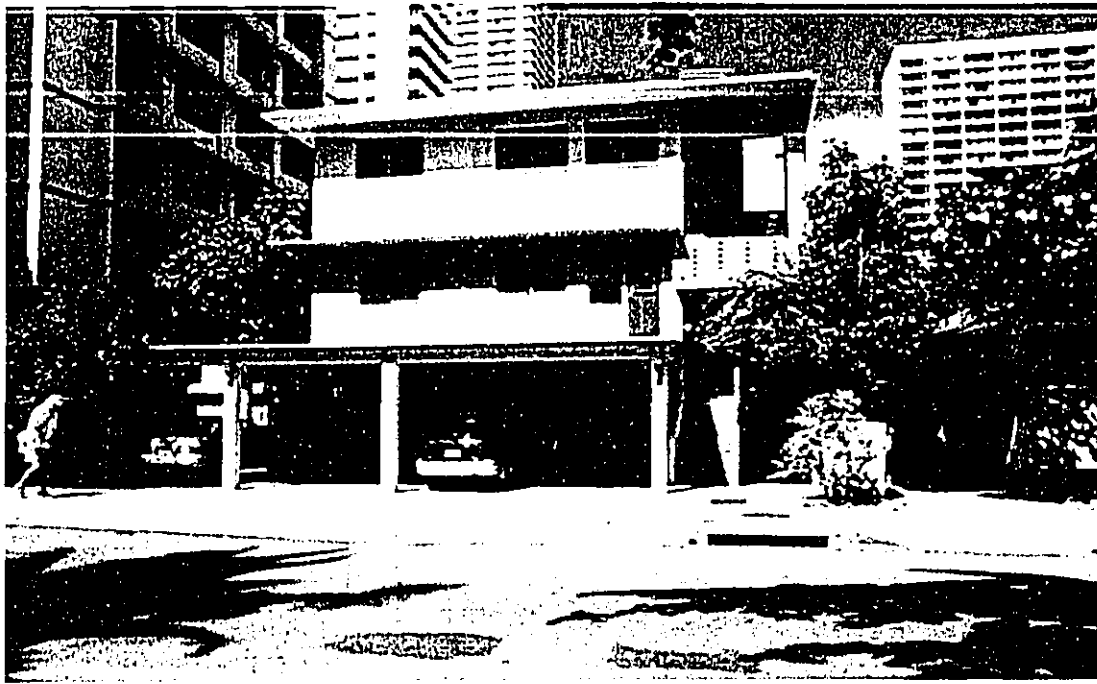
LOFT @ WAIKIKI

Photograph No.

Surrounding Uses

11 & 12

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Photograph 13: 424 Launiu Street, two-story apartment building located across the street from the project site. (Reference item No. 15 in Figure 3).



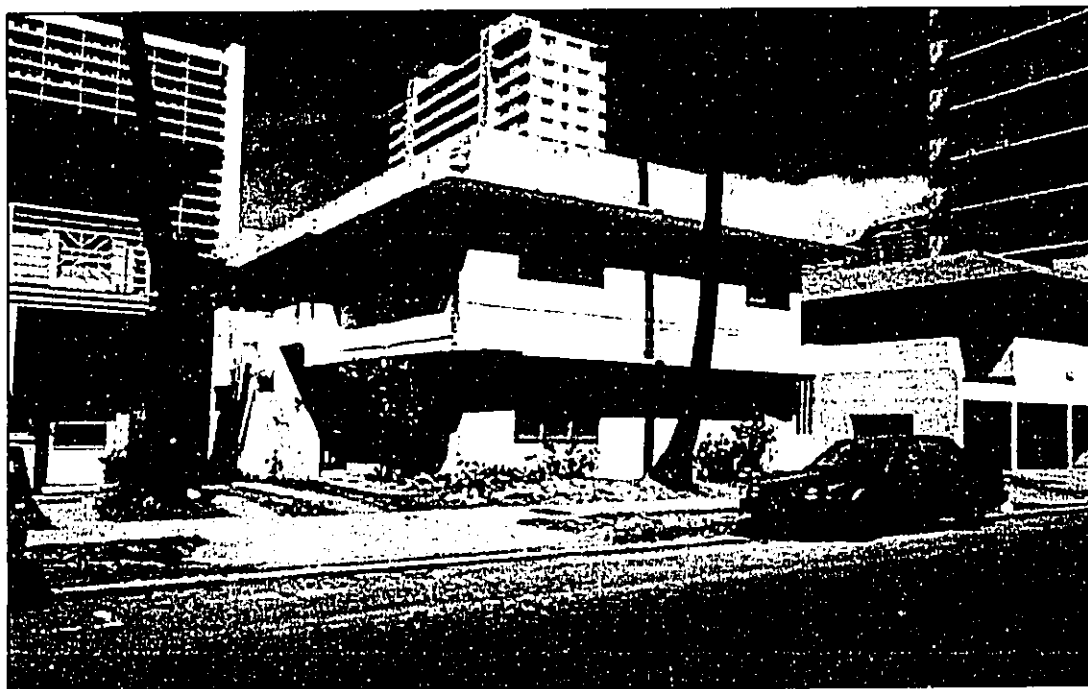
Photograph 14: 428 Launiu Street, single-family home located across the street from the project site. (Reference item No. 14 in Figure 3).



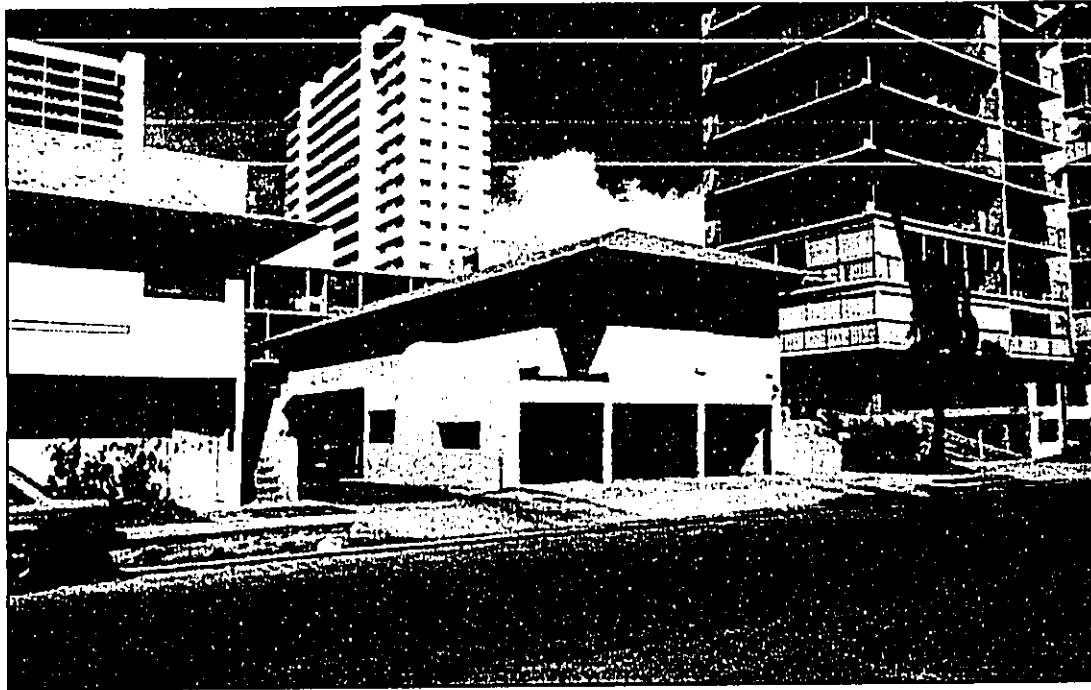
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Photograph 15: 434 Launiu Street, two-story apartment building located across the street from the project site. (Reference item No. 13 in Figure 3).



Photograph 16: 438 Launiu Street, two-story apartment building located across the street from the project site. (Reference item No. 12 in figure 3).



Photograph 17: 444 Launiu Street, two-story apartment building located across the street from the project site. (Reference item No. 11 in Figure 3).



Photograph 18: 2115 Ala Wai Boulevard, high-rise condominium located across the street from the project site. (Reference item No. 10 in Figure 3).

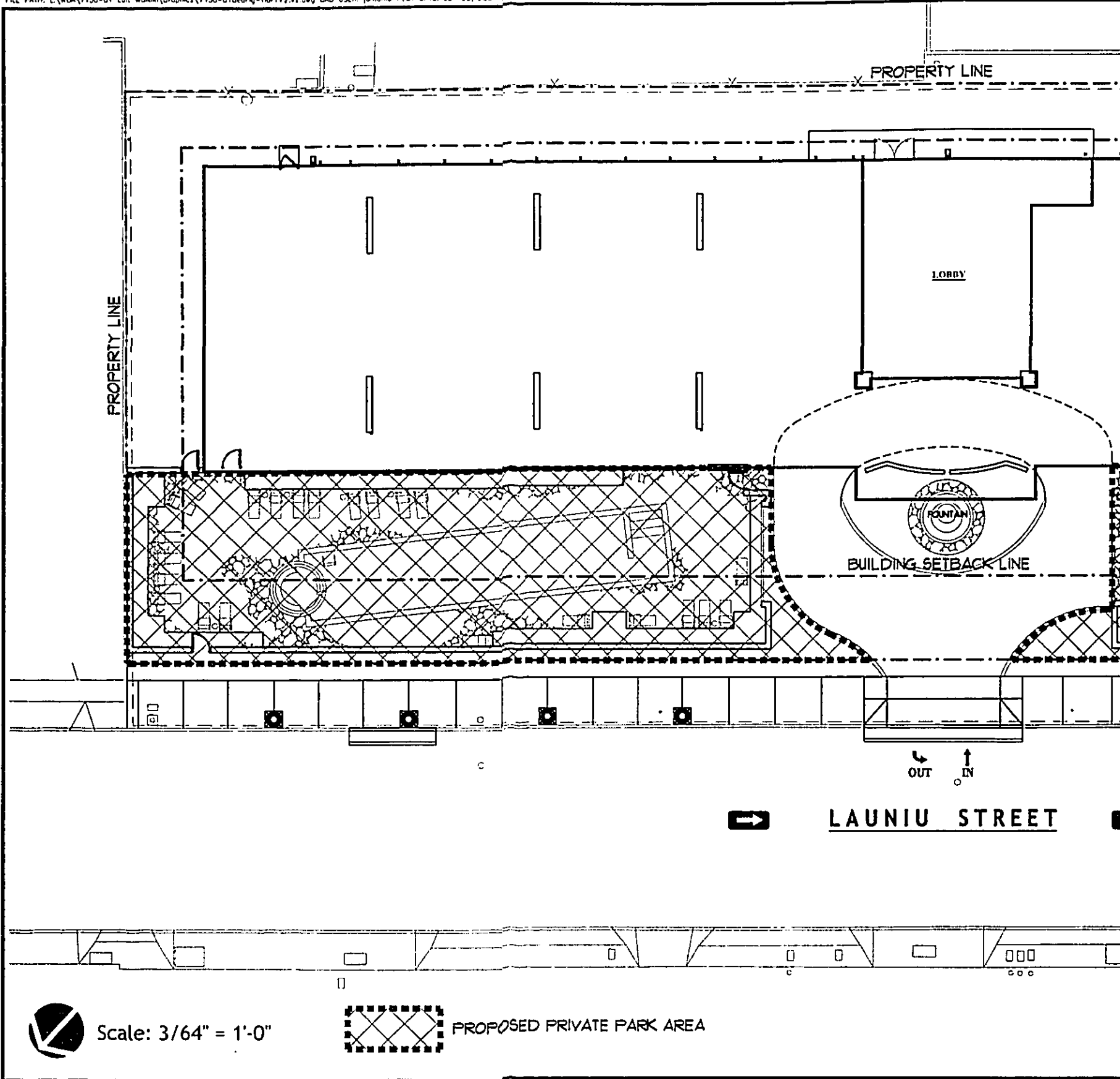
### **1.3 Project Description**

The project will include a six-story building comprised of four floors of residential units (nine units per floor) atop two levels of parking. Residential amenities, including a pool, recreation area and landscaped open space fronting Launiu Street, along with driveways to the lobby, parking and off-street loading area. Figures 4 through 7 illustrate the conceptual first floor plan, typical floor plan, building elevation facing Launiu Street, and horizontal building section, respectively. Major elements of the project include:

- ◇ Thirty-six residential units on four floors offering two-bedroom/two-bath and three-bedroom/three-bath floor plans. Each unit will provide approximately 1,037 to 1,436 square feet of living area, and approximately 100 square feet of lanai area.
- ◇ Eighty-one parking stalls within a two-story parking garage beneath the residential floors. The lowest floor of the parking garage will be approximately at-grade. The parking allotment will include 72 assigned (two stalls per residential unit) and seven guest stalls. Two stalls will be offered for purchase by residents of the development.
- ◇ Residential amenities, including a pool, recreation area and landscaping.
- ◇ Vehicular access to the off-street loading area, first-floor entrance lobby and into the first-floor parking area will be provided via a two-way driveway from Launiu Street. Another two-way driveway from Launiu Street will provide ingress and egress for the second-floor parking area.

### **1.4 Project Schedule and Cost**

Construction of the proposed project is anticipated to commence in early-2004 upon receipt of required approvals, and the construction period is anticipated to span 10 months. The preliminary estimated cost of the proposed project is \$12 million.



Scale: 3/64" = 1'-0"



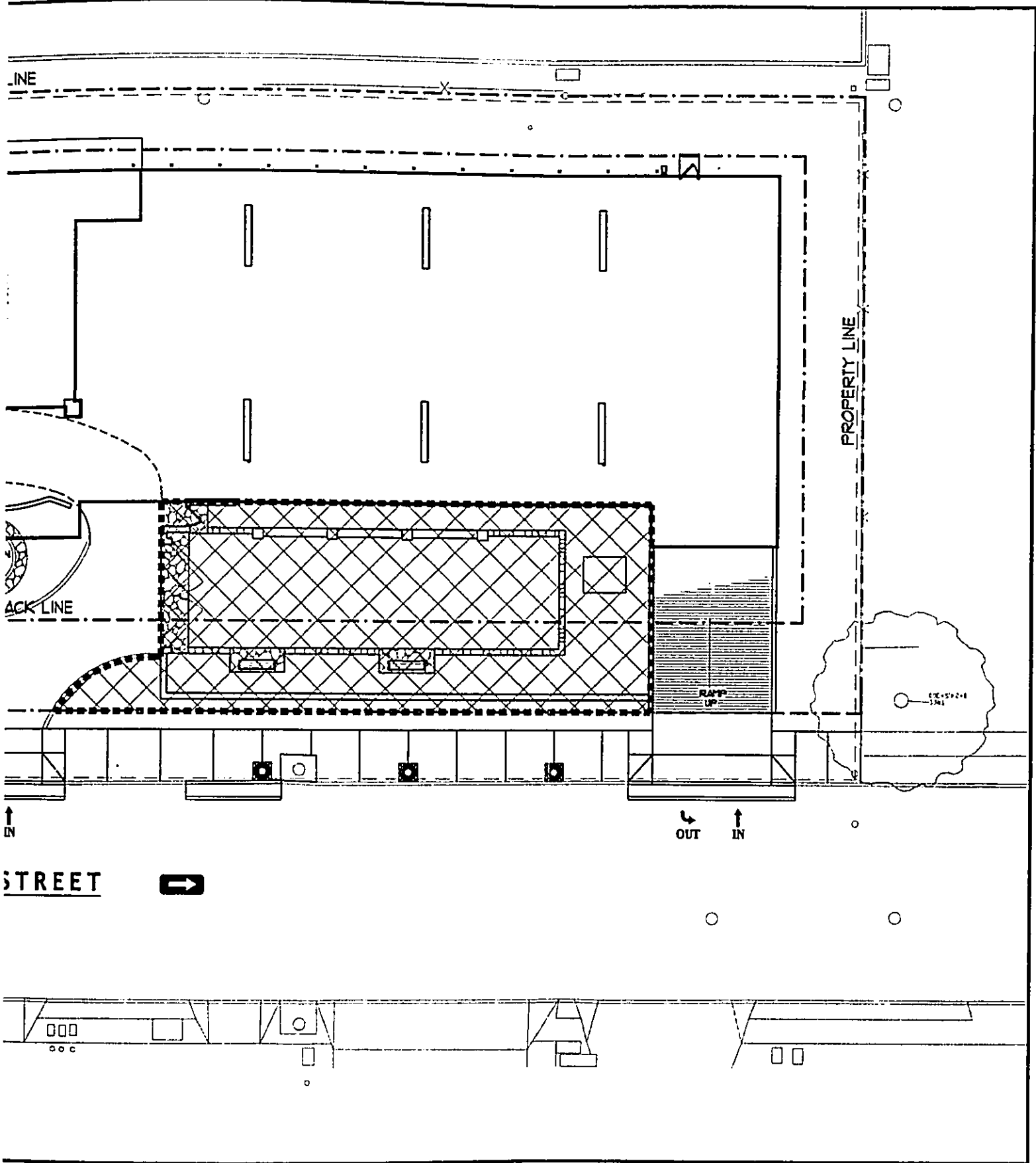
PROPOSED PRIVATE PARK AREA



WILSON OKAMOTO CORPORATION

LOFT @ WAIKIKI

Conceptual First Floor Plan

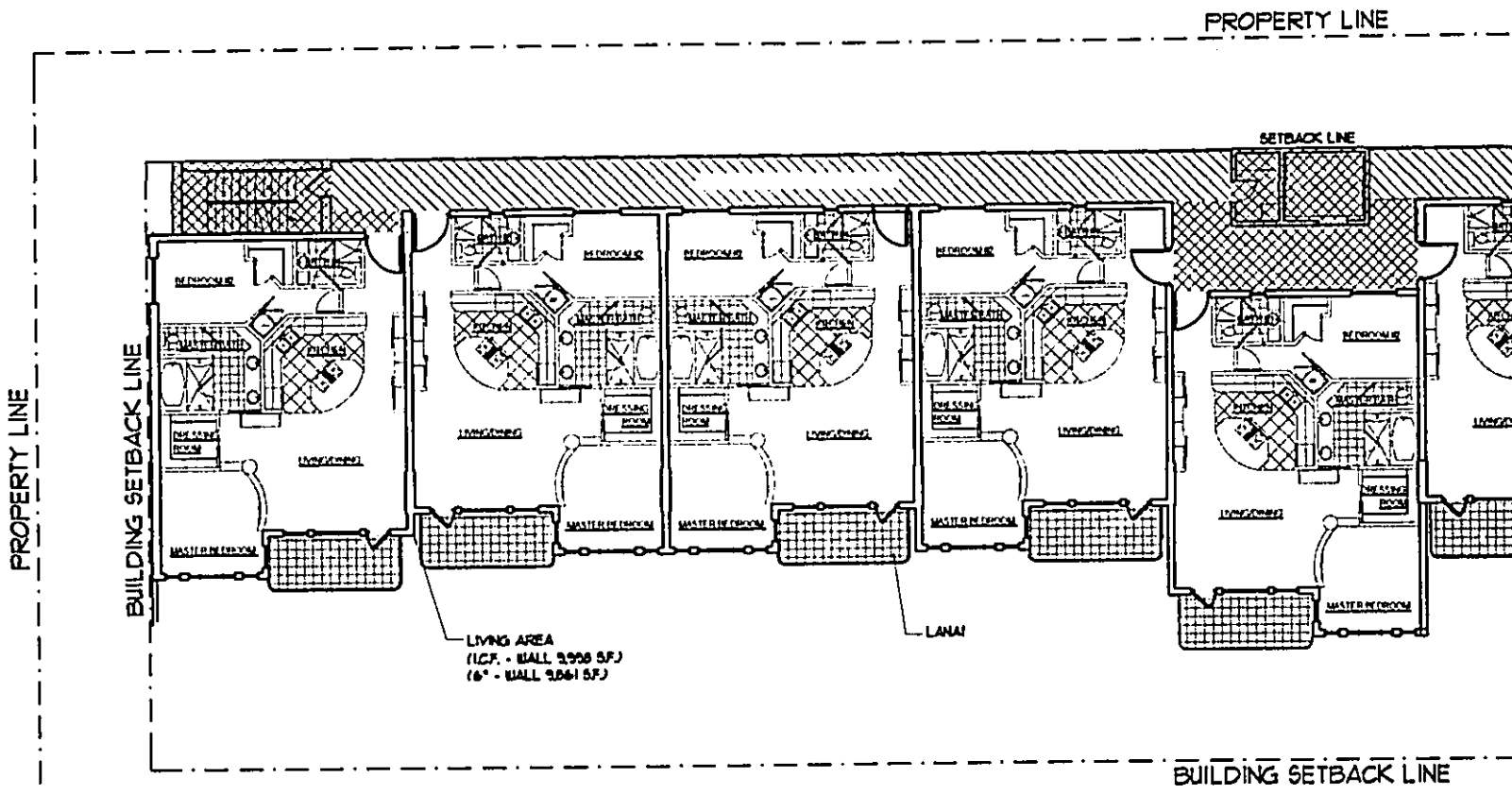


WAIKIKI

Figure No.

1st Floor Plan

4



LAUNIU STREET



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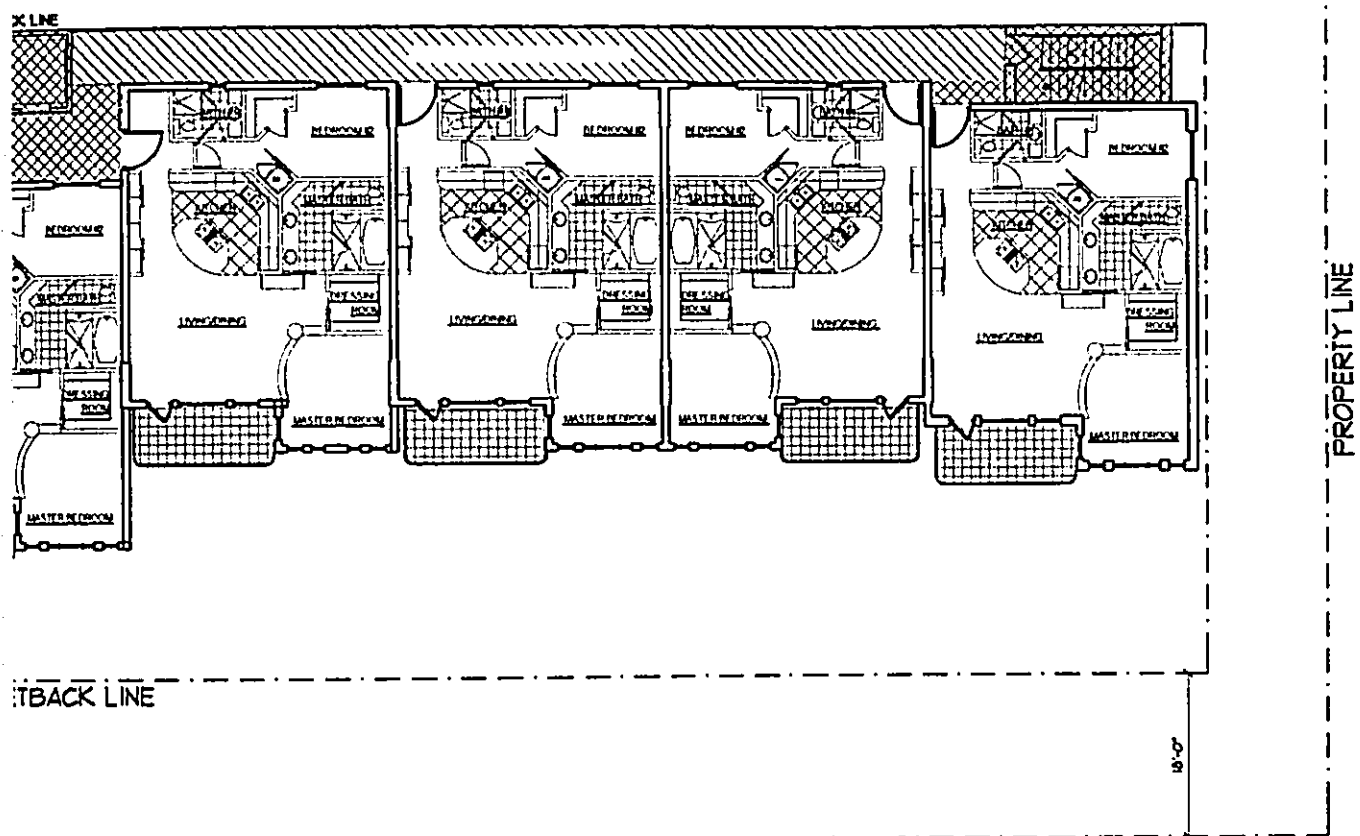


WILSON OKAMOTO CORPORATION

LOFT @ WAIKIKI

Typical Floor Plan

PROPERTY LINE



SETBACK LINE

STREET



WAIKIKI

Figure No.

Floor Plan

5



View From Launiu Street

Scale: 3/64" = 1'-0"



WILSON OKAMOTO  
CORPORATION

LOFT @ WAIKIKI

Front Elevation





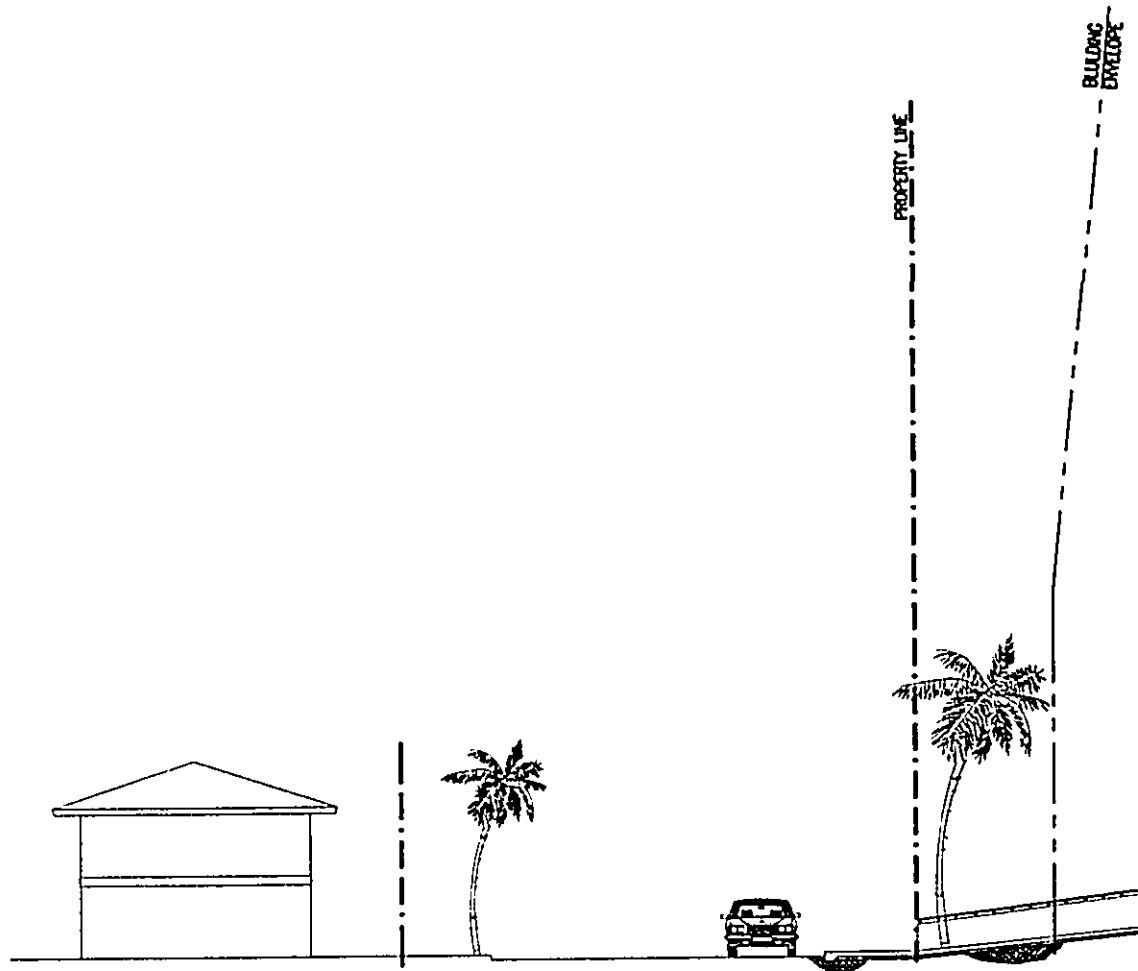
Maunaloa Street

WAIKIKI

Figure No.

elevation

6



View From Kuhio Avenue

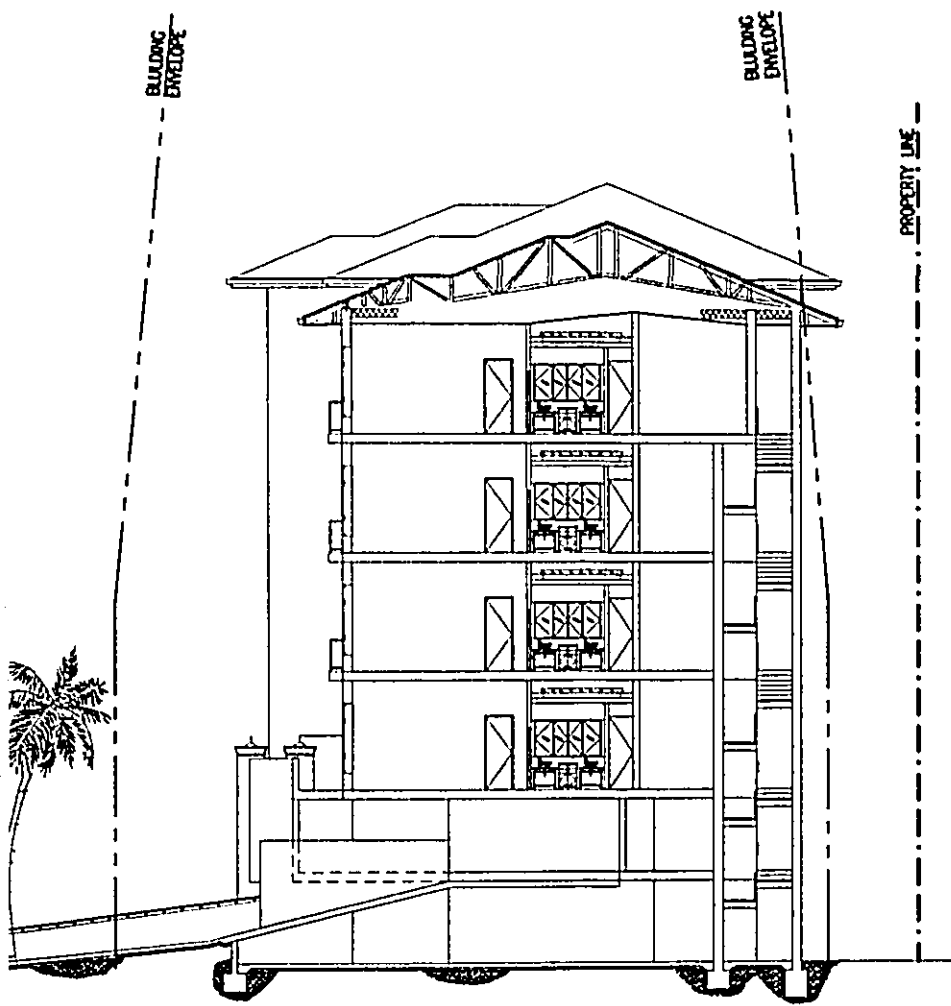
Approximate Scale: 3/64" = 1'-0"



**WILSON OKAMOTO**  
CORPORATION

**LOFT @ WAIKIKI**

**Building Section**



Kuhio Avenue

WAIKIKI

g Section

Figure No.

7

## 2. DESCRIPTION OF THE EXISTING ENVIRONMENT, PROJECT IMPACTS AND MITIGATION MEASURES

The following is a description of the existing environment, assessment of potential project impacts and proposed mitigation measures.

### 2.1 Climate

The climate of the Honolulu area is typical of the leeward coastal lowlands of Oahu. The area is characterized by abundant sunshine, persistent tradewinds, relatively constant temperatures, moderate humidity, and the infrequent severe storms.

Northeasterly tradewinds prevail throughout the year although their frequency varies from more than 50 percent during the summer months to 90 percent in January. The average annual wind velocity is approximately 10 miles per hour.

The mean temperature measured at Honolulu International Airport ranges from 70 degrees Fahrenheit (°F) in the winter to 84°F in the summer. The temperatures in the Waikiki project area may be slightly higher due to localized urban heating effects. The average annual precipitation in the vicinity of the project site is approximately 24 inches, with most of the rainfall occurring between November and April. Relative humidity ranges between 56 and 72 percent.

#### Impacts

The proposed project will not affect regional climate conditions.

### 2.2 Topography and Soils

**Topography:** The project site and surrounding areas are relatively flat and contain no unusual or unique topographic features. The site elevation is approximately five feet above Mean Sea Level (MSL).

**Soils:** According to the U.S. Department of Agriculture Soil Conservation Service, the soils underlying the project site are classified as Fill land, mixed (FL). This soil type consists of material dredged from the ocean bottom or hauled in from nearby areas. Landscaped areas are likely comprised of imported soils.

The *Detailed Land Classification - Island of Oahu* published by the University of Hawaii Land Study Bureau (LSB), evaluates the quality or productive capacity of certain lands on Oahu for selected crops and overall suitability in agricultural use. A five-class productivity rating system was established with "A" representing the highest productivity and "E" the lowest. Since the project site is classified as "U" or Urban, it is not rated for agricultural productivity.

**Impacts and Mitigation Measures**

The area of soil disturbance within the project site will be less than one-acre and, as such, a National Pollutant Discharge Elimination System (NPDES) permit for Construction Storm Water Activities will not be required from the State of Hawaii Department of Health (DOH). Storm runoff from the project site during site preparation will be controlled in compliance with the City's "Rules Relating to Storm Drainage Standards." Typical mitigation measures include: appropriately stockpiling materials on-site to prevent runoff; and, establishing landscaping as early as possible on completed areas. These measures and the relatively small area of soil disturbance will minimize the potential for siltation of drainage facilities, the Ala Wai Canal and coastal receiving waters at Ala Wai Harbor.

**2.3 Hydrology**

Oahu's south central coast, geographically referred to as the Honolulu Plain, is underlain by a broad elevated coral reef which has been partly covered by alluvium carried down from the mountains. Core samples reveal that lava flows of the Honolulu Volcanic Series are interbedded with these reef deposits which were formed when the sea level was higher than it is now.

The same interbedding of coral and alluvial deposits which play an important role in Oahu's geology also influenced the hydrological character of Oahu's leeward coastline. The interface between upper sedimentary layers and the underlying basalt constitutes a zone of low permeability known as caprock. This caprock extends along the coastline about 800 to 900 feet below sea level, forming an impervious zone, which impedes the seaward movement of potable water from the basaltic aquifers.

Historically, Makiki, Manoa and Palolo streams flowed into the area known as Waikiki. Waikiki means the "land of spouting waters" and was extensively cultivated in taro by Hawaiians and later with rice by immigrant farmers. The Ala Wai Canal was dredged in 1921, creating fast lands and demarcating the area now known as Waikiki.

There is no surface water within the project site. The nearest surface water body is the man-made Ala Wai Canal.

According to the State Commission on Water Resource Management there are no registered potable water wells in the Waikiki area.

The City and County of Honolulu Board of Water Supply Pass/No Pass line delineates the boundary of the potable water aquifer. The project site falls within areas makai of the Pass line, which infers that activities on the project site will not impact potable groundwater resources.

**Impacts and Mitigation Measures**

No adverse impact on groundwater is anticipated. The proposed project will involve excavation for foundations but will not extend to the depth of the water table, which is approximately 4 feet below existing grade. No dewatering activities will be required.

**2.4 Hazardous Materials**

A Phase I Environmental Site Assessment will be prepared for the project site prior to construction to identify the presence of any hazardous materials and to determine appropriate remediation, if required, in compliance with applicable State and Federal requirements. In addition, the applicant will consult the Department of Health's Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch regarding proposed demolition activities.

**2.5 Flood Hazard**

According to the Flood Insurance Rate Map (FIRM), Number 15003C0370E effective November 20, 2000, prepared by the Federal Emergency Management Agency (FEMA), the entire project site is designated as Zone AO, special flood areas inundated by 100-year floods. The flood depth at the project site averages two feet.

**Impacts and Mitigation Measures**

In compliance with City flood ordinances, the lowest floor must be elevated at least two feet above the highest adjacent grade and the lowest level of parking must be at-grade or higher. The project will comply with the rules and regulations of the National Flood Insurance Program (NFIP) of the Federal Emergency Management Agency.

**2.6 Flora and Fauna**

A survey of trees within the project site identified four coconut palms, three banyan trees, two mango trees, three tecoma trees, two gold trees, one Christmas Berry tree and a fern. Except for the coconut palms and banyan trees, the trees in the project site are of poor quality, as they are misshapen and apparently drought stressed.

Other plant species growing in the project site include landscape shrubs, grasses, and cacti, as well as weed species commonly found in urbanized areas, such as Spanish needle, dandelion, crabgrass, morning glory, spiny amaranth, swollen finger grass and Guinea grass.

Faunal species including cats, rats and mice that are common to inner city environments are probably present at the site. Avifaunal species identified at the project site include those common to urban areas such as the barred and ring-neck doves, mynah, sparrow, Brazilian cardinal, and finches.

No federally protected, threatened or endangered species of plants or animals are known to inhabit the project area, nor has any critical habitat been identified.

**Impacts and Mitigation Measures**

To the extent possible, existing coconut palms will be incorporated into the project's landscape design, by transplantation. All other trees will be removed.

Site preparation will remove most of the existing plant species that provide a small habitat for various bird, mammal and insect species that commonly occur in sub-tropical urban environments. When landscaping for the proposed project is planted, many of these displaced species are anticipated to return.

**2.7 Noise**

Environmental noise is generally described as Day-Night Average Sound Level (Ldn or DNL), which is a noise descriptor currently used by federal agencies (such as FHA/HUD). This descriptor is a 24-hour average of measured sound levels with an additional 10-decibel (dB) "penalty" on noise levels occurring during the nighttime hours of 10:00 PM to 7:00 AM. In general, noise levels of 55 Ldn or less occur in rural areas, or in areas which are removed from high volume roadways. In urbanized areas, locations shielded from high volume streets generally range from 55 to 65 Ldn.

In Waikiki, Ldn levels along major roads such as Ala Wai Boulevard and Kuhio Avenue tend to be high and greater than 65 Ldn due to the higher concentration of tour and city buses, and higher activity levels during the nighttime period. The typical hourly variations in noise levels within the project area are controlled by motor vehicle traffic along two high volume roadways: Ala Wai Boulevard and Kuhio Avenue. Traffic noise levels tend to be lowest during the early morning hours between 3:00 and 5:00 AM, and tend to be highest during the AM and PM peak commuting hours.

The mid-block location of the project site shields it from traffic noise along Ala Wai Boulevard and Kuhio Avenue at either end of the block. Hence, existing traffic noise levels at the project site would be less than 65 Ldn.

**Impacts and Mitigation Measures**

Construction noise will be unavoidable during the entire project construction period. The total time period for construction of the project is anticipated to be 10 months. It is expected that actual construction work will be moving from one location on the project site to another during that period. Hence, the length of exposure to construction noise at any receptor location will probably be less than the total construction period for the entire project. The noisiest construction activity will be generated during pile driving. Notably, the building structure will be constructed using an insulated concrete form system, which will substantially reduce noise levels typically associated with this phase of construction. Instead of using plywood forms, which need to be constructed on-site and removed after the

concrete is set, the proposed method of construction uses polystyrene forms that are assembled and left in place as part of the finished walls. Since the polystyrene forms are pre-fabricated to simplify assembly on-site, far less use of noise generating power tools is required in comparison to conventional cast-in-place methods.

Residential uses on properties adjacent to the project site will experience the highest noise levels during construction activities due to their close proximity. Adverse impacts from construction noise, however, are not expected to be in the range affecting "public health and welfare" due to the temporary nature of the work, and regulations governing construction noise. Instead, these impacts will probably be limited to the temporary degradation of the quality of the acoustic environment in the immediate vicinity of the project site.

Construction noise will comply with State Department of Health (DOH) rules for "Community Noise Control" (Chapter 11-46, Hawaii Administrative Rules). Mitigation of construction noise to inaudible levels will not be practical due to the anticipated intensity of noise sources (80 to 90+ dB at 50 FT distance), and due to the exterior nature of the work (excavation, grading, trenching, concrete pouring, hammering, etc.). The use of properly muffled construction equipment will be required on the job site.

The DOH rules limit construction activities to the hours between 7:00 am to 6:00 pm on weekdays, except holidays, and 9:00 am to 6:00 pm on Saturday. Pile driving activities are limited to the hours of 9:00 am to 5:30 pm on weekdays, no pile driving activities are allowed on the weekends or holidays.

Pile driving also has the potential to cause architectural and structural damage to structures. Ground vibrations are generally described in terms of peak particle (or ground) velocity in units of inches/second. While people can feel ground vibrations as low as 0.01 to 0.04 inches/second, damage to structures would occur at much higher levels. The most commonly used damage criterion for structures is 2.0 inches/second, derived from the U.S. Bureau of Mines. A more conservative limit of 0.2 inches/second is also used, and is suggested to assess potential risks since the repetitive nature of pile driving can increase the risk of damage, especially to structures that may be prone to damage because of age or poor construction.

The use of pile drivers on the project site could generate vibrations exceeding the 0.2 inches/second threshold at a distance of 47 to 71 feet. This distance from pile driving will be considered in assessing the risk of vibration damage to nearby structures, and potential mitigation such as alternative pile location, size or pile driving equipment. The construction contractor will be liable for damage attributable to pile driving. As a courtesy to neighboring residents who may be



impacted by pile driving, the construction contractor will be required to notify building managers or owners of neighboring residential buildings of the planned construction schedule, including pile driving, prior to commencing construction. The contractor will also provide a point-of-contact.

In the long-term, the proposed project will not generate significant additional traffic, as discussed in Section 2.13. Hence, any increase in traffic-related noise will also not be significant.

## **2.8 Air Quality**

Air quality in the vicinity of the project site is primarily affected by vehicular emissions generated along surrounding streets. Among the various air pollutants for which State and National standards have been established, carbon monoxide level is the primary concern in areas near heavy traffic flow. The federal standard for carbon monoxide is a maximum of 40 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) for 1-hour samples and 10  $\mu\text{g}/\text{m}^3$  for an 8-hour sample. State of Hawaii regulations, which are more stringent, limit carbon monoxide to 10  $\mu\text{g}/\text{m}^3$  for 1-hour samples and 5  $\mu\text{g}/\text{m}^3$  for 8-hour samples. According to the State Department of Health Clean Air Branch, the Waikiki Air Monitoring Station on Kalakaua Avenue reported that carbon monoxide levels have not exceeded State or Federal standards in the past five years.

### **Impacts and Mitigation Measures**

The proposed project will have short-term construction-related impacts on air quality, including the generation of dust and emissions from construction vehicles, equipment and commuting construction workers. The construction contractor is responsible for complying with State Department of Health Administrative Rules, Title 11, Chapter 60.1 regarding "Air Pollution Control, specifically Section 11-60.1-33 regarding fugitive dust and the prohibition of visible dust emissions at property boundaries.

Mitigation measures to address short-term impacts include:

- Plan the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- Provide an adequate water source at the site prior to start-up of construction activities;
- Landscape and provide rapid covering of bare areas, including slopes, starting from the initial grading phase;
- Minimize dust from shoulders and access roads;

- Provide adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities;
- Control dust from debris being hauled away from the project site;
- Minimizing the movement of construction vehicles during peak traffic periods to avoid traffic congestion and associated increase in vehicular emissions; and,
- Controlling the generation of fugitive dust through frequent watering of unpaved vehicular access routes and areas of disturbed soil within the project site and planting landscaping as soon as possible on completed areas.

In the long-term, the proposed project will not generate significant additional traffic, as discussed in Section 2.13. Hence, any increase in traffic-related emissions will also not be significant.

## 2.9 Archaeological, Historic, and Cultural Resources

Archaeological Consultants of the Pacific, Inc. prepared a Cultural Impact Assessment in November 2003 for the subject property. The Cultural Impact Assessment report is reproduced in its entirety in Appendix A. The study included a review of the historic background of the project site and the broader Waikīkī area, consultation with the Department of Land and Natural Resources Historic Preservation Division and community consultations.

During traditional times, Waikīkī was the seat of the ruling chiefs of O'ahu and the location of a thriving community with a wealth of agriculture and aquaculture. According to Handy (1940:74), the lo'i systems were developed by Chief Kalamakua and were "one of the most extensive single terrace areas on the island."

Waikīkī is one of the most striking examples of the dramatic change which took place subsequent to the arrival of foreigners. As was the case throughout the Hawaiian Islands, with the coming of foreign-introduced illnesses for which the native population had no natural resistance, a significant decline in population resulted. With the reduction in the number of people able to work and maintain the agricultural fields and fishponds as well as the number of consumers, much of these systems fell into disuse.

Information presented in Native and Foreign Testimony and Register for Land Commission Awards (LCA's) during the Great Mahele in the mid-1800's provides additional insight into the continued traditional land use of Waikīkī. A total of 431 claims were made for land in Waikīkī, of which 241 were awarded. The LCA's in Waikīkī consisted primarily of *kuleana* lands along the shoreline with plots inland of the sand dunes used for fishponds and *lo'i* (Davis 1989).

The project site is located inland of the coastal dunes and contains portions of five Land Commission Awards; LCA 867:2 to Nihopuu, LCA 1758:2 to Kalaeone, LCA 1765:2 to Kamaile, LCA 6386:7 to Kauhao and a small portion of LCA 8559B:29 to Lunalilo. Testimony associated with these LCA's indicates that these plots were utilized agriculturally, primarily in association with the production of taro in *lo'i*, but also for the production of sweet potato, *wauke*, etc. (Board of Commissioners to Quiet Land Titles 1946-1955).

Maps of the area from the period between 1880 and 1930 depict both Site 4970, the 'Auwai O Pau, and Feature 6407:A, the *kuāuna*, as converging within the southwestern portion of the current subject property. In addition, because the current project area covers portions of five LCA's known to have been utilized in association with wetland taro cultivation, strata representing the former wetland ground surface likely extend onto the subject parcel.

Following the landfill reclamation of the 1920's, development of the subject property consisted of the construction of apartment buildings and single-family dwellings. Subsequently, episodes of demolition and reconstruction have occurred. Currently, the subject property contains three wood frame homes, a two-story wood frame apartment building and a paved commercial parking lot.

#### **Impacts and Mitigation Measures**

A review of the historic background of the Waikīkī area indicates that sites of potential significance to the interests of historic preservation are likely to be present on the subject property beneath deposits of fill dredged from the Ala Wai Canal in the 1920's and used to reclaim the marshy wetlands nearby. While subsurface construction activities associated with the proposed project will occur within the fill material, piles will be driven below the fill into potential cultural layers.

Archaeological Consultants of the Pacific, Inc. consulted Sara Collins, PhD., O'ahu Island Archaeologist with the Department of Land and Natural Resources, State Historic Preservation Division (DLNR-SHPD) regarding the proposed project (Section 7.1). Dr. Collins indicated that, because of the known presence of culturally significant subsurface deposits on nearby properties, a complete archaeological inventory survey with subsurface testing would be called for by the DLNR-SHPD. Due to the presence of existing structures on the property, an archaeological inventory survey will have to be conducted once the existing structures on the property are removed. During construction, should archaeologically significant features be uncovered, immediate archaeological consultation will be sought with the Department of Land and Natural Resources State Historic Preservation Division in accordance with applicable regulations.

In the event that the four existing structures are over fifty years in age, Dr. Collins also indicated that those structures would require documentation in order to satisfy the DLNR's Architecture Branch requirements. Further consultation with Ms. Susan Tasaki of SHPD confirmed that the existing structures are over fifty years in age; however, they are not listed on the National or State register of historic places nor are they historically significant. Prior to the demolition of the existing structures, each will be properly documented.

Consultation with community informants indicated an absence of significant cultural objections, hence, no obstructions to the implementation of the proposed project area present with regard to any areas of cultural or traditional importance.

### **2.10 Views**

Launiu Street fronting the project site is not identified as a significant public view corridor in the Waikiki Special District Guidelines pursuant to Section 7.80-3(a) of the Land Use Ordinance. Public view corridors identified include:

- Views of Diamond Head from as many vantage points as possible, but especially from Ala Wai Boulevard and the Punchbowl lookout.
- Continuous views of the ocean along Kalakaua Avenue, from Kuhio Beach to Kapahulu Avenue.
- Intermittent ocean views from Kalia Road across Fort DeRussy Park, Ala Wai Yacht Harbor, and the Ala Wai Bridge on Ala Moana Boulevard.
- Mauka views from the following streets mauka of Kuhio Avenue:
  - ❖ Nohonani and Nahua Streets;
  - ❖ Kanekapolei and Kaiolu Streets;
  - ❖ Lewers and Walina Streets; and
  - ❖ Seaside Avenue and the Ala Wai Promenade.
- Views of Ala Wai Yacht Harbor from Magic Island Park.

#### **Impacts and Mitigation Measures**

The proposed project will alter the visual setting by replacing one and two story homes and walk-up apartment, as well as an at-grade commercial parking lot with a new six-story residential condominium structure. Due to the relatively low height of the proposed project compared to the two high-rise condominiums on either side, it will not impact view planes in Waikiki. Further, the new structure, except for design variances from open space requirements and floor area ratio, will comply with applicable development standards of the Waikiki Special District precinct in which it is located, including those for height, density and setback, and

will reflect a "Hawaiian Sense of Place" pursuant to the Waikiki Special District Guidelines.

### 2.11 Socio-Economic Characteristics

**Population and Housing:** The 2000 Census reported the population of Oahu at 876,156. According to a demographic profile of various Oahu neighborhoods prepared by the City's Department of Planning and Permitting using the 2000 Census data, Neighborhood Area 9: Waikiki had a population of 10,720. In comparison to Oahu as whole, the Waikiki population is generally older; has a racial mix with proportionately more Whites and less Asians and Native Hawaiian or Pacific Islanders; much lower proportion of family households and an even lower proportion of households with children under 18; proportionately lower homeownership rates; and, greater vacancy rates. (See Table 1).

**Economy:** As updated information from the 2000 Census regarding economic trends by census tracts in Hawaii is not yet available, data from the 1990 Census was reviewed. According to the 1990 Census data, median household income for Neighborhood Area 9: Waikiki was \$26,980, which is significantly lower than the median household income of \$40,581 for Oahu.

#### Impacts and Mitigation Measures

**Population and Housing:** Marginal impacts on the population and the housing inventory in Waikiki are anticipated to result from the construction and subsequent occupancy of the proposed project. The proposed project will provide 36 housing units replacing 11 existing dwellings, including three homes and an eight-unit apartment, resulting in a net addition of 25 units to an existing inventory of 18,370 units in Waikiki. This is an increase of less than 0.1 percent. Assuming an average occupancy of 1.72 persons per household for Waikiki, the project will increase the resident population of Waikiki by approximately 43 people. This would represent a population increase of approximately 0.2 percent for Waikiki.

**Economy:** In the short term, an estimated expenditure of \$12 million during the anticipated 10-month construction period will confer some positive benefits to the local economy. This would include generating indirect sales of \$11.5 million, for a total expenditure and sales of \$23.5 million. Approximately 87 construction jobs and 118 support jobs would also be created, with a total earnings of \$7.3 million over the 10-month period. State and County Tax revenue associated with construction expenditures would be \$1.4 million over the 10-month period.

Subject	Neighborhood Area #9		Oahu	
	Number	Percent	Number	Percent
<b>Total population</b>	<b>19,720</b>	<b>100</b>	<b>876,156</b>	<b>100</b>
<b>AGE</b>				
Under 5 Years	688	3.5	56,849	6.5
5 – 17 years	1,187	6.0	151,909	17.3
18 – 64 years	14,222	72.1	549,661	62.7
65 years and over	3,623	18.4	117,737	13.4
Median age (years)	42.2	--	35.7	--
<b>RACE (alone or in combination with other races)</b>				
White	10,005	50.7	308,838	35.2
Black or African American	605	3.1	29,764	3.4
American Indian and Alaska Native	292	1.5	15,921	1.8
Asian	8,876	45.0	539,384	61.6
Native Hawaiian and other Pacific Islander	1,725	8.7	189,292	21.6
Other	534	2.7	32,003	3.7
<b>HOUSEHOLD (BY TYPE)</b>				
<b>Total Households</b>	<b>11,397</b>	<b>100</b>	<b>286,450</b>	<b>100</b>
Family households (families)	4,087	35.9	205,672	71.8
With own children under 18 years	1,167	10.2	91,022	31.8
Married-couple family	3,129	27.5	156,195	54.5
With own children under 18 years	777	6.8	70,442	24.6
Female householder, no husband present	643	5.6	35,138	12.3
With own children under 18 years	293	2.6	15,235	5.3
Non – families	7,310	64.1	80,778	28.2
Living with nonrelatives	1,475	12.9	18,815	6.6
Living alone and 65 years and over	1,503	13.2	20,021	7.0
Average persons per household	1.72	--	2.95	--
<b>HOUSING OCCUPANCY AND TENURE</b>				
<b>Total Housing Units</b>	<b>18,370</b>	<b>100</b>	<b>315,988</b>	<b>100</b>
Occupied units	11,397	62.0	286,450	90.7
By owner	3,819	20.8	156,290	49.5
By renter	7,578	41.3	130,160	41.2
Vacant units	6,973	38.0	29,538	9.3
Available housing vacancy rate (%)	23.1		4.9	--
Homeownership rate (%)	33.5		54.6	--

Source: 2001 Census File, City & County of Honolulu, Department of Planning & Permitting

## **2.12 Public Services**

### **2.12.1 Police Services**

Waikiki is located within the Honolulu Police Department's District 6, and is patrolled by officers stationed at the substation located on Kuhio Beach. In addition, the Waikiki Citizens Patrol is comprised of volunteer citizens who walk around Waikiki during some evenings, offering advice and directions to tourists and directing police attention as needed.

#### **Impacts and Mitigation Measures**

In the short-term, the proposed project will have construction-related impacts such as dust emissions, noise, and construction-related traffic that may elicit complaints received by the Police Department. In the long-term, redevelopment of the property will improve the character of the immediate area, replacing aging residences and a commercial parking lot with a new condominium development.

### **2.12.2 Fire Services**

Waikiki is located within the Honolulu Fire Department's Battalion Two. It is served by the Waikiki and McCully Fire Stations located on Kapahulu Avenue and Date Street, respectively. The former is equipped with a fire engine and ladder truck, while the latter is equipped with a fire engine.

#### **Impacts and Mitigation Measures**

By replacing aging wooden dwellings with a new structure designed to meet current building codes, the project is anticipated to decrease the potential for on-site fires.

### **2.12.3 Medical Services**

The proposed project is located less than five miles away from four of the state's major hospitals, including Straub Hospital, Queen's Hospital, Kapiolani Hospital for Women and Children, and the Kaiser Permanente Honolulu Clinic. These hospitals offer a full range of emergency and acute-care services. Physicians' offices are also located throughout the Honolulu area. Within Waikiki, Queen's Hospital operates a walk-in clinic at the Hilton Hawaiian Village, located approximately one mile makai of the project site.

#### **Impacts and Mitigation Measures**

No significant impacts to medical services are anticipated as a result of the project.

#### **2.12.4 Public Educational Services**

The project is located in the State Department of Education's Honolulu District, and is serviced by Jefferson Elementary School, Washington Middle School, and Kaimuki High School.

##### **Impacts and Mitigation Measures**

The proposed project may increase the number of students enrolled at the aforementioned public schools, contingent on the number of school-aged children that may live at the project. In general, the proportion of households with school-age children in Waikiki, at 6.8 percent, is much less than the 24.6 percent for Oahu as a whole. Therefore, the increased demand on public schools would be expected to be fairly small. On the other hand, the 36 two-bedroom units may be more conducive to families with children and this could suggest slightly more children, proportionately, than for Waikiki as a whole.

#### **2.12.5 Recreation**

Various public recreational opportunities are provided throughout Waikiki. These include Waikiki, De Russy, Sans Souci, and Queens Surf beaches, Kapiolani Park, Ala Wai Golf Course, Ala Wai Field and Golf Course, Ala Wai Canal, and Ala Wai Boat Harbor.

##### **Impacts and Mitigation Measures**

Since the project will include residential units, it will be subject to compliance with Park Dedication Ordinance No. 4621. The ordinance requirements may be satisfied through the provision of park lands, payment of fees equal to the land area required, provision of privately maintained parks and playgrounds, or any combination equal to the dedication requirements. The provision of an on-site private park area is proposed to fulfill the requirements for park dedication. The proposed park area includes an approximately 4,000 square foot recreational area with a swimming pool, and an approximately 2,900 square foot landscaped lawn and garden area for passive recreation. These areas are located in the open area fronting the building, on either side of the entry driveway (refer to Figure 4). The total park area of approximately 6,900 square feet exceeds the Park Dedication requirement of 3,960 square feet.

#### **2.13 Traffic**

The project site is located on the Diamond Head side of Launiu Street in Waikiki. Launiu Street is a one-way makai-bound street with a single traffic lane between the Ala Wai Boulevard and Kuhio Avenue. In addition to the traffic lanes, parallel parking is available on both sides of the street. Launiu Street intersects Kuhio Avenue at a signalized "T" intersection. Approaching Kuhio Avenue, Launiu Street provides separate lanes for left and right turns onto Kuhio Avenue.



Kuhio Avenue is a two-way street with two lanes in each direction and a center lane used for left turns. Ala Wai Boulevard has three lanes of traffic in the Ewa-bound direction plus one lane for parallel parking. Data from traffic counts taken at several locations in the vicinity of the project site are shown in Table 2.

The Launiu Street approach at Kuhio Avenue is estimated to have a capacity of 450 vehicles per hour. Existing peak hour traffic is about 0.25 of capacity in the AM Peak Hour and 0.43 of capacity in the PM Peak Hour. Traffic on Launiu Street has minimal delay at the signalized intersection.

Existing uses at the project site which consist of five adjoining parcels, include three wooden cottages, a two-story walk-up apartment building with eight dwelling units, and an off-street commercial parking lot. There are two driveways serving the properties. One driveway is located near the mauka-most cottage, providing access to one paved parking space; parking for another vehicle can also be accessed from this space. The other driveway is near the center of the project site, providing ingress and egress for the commercial parking lot with 29 stalls; the lot is open to the public and the charge is \$3.00 per 12 hours. No other off-street parking is available on the six lots. Ten parallel parking spaces are marked on the street along the site frontage; no restrictions on street parking are posted.

While no counts of traffic generated by the existing uses on the site were taken, the site traffic generation has been estimated to be less than ten vehicles per hour. Table 3 shows the traffic estimates for the existing uses.

City bus service ("TheBus") is provided on Kuhio Avenue in both directions. Other bus routes are accessed via transfers.

<b>Table 2 Existing Traffic Volumes</b>			
	<b>24-hour Volume</b>	<b>AM Peak Hour Volume</b>	<b>PM Peak Hour Volume</b>
<b>Launiu Street Approach at Kuhio Avenue</b>			
July 1995 count, makai-bound	2,662	113	193
<b>Ala Wai Boulevard Approach at Niu Street</b>			
June 2002 count, Ewa-bound	46,838	2,623	3,138
<b>Ala Wai Boulevard Approach at Lewers Street</b>			
June 2002 count, Ewa-bound	26,630	1,761	1,829
<b>Kuhio Avenue Approaches at Lewers Street</b>			
June 2002 count, Ewa-bound	7,396	376	449
June 2002 count, Diamond Head bound	12,021	619	832
Source: City and County of Honolulu, Department of Transportation Services			

<b>Table 3 Existing Traffic Generation</b>			
<b>FACTORS AND TRAFFIC VOLUMES</b>			
	<b>Average Weekday</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
<b>Trip generation factors *</b>			
Trip rate per dwelling unit	6.63	0.51	0.62
% of trips approaching site	50%	16%	67%
<b>Existing: 11 dwellings on site</b>			
Approaching traffic	40	1	5
Departing traffic	40	5	2
*Trip factors for apartment units. Source: Institute of Transportation Engineers, Trip Generation, 6 <sup>th</sup> Edition			

### Impacts

The proposed project will remove the existing dwellings and the existing parking lot. A new 36-unit condominium building will be constructed. Parking for the condominium will include 81 off-street parking spaces and an off-street loading zone with space for one truck. Table 4 shows the traffic estimates for the proposed project.

The proposed project will have minimal impact on traffic conditions near the site. The project will result in a small increase in traffic volumes. Table 5 shows the net increase in traffic when the proposed project is compared with the existing use. Traffic on the Launiu Street approach at Kuhio Avenue would increase slightly, with volume to capacity ratios increasing from 0.25 to 0.26 in the AM Peak Hour and from 0.43 to 0.44 in the PM Peak Hour. Traffic on Launiu Street should continue to have minimal delay at the signalized intersection.

Project impacts on other streets will be small. On Ala Wai Boulevard, for example, the project traffic would be less than 1% of the existing traffic (estimated to be 37,000 vehicles per day and 2,200 to 2,500 vehicles per hour during the peak hour near Launiu Street).

Project impacts on the demand for on-street parking is anticipated to be minimal. Each of the 36 residential units will have two assigned parking stalls. In addition, there will be seven guest parking spaces and 2 stalls available for purchase by the residents of the development. Project impacts on the supply of on-street parking will result from the location of project driveways. Depending upon the

City Department of Transportation Services re-striping plan for the on-street parking spaces after construction, which is subject to review and approval by the Department of Planning and Permitting, the proposed building design could result in a net reduction of three on-street parking spaces.

<b>Table 4 Traffic Generation, Proposed Project</b>			
	<b>FACTORS AND TRAFFIC VOLUMES</b>		
	<b>Average Weekday</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
<b>Trip generation factors *</b>			
Trip rate per dwelling unit	6.63	0.51	0.62
% of trips approaching site	50%	16%	67%
<b>Proposed: 36 dwellings on site</b>			
Approaching traffic	120	3	15
Departing traffic	120	15	7
*Trip factors for apartment units. Source: Institute of Transportation Engineers, Trip Generation, 6 <sup>th</sup> Edition			

<b>Table 5 Net Increase in Traffic</b>			
	<b>TRAFFIC VOLUMES</b>		
	<b>Average Weekday</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>
Approaching traffic	80	2	10
Departing traffic	80	10	5

The Department of Planning and Permitting – Traffic Review Branch was consulted regarding the necessity of preparing a traffic impact study for the proposed project (see Section 7.1). The project impact is considerably less than the threshold impact of 100 added vehicles per hour in the peak direction that has been suggested by the Institute of Transportation Engineers (ITE) for conducting a site access or traffic impact study (from ITE, Traffic Access and Impact Studies for Site Development, A Recommended Practice, 1991). The project impact to traffic volumes, therefore, would not be significant.

Vehicular ingress to and egress from the site would be through two driveways to Launiu Street. The front entry area, which will include a passenger pick-up and drop-off, will be served by a two-way driveway located approximately midway along the street frontage. Traffic would be directed to travel in a one-way counterclockwise loop in the front entry area. Access to the off-street loading area and the ground level parking area will also be gained from this driveway. A second driveway located near the makai end of the street frontage would provide ingress and egress to the second level parking area.

The location and number of marked on street parking spaces may change, as the new driveways will replace the existing driveways. The project will result in a loss of 29 off-street commercial parking spaces that are currently available to anyone willing to pay. The net effect of the project will be an increase of 25 dwelling units and 52 off-street parking spaces with development of the project.

#### **2.14 Utilities**

**Water:** The water system in the project vicinity includes a 6-inch waterline along Launiu Street, 8-inch line along Kaiolu Street, 12-inch line along Ala Wai Boulevard, and a 24-inch line along Kuhio Avenue.

**Wastewater:** The wastewater system in the project vicinity includes a 6-inch sewer line traversing the back of the project site that connects, via an 8-inch lateral line, to a 10-inch sewer line located along Launiu Street. In addition, there are four 6-inch lateral connections to the 10-inch sewer line from each parcel within the project site.

**Drainage:** The drainage system in the project vicinity includes 12-inch and 18-inch drain lines located along Kuhio Avenue, and an 18-inch line along Launiu Street. Catch basins located at the intersections of Kuhio Avenue with Launiu and Kaiolu Streets, and Ala Wai Boulevard at Kaiolu Street are connected to the drainage system, which discharges into the Ala Wai Canal via 18-inch lines which cross Ala Wai Boulevard.

**Gas:** The Gas Company currently maintains a 6-inch gas main along Kuhio Avenue.

#### **Impacts and Mitigation Measures**

**Water:** Approval by the Board of Water Supply to connect to the system will be requested during the building permit process. The project will be subject to Cross-Connection Control and Backflow Prevention requirements prior to approval of the building permit. The developer will also be responsible for Water System Facility Charges.

**Wastewater:** On June 18, 2003, the City and County of Honolulu Department of Planning and Permitting approved a Sewer Connection Application for 36 residential units within the project. Wastewater system facility charges will be required for the project.

**Drainage:** The City and County of Honolulu's Department of Planning and Permitting's (DPP) current policy on storm water run-off requires that there be "no increase" in additional run-off quantities allowed from the site when comparing pre-development to developed conditions. The open space provisions of the project will minimize paved and roofed areas and provide landscape buffers to absorb storm water. If the project results in an increase in storm water run-off, however, an on-site retention/percolation system will be incorporated into the project design.

A Drain Connection License will be required by the DPP in the event that any new drain connections are required for the project.

### **3. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS**

This section discusses State and City and County of Honolulu land use controls, plans and policies relating to the proposed project.

#### **3.1 State Land Use District**

The Hawaii Land Use Law of Chapter 205, Hawaii Revised Statutes, classifies all land in the State into four land use districts: Urban, Agricultural, Conservation, and Rural. The project site is designated within the Urban District which includes "lands characterized by city-like concentrations of people, structures, streets, urban level of services and other related land uses." The proposed project is consistent with the Urban classification.

#### **3.2 City and County of Honolulu**

##### **3.2.1 General Plan**

The General Plan for the City and County of Honolulu (adopted 1977) was amended by the City Council in 1992. The Plan is a statement of the long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of Oahu. The Plan is also a statement of broad policies which facilitate the attainment of the objectives of the Plan. Eleven subject areas provide the framework for the City's expression of public policy concerning the needs of the people and functions of government. These areas include population; economic activity; the natural environment; housing; transportation and utilities; energy; physical development and urban design; public safety, health and education; culture and recreation; and government operations and fiscal management. The relationship of the proposed project to the relevant objectives and policies of the General Plan are as follows:

#### **II. Economic Activity**

*Objective B: To maintain the viability of Oahu's visitor industry.*

*Policy 2: Provide for a high quality and safe environment for visitors and residents in Waikiki.*

*Policy 3: Encourage private participation in improvements to facilities in Waikiki.*

Comment: The proposed project will contribute to the viability of the visitor industry by redeveloping aging structures and commercial parking lot with a new residential development that is consistent with the Waikiki Special District to promote renovation with a "Hawaiian Sense of Place." Development of the proposed project will help to improve public safety in the project vicinity by enhancing its visual character, and inviting more pedestrian activity.

### **III. Natural Environment**

*Objective A: To protect and preserve the natural environment.*

*Policy 4: Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water-recharge areas, distinctive land forms, and existing vegetation.*

*Policy 7: Protect the natural environment from damaging levels of air, water, and noise pollution.*

*Policy 9: Protect mature trees on public and private lands and encourage their integration into new developments.*

Comment: The proposed project is consistent with the General Plan's objectives and policies to protect and preserve the natural environment. With the exception of short-term construction-related impacts, it will not be a significant source of long-term air, water or noise pollution. In addition, no unique or endangered species of flora or fauna, nor any critical habitat, has been identified at or near the project site. The existing trees on the project site were evaluated to determine the suitability of those for incorporation into the project's landscaping. Four coconut palms in fair condition will be considered for incorporation by transplantation.

### **IV. Housing**

*Objective A: To provide decent housing for all the people of Oahu at prices they can afford.*

*Policy 3: Encourage innovative residential development which will result in lower costs, added convenience and privacy, and more efficient use of streets and utilities.*

Comment: The proposed project will increase the inventory of high quality residential condominiums in Waikiki. The project will be integrated with the existing roadway and utility system in the immediate vicinity, and will not require the development of new roadways or offsite infrastructure.

### **VII. Physical Development and Urban Design**

*Objective A: To coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.*

*Policy 2: Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.*

*Policy 5: Provide for more compact development and intensive use of urban lands where compatible with the physical and social character of existing communities.*

*Policy 9: Exclude from residential areas, uses which are major sources of noise and air pollution.*

*Objective B: To develop Honolulu (Waialae-Kahala to Halawa), Aiea, and Pearl City as the Island's primary urban center.*

*Policy: 3: Encourage the establishment of mixed-use districts with appropriate design and development controls to ensure an attractive living environment and compatibility with surrounding land uses.*

*Policy 5: Encourage the development of attractive residential communities in downtown and other business centers.*

*Objective E: To create and maintain attractive, meaningful, and stimulating environments throughout Oahu.*

*Policy 4: Require the consideration of urban-design principles in all development projects.*

*Policy 6: Provide special design standards and controls that will allow more compact development and intensive use of lands in the primary urban center.*

*Policy 8: Preserve and maintain beneficial open space in urbanized areas.*

*Comment: The proposed project is consistent with the policies to promote development in the Primary Urban Center. With the exception of short-term, construction-related impacts, the project will not be a major source of air or noise pollution and, therefore, it will be compatible with the neighboring high-rise residential developments. By design, the project is also consistent with the policy to provide for more compact development and intensive use of urban lands.*

### **VIII. Public Safety**

*Objective B: To protect the people of Oahu and their property against natural disasters and other emergencies, traffic and fire hazards, and unsafe conditions.*



*Policy 2: Require all developments in areas subject to floods and tsunamis to be located and constructed in a manner that will not create any health or safety hazard.*

*Policy 6: Reduce hazardous traffic conditions.*

*Policy 7: Provide adequate fire protection and effective fire prevention programs.*

Comment: The project will be constructed in compliance with all applicable building codes to ensure that public health and safety are protected, particularly during times of natural emergencies.

**X. Culture and Recreation**

*Objective B: To protect Oahu's cultural, historic, architectural, and archaeological resources.*

*Policy 2: Identify, and to the extent possible, preserve and restore buildings, sites, and areas of social, cultural, historic, architectural, and archaeological significance.*

*Objective D: To provide a wide range of recreational facilities and services that are readily available to all residents of Oahu.*

*Policy 9: Require all new developments to provide their residents with adequate recreation space.*

*Policy 10: Encourage the private provision of recreation and leisure-time facilities and services*

Comment: Due to the known presence of culturally significant subsurface deposits on nearby properties, a complete archaeological inventory survey with subsurface testing will be required by the DLNR-SHPD. In the event that the four existing structures are over fifty years in age, documentation will also be prepared to satisfy the DLNR's Architecture Branch requirements.

Since the project will include residential uses, it will be subject to compliance with Park Dedication Ordinance No. 4621. The ordinance requirements may be satisfied through the provision of park lands, payment of fees equal to the land area required, provision of privately maintained parks and playgrounds, or any combination equal to the dedication requirements. The provision of an on-site private park area is proposed to fulfill the requirements for park dedication. The proposed park area includes an approximately 4,000 square foot recreational area with a swimming pool, and an approximately 2,900 square foot landscaped lawn and garden area for passive recreation. These areas are located in the

open area fronting the building, on either side of the entry driveway. The total park area of approximately 6,900 square feet exceeds the Park Dedication requirement of 3,960 square feet.

### 3.2.2 Primary Urban Center Development Plan

The City and County of Honolulu's Development Plan (DP) program provides a relatively detailed framework for implementing the objectives and policies of the General Plan on an area-wide basis. Eight Development Plans have been adopted covering the entire island. The Development Plan Ordinance consists of Common Provisions applicable to all Development Plan areas, Special Provisions for each area, Land Use Map, and Public Facilities Map. The Development Plan Land Use Maps depict land use patterns which are consistent with the objectives and policies for the General Plan.

The project site is located within the Primary Urban Center (PUC) area which includes the communities from Waialae-Kahala to Pearl City. It is the most populated part of the State and is Oahu's largest employment center.

The proposed project is consistent with the following principle, which outline the desired three-dimensional implication of the land use pattern depicted on the land use map to be implemented through public and private actions:

- (2) *"Medium and higher density residential uses shall occur along the coastal plain, near the major travel corridors, with maximum heights primarily occurring within the central urban core. Medium- and high-rise residential buildings shall be sufficiently spaced for recreational and visual purposes. Suburban low-density, low-rise residential development shall remain along the lower mountain ridges and inner valley floors, and in the coastal areas of Kahala and Diamond Head."*

The Proposed Primary Urban Center Development Plan dated May 2002 was the subject of the Planning Commission hearing on October 23, 2003 and was transmitted to the City Council with a recommendation for adoption. The City Council is expected to complete its review of the proposed Plan and adopt a revised Plan in 2004. The proposed Plan establishes five key elements of the vision for the region. Two of those key elements are pertinent to the proposed project including:

- (2) "Livable neighborhoods have business districts, parks and plazas, and walkable streets."
- (3) "The PUC offers in-town housing choices for people of all ages and incomes."

Comment: The proposed project will support livable neighborhoods, provide park space, and provide in-town housing choices for people.

The proposed project will increase the inventory of high quality residential condominiums in Waikiki. It will contribute to the viability of the visitor industry by redeveloping aging dwellings and commercial parking lot with a new residential development that is consistent with the Waikiki Special District to promote renovation, replacement and enhancement with a "Hawaiian Sense of Place." This will contribute to the livability of neighborhood.

The proposed project will provide private park space to comply with the requirements of Park Dedication Ordinance No. 4621. The proposed park area includes an approximately 4,000 square foot recreational area with a swimming pool, and an approximately 2,900 square foot landscaped lawn and garden area for passive recreation. These areas are located in the open area fronting the building, on either side of the entry driveway. The total park area of approximately 6,900 square feet exceeds the Park Dedication requirement of 3,960 square feet.

The proposed project would not implement the proposed Plan's vision for creating vertical mixed-use developments and pedestrian-oriented frontages. Mixed-use development, including most commercial uses, are not permitted under the current Waikiki Special District standards. If permitted, such uses could be used to create more appealing streetscape and mask the parking area.

### **3.2.3 Land Use Ordinance and Waikiki Special District**

The project site is located within the Waikiki Special District (WSD) which provides unique zoning precincts with associated land use and design standards that are generally more stringent than those applicable to the rest of Oahu. The District was established in 1976 to preserve and enhance the character of Waikiki, and to maintain a balance in Waikiki's mix of resort, commercial, residential and recreational use. In February, 1996 the City Planning Department published the Waikiki Planning and Program Guide to provide an overview of recent efforts toward the continued improvement and enhancement of Waikiki. Among its recommendations were amendments to the WSD to promote renovation, replacement and enhancement in the resort districts, promote a "Hawaiian Sense of Place" and preserve views and unique Hawaiian features. Subsequently, significant amendments to the WSD were made which are intended to implement the recommendations. The District was established in 1976 to preserve and enhance the character of Waikiki, and to maintain a balance in Waikiki's mix of resort, commercial, residential and recreational use.

The project site lies within the Apartment precinct (see Figure 8). As such, pursuant to the requirements of the Waikiki Special District, the proposed project will require a major WSD Permit. The five contiguous parcels are proposed to be jointly developed as a single zoning lot through a Conditional Use Permit (CUP minor). Rescission of any

existing CUP for joint development or off-site parking affecting the project site may be required to process the CUP for the proposed project.

The project is currently in the schematic phase of design and, therefore design details, including specific building articulation, material and color, ground level and yard features, and lighting are unavailable at this time. Specific information will become available as the project design progresses and, during the processing of the WSD Major Permit, these details will be finalized and will comply with all WSD permitting requirements. Pre-application consultation with the Department of Planning and Permitting regarding the WSD and other permit requirements for the project is documented in Section 7.1.

The project site is located within and will conform to the allowable uses and most of the design standards of the Apartment Precinct, including those governing lot area/dimensions, yards, height and transitional height setbacks. Variances from the open space and floor area ratio standards will be requested. The variance request for open space in the modified plan would permit approximately 46% open space for the zoning lot instead of the 50% standard, or approximately 1,200 square feet less than required. The floor area ratio (FAR) variance request would permit approximately 2,100 square feet more floor area than the approximately 43,260 square feet allowed by the standard.

The Waikiki Special District also includes provisions for the protection of prominent view corridors (LUO Section 7.80-3). Launiu Street, which fronts the project site is not identified by the Urban Design Controls as a major public view corridor.

Pursuant to the requirements of the Waikiki Special District, the proposed project will require a major WSD Permit, which would be reviewed as a new building (LUO Section 7.80-9 *Tables for Permitted Uses and Structures, Development Standards and Project Classification* and Table 7.6(C) *Waikiki Special District Project Classification*). A WSD minor permit will also be required for the removal of trees over six inches in diameter. The



WSD major permit requires a presentation of the proposed project to the Waikiki Neighborhood Board No. 9 and a public hearing. The application is subsequently acted upon by the Director of Planning and Permitting. The WSD minor permit is also acted upon by the Director of Planning and Permitting, but does not require a public hearing.

The presentation to the Waikiki Neighborhood Board No. 9 was made at its regular meeting on November 18, 2003. A subsequent presentation updating the Board of the project's design modifications for the driveway and off-street loading area was made at its regular meeting on January 13, 2004. At that meeting, the nine members of the Board present unanimously approved a motion supporting the proposed project.

#### **3.2.4 Special Management Area**

The project site is located outside the boundaries of the City and County of Honolulu's Special Management Area (SMA) and, is therefore, not subject to the provisions of the SMA Use Permit.

#### **3.2.5 Park Dedication Ordinance**

Since the project will include residential uses, it will be subject to compliance with Park Dedication Ordinance No. 4621. The ordinance requirements may be satisfied through the provision of park lands, payment of fees equal to the land area required, provision of privately maintained parks and playgrounds, or any combination equal to the dedication requirements. The provision of an on-site private park area is proposed to fulfill the requirements for park dedication. The proposed park area includes an approximately 4,000 square foot recreational area with a swimming pool, and an approximately 2,900 square foot landscaped lawn and garden area for passive recreation. These areas are located in the open area fronting the building, on either side of the entry driveway. The total park area of approximately 6,900 square feet exceeds the Park Dedication requirement of 3,960 square feet.

### **3.3 Guidelines for Sustainable Building Design in Hawaii**

The *Guidelines for Sustainable Building Design in Hawaii* as adopted by the Environmental Council on October 13, 1999, have been refined by the Office of Environmental Quality Control to aid design teams in creating projects that will have a minimal impact on Hawaii's environment and use natural resources wisely. According to the Guidelines, "*A sustainable building is built to minimize energy use, expense, waste, and impact on the environment. It seeks to improve the region's sustainability by meeting the needs of Hawaii's residents and visitors today without compromising the needs of future generations.*"

Comment: The proposed project incorporates features intended to obtain certification under the Leadership in Energy & Environmental Design (LEED) Green Building Rating System.

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#### 4. DETERMINATION OF ANTICIPATED FONSI

A. *Applicant*

Urban Loft Development, LLC

B. *Accepting Authority*

City and County of Honolulu, Department of Planning and Permitting.

C. *Description of the Proposed Action*

Construction of a six-story residential condominium building comprised of 36 residential units, 2-level parking garage, residential amenities, open space and landscaping. Potential impacts of the proposed project have been evaluated in accordance with the significance criteria of Section 11-200-12 of the Department of Health's Administrative Rules. Discussion of the project's conformance to the criteria is presented as follows:

D. *Determination and Reasons Supporting Determination*

Potential impacts of the proposed project have been evaluated in accordance with the significance criteria of Section 11-200-12 of the Department of Health's Administrative Rules. In general, the proposed project will not:

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

No significant natural resources or habitats have been identified on the project site.

Due to the known presence of culturally significant subsurface deposits on nearby properties, a complete archaeological inventory survey with subsurface testing will be required by the DLNR-SHPD. In the event that the four existing structures are over fifty years in age, documentation will also be prepared to satisfy the DLNR's Architecture Branch requirements.

(2) *Curtail the range of beneficial uses of the environment;*

The proposed project will not curtail the beneficial uses of the environment. The proposed project involves the redevelopment of a site within an urban area with uses that are consistent with the City and County of Honolulu General Plan, Primary Urban Center Development Plan, Land Use Ordinance, and Waikiki Special District Guidelines.



- (3) *Conflict with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;*

The proposed project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii. As presented in this EA, the project's potential temporary adverse impacts are associated only with short-term construction-related activities and can be mitigated through adherence to standard construction mitigation practices.

- (4) *Substantially affect the economic or social welfare of the community or state;*

The proposed project would provide short-term economic benefits in the form of construction jobs as well as employment associated with the operation of the project. The proposed project would also positively impact the social welfare of the region by providing a new residential development that will complement the high-rise residential character of the surrounding area.

- (5) *Substantially affect public health;*

No impacts to the public's health and welfare are anticipated.

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

The proposed project will have a secondary effect in terms of creating residences for 25 new households in Waikiki. This represents an approximately 0.1 percent increase to the existing inventory of 18,370 units. Therefore, this secondary impact is not considered to be significant. With regard to public facilities, the proposed project will not require the substantial expansion of public services, facilities or infrastructure to support the project.

- (7) *Involve a substantial degradation of environmental quality;*

Construction activities associated with the proposed project are anticipated to result in short-term impacts to noise, air quality, water quality and traffic in the immediate project vicinity. With the incorporation of mitigation measures during the construction period, the project will not result in long-term degradation to the environmental quality.

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

No cumulative effects are anticipated, inasmuch as the proposed project involves the development of residential uses within an urban area that are consistent with land use plans and designations.

- (9) *Substantially affect a rare, threatened, or endangered species, or its habitat;*

There are no known rare, threatened or endangered species of flora or fauna or associated habitat that have been identified on the project site that could be adversely affected by the construction and occupation of the proposed project.

- (10) *Detrimentially affect air or water quality or ambient noise levels;*

Operation of construction equipment would temporarily elevate ambient noise and concentrations of exhaust emission in the immediate vicinity of the project site. Occupation of the proposed project will have no significant long-term impact on air or water quality or ambient noise levels in the vicinity.

- (11) *Affect or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;*

According to the Flood Insurance Rate Map (FIRM), Number 15003C0370E effective November 20, 2000, prepared by the Federal Emergency Management Agency (FEMA), the entire project site is designated as Zone AO, special flood areas inundated by 100-year floods. The flood depth at the project site averages two feet.

In compliance with City flood ordinances, the lowest floor must be elevated at least two feet above the highest adjacent grade and the lowest level of parking must be at-grade or higher. The project will comply with the rules and regulations of the National Flood Insurance Program (NFIP) of the Federal Emergency Management.

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

The proposed project will alter the visual setting by replacing an existing vacant property with a new six-story residential condominium building. Launiu Street, which fronts the project site is not identified by the Urban Design Controls as a major public view corridor. Further, the new structure will generally comply with applicable development standards of the existing zoning designation including height, density, open space and setback

requirements, and will reflect a "Hawaiian Sense of Place" pursuant to the Waikiki Special District Guidelines.

*(13) Require substantial energy consumption.*

Construction and occupation of the project will not require substantial increases in energy consumption.

## **5. ALTERNATIVES TO THE PROPOSED ACTION**

### **5.1 No Action Alternative**

In the no action alternative, the project site would remain with three aging wooden dwellings, an eight-unit wooden walk-up apartment and an at-grade commercial parking lot. Allowing for the continued underutilization of valuable land in the Waikiki area would result in the loss of potential economic benefits to businesses in the area and tax revenues for the State and County governments.

The no action alternative would preclude all short- and long-term beneficial and adverse impacts described in this EA. Construction-related environmental impacts including those on traffic, air and noise, would be avoided. Furthermore, the high initial costs to construct the development would be avoided. The benefits of the project would not be realized, however, including the provision of 36 new residential units and landscaped open space.

### **5.2 Alternative Site Development Concepts**

A variety of alternative site development concepts were developed as part of the master planning process to analyze and evaluate the project's density, height, and open space requirements. The project site is limited by the allowable uses and development standards pursuant to the Waikiki Special District, including density (floor area ratio), height, open space, parking and building setbacks. Alternative concepts that could generally comply with the Waikiki Special District requirements may include the following:

- Providing the minimum required number of parking stall per residential unit could eliminate the second floor parking level and access driveway. Offering only one stall per unit, however, would not meet the expectations of the target market. Moreover, the Waikiki Neighborhood Board has previously expressed that new residential projects should not exacerbate demand for on-street parking.
- A taller building form could provide greater design flexibility to meet open space and setback requirements but at much higher cost, especially for additional levels in the parking structure, which would require proportionately greater circulation space. Moreover, such design alternatives are constrained by the project site's long street frontage with its associated setback requirement and its shallow depth.
- A tall, compact residential tower atop a podium parking structure is a typical design solution for high-rise buildings. Such a form would be costly to construct because of independent structural requirements. Moreover, such a form would be incongruous with the scale of the project. The relatively low-rise form

proposed is consistent with long street frontage and shallow depth of the project site and presents a visually integrated facade.

## **6. PERMITS AND APPROVALS**

The following is a list of permits and approvals, which may be required prior to construction of the proposed project:

### State of Hawaii

#### Department of Health

- Noise Variance Permit
- Permit for Air Emissions

#### Disabilities Communication and Access Board (DCAB)

- Review pursuant to the Americans with Disabilities Act Accessibility Guidelines (ADAAG)

### City and County of Honolulu

#### Department of Planning and Permitting

- Waikiki Special District Minor Permit for Removal of Trees Over Six Inches in Diameter
- Waikiki Special District Major Permit for a New Building
- Conditional Use Permit (CUP minor), for Joint Development of Two or More Adjacent Zoning Lots. The CUP minor for the Joint Development of all five parcels will supercede the existing CUP, for Joint Development for two of the existing parcels when all existing uses are demolished.
- Design Variance from Development Standards for Open Space
- Wastewater Permit
- Sewer Connection Permit
- Grading Permit
- Drain Connection License
- Excavation Permit
- Permit to Excavate Public Right-of-Way
- Building Permit
- Park Dedication
- Street Trees
- Flood Hazard District Certification

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## **7. CONSULTATION**

### **7.1 Parties Consulted During The Pre-Assessment Consultation Period**

The following agencies and organizations were consulted during the pre-assessment consultation phase of the Draft EA. Written documentation of consultation is reproduced herein.

#### **State of Hawaii**

Department of Land and Natural Resources (DLNR)  
State Historic Preservation Division

#### **City and County of Honolulu**

Department of Planning and Permitting



**Earl Matsukawa**

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**From:** JRMoore [archaeologypacific@hawaii.rr.com]  
**Sent:** Wednesday, November 12, 2003 3:38 PM  
**To:** Earl Matsukawa  
**Subject:** Loft Waikiki CIA

Earl Matsukawa  
Wilson Okamoto Corp.  
1907 S. Beretania, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Matsukawa,

On October 28, 2003, I contacted Sara Collins, PhD., Oahu Island Archaeologist with the DLNR-SHPD concerning the Loft Waikiki Condominium Project at TMK: 2-6-17: 68, 70-73. Dr. Collins provided information regarding archaeological investigations recently conducted one block to the northwest of the current subject property. Because those investigation had encountered intact subsurface cultural deposits considered to be significant to the interests of historic preservation, Dr. Collins indicated that a complete archaeological survey with subsurface testing would be called for by the DLNR-SHPD. In addition, in the event that the existing structures on the subject property are over fifty years in age, those structures would also need documentation in order to satisfy the DLNR's Architecture Branch requirements.

In the interim, it was agreeable to Dr. Collins that a cultural impact assessment (CIA) be prepared to satisfy the requirements of the environmental assessment. A summary of the CIA is attached to this memo.

Thanks for the opportunity to assist your firm in the historic preservation process. If you have any questions, please feel free to phone.

Sincerely,

James R. Moore  
Senior Supervisor

11/12/03

**Julian Ng, Incorporated**

**Memorandum**

To: Earl Matsukawa, Wilson Okamoto Corporation  
Date: November 7, 2003  
From: Julian Ng  
Subject: Loft@Waikiki: Telephone Conversation with DPP-TRB

I contacted Mr. Mel Hirayama of the City and County of Honolulu Department of Planning and Permitting Traffic Review Branch (phone 523-4119) regarding the proposed project on Launiu Street. He agreed that addressing the traffic impact of the proposed project within the EA, rather than with a separate traffic study report, is appropriate for the 36-unit project. He is not aware of any current traffic issues on Launiu Street, but did mention that there will be some changes (access to the parking garage for 2100 Kalakaua would be opposite Launiu Street at Kuhio Avenue, City BRT project will be reconstructing corners to provide bulbouts on Kunio Avenue). Other nearby projects that will not affect or be affected by the project on Launiu Street include the tree wells on adjacent streets and the A&B project two blocks away.

Mel was more interested in the on-site traffic circulation and access. He was concerned that such a small project will require four driveways and asked if maneuvering for the loading zone will be on-site. He anticipates that the comments on traffic from DPP will be primarily on the site design, which should minimize the impact of the interface between on-site and other traffic.

Urban Loft Development  
1146 Fort St. #202  
Honolulu, Hawaii 96813

Date: 10-15-03

PLACE: DPP

PARTIES: Eric Crispin, Patrick Seguirant, Don H., Phil G.

SUBJECT: Pre-Application Meeting

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The purpose of this meeting:

- Don presented arch. Drawings and explained the project.
- Eric explained Wall setback from prop. Line: 2'-0" for see-through wall; 5'-0" for solid wall, made of good materials. Storage container must be 25 SF or less.
- Alley of Royal Palms not desirable, prefer Coco Palms in natural clusters.
- Environmental Assessment to address traffic impact, open space, views, etc. If "Green Building", consider LEEDS certification.
- Patrick to get response to today's meeting by end of Oct.
- Don to get Patrick the areas not counted as Open Space.
- Eric Suggestions: Pop up roof-line at center of building, maybe pop out some middle unit floor pans.
- Permits to process: Park Dedication, Flood Hazard District Certification (Mario), Joint Development or Re-Subdivision, Conditional Use Permit (45 days), Variance (90 days), Special District (Major) (90 days).

## 7.2 Parties Consulted During The Draft EA Review Period

The following agencies and organizations were consulted during the public review period of the Draft EA. Of the 16 parties that provided written replies during the review period, some had no comments, as indicated by the single check mark (✓) while others provided substantive comments, as indicated by the double check mark (✓✓). All written replies are reproduced herein along with each corresponding response letter.

### Federal Agencies

- ✓✓ U.S. Army - Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Geological Survey
- ✓ U.S. Natural Resources Conservation Service

### State of Hawaii

- Department of Land and Natural Resources (DLNR)
  - State Historic Preservation Division
  - Land Division
- Department of Business, Economic Development and Tourism (DBEDT)
  - Office of Planning
  - ✓✓ Land Use Commission
- Department of Health (DOH)
  - Environmental Planning Office
  - ✓✓ Office of Environmental Quality Control
  - ✓✓ Environmental Management Division
  - ✓✓ Noise, Radiation & Indoor Air Quality Branch
- ✓ Department of Education
  - Waikiki-Kapahulu State Library
- ✓✓ Office of Hawaiian Affairs
  - Legislative Reference Bureau
  - U.H. Environmental Center

### City and County of Honolulu

- ✓✓ Department of Planning and Permitting
  - Building Division
    - Zoning Plans Review Branch
  - Site Development Division
    - Civil Engineering Branch
    - Subdivision Branch (Park Dedication)
    - Traffic Review Branch
    - Wastewater Branch
  - Planning Division
    - Policy Planning Branch
  - Land Use Permit Division
    - Land Use Approvals Branch

Zoning Regulations and Permits Branch

- ✓✓ Department of Transportation Services
- Department of Environmental Services
- Department of Design and Construction
- Department of Parks and Recreation
- ✓✓ Board of Water Supply
- ✓✓ Police Department
- ✓ Fire Department
- Office of Waikiki Development
- Municipal Reference Library
- Ala Moana Satellite City Hall

**Elected Officials**

- Senator Les Ihara (10<sup>th</sup> District)
- Representative Galen Fox (21<sup>st</sup> District)
- Council member Charles Djou (4<sup>th</sup> District)

**Organizations**

- AIA Honolulu
- American Lung Association
- Construction Industry Legislative Organization
- Hawaii Thousand Friends
- Historic Hawaii Foundation
- Honolulu Advertiser
- Honolulu Star Bulletin
- Legislative information Service of Hawaii
- Life of the Land
- Pacific Business News
- Sierra Club
- Sun Press
- ✓✓ The Outdoor Circle
- Waikiki Improvement Association
- Waikiki Residents Association

**Surrounding Property Owners**

- 2121 Ala Wai Condo Master
- ✓✓ Robert D. M. and Audrey Au
- Hawaiian Electric Company, Inc.
- JANO ARMS Condo Master
- Four Paddle Condo Master
- Waikiki Cove Condo Master
- Aloha Waikiki Partners
- O & D Young Family Limited Partnership
- Hale Moani Condo Master

**Surrounding Property Owners (continued)**

- ✓✓ Folk Enterprises Inc.
- Randal C. and Lisa Ann W. Galijan
- Vu Quang Nguyen
- Oishi Wendy Cheng
- Anh Hoang Pham
- Howard D Tang

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**Appendix A**

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**Cultural Impact Assessment**

**Archaeological Consultants of the Pacific, Inc.**

**November 2003**




**A CULTURAL IMPACT ASSESSMENT FOR A PROPERTY LOCATED AT LMK: 2-6-17: 68, 70, 71, 72 & 73 WAIKIKI AHUPUA'A, KONA DISTRICT ISLAND OF O'AHU NOVEMBER 2003**

**Prepared for: Mr. Earl Matrakawa Wilson, Okamoto Corporation, 1907 S. Beretania Street, Suite 400 Honolulu, Hawaii 96827**

**Prepared by: Archaeological Consultants of the Pacific, Inc. James R. Moore, R.S. Mila Ellison, B.A. Michelle Elmore, B.A. Joseph Kennedy, M.A. 59-624 Pupukea Road Haleiwa, Hawaii 96712**

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 e-mail: archaeology@acpacific.com



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**A Cultural Impact Assessment for a Property  
Located at TMK: 2-6-17: 68, 70, 71, 72 and 73  
Waikiki Ahupua'a, Kona District,  
Island of O'ahu**

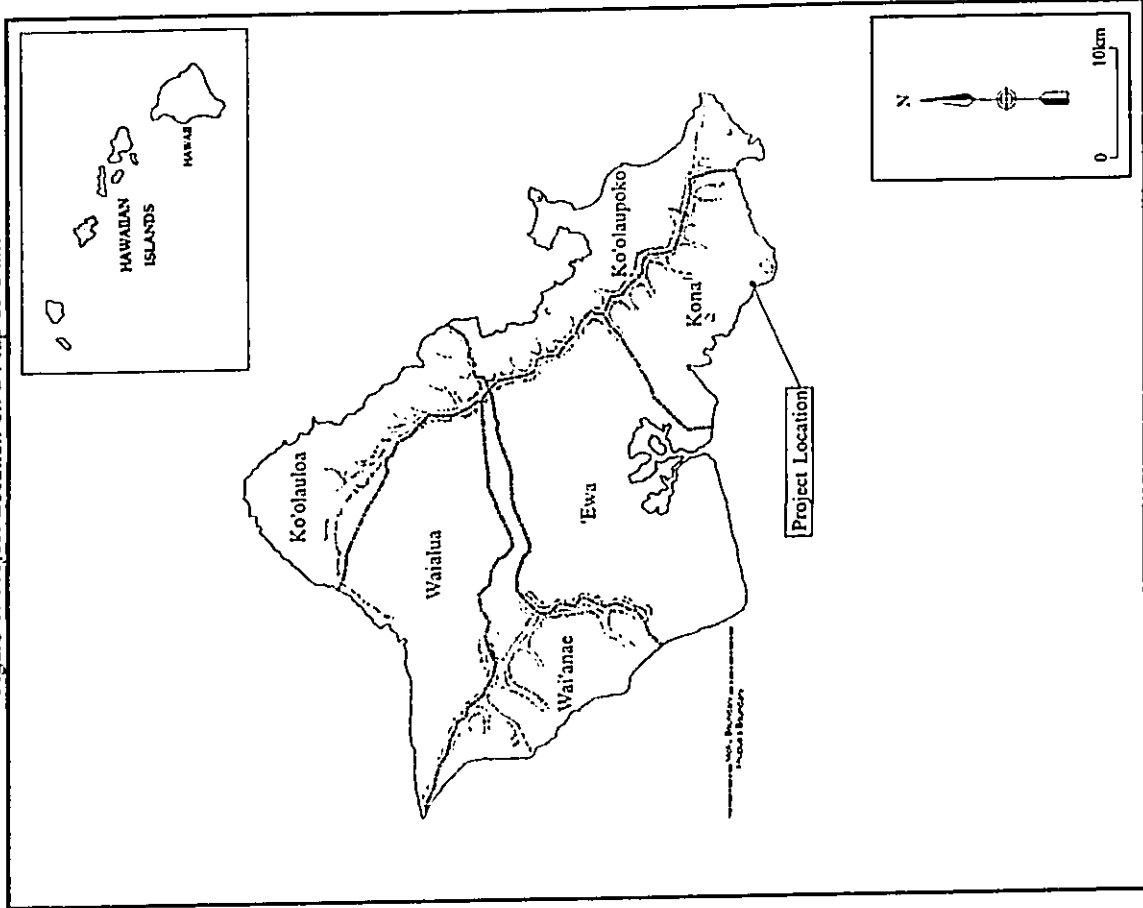
**Section 1: Introduction**

At the request of Mr. Earl Matsukawa of Wilson Okamoto Corp., Archaeological Consultants of the Pacific, Inc. (ACP) has prepared this Cultural Impact Assessment for a property located at TMK: 2-6-17: 68, 70, 71, 72 and 73 in the *ahupua'a* of Waikiki, district of Kona, island of O'ahu (see Figure 1).

The purpose of this cultural impact assessment is to comply with the requirements of Chapter 343, HRS, as amended and as administered by the office of Environmental Quality Control as a part of the Environmental Assessment process which requires that environmental assessments (EA) and impact statements (EIS) identify and assess the potential effects of "a proposed action on cultural practices and features associated with the project area." These investigations were conducted in an effort to promote and preserve cultural beliefs, practices, and resources of native Hawaiians and other ethnic groups.

The current assessment took the form of a historic background study, consultations with the Department of Land and Natural Resources, State Historic Preservation Division (DLNR-SHPD) and community consultations. The historic background research addresses traditional accounts and land use for Waikiki Ahupua'a and the current subject property as well as previous archaeological investigations that have occurred in the vicinity of the project area. Community consultations addressed concerns of community members regarding the affect of the proposed construction on places of cultural or traditional importance. As a result of the current study, recommendations regarding the impact of the proposed development on cultural practices and features associated with the project area have been made.

Figure 1: Project Location on a Map of O'ahu



Waikiki TMK: 2-6-17: 68, 70-73

source: Adapted from Nogelmeier in Snakenberg 1990

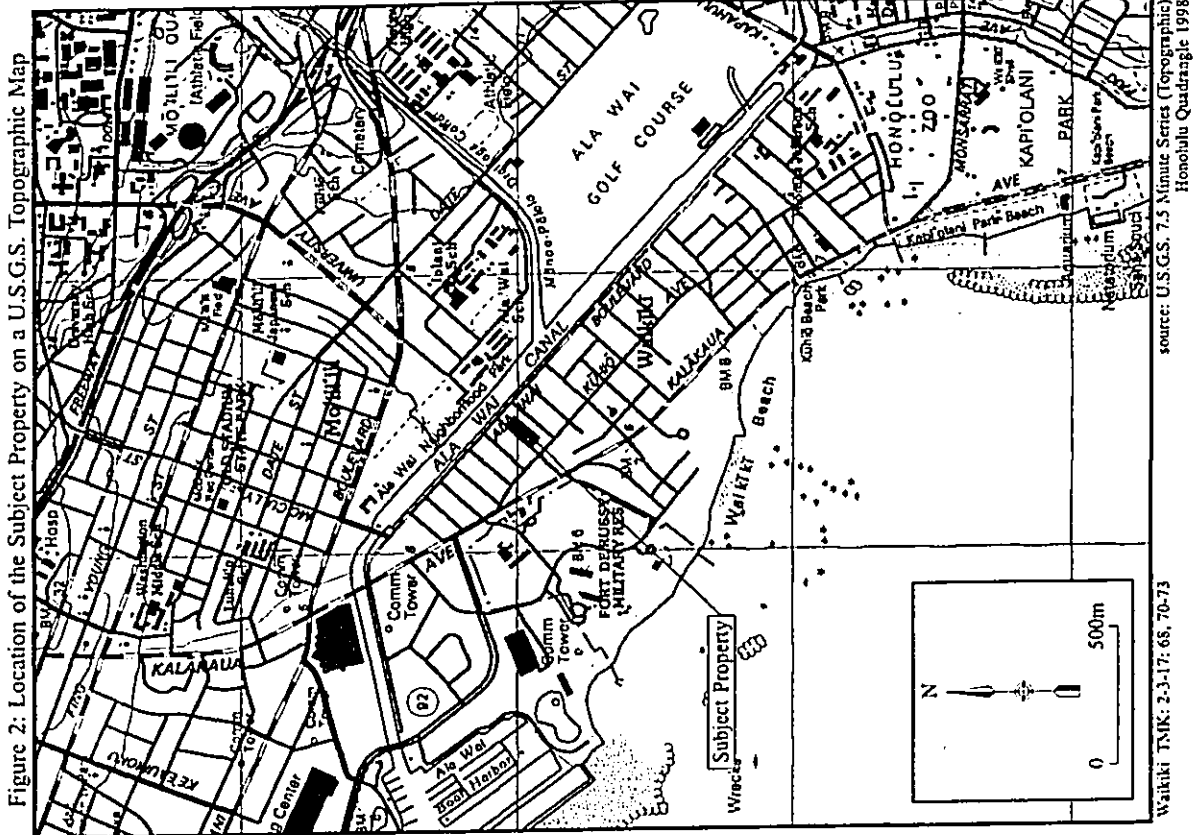


Figure 2: Location of the Subject Property on a U.S.G.S. Topographic Map

Section 2: Physical Setting

The project area is located in metropolitan Waikiki along the southeastern, leeward coast of the island of O'ahu. It is located in the *ahupua'a* of Waikiki in Kona District. The subject property is situated *makai* of the Ala Wai Canal on the southeastern side of Lanuiu Street between Kuhio Avenue and Ala Wai Boulevard (see Figure 2).

The area *makai* of the Ala Wai Canal consists of the coastal flats of a relatively large delta drainage system formed by several streams originating from the southwestern flanks of the Ko'olau Mountain Range. In the late Pleistocene to early Holocene, as the delta formed and sea level approached its current levels, this area became a marshy, lagoonal wetland well suited for adaptation by the early residents of the islands for agricultural and aquaculture.

The Soil Survey of the Island of O'ahu depicts the expected soils on the subject property as consisting of Fill Lands (Foote, Hill, Nakamura & Stevens 1972). The majority of these soils derived from the land reclamation projects of the early 1900's and the dredging of the Ala Wai Canal. Previous archaeological investigations in the vicinity of the current subject property have demonstrated that these fill soils rest atop the pre-Contact/early post-Contact land surface composed of sandy clay loams and a basal substratum of coarse sand and coral rubble (Borthwick, Bush, Chitioji & Hammatt 2002).

Since the 1920's, the subject property has been utilized for residential habitation with a variety of single family homes, apartment buildings and small businesses occupying the land. Today the land is covered with blacktop paved parking lots and two existing single family homes. As such, vegetation is minimal with small areas landscaped around the homes and occasional trees between paved areas and existing structures. Annual rainfall averages between 20 and 30 inches (Armstrong 1973).

On the shores, the villages appeared numerous, large, and in good repair, and the surrounding country pleasantly interspersed with deep, though not extensive valleys, which, with the plains near the sea-side, presented a high degree of cultivation and fertility. ... on inquiring for water ... Our guides led us to the northward through the village, to an exceedingly well-made causeway, about twelve feet broad, with a ditch on each side.

This opened to our view a spacious plain, which, in the immediate vicinity of the village, had the appearance of the open common fields of England, but on advancing, the major part appeared to be divided into fields of irregular shape and figure, which were separated from each other by low stone walls, and were in a very high state of cultivation. These several portions of land were planted with the eddo or taro root, in different stages of inundation; none being perfectly dry, and some from three to six or seven inches under water. The causeway led us near a mile from the beach, at the end of which was the water we were in quest of. It was a rivulet five or six feet wide, and about two or three feet deep, well banked up, and nearly motionless; some small rills only, finding a passage through the dams that checked the sluggish stream, by which a constant supply was afforded to the taro plantations. ... In this excursion we found the land in a high state of cultivation, mostly under immediate crops of taro; and abounding with a variety of wild fowl, chiefly of the duck kind. ... The plains, however, if we may judge from the labour bestowed on their cultivation, seemed to afford the principal proportion of the different vegetable productions on which the inhabitants depend for their subsistence (Vancouver 1954, Vol. II:453-456).

Also on board with Vancouver was surgeon and naturalist Archibald Menzies, who further discussed the cultivation of taro and various crops as well as the presence of fishponds:

The verge of the shore was planted with a large grove of coconut palms, affording a delightful shade to the scattered habitations of the natives. Some of those near the beach were raised a few ft. from the ground upon a kind of stage, so as to admit the surf under them. We pursued a pleasing path back to the plantation, which was nearly level and very extensive, and laid out with great neatness into little fields planted with taro, yams, sweet potatoes, and the clove plant. These, in many cases, were divided by little banks on which grew the sugar cane and a species of *Dracaena* without the aid of much cultivation, and the whole was watered in a most ingenious manner by dividing the general stream into little aqueducts leading in various directions so as to be able to supply the most distant fields at pleasure, and the soil seemed to repay the labor and industry of these people by the luxury of its productions. Here and there we met with ponds of considerable size, and besides being well stocked with fish, they swarmed with waterfowl of various kinds such as ducks, coots, water hens, bitterns, plovers and curlews (Menzies 1926:23-24).

Some years later, another naturalist who visited Waikiki aboard the *Blonde* in 1825, Andrew Bloxam, gave further description of the extent of fishponds along the coastal plain of Waikiki:

The whole distance to the village of Whyteite is taken up with innumerable artificial fishponds extending a mile inland from the shore, in these the fish taken by nets in the sea are put, and though most of the ponds are freshwater, yet the fish seem to thrive and fatten. Most of these fish belong to the chiefs, and are caught as wanted. The ponds are several hundred in number and are the resort of wild ducks and other water fowl. It is pleasantly situated and built along the shore among numerous groves of coconut and other trees ... (Bloxam 1923:35-36).

### Section 3: Historic Background

#### Traditional Accounts

During traditional times, Waikiki was the seat of the ruling chiefs of O'ahu and the location of a thriving community with a wealth of agriculture and aquaculture. According to Handy (1940:74), the *lo'i* systems of Waikiki were developed by Chief Kalamakua and were "one of the most extensive single terrace areas on the island."

Legendary accounts associated with Waikiki include tales concerning a group of boulders known as the Wizard Stones as well as another group of stones known as Paeki'i. Van James, in *Ancient Sites of Oahu* (1991:24), summarizes the legend of the Wizard Stones and provides a bit of history regarding this site:

These ancient stones, according to tradition, were once empowered with the *mana* (spiritual power) of four great *kahuna* who arrived from Kahiki (Tahiti) before the reign of the sixteenth-century ruler of O'ahu, chief Kakuhoueva. These *kahuna*, who became widely known throughout the islands as healers, instructed the people that four large stones should be placed on the beach in Waikiki near the present Moana and Surfside hotels. Kapemahoh, the head *kahuna*, named the larger of the stones after himself and imbued it with special powers. His companions, Kahaloa, Kaup'i (sic.), and Kinahii, one by one did the same with each of the remaining stones. The four *kahuna* then left Hawaii for parts unknown.

It is said that in the late 1800s, Princess Likelike, sister of King Kaliaua, always placed a *lei* on each of the stones and offered a prayer before entering the water at Waikiki. Governor A. S. Cleghorn, husband of Likelike, asked in this will of 1910 that the stones "not be defaced or removed." However, during the decades of development in Waikiki, the stones have been moved and broken a number of times. The Wizard Stones came to rest at their present location in Kōhō Beach Park in 1960. Here they go largely unnoticed by the daily crowds of beachgoers who use them to sit on while waiting in line for the public showers.

Beckwith, in *Hawaiian Mythology* (1970:89), describes the legend of the Paeki'i:

According to Mrs. Pukui, near the old Hawaiian hotel at Waikiki is a row of rocks called Paeki'i to which it was the custom in old days to take strangers caught along the coast and suspected of a war trip or a search for a human victim for their gods, and hold their heads under water until they were drowned. This method of putting to death was called *kai he'e kai*. An old Hawaiian who was asked to point them out refused lest "our lives should pay the forfeit."

Accounts of Waikiki by early western visitors provide insight as to the nature of land use in the area during traditional times. Captain George Vancouver describes the cultivation of the lands of Waikiki in 1792 with particular attention to the numerous taro pondfields:

Given the prominence of Waikiki as the seat of the ruling chiefs of O'ahu, there are many famous rulers and prominent families which are associated with the area. Of particular note are the residences of Kamehameha I and the Luluka Family at Waikiki. John Papa I'i, a member of the Luluka Family, describes both these residences:

The person whose writing this is, John Papa Ii, first appeared amongst the chiefs when but a small child, at Kawehewehe in Waikiki, Oahu. His uncle, Papa Ii, and most of their people were there at that time, for that was their first residence when the company arrived from Lahaina at the time of the coming of Kamehameha with his great *pelehu* fleet of canoes intended for the invasion of Kauai.

Kamehameha's houses were at Pualihili, makai of the old road, and extended as far as the west side of the sands of Apuakehu. Within it was Helumoa, where Kahunanu *ma* went to while away the time. The king built a stone house there, enclosed by a fence; and Kamalo, Wawa, and their relatives were in charge of the royal residence. Kamalo and Wawa were the children of Luluka and Keaka, the childhood guardians of Kamehameha.

This place had long been a residence of chiefs. It is said that it had been Kekapoi's home, through her husband Kahahana, since the time of Kahekili (I'i 1959:17).

Helumoa is located in the vicinity of the Royal Hawaiian Hotel, and Kawehewehe is located in the surrounding area of Saratoga Road.

Waikiki has also been known from traditional times for its excellent surf. It was a favorite among the *ali'i*, such that on one occasion warfare was reported to have been delayed when the wave conditions were good (I'i 1959:51).

**Land Use History**

Waikiki is one of the most striking examples of the dramatic change which took place subsequent to the arrival of foreigners. As was the case throughout the Hawaiian Islands, with the coming of foreign-introduced illnesses for which the native peoples had no natural resistance, a significant decline in population resulted. With the reduction in numbers of people able to work and maintain the agricultural fields and fishponds as well as the number of consumers, much of these systems fell into disuse. Descriptions of this demise came as early as 1828 in an account by Levi Chamberlain:

Our path led us along the borders of extensive plains of marshy ground, having raised banks on one or more sides, and which were once filled with water, and replenished abundantly with excellent fish; but now overgrown with tall rushes waving in the wind. The land all around for several miles has the appearance of having once been under cultivation. I entered into conversation with the natives respecting this present neglected state. They ascribed it to the decrease of population (Chamberlain 1957:26).

Despite the diminished population and state of cultivation, these traditional practices did not completely disappear. An article in the newspaper *Ku'oko'a* (November 28, 1863, Pukui translation in Handy & Handy 1972) describes Kamehameha IV's attempts at restoring taro pondfields that had been taken over by bulrushes:

Our King's project at Keokea, in Waikiki, is successful. The work in his taro patch, Keokea, was commenced the first of June, last, and finished on the 22<sup>nd</sup> of October, just passed. The taros are thriving from up at Keokea down to the shore, a pleasing sight to the eyes. The leaves are green and much admired by every one here in Waikiki. Our King had cultivated these huge taro patches before in years past. Many commoners and chiefs worked in them. All of this patch has not been worked in because of the great size and the toughness of the bulrushes. They defy the great number of workmen, the chiefs, and the sharpness of the spades. The work is very hard but the heart of our King is neither dismayed nor discouraged. He is determined to have his patches worked until the time, mentioned above, arrives.

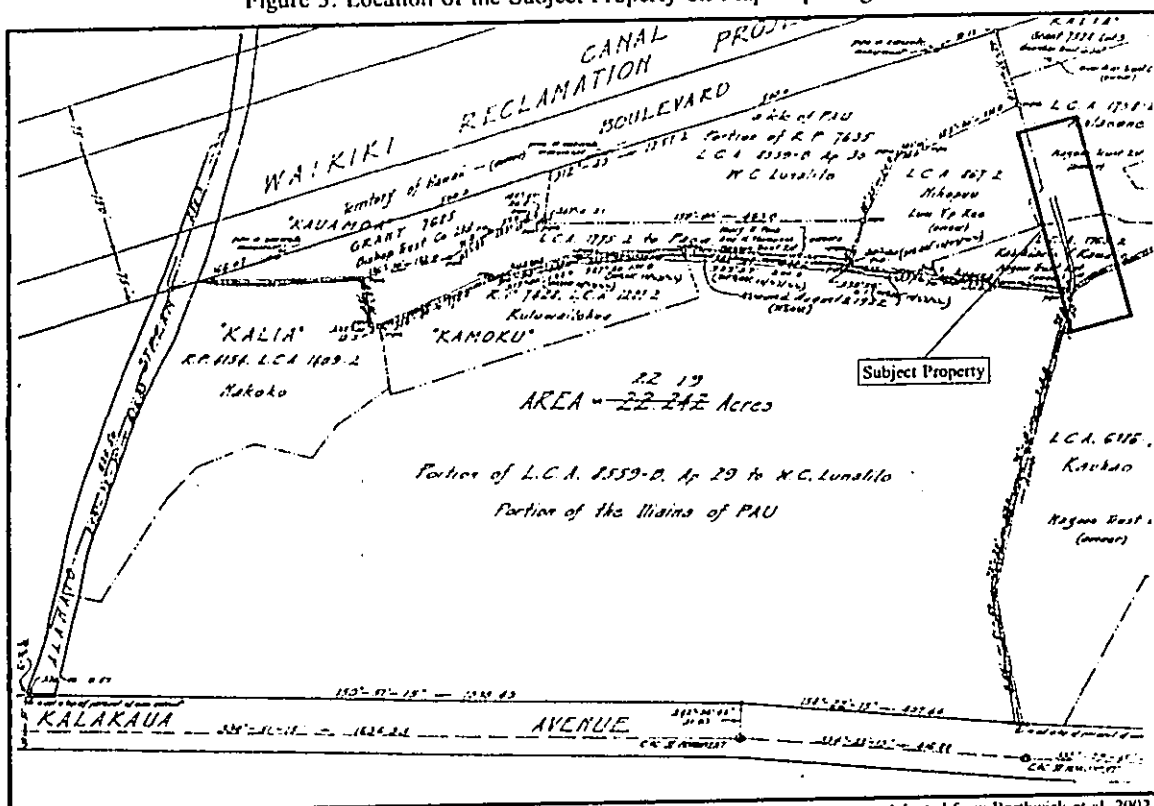
Information presented in Native and Foreign Testimony and Register for Land Commission Awards (LCA's) during the Great Mahele in the mid-1800's provides additional insight into the continued traditional land use of Waikiki. A total of 431 claims were made for land in Waikiki, of which 241 were awarded. The LCA's in Waikiki consisted primarily of house lots towards the shoreline with plots inland of the sand dunes used for fishponds and *lo'i* (Davis 1989). Portions of five LCA's are located on the current subject property, LCA 867:2, LCA 1758:2, LCA 1765:2, LCA 6386:7 and a small portion of LCA 8559B:29 (see Figures 3 & 4).

Information within the Native and Foreign Register and Testimony was obtained regarding land use for three of the five LCA's located on the current subject property (Board of Commissioners to Quiet Land Titles 1946-1955). LCA 867:2 was awarded to Nihopu'u and is documented as containing "4 [taro] patches with a section of the creek." LCA 1758:2 was awarded to Kalaeone and is documented as containing a "taro patch and pauku stream." LCA 1765:2 was awarded to Kahikaele and Kamalie, documented as containing a single patch, called "Niukukahi", bordered on one side by a ditch. LCA 6386:7 was awarded to Kaulhao, however no land use information was documented for this parcel. Similarly, no information specifically regarding the land use of LCA 8559B:29, awarded to Lumailo, was documented. Complete testimonies regarding the LCA's are provided in Appendix A.

The latter half of the nineteenth century saw a marked change in land use and the ethnicity of the residents of Waikiki with much of the land passing into the hands of foreigners (Davis 1989). Many of the former taro fields were purchased by Chinese immigrants and subsequently converted into rice fields. Borthwick *et al.* describe this transition:

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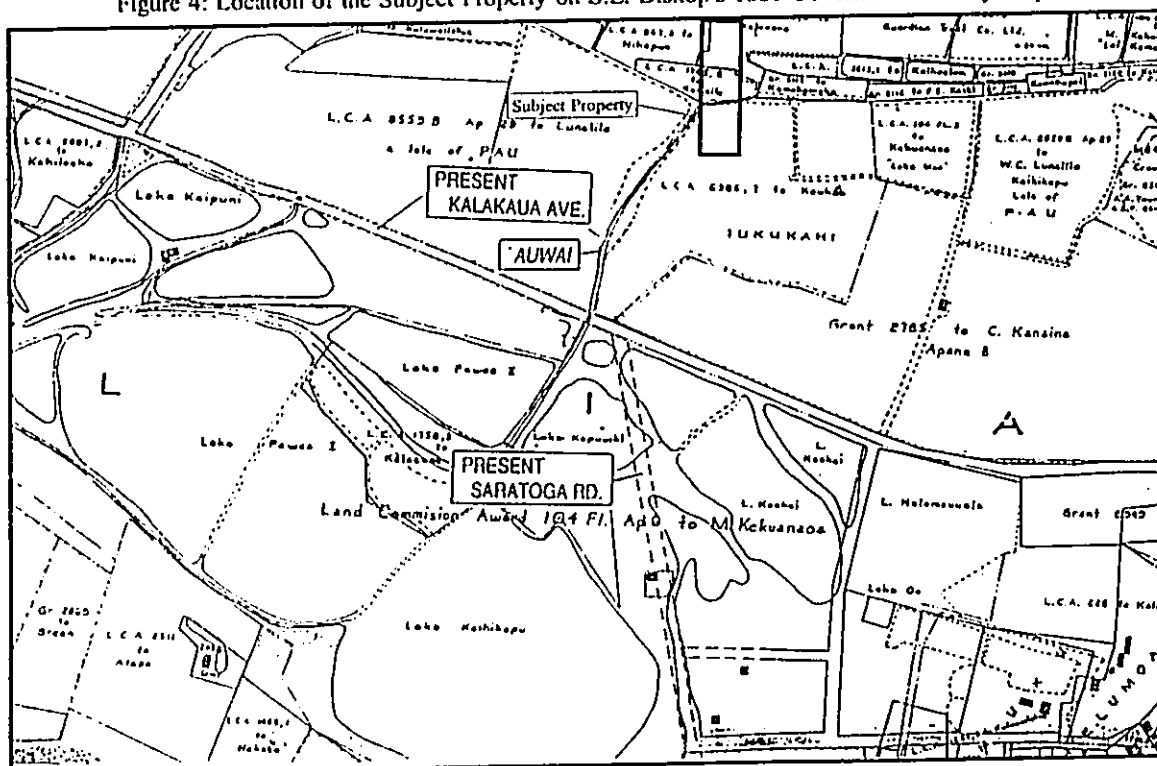
Figure 3: Location of the Subject Property on Map Depicting LCA's



Waikiki TMK: 2-3-17: 68, 70-73

source: Adapted from Borthwick et al. 2002

Figure 4: Location of the Subject Property on S.E. Bishop's 1881 Government Survey Map



Waikiki TMK: 2-3-17: 68, 70-73

source: Adapted from LeSuer et al. 2000

6

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As was happening in other locales in the 1880's, groups of Chinese began leasing and buying - from the Hawaiian of Waikiki - former taro lands for conversion to rice farming. The taro lands' availability throughout the islands in the late 1800's reflected the declining demand for taro as the native Hawaiian population diminished.

... By 1897, Waikiki had 532 acres planted in rice, representing almost 12% of the total 4,659 acres planted in rice on O'ahu. Most of the former taro land converted to rice fields were located mauka of the present Ala Wai Boulevard.

Monserrat's 1901 map of Waikiki indicates large areas planted in rice (see Figure 5). The current subject property is located in an area between rice fields and a banana plantation.

Efforts to fill in the old fishponds and taro pond fields began in 1896 with the passage of Act 61 requiring the filling of these marshy areas for public health purposes (Simmons *et al.* 1995). Cochin (2001) describes how this infilling process was completed in the early 1900's during the Waikiki Reclamation Project:

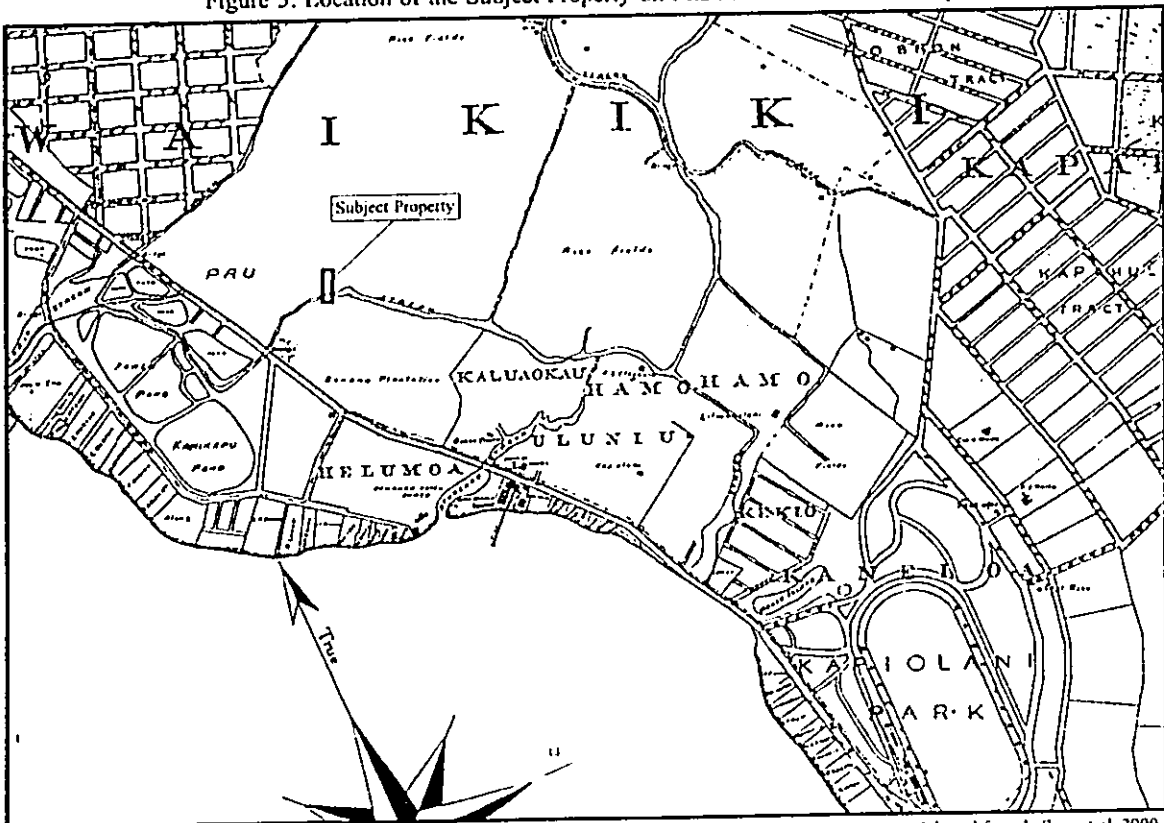
The 1900s saw a new face put on Waikiki. Between 1921 and 1929, the Dillingham Construction Company worked on the Waikiki Reclamation Project; this consisted of dredging the entire length of the Ala Wai Canal. The material dredged from the canal was then used to fill a large portion of Waikiki - mainly the many ponds and terraces, thus making the previous "swamp land" usable to the United States Military (for Fort DeRussy) and to others for commercial use (Sakamura 1979).

During the early twentieth century Waikiki began its transformation into a modern western city with resort and commercial industry predominating and the presence of a United States military fortification. Beginning with two batteries at what was called the Waikiki Military Reservation, the construction of a fortification at Fort DeRussy began in 1909 and by 1914-1915 was completed (Davis 1991).

#### Previous Archaeology

Numerous archaeological investigations have been conducted in Waikiki. Table 1 provides a brief description of each of these investigations. The majority of these have been investigations of inadvertently discovered human remains. Archaeological Reconnaissance, Inventory Survey, Data Recovery and Monitoring have identified both pre- and post-Contact deposits including fishponds and associated features such as *auwai* and bund systems, burials, and habitation deposits such as trash pits, fire pits, post holes, etc. These deposits have been found to date primarily from the AD 1400's to the 1900's (Kascho 1985; Davis 1989; Davis 1991; Denham & Pantaleo 1997a & 1997b), although two dates may indicate earlier use from as early as the AD 1200's (Denham & Pantaleo 1997a & 1997b).

Figure 5: Location of the Subject Property on M.D. Monserrat's 1901 Map



Waikiki TMK: 2-J-17: 68, 70-73

source: Adapted from LeSuer et al. 2000

Thrum's "Heiau and Heiau Sites Throughout the Hawaiian Islands" (1907) included descriptions of heiau in Waikiki. Helumoa Heiau is described as a "Heiau pookanaka, the place of sacrifice of Kauhū-a-Kama, the defeated Moi of Maui, in his raid on Oahu about 1610, in the reign of Kaihikapu." Kalamihakoi Heiau is described as the "site of grass house Kalakaua premises. Ruins noticed at time of Prince of Hawaii's death, 1862; walls torn down much earlier."

Previous investigations in the immediate vicinity of the current subject property have identified significant historic properties overlain by fill soils deposited during the dredging of the Ala Wai Canal. LeSuer *et al.* (2000) conducted inventory survey investigations on a parcel immediately *maka* of the current subject property. Two significant historic sites were identified during those investigations including the remains of an irrigation ditch (the 'Auwai O Pau, Site 50-80-14-4970) and the former pre-Contact to early 20<sup>th</sup> century wetland ground surface (Site 50-80-14-5796).

Borthwick *et al.* (2002) conducted inventory survey investigations on a parcel located one block to the northwest of the current subject property. One significant historic site was identified during those investigations consisting of the former pre-Contact to early 20<sup>th</sup> century ground surface (Site 50-80-14-6407) a portion of which (Feature 6407:A) was determined to represent an embankment alternatively referred to as a "paukū ditch of stream taro" and a "kaūnua" which had been documented as being located on LCA 1775 to Paoa. Based upon the available maps, it is expected that two of the sites identified by these earlier investigations (Site 4970, the 'Auwai O Pau, and Feature 6407:A, the kaūnua) extend across portions of the current subject property.

Table 1: Previous Archeological Investigations in Waikiki

Site Number	Reference	Type of Investigation	Location	Description	Radiocarbon Data (AD)
	Thrum 1916	Recording	Waikiki, Alakoa's east lower Maunaloa Valley	detailed recording of the Heiau, Kawapoko and Heiau Heiau	
3166	McAllister 1933	Limited Reconnaissance Survey	Makaha portion of the Waikiki Ahupua'a	detailed recording of 5 Waikiki Heiau: Kawapoko, Kūkū, Mūka, Heiau, Heiau Paluhame and Pāpānana	
	Niu 1940		Holua	unmarked Heiau reported to have been present in the late 1700's	
	Emerson 1902		Near Kapoleia Park	human remains in eroding beach front	
3768	Bishop Museum 1961		Sunshine Road near Ft. DeRussy	human burials 1800's artifacts	
3707	Bishop Museum 1963		Prince Edward Street, Ft. DeRussy	human burials	
3705	Bishop Museum 1964		Surfside Hotel, Helemaoa	human remains in eroding beach front	
9300	Bishop Museum 1976		Hale Koa Hotel	human burials	
2870	Neller 1940		Tea Tower, Hilton Hawaiian Village Hotel	human burials/1800's artifacts	
9957	Neller 1941; Davis 1944		Halekūhā Hotel, Kāhala	human burials pre-, post-Contact deposits	
	Neller 1944		Owens Lūhukalani Gardens Condominium, Ala Wai Blvd	human burials pre-, post-Contact deposits	
	Kaschka 1915		Pacific Beach Hotel, Puuhāhāhi	human burials pre-, post-Contact deposits	1400's
2870	Enrico-Griffin 1987		Hilton Hawaiian Village Hotel	post-Contact remains	
3745	Enrico-Griffin 1987		Kāhala Ave. Fronting Moanalua Hotel, Helemaoa	human burial	
6901	Simmons 1988; Simmons <i>et al.</i> 1991	Monitoring and Data Recovery	Mohe Hotel, Helemaoa	human burials pre-, post-Contact deposits	
9550	Davis 1989	Reconnaissance	Ft. DeRussy	pre-, early post-Contact (1700s), habitation deposits (trash pits, hearths, postholes, mounds)	1420-1512
	Rosendahl 1989a, 1989b	Reconnaissance	Hale Koa Hotel, Ft. DeRussy	no intact findings	
	Bath & Kawachi 1989	Monitoring	Ala Wai Golf Course property	human burials	
	Davis 1991	Monitoring	LCA 1515.2, Ft. DeRussy	hearth pits, postholes, human burial	1752-1949 1872-1920 1450-1676
	Harbert, Carter & Goodfellow 1992	Monitoring	Hilton Hawaiian Village	post-Contact trash pits	
	Carlson <i>et al.</i> 1994	Monitoring/Excavation	Ft. DeRussy near Kāhala Road	post-hole remains discovered in each layer of cultural deposit; approximately 40 human burials present	
	McMahon 1994	Monitoring	Kāhala Avenue and Kūmāno Street intersection	human burial	
	Jourd'he 1995	Monitoring	Waikiki Sunset Hotel	human burial	



Table 1: Previous Archeological Investigations In Waikiki (cont.)

Site Number	Reference	Type of Investigation	Location	Description	Radiocarbon Dates (AD)
	Simmons et al. 1993	Data Recovery	Ft. DeRussy	Investigation of pre-19th century habitation features, human burial	
	Cleghorn 1996	Inventory Survey	King Kalia Plaza	No sites	
4224	Brandley & Katschko 1997	Inventory Survey	Pacific Beach Hotel, Office Areas	Human burials, pre-Contact layer with evidence of midden, post-molds and fire pit	late pre-Contact
4574	Denham & Patako 1997a	Monitoring	Ft. DeRussy	Lolo Puaeo I, post-Contact trash pit, human burials (4574), temporary and permanent habitation deposits, human burials, fire pits, ash lens (4570), pre-Contact permanent habitation, human burials (4566)	Site 4574: 1650-1950 1450-1950 1750-1410 1530-1530 1440-1650 Site 4566: 1200-1640 1400-1530
4570	Denham & Patako 1997b	Data Recovery	Ft. DeRussy	Investigation of LCA 2311, former trash with fire pit, post-hole, cultural deposit (4570), site of a 19th century (4570), Lolo Puaeo I (4571), Lolo Puaeo II (4572), LCA 1718, 3, human burials, fire pits, pre-Contact midden (4573)	1650-1740 1440-1600 1440-1600 1510-1950 1430-1670 1430-1640 1290-1450
4570	Denham & Patako 1997c	Monitoring	Hale Koa Hotel	pre-Contact trash pit, human burials (4570), pre-Contact trash pit, bone burial, bottle dump, cultural layer (4580)	
	Hammann & McDermott 1999		Kalia, near Ewa Rd	Human remains	
4570	LeSuer et al. 2000	Inventory Survey	King Kalia Plaza	Site 4570: Ahaia O Pa Site 4570: Contact to early 20th century wetland ground surface under fill material from the 1910-1930 dredging of the Ala Wai Canal	
	Cochin 2001	Inventory Survey	Hilton Waikikian	No sites	
	Rebeck & Bower 2001	Monitoring	Ft. DeRussy	No sites	
5337	Elmore & Kennedy 2001	Subsistent Discovery	Royal Hawaiian Hotel, Hibiscus	post-Contact human burial	
6407	Bernbeck et al. 2002	Inventory Survey	11,000 sq ft parcel near Ala Wai Canal	Subsistent cultural deposit, Site 6407, Feature A - a berm described as a shallow "puhi dish", Feature B - former agricultural ground surface	1300-1850 1400-1650

Summary of Expected Finds

From the historical background and nearby previous archaeological findings summarized above, the expected finds for the current project area have been inferred. As the current subject property is located within area encompassing portions of 5 LCA's utilized for agricultural purposes, excavations may encounter a variety of culturally significant properties, ranging from pre-Contact traditional Hawaiian sites to 19th to 20th century properties of significance. Traditional sites relating to agriculture, habitation, workshop and aquaculture as well as human burials could be present. Post-Contact sites could consist of habitation, commercial or burial sites. A deposit of fill material from the 1910-1930 dredging of the Ala Wai Canal is known to overlay the traditional and post-Contact deposits.

Section 4: Methodology

The current study was conducted in November of 2003 under the direction of the Principal Investigator, Joseph Kennedy, M.A.. Community consultations were conducted by Mina Elison, B.A.. Report preparation was completed by James R. Moore, B.S., Michelle Elmore, B.A. and Joseph Kennedy, M.A..

Although the project area is merely comprised of five small parcels in Waikiki, the geographical extent of inquiry for the current study included all of Waikiki. Research was conducted including an examination of traditional accounts, land use from earliest occupation to present day and previous archaeological investigations. This research was conducted through a review of historical texts and documents, such as *Sites of Oahu* (Sterling & Summers 1978), "Heiau and Heiau Sites Throughout the Hawaiian Islands" (Thrum 1907), *Archaeology of Oahu* (McAllister 1933) and *Place Names of Hawaii* (Pukui, Elbert & Mookini 1972). An examination of Land Commission Awards was completed by researching the Board of Commissioners to Quiet Land Titles (1846-1855) Native and Foreign Registers and Testimonies Award Books at the Archives of Hawaii. Research relating to previous archaeological investigations was conducted at the DLNR, State Historic Preservation Division library in Kapolei.

Individuals and organizations with expertise concerning cultural resources, practices and beliefs in Waikiki as well as those knowledgeable of the area potentially affected by the proposed developments were identified and contacted, and willing individuals were consulted. DLNR-SHPD was also contacted, who suggested Mr. Van Horn Diamond. Mr. Diamond was contacted, who also suggested Mr. Jeffrey Apaka. Both Mr. Diamond and Mr. Apaka were interviewed on November 20th and 21st, 2003, respectively.

A list of interview questions was compiled for the cultural consultations. These included the informant's full name, address, birth date, birthplace, ethnicity, historical and geographical associations with the place in question, and finally, how the proposed developments would affect or physically alter any place of cultural/traditional importance, or access to any such place. Cultural consultations were conducted in person, and the interviews were recorded by audio-cassette. This report provides complete transcriptions of all cultural consultations.

Section 5: Community Consultations

Two knowledgeable individuals were consulted regarding their concerns about the affect of the proposed construction on places of cultural or traditional importance. Interviews with these individuals were conducted in person. Maps were presented to the informants depicting the limits of the project area. The concerns of the individuals are discussed below. A complete transcription follows a brief summary.

Section 5.1: Mr. Van Horn Diamond

Mr. Van Horn Diamond expressed his knowledge of and association with the project area and Waikiki Ahupua'a. Mr. Diamond, who is of Hawaiian-Chinese descent, comes from a family of entertainers. His grandmother and grand-aunt had their own hula troupes with whom his mother and mother's sister would perform, during and throughout World War II at various venues and major hotels, specifically mentioning the Royal Hawaiian, Moana and Halekulani. His mother's sister's troupe, the Royal Hawaiian Girls provided the entertainment at the Kodak Hula Show over the show's seventy year duration. His parents moved to Waikiki in the mid-1930's and lived there until the late 1960's. Mr. Diamond attended St. Louis School and pursued a degree in political science at the University of Notre Dame. Mr. Diamond currently serves as a member of the Burial Council. Diamond enjoys playing music and singing and also provides music and entertainment at various events.

Mr. Diamond was raised in Waikiki, and grew up on Kanekapolei Place, which is located eight blocks from the subject property on the Diamond Head side. As a child, he Diamond recalled passing Laniiu Street while walking to and from the Kuhio Theater, which was situated on the makai-side of Kuhio, across from Laniiu. He also remembered visiting the two-story house belonging to the Apaka family, which was located directly makai of the present subject property. As well-known entertainers, the two families knew each other as performers and also belonged to the founding chapter of a Hawaiian Society called Hale O Na Alii. Jeffrey Apaka, son of the famous Alfred Apaka, was referred to as another member of the community who could provide information of the subject property. Diamond himself admits that he cannot recall specific details of structures and features of the current subject property, but rather what surrounded it, commenting on the various restaurants and stores that lined Kuhio Avenue.

With regards to the proposed construction having any adverse effects on places of traditional or cultural importance, Mr. Diamond indicated that there would be no problem and suspects that over the years, the lot has acquired landfill based on the presence of the tall buildings surrounding it.

Interview with Van Horn Diamond

Name: Van Horn Diamond  
Address: 1523 F Halekula Way, Honolulu  
Date of Birth: May 30, 1939  
Birthplace: Honolulu, Hawaii  
Ethnicity: Hawaiian, Chinese, Caucasian

Background Profile:

VH: "My name is Van Horn Diamond. I live at 1523 F, as in Frank, Halekula Way, Honolulu, zip code 96822."

ME: "And what year were you born?"

VH: "Thirty, May, 1939."

ME: "And where were you born?"

VH: "Here, in Hawaii, Queen's Hospital, and I was raised at 451 Kanekapolei Place, in Waikiki."

ME: "That's where you grew up?"

VH: "Yes."

ME: "So where is that in relation to this subject property?"

VH: "Um, Kanekapolei is Diamond Head of Laniiu, by, maybe, about seven blocks, seven or eight blocks. Kanekapolei was, when I was born and raised there, was a one-way street. Presently it runs from the Ala Wai Canal to Kuhio Avenue and crosses and intersects with Ka'iulani [Avenue], where that park is. It's on the Diamond Head side of the park, across."

ME: "That's pretty close. And your ethnicity?"

VH: "Hawaiian, Chinese, Haole."

Historical Association with Area:

ME: "OK. So could you please describe your historical association with the property."

VH: "I don't know as such to Laniiu, but to Waikiki maybe a little bit better. In looking at the property now, where it seems to be, I did identify for you, a person that I ... a family that I knew that lived there, seems to have lived there, um ... Mr. and Mrs. Alfred Apaka, Jr., and then their surviving offspring, Jeffrey."

ME: "And how did you meet, how did you know this family? Were they related to you?"

VH: "Alfred's ... Jeff's father was a recognized, renowned Hawaiian performer in Waikiki. He was to his time what Alfred and Michael Jackson might be ... here in Waikiki."

ME: "Oh wow. Sounds familiar [the name]."

VH: "Well he opened the, opened the Hawaiian Village. He was on the Bob Hope Show, the television show. Let's see ... and he was the main act for the Village, the Hawaiian Village, until he died. About 19 ... he died about—in the mid-1950's."

ME: "And how did you know them, or of them?"

VH: "My grandmother had a hula troupe in Waikiki. And her sister had another one. My mom and my aunt were all performers and my grandma's troupe was the Honolulu Girl's Glee Club. They played/performed from before World War II through World War II, into, almost the 1950's at major hotels, especially the Royal Hawaiian, Moana, and Halekulani. The anchor place was the Halekulani. And then her sister, her troupe the Royal Hawaiian Girl's is the troupe that provided the music and everything for the Kodak Show, all the seventy years or so. They all kind of knew each other as far as performers are concerned. Alfred's father, Alfred Sr. was also a performer. And then Alfred Sr. and my grandparents', they all belonged to a Hawaiian society called *Hale O Na Alii*. To make it easier, it's the Honolulu Chapter, but it's really the founding chapter of the whole society."

ME: "So they would see each other, perform together, sort of family friends?"

VH: "Yeah."

ME: "Do you know how long they had lived there for?"

VH: "Well, when I went to see them, Jeffrey might have been about six or seven years old. I don't know how old Jeffrey is now. Um, he would have been, it would've been, like, late 1940's. They lived in an apartment house, based on the picture I see here of Lanilu, would've been a two-story building apartment probably in the parcel that is listed as 2601 7073 or 7-2 or one of those right in there. It was kind of a greenish building, upstairs-downstairs apartments. And that would've been the tail-end of the 1930's because once he opened at the Hilton Hawaiian Village, part of, part of the merit(?), Henry Kaiser provided him a home, by Kuli'o'ou, right behind Holy Trinity Church, on the lagoon. So, so they were at least there until he got really popular with the Village Show."

ME: "Now you and Jeff, he's a little bit younger than you?"

VH: "Yeah, he's much—he's maybe about ten years younger than me. So he's gotta be like ... he's the same age ... I can't think of the movie, but, he should be like about in his fifties."

Geographic Association with Area:

ME: "Could you describe your geographical association with the place?"

VH: "Only proximity. I can tell you that in addition to going there, passing there was easy because at the next corner which is Kalaimoku, which is, Kalaimoku ... when it, when it ... the Kuhio side ... not Kuhio side ... yeah, the Kuhio side used to be where the Kuhio Theater was. So all of us that lived in Waikiki didn't ride bus to go to the theaters, we just walked and there we were, so it was not hard to go from Kanekapolei to walk to the theaters. We went through the Filipino Camp that was there all the way up Seaside Avenue and then just came out of there and then just walked up Kuhio Avenue. So our choices to get there was Kalakaua-Kuhio, which was party there, and then Ala Wai Canal. There was a bus, too, in the 40's and 50's that ran from Manoa all the way to Waikiki and then ended up at the fire-station but it went along the Ala Wai Canal."

ME: "So you'd pass by pretty frequently?"

VH: "Well, you know ... I guess."

ME: "If that elementary school did you go to? Did you have to walk to school?"

VH: "I went to kindergarten at St. Augustine's in Waikiki. And then I was supposed to go to Thomas Jefferson, and then I got accepted to St. Louis ..."

ME: "So, did you ever hangout with the Apaka family on the property?"

VH: "No, just to go visit, 'cause I was the squirt. So squirts go where the adults take them."

ME: "Yeah."

VH: "So I really didn't have control and my recollections are very limited and when they went over there they actually went over to either visit or to rehearse. You know, maybe a little bit of partying but usually I wasn't there. They don't need squirts to go party."

ME: "Ha ha ... so have you been on the property?"

VH: "Only that time. I haven't been, you know—I haven't had a reason to go back—only to remember. I know it's one way. I think it's one-way down and then I think it ... Hula ... Hula's, the gay bar, near there somewhere before. And then there was a

restaurant over here that ... the lady was a black singer, she's now very popular again. She sings jazz, she's a black singer, she used to sing there. And then Rich McAnold(?) picked up a portion of that when the restaurant started folding, he picked up the sports bar there for a while. But that's pretty much at that intersection. And then to the right of it, just 'Ewa of that parking lot, that municipal parking lot, um, there used to be an antique collectible store. But that's all late 1980's and stuff. So, um, on this other corner, on the Diamond Head corner of Kalakaua Avenue there used to be an outstanding high-roller restaurant on the corner of Kalakaua, Saratoga and Kalaimoku. So those are—they used to have a piano bar and they have a restaurant, they used to have a restaurant in Portland, as well, and everybody—you know jetsetters of the time, they would all go there, until it folded. Before then, there was an ice-milk place—kinda like a Dairy Queen, well, it was called Frosty House(?) and it was on the corner. And then there was another—before then there was a—in the World War II, there was restaurant called Wagon Wheel right in this area on Kalakaua. And a market on this side ..."

ME: "Sounds like there was good food around that area."

VH: "Well, you know what, Wagon Wheel was a good place and then they had, for years and years and years during the war, they had like a container truck full of these—they drive up and park and then they cook and then they sell. They had one right close in the area, they made the best hamburgers, everybody from all over would come to Waikiki to eat hamburgers from the guy and then it disappeared ... There isn't much to say about this place, you know that I can tell you directly. Only what surrounds it. I would suspect that it's, over the years it's acquired landfill, you know, just based on the fact that they have these high pole-beds(?) and they've had stuff in-between."

ME: "Right."

VH: "So that, it's no longer pristine."

ME: "It says in the LCA's that there are two wooden-frame houses, do you remember anything ..."

VH: "No, I'm not that old." [laughs]

ME: [laughs]

VH: "Another person that might know people from Waikiki, that's actually his job, and now that he's back at work—his works for Historic Preservation. His name is Nathan Napoka. He's the history and culture branch chief."

ME: "And he's from the area?"

VH: "No, but he should have knowledge about people that might come from the area and seems to have a handle."

Concerns Regarding the Proposed Construction:

ME: "And so ... would the proposed construction affect physically alter a place of cultural or traditional importance?"

VH: "No, I don't think so. Not that I know of."

ME: "Or affect access to any kind of cultural or traditional place?"

VH: "No, other than the Ala Wai Canal." [laughs] Um, what you might want to check—you might want to check the names. You might want to find out why Kalaimoku was named what it was, and Launiu. Sometimes the name will give the indication of what might have been there before, OK, or at least the rationale. Don't use the current—there's a one though, of street names, use an older version, don't use the newer one. Uh, the reason that I say that is, Kanekapolei was named in the 1930's and was named for my Mom, and it's her Hawaiian name and one of the things about Waikiki was street names—they are all associated with Kamehameha. So, Kanekapolei is one of the wives of—you know, the Kamehameha line and that's for who she's named after."

ME: "What is that name again?"

VH: "Kanekapolei ... the reason why I'm giving you that example, it might be helpful to find out if there was anything long ago, historically speaking, by checking the name of the street, who named it and what was the rationale. You know, like if it's named for a person, why was it named for that person..."

Section 5.2: Mr. Jeffrey Apaka

Mr. Jeffrey Apaka expressed his knowledge of and association with the project area and Waikiki Ahupua'a. Mr. Apaka, of Hawaiian, English and Chinese descent, currently works at the Waikiki Community Center, not very far from where he grew up as a child. He was raised on Launiu Street, directly adjacent to the current subject property. Mr. Apaka lived in a four-plex on the corner of Launiu and Kuhio, which is now a parking structure for the condominium building where he currently owns a condo. His grandmother, Mrs. Carrie Blake lived around the corner on Kalaimoku where he remembers setting up his tent and camping in her large front yard on Kuhio Avenue. Her five-bedroom house at 2102 Kuhio Avenue was eventually sold and the current Tropic Surf Apartments now exist on that particular parcel of land. Mr. Apaka's father, the renowned Hawaiian entertainer Alfred Apaka, moved the family to the mainland around 1961, as his popularity grew nationally.

Apaka recalled the two-story apartment building located on the Diamond Head side of the subject property where the Shiate family lived. He did not know if the Shiate family owned the land or leased it from the Magoon family who owned several properties in the area. The Shiate house, which he said has the same structure today, had a long driveway that extended from Launiu Street to the back portion of the subject property

where the house stands. He also mentioned a second house on the subject property but didn't know to whom it belonged. Mr. Apaka believed the municipal parking lot has been on the subject property for approximately twenty years.

Mr. Apaka remembered several stores and establishments that lined Kuhio Avenue across the street from Launiu. He recalled a Jaguar dealership, a soda fountain, a dry cleaners and beauty salon. Mr. Apaka talked about the importance of the Kuhio Theater and how it should have been preserved and designated as a historical site.

Mr. Apaka stated various ways in which the proposed construction would adversely affect places of traditional or cultural importance. He objected to the idea of covering up the land with another building that had no Hawaiian theme or design. He expressed his preference of having the space stay open and how the building design planned for the six-story condominium would not include garden areas like other apartment buildings in the vicinity. Mr. Apaka also disagreed with the layout of the condominium which would put the building right to the street with no setback. He also discussed the possibility that the proposed building could hinder the mauka view of residents on the lower-levels of his condominium apartment building.

Interview with Jeffrey Apaka

Name: Jeffrey Aholo Apaka  
Address: 2140 Kuhio Avenue, Honolulu  
Date of Birth: June 22, 1946  
Birthplace: Honolulu  
Ethnicity: Hawaiian-English-Chinese

Historical and Geographical Association with the Area:

JA: "I know the place quite well, as I lived on the Launiu Street, where my four-paddle condominium parking lot structure is located ... we had a four-plex and my parents and I were there when I was in kindergarten at Central Union Church. And then right around the corner where the Tropic Surf four-story apartment building was my grandmother, my mother's mother, house, Mrs. Carrie Blake at 2106 Kuhio Avenue and next door to her, where that big banyan tree was the first territorial family court judge, her name was Judge Buck, not sure what the first name was ... but these are all homes, everything here were homes along Kalakaua, I mean Kuhio Avenue as well as down on Launiu Street except for this four-plex and I do believe that two-story apartment building where this six stories is going to be going on Launiu—I am sure it was there also, it's been there for quite a while. Um ... towards the Ala Wai Boulevard, where the Magoon house, the Magoon real estate here, I know the back house was owned by the Shiite family and I don't know if they were leasing the land from Magoon or what, I am not too sure when Magoon took over all of the land here, including the four-paddle condominium. The one thing that they did tear down, on kiddy-corner from Kalaimoku—well, the corner of Kalaimoku and Kuhio, on the makai/Ewa side was the Kuhio Theater which was very—well, it

should've been a historical site and the same thing they are doing right now at the Waikiki Three Theaters, which I am going to, am invited to the assessment people ... Um, this is about what I know for now of the Launiu Street here. I cannot recall all of the people who lived on Launiu Street, but what they intend to do—what was brought up to the Waikiki Neighborhood Board just this past Tuesday evening, and I am the vice-president of the neighborhood board, and we didn't accept their plans, we just listened to their plans, uh, it will be—the first three stories would be for parking and then the three stories above that would be the condos. And I asked them how high that's going to be and is that going to be blocking the first residential floor of the four-paddle condominium—"um, we don't know." I said, "Well, I don't know and ..."

ME: "Well, blocking access to it or blocking..."

JA: "Well blocking—they'll be looking right into the building. So, I had heard that it was going to be, um, parallel to Ala Wai Boulevard, but behind the 2121 Ala Wai, I thought it would be like this, and this all was going to be garden area, because the 2121 Ala Wai people enter their condos from the makai and all the condos are facing the mauka, so I thought—hey why not. Unless they thought of doing two and two, but, not, if that's going to be a six story, this should've been, the apartments are going to be, our apartments on the mauka side of are going to be looking directly into their properties. I don't know, but it is going to take this whole space right here. I don't know, I don't know what to say. I don't know how long this municipal parking lot has been in here—I've never—it's probably been there for the past twenty years. But when that started, I'm not too sure."

ME: "So, you were born in Honolulu and raised at that house on the corner (of Launiu and Kuhio)?"

JA: "Here and in my Grandmother's house right around the corner. I used to sleep in her front yard, in my little tent and my sleeping bag on Kuhio Avenue, was a little 'hana-bada' kid. But now you couldn't do that on Kuhio Avenue."

ME: [laughs] "And then you lived there until when?"

JA: "Around '61-ish, moved to the mainland."

ME: "And your parents lived there too."

JA: "My parents lived there at the same time, we all moved. Show biz called to my Father. But um, you know now, across the street here [points to area across the street on Kuhio Avenue] you've got this whole (?) group and this used to come to—the continuation of Launiu came across here to a dead end right here. And, um, I had classmates, his sister who lived right over here, went to Punahou School, um, Billy ... Billy, Billy, Billy—I forget his last name, his father owned a Jaguar dealership here. There used to be a soda jerker store right here across the street from the Kuhio Theater on

JA: "My condo takes up the entire block of Kuhio Avenue from the corner of Launi'u to Kaiolu. And I'm on the 23<sup>rd</sup> floor, facing mauka. So I am going to be looking at all of this construction here going on. I just hope they are going to reconsider—I'd rather think for—we are five stories parking—it's actually four and a half stories of parking and then the fifth story is apartments, so if there is going to be three stories—if the first three floors are going to be parking, and the next three is going to be condos, I am wondering if that's going to affect the view of the mauka facing levels."

Concerns Regarding the Proposed Construction:  
ME: "Do you think the proposed construction would affect physically and/or alter a place of cultural or traditional importance?"

JA: "Yeah. Oh yeah. Just covering the land up in itself like that like that is just going to take over—it's not going to be a—what I looked at it is not anything that is going to be—I had thought there was going to be more openness. It's not Hawaiian looking. It looks like it could be a retirement home. It looks as though it could be a hotel. It's not really set off of the street. There is no porte-couche. There is, um—it looks as though its just directly smack on the street with a driveway in and out. Um, our condo here, at least its back, I don't know in fact, but even our sides are back from the sidewalk too. I don't know what the plans are with the sidewalk here on Launi'u and if it is going to be directly smack up to—I wish they would go back and think about this again."

ME: "Would it affect access to places of cultural or traditional importance?"

JA: "Well, we need more 'Hawaiianess'. This is a very non-Hawaiian building. A lot of the buildings in Waikiki are not Hawaiian and, you know, but I can say since you are asking me about this one in particular, um, I just think we need to leave the 'aina alone. Just, we need to have more parks. We are unfortunate, we are one of the only, one of the cities that has cheated us of parks and I would you know purchase this to make some income—I'm sorry, just leave it open, leave it open, keep it for the people. We have enough crappy looking buildings in Waikiki, you know, that thing looks un-Hawaiian, why, why add another, you know—I mean I know they are going to be competing with this thing over here, it's going to be a garden area in the middle of these two high-rises. So La Casa will have a high-rise sister and Twin Towers will have another high-rise sister over here. But if you look at these two high-rises on each corner of Kuhio and Ala Wai on Launi'u, Kaiolu, then your going to get this big thing right smack in here and then what's going to be in the back? What are they going to do in the back? I was thinking a lot more garden, garden and green, apartment, what have you, nestled in a foliage or however, but they are going to take out all these trees here, that's foolish and put six stories on top of it, with no greenery, no, no nothing? Shame. Why would they want to put 500,000 dollars looking at these old-fashioned apartment buildings across the street? Whose going to pay 500,000 for a view—that's, it's—it's not worth 500,000."

Kalaimoku, dry cleaners, um, then around the corner here was another, um, beauty salon, real small kind, you know Japanese grass around there. And then right down here had small apartment building, owned by Magoon; of course, right to Lewers Street—no, no, I'm sorry—I mean Kaiolu, Kaiolu, right along here were small apartments that was owned by Magoon. And then further up here to Lewers Street, a beautiful little house on the corner here, that I remember, um, it had a little carp fishpond in the front long time ago. And then over here at this house on Lewers Street was the um, belonged to Dolly Lopez and she went to Italy with her daughter and they came back and they tore down their house and built a villa, an Italian villa. So, um ...

ME: "When you were growing up, do you remember what kind of structures were on that specific subject property?"

JA: "On that particular property ... well, the Shiate house is still that house that sits further back that Magoon has."

ME: "On the mauka side?"

JA: "On the Diamond Head side. Um, one house here, and one house here. So the one in the back here, it belongs to the Shiate's and there was a long driveway that went from Launi'u all the way back to the house. It's the same, same kind of structure. These three apartment buildings [referring to the apartments across the street from subject property] were here also, so that's when, back in the 40's and 50's, uh, they are kind of like termite and infested with rats. Yeah, what they are doing to the Ala Wai here now in putting these new stair, stairs, they are freaking out all the rats in the caves here and all the rats are now running this way [in direction of the subject property.] So I hope you only find, I hope you only find dead rats and not humans, yeah." [laughs]

ME: [laughs] "We kind of went into this already, of how you obtained knowledge of the place and time period, just living there, hanging out, playing."

JA: "When I was a little child, yeah, I was playing all the time around the neighborhood, all the little neighbors, young children there, um, it's kind of deja-vu right now that I'm living, that I bought a condo and am returning to where I was a little kid, in the same vicinity, you know. However, but now being a homeowner, it's a whole different ball of wax. My parents were only renting over here and my mother—my grandmother owned this house right over here—it was a five-bedroom house. It had a lovely yard. And, um, then Grandmother became ill and had a stroke and so, before that, before she came ill with a stroke, we had leased the land out to, um, I can't remember who the Japanese people were, but they built this Tropic Surf on it. They later—when the bills were getting a little higher, we then sold them the land. So the Tropic Surf sits there, at 2102. I can't—I'll never forget, I'll never forget the address of 2102 on Kuhio."

ME: "So where in relation to Launi'u to where you live now, the property that you bought?"

Summary and Recommendations

The purpose of this cultural impact assessment was to comply with the requirements of Chapter 343, HRS, as amended which requires that Environmental Assessments (EA) and Environmental Impact Statements (EIS) identify and assess the potential effects of "a proposed action on cultural practices and features associated with the project area." The current assessment took the form of a historic background study, consultations with the DLNR-SHPD and community consultations. The historic background research addressed traditional accounts and land uses for Waikiki Ahupua'a and the current subject property as well as previous archaeological investigations that have occurred in the vicinity of the project area.

The review of the historic background of the Waikiki area has indicated that sites of potential significance to the interests of historic preservation are likely present on the subject property beneath deposits of fill dredged from the Ala Wai Canal in the 1920's which were used to reclaim the marshy wetlands nearby. It is likely that subsurface construction activities associated with the proposed development of the subject property would have an adverse effect upon these potentially significant sites.

Following consultations with Sara Collins, PhD., O'ahu Island Archaeologist with the DLNR-SHPD, Dr. Collins indicated that, because of the known presence of culturally significant subsurface deposits on nearby properties, a complete archaeological inventory survey with subsurface testing would be called for by the DLNR-SHPD. In the event that the existing structures on the subject property are over fifty years in age, Dr. Collins also indicated that those homes would require documentation in order to satisfy the DLNR's Architecture Branch requirements. It is therefore recommended that a complete archaeological inventory survey be undertaken prior to any ground disturbing activities and that, perhaps, an architectural component may be necessary.

Consultations with members of the local community did not bring to light significant objections to the proposed development. Although Mr. Apaka was concerned about the potential of the proposed development to block some of the views from an existing condominium complex, it is ACP's opinion that his concerns were secular in nature and stand apart from culturally based concerns. Based upon an absence of significant cultural objections by the community informants, no objections to the implementation of the proposed construction project are present with regards to any areas of cultural or traditional importance.

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APPENDIX A

Land Commission Award Testimony

LCA Testimony

LCA: 867:2 Waikiki, O'ahu Awardee: Nihopuu'u  
Native Testimony: 10v3  
Kamainui sworn and stated, "I have seen Nihopuu's house-lot and taro land at Waikiki and here are the boundaries of the house-lot: toward the mountain and on the Honolulu side, Kaeina's lots: in the direction of the sea and Kahikaele's house-lot, Waikiki. This place has a wooden fence with one house on it and he is living there. This had been an idle land during Ka'ahumanu's reign and since that time Nihopuu has lived there to the present in absolute peace.

The boundaries of the taro land are: Kulewailehua's land, toward the mountain; my land, Waikiki; Peleuli's land, toward the sea and Makuahine's land is on the Honolulu side. This place has an enclosure and the house within is for Nihopuu. These are four patches with a section of the creek. Nihopuu had received this from Peleuli and he occupied this for the same length of time as he had the house-lot.

The boundaries of the second section of Nihopuu's land are Kulewailehua's land, toward the mountain, Waikiki and on all of the rest of the sides. This is a taro land but there is no enclosure there. Nihopuu's land had been from Kulewailehua and no one has objected to him."  
Lae sworn and said, "I have seen this taro land and everything is just as Maimui has just stated here. No one has ever objected."

Native Register: 487v2  
"To the Honorable Land Commissioners, Greetings:  
I, Nihopuu, hereby present my little claim to you, four small taro patches and two sections of irrigation ditch from which I gain my livelihood.  
This place is at Kalia. My interest and occupancy has been since 1844 but this is a very old interest for my keiki from his kupunas. Also from him is my section of seashore at Kalia, from 1843 until now. I have lived at this place since Boki sailed and died.  
I have a small house-lot at the shore at Kalia and the boundaries are known since they have been surveyed by your surveyor. These claims are situated in the Ahupua'a of Waikiki on O'ahu. Farewell to you.  
NIHOPUU X  
His Mark  
The witness who know of my taro patches and the section of shore are Pualimui. Witness for the house-lot is Puai. They two and Z. Kaauwa. November 2 Waikiki"

LCA 1758:2 Kamoku & Kalia, Waikiki, Oahu Awardee: Kalaone  
Native Testimony: 81v10  
"Kahonu sworn I have seen this land in Kalia, ili of Waikiki, Oahu - 2 land sections.  
Section 1 - 1 house site and 2 fish (pua) wells.  
Section 2 - 1 taro patch and pauku stream.  
Section 1:  
Mauka and Waialae Konohiki land  
Makai "Kaululoa, M. Kekuanaoa's land  
Honolulu konohiki's land  
Section 2:  
Mauka and Waialae Konohiki's land  
Makai Waaiani's land/Kamalie's land  
Honolulu Nihopuu's land

Land from his wife Kameemui, she had received it from Kahanaumakai at the time of Kam. I. In 1851, Kekuanulama raised objections to the fish deposits and took them without provocation. These wells have never been koetes or poalimas and he had no right to take them.

Native Register: 243v3  
Date: December 10<sup>th</sup>, 1847  
"To the Land Commissioners, Greetings:  
I hereby state to you my claim for some small lo's in Kamoku, an 'ili in the ahupua'a of Waikiki. I have two lo's, a small section of irrigation ditch and a small house-lot for my makuakane; this is makai of the place named Keomuku. I have held this with no objections to this day.

Here is a claim of ours, from my wahine. There is one pond and a section of irrigation ditch, which is objected to by my tenant, thinking to be independent, who/ is supported by Kulewailehua. This is of very old interest from our kupunas and our makua and my kane, who occupied this land until now when I am living here. There is also a hale lei tree and also one for /making/ mats, and some ponds in two other places, and the house-lot where we are living. That is my claim, and the length of my interest. I am working on it, and also, here are the names of some witness who know rightly. I am, the claimant, with thanks.

Witness: Makuahine, Nihopuu  
Waikiki, Oahu Dec. 10, 1847 Kalaone X his mark"  
/translator notes: some of the statements at the end seem to be made by the wahine of Kalaone./

Foreign Testimony: 179v3  
Kalaone testifies that in the Kamoku-Waikiki lot is one kalo patch. Mauka is the Kulewailehua, Waialai Stream. Makai is Kulewailehua, Honolulu foot-path. Claimant received this from Kulewailehua, his father-in-law in 1836 and claims that land has never been disturbed since.

LCA 1765:2 Waikiki, Oahu Awardee: Kaihikaele & Kamalie

Native Testimony: 321v10

Date: October 20<sup>th</sup>, 1853

"Kamehau sworn the claim is in Kalia, Waikiki, Oahu of two sections.

Section 1: house site. Surrounded on all sides by konohiki's land.

Section 2: 1 patch "Niukukahi"

Mauka Kalacone's land/Nihopuu's land

H. Naluai's land/a ditch

I. "Pau" Niukukahi" patch

J. "Pau"

Their land from Kaluainemi at the time of Kaahumanu I. Kaihikaele died in 1848, bequest made to Kamalie, and older brother. Kamalie bequested this land to Moe, son of the generation of their grandfather.

Keanuanu sworn this claim is at Kahakuhia but has no claim here, foreigner Bill has this interest.

Pauahi's claim is in the ili of Paepaealii, the land of his parents, Kahuepu and Kawahinemakua. They have passed on and Pauahi is heir.

POSTPONED: until the claim of Kahuepu and Kawahinemakua is found."

Native Register: 245v3

Date: December 15<sup>th</sup>, 1847

To the Land Commissioners, Greetings:

I hearby state my claim for a house lot in Kalia, which is called Kapapale. This is a very ancient interest from my kupunas and my makuas. They have all died and only I remain and since this is such an old right no one has objected to this day. There is a planted hau tree, and two houses. There is a single lo'i which I have given to my kaikuuana to work because of my weakness. Those are my claims. I am with thanks.

I, Kamalie, the kaikuuana of Kaihikaele have helped my kaikaina for five years, with no oppositions between us, therefore, we are combined.

Waikiki, Oahu Kaihikaele X his mark

16 December 1847 Kamalie X his mark"

LCA 6386:7 Niukukahi, Waikiki, Oahu Awardee: Kaubao

Native Register: 366v5

Date: February 5<sup>th</sup>, 1848

"This land is for Kaubao: Niukukahi, Ili of Waikiki, Kona, Oahu. Kindly enter it to have title quieted. Kaubao"

Appendix B

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**Draft Environmental Assessment Public Review  
Comment and Response Letters**



DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
FT. SHAFTER, HAWAII 96858-5440

REPLY TO  
ATTENTION OF

December 19, 2003

Regulatory Branch

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

Dear Mr. Crispin:

This responds to your request dated December 16, 2003, for comments on the draft Environmental Assessment for the Loft at Waikiki Condominium, Waikiki, Oahu Island (TNK 2-6-017: 68, 70-73). Based on the information provided, I have determined that this location is in an upland area, and outside the limit of our jurisdiction. Therefore a Department of Army (DA) permit will not be required.

File Number 200400094 has been assigned to this project. Please feel free to contact Mr. Farley Watanabe of my staff at 438-7701, if you have additional questions.

Sincerely,

GEORGE P. YOUNG, P.E.  
Chief, Regulatory Branch

7130-01  
February 2, 2004

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**

1301 S. BERTLAND ST.  
SUITE 400  
HONOLULU HI 96826  
PH (808) 945-2277  
FAX (808) 945-2253

Mr. George P. Young, P.E., Chief  
Regulatory Branch  
Department of the Army  
U.S. Army Engineer District, Honolulu  
Ft. Shafter, Hawaii 96858-5440

**Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68, 70 through 73  
Waikiki, Oahu, Hawaii**

Dear Mr. Young:

Thank you for your letter dated December 19, 2003 (200400094) commenting on the subject Draft Environmental Assessment (EA). We acknowledge that the project site is located outside the limit of your jurisdiction and that a Department of the Army (DA) permit will not be required for the subject project.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,

Earl Malsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of Planning and Permitting, Urban Design Branch

January 6, 2004  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Subject: Draft Assessment Loft at Waikiki Condo

Attention: Mr. Eric G. Crispin, AIA

We have reviewed the above mentioned document and have no comment to offer at this time.

Thank you for the opportunity to review this document.

Sincerely,

  
LAWRENCE T. YAMAMOTO  
State Conservationist

7130-01  
February 2, 2004

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**  
1317 S. BERTZMAN ST  
SUITE 400  
HONOLULU, HI 96824  
PH: (808) 346-2277  
FAX: (808) 346-2251

Mr. Lawrence T. Yamamoto, State Conservationist  
United States Department of Agriculture  
Natural Resources Conservation Service  
P.O. Box 50004  
Honolulu, Hawaii 96850

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68. 70 through 73  
Waikiki, Oahu, Hawaii


Dear Mr. Yamamoto:

Thank you for your letter dated January 6, 2004, indicating that you have no comments to offer on the subject Draft Environmental Assessment (EA).

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,

  
Earl Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of Planning and Permitting, Urban Design Branch

LAND USE  
COMMISSION



STATE OF HAWAII  
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM  
LAND USE COMMISSION  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359  
Telephone: 808-587-3822  
Fax: 808-587-3827

ANTHONY J. H. CHING  
EXECUTIVE OFFICER

January 5, 2004

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

Dear Mr. Crispin:

Subject: Draft Environmental Assessment (DEA) for the Loft at Waikiki Condominium  
417-437 Launiu Street, Waikiki, Oahu, Hawaii  
Tax Map Key No: 2-6-17: 68, 70-73

We have reviewed the subject DEA forwarded by your letter dated December 16, 2003,  
and confirm that the subject parcels are designated within the State Land Use Urban  
District.

We have no further comments to offer at this time. Thank you for the opportunity to  
comment on the subject DEA.

Please feel free to contact Bert Saruwatari of my office at 587-3822, should you require  
clarification or any further assistance.

Sincerely,

*Anthony J. H. Ching*  
ANTHONY J. H. CHING  
Executive Officer

c: Office of Environmental Quality Control

7130-01  
February 2, 2004

WILSON  
OKAMOTO  
CORPORATION



ENGINEERS  
PLANNERS  
1977 S. BEACHTON ST  
SUITE 400  
HONOLULU HI 96826  
PH: 808/345-2277  
FAX: 808/345-2253

Mr. Anthony H. Ching, Executive Officer  
State of Hawaii  
Department of Business, Economic Development & Tourism  
Land Use Commission  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Mr. Ching: *Anthony*

Thank you for your letter dated January 5, 2004 commenting on the subject  
Draft Environmental Assessment (EA).

We appreciate your confirmation that the subject parcels are designated within  
the State Land Use Urban District. Your letter, along with this response, will  
be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at  
946-2277.

Sincerely,

*Earl Malskawa*  
Earl Malskawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of  
Planning and Permitting, Urban Design Branch

LINDA LIMOLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH KĪNG STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
PHONE: (808) 548-1116  
FAX: (808) 548-1118  
E-MAIL: [oeqc@hawaii.gov](mailto:oeqc@hawaii.gov)

GENEVIEVE SALMONSON  
DIRECTOR

7130-01  
February 2, 2004

WILSON  
OKAMOTO  
CORPORATION



ENGINEERS  
PLANNERS  
1907 S. BERETANIA ST.  
SUITE 400  
HONOLULU, HAWAII  
PH: 808-345-2277  
FAX: 808-345-2253

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

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Ms. Salmonson:

Thank you for your letter dated December 19, 2003 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. The Draft EA discusses the potential noise and vibration impacts of pile driving on surrounding properties. In the Final EA we will state that the applicant will require the construction contractor to notify building managers or owners of neighboring residential buildings of the planned pile driving schedule prior to commencing construction.
2. Pile driving was discussed in the presentation to the Waikiki Neighborhood Board No. 9 at their regular meeting on November 18, 2003.
3. The Department of Health's Environmental Planning Office was included in the distribution list for the Draft EA. The Office coordinates reviews and comments by various branches of the Department, including the Noise, Radiation & Indoor Air Quality Branch.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

December 19, 2003

Eric Crispin  
Department of Planning and Permitting  
650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

Attn: Anthony Ching

Dear Mr. Crispin:

Subject: Draft Environmental Assessment (EA) Loft At Waikiki Condominium

We have the following comment to offer:

**Pile driving:** Pile driving disturbs surrounding residents a great deal in terms of both noise and vibration. In the final EA, indicate how you will advise the surrounding neighbors and neighboring land owners of the upcoming disruption. We recommend including a discussion on this at an upcoming public hearing or at an informational meeting for the neighborhood board if pile driving will take place. If you have not already done so, forward a copy of the draft EA to the Noise, Radiation & Indoor Air Quality Branch of the Department of Health, which has oversight over construction noise issues.

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

Sincerely,

*Genevieve Salmonson*  
GENEVIEVE SALMONSON  
Director

cc: Earl Matsukawa



**WILSON**  
**OKAMOTO**  
**CORPORATION**

7130-01  
Letter to Ms. Salmonson  
Page 2  
February 2, 2004

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,



Earl Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of  
Planning and Permitting, Urban Design Branch



STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P.O. Box 3374  
HONOLULU, HAWAII 96831-3374

December 31, 2003

CHRISTOPHER L. FURUKO, M.D.  
DIRECTOR OF HEALTH

HONOLULU, HAWAII

03-1332A CAB

TO: Eric G. Crispin, AIA, Director  
Department of Planning and Permitting  
City & County of Honolulu

FROM: Thomas E. Arizumi, P.E., Chief *TE Arizumi*  
Environmental Management Division

SUBJECT: Draft Environmental Assessment for Loft at Waikiki Condominium Project,  
Oahu; File: 2003/ED-29 (TC)

This memo is to transmit the following comments on the subject document:

Construction/Demolition Involving Asbestos:

Since the proposed project would entail renovation/demolition activities, the applicant should contact the Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch at 586-5800.

Control of Fugitive Dust:

There is a significant potential for fugitive dust emissions during all phases of construction. Proposed construction activities will occur in proximity to existing residences, public areas and major thoroughfares, thereby exacerbating potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. Implementation of adequate dust control measures during all phases of development and construction activities is warranted.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust.

Mr. Eric G. Crispin  
December 31, 2003  
Page 2

The contractor should provide adequate measures to control dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

- a) Plan the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Provide an adequate water source at the site prior to start-up of construction activities;
- c) Landscape and provide rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimize dust from shoulders and access roads;
- e) Provide adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Control dust from debris being hauled away from the project site.

If you have any questions, please contact Mr. Barry Ching of the Clean Air Branch at 566-4200.

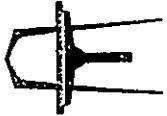
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**WILSON  
OKAMOTO  
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7130-01  
February 2, 2004

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**  
1937 S. BERTHOUD ST.  
SUITE 400  
HONOLULU, HAWAII 96826  
TEL: (808) 445-2277  
FAX: (808) 445-2253

Thomas E. Arizumi, P.E., Chief  
State of Hawaii  
Department of Health  
Environmental Management Division  
P.O. Box 3378  
Honolulu, Hawaii 96801-3378

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Mr. Arizumi:

Thank you for your letter dated December 31, 2003 (03-1332A CAB) commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

Construction/Demolition Involving Asbestos

The applicant has been apprised that the Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch should be contacted regarding planned demolition activities at the project site.

Control of Fugitive Dust

During the short-term construction period, impacts associated with fugitive dust emissions are anticipated. As such, the dust control methods such as those provided in your letter will be included in the forthcoming Final EA and will be forwarded to the construction contractor upon selection.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of Planning and Permitting, Urban Design Branch



PATRICIA HAMAMOTO  
SUPERINTENDENT



STATE OF HAWAII  
DEPARTMENT OF EDUCATION  
P.O. BOX 2140  
HONOLULU, HAWAII 96824

LEGAL COUNSEL  
DIVISION

OFFICE OF THE SUPERINTENDENT

January 9, 2004

Mr. Eric G. Crispin, Director  
Department of Planning and Permitting  
City and County of Honolulu  
650 South King Street, 7<sup>th</sup> Floor  
Honolulu, Hawaii 96813

Dear Mr. Crispin:

SUBJECT: Draft Environmental Assessment (DEA)  
Loft at Waikiki Condominium

The Department of Education (DOE) has reviewed the DEA for a new six-story, 36-unit residential condominium project in Waikiki. The DOE has no comment on the project and appreciates the opportunity to review the DEA.

Should you have any questions, please call Rae M. Loui, Assistant Superintendent of the Office of Business Services, at 586-3444 or Heidi Meeker of the Facilities and Support Services Branch at 733-4862.

Very truly yours,

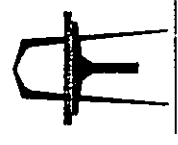
*Patricia Hamamoto*  
Patricia Hamamoto  
Superintendent

PH:hy

c: OBS  
CAS/Honolulu District  
FSSB

7130-01  
February 2, 2004

WILSON  
OKAMOTO  
CORPORATION



ENGINEERS  
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1975 KURETANIA ST  
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FAX: (808) 946-2251

Ms. Patricia Hamamoto, Superintendent  
State of Hawaii  
Department of Education  
P.O. Box 2960  
Honolulu, Hawaii 96804

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Ms. Hamamoto:

Thank you for your letter dated January 9, 2004, indicating that you have no comments to offer on the subject Draft Environmental Assessment (EA).

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,

*Earl Matsukawa*  
Earl Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Segurant, City and County of Honolulu, Department of Planning and Permitting, Urban Design Branch



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
711 KAPOLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

HRD03/1218

December 30, 2003

Eric Crispin, AIA  
Director of Planning and Permitting  
City and County of Honolulu  
650 S. King St.  
Honolulu, HI 96813

RE: Loft at Waikiki Condominium, Draft EA

Dear Mr. Crispin:

Thank you for the opportunity to review the above referenced Draft EA. OHA offers the following comments.

**Sense of Hawaiian Place**

One of the recommendations of the Waikiki Planning and Program Guide for the Waikiki Special District is to "promote a Hawaiian Sense of Place, and to preserve views and unique Hawaiian features." The proposed building does not meet a "Hawaiian sense of place" and is better suited to the Seattle or San Francisco waterfront areas. Indeed, the plan might be better suited to Honolulu's waterfront area.

OHA believes that the mass of the building and relatively small setback area will adversely impact one of the few areas in Waikiki where there is still open space. The proponents of this project should explore design options to decrease the mass of the building and to ensure a more Hawaiian sense of place.

**Socio-Economic Characteristics**

There is no discussion in this Draft EA about the proposed cost and target population for these lofts. OHA assumes that the lofts will target high end buyers or renters. Given the location of the project, we assume that many of the units will be purchased by transient tenants rather than locals. Thus, the discussion on page 2-9 does not address the socio-economic impacts of this project.

Rather than adding 25 units to the Waikiki area, the project will demolish 11 units. There is no discussion of whether the people in the 11 units will be able to purchase housing in the Lofts, or whether they will simply be displaced and become the responsibility of the city and the state. The final EA should have a more realistic discussion about the cost of housing, the displacement of current tenants, and the target population for this project.

**Parking**

Parking in Waikiki is at a premium and the project proposes to eliminate 6 on-street stalls and 29 off-street commercial parking spaces. The EA should discuss the impact of the loss of parking caused by this project. In reality, the new spaces for the tenants will not increase available parking in Waikiki, but will cause the loss of a significant number of stalls. OHA believes that project proponents should ensure that no on-street parking stalls are eliminated.

Please contact Pua Aiu at 594-1931 or by e-mail at [paiu@oha.org](mailto:paiu@oha.org) if you have further questions.

Sincerely,

Clyde W. Namu'o  
Administrator

7130-01  
February 2, 2004

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**  
NOT A REGISTERED FIRM  
STATE OF HI  
HONOLULU, HAWAII 96813  
PH: 808-946-2277  
FAX: 808-946-2253

Mr. Clyde W. Namu'o, Administrator  
State of Hawaii  
Office of Hawaiian Affairs  
711 Kapiolani Boulevard, Suite 500  
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Mr. Namu'o:

Thank you for your letter dated December 30, 2003 (HRD03/1218) commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

- 1. Sense of Hawaiian Place:**  
Your opinion regarding the consistency of the proposed project with a Hawaiian Sense of Place would be appropriately directed to the processing of the Waikiki Special District (WSD) major permit application. The permit process will specifically consider the project's design in promoting a Hawaiian Sense of Place as articulated by the general design guidelines in Section 21-9.80-4 of the City & County of Honolulu Land Use Ordinance.
- 2. Socio-Economic Characteristics:**  
The purpose of the EA is to identify potentially significant environmental impacts of the proposed project that may warrant the preparation of an environmental impact statement. Section 2.11 of the Draft EA discusses the relatively insignificant impact that the proposed project would have upon the population and housing inventory of Waikiki. Your comment implying that the proposed project would contribute to homelessness or dependence on governmental social support programs is unsubstantiated.
- 3. Parking:**  
The Final EA will include a modified plan for driveway access. Instead of six separate vehicular crossings shown in the Draft EA, only two driveways are proposed. Depending on how the City restripes the on-street stalls after construction, the modified plan may result in the loss of three on-street stalls instead of six. This, and the loss of 29 commercial parking stalls, is the potential direct impact of the proposed project as disclosed in the EA. The loss of on-street parking was discussed in the context of ten existing on-street parking stalls along the frontage of the project site.

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OKAMOTO  
CORPORATION**

7130-01  
Letter to Mr. Namu'o  
Page 2  
February 2, 2004

Relative to the available parking in Waikiki mentioned in your letter, according to the Department of Transportation Services, there are approximately 700 marked on-street parking stalls (metered and unmetered) in Waikiki (as bounded by the Ala Wai Canal and Kapahulu Avenue. In addition, as many as 250 cars can be accommodated in unmarked parking along Ala Wai Boulevard. In this context, the loss of three or even six on-street parking stalls is relatively insignificant.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of Planning and Permitting, Urban Design Branch

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

833 SOUTH KING STREET, HONOLULU, HAWAII 96813  
TELEPHONE (808) 525-2616 FAX (808) 525-2923 INTERNET WWW.CO.HI.GOV



JEREMY HARRIS  
DIRECTOR

ERIC CHISHAM  
DIRECTOR

PLANNING AND PERMITTING  
DIVISION

2003/ED-29 (TC)

January 23, 2004

Mr. Earl Matsukawa, AICP  
Wilson Okamoto Corporation  
1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT - 2003/ED-29**

**Project:** Loft at Waikiki Condominium  
**Location:** 417-437 Launiu Street - Waikiki  
**Tax Map Keys:** 2-6-017:068 and 070-073  
**Received:** November 12, 2003

We are forwarding copies of all comments we have received to date on the Draft Environmental Assessment (EA) for the above-referenced project.

In accordance with the provisions of Chapter 343, Hawaii Revised Statutes, you must respond, in writing, to these and any other comments, which were received during the 30-day comment period, which began with publication of a notice of availability of the Draft EA in the Environmental Notice on December 23, 2003. The Final EA must include these comments and responses, as well as the revised text, where needed.

Also, we have reviewed the Draft Environmental Assessment (DEA) for the above project and have the following comments:

1. Existing Conditional Use Permits - Please clarify the status of existing Conditional Use Permits (CUP) for joint development and off-site parking associated with some of the parcels for the proposed development. They include but not limited to the following known CUPs - 84/SP-80; 93-CUP1-41; and 96/CUP1-145. Please be advised that these existing CUPs may affect the density potential of the proposed development.

Mr. Earl Matsukawa  
Page 2  
January 23, 2004

2. Proposed Conditional Use Permit for Joint Development - Discuss the proposed CUP for joint development in relationship to any existing joint development agreement(s).

3. Proposed Open Space - Provide a more detailed discussion on why the project needs a variance from the open space requirements and why an alternative, which complies with the required open space, was not considered. Provide details on the amount of square footage to be included in the variance from the open space requirement, which will be requested as cited on page 3-6.

4. Site Survey Map - Provide a site survey map showing the location of existing structures, walls, fences, parking areas, walkways, easements, and trees or palms with a trunk diameter 6 inches or more.

5. Archaeological, Historic, and Cultural Resources, Section 2.9 on pages 2-6 to 2-8 - In the discussion of the archaeological assessments, include the standard warranty that "Should archeologically significant features be uncovered, immediate archeological consultation will be sought with the Department of Land and Natural Resources State Historic Preservation Division in accordance with applicable regulations." Include a discussion of cultural impact assessments (assess the project's potential impact on traditional Hawaiian rights and determine how such rights should be protected), as required by Act 50.

In addition, there should be discussion of the existing buildings (over 50 years old) to be demolished and whether these structures have any historic significance.

6. Recreation and Park Dedication, Sections 2.12.5, 3.2.1, 3.2.2 and 3.2.5 on pages 2-13, 3-4, 3-5 and 3-8, respectively - Provide details (amenities, square footage and location) of the private park, which will be provided to satisfy the City's Park Dedication Ordinance. We would suggest also showing the proposed private park on the appropriate Figure.



7. Primary Urban Center Development Plan (PUC DP) - We concur with the discussion on page 3-5 of how the proposed project implements two of the proposed PUC DP vision elements. However, the EA discussion should also note that the project does not implement the proposed PUC DP vision for creating vertical mixed-use developments and pedestrian-oriented street frontage since the first two floors of the project will be devoted primarily to parking.

In contrast, the preferred development pattern would put retail and office uses on the first two floors on the side fronting the street to create a more appealing streetscape and mask the parking areas.

The discussion might also explain that such mixed use would not be allowed under the current Waikiki Special District standards, which do not permit commercial uses (except for neighborhood grocery stores) in the apartment precinct.

The discussion of the proposed PUC DP should also take note that the proposed Plan was the subject of a Planning Commission hearing on October 23, 2003, and was transmitted to the City Council with a recommendation for adoption. The City Council is expected to complete its review of the proposed Plan and adopt a revised Plan in 2004.

8. Hawaiian Sense of Place, Section 3.2.2 (3) on page 3-5 - Provide a more detailed description of the project, including lighting and landscape plans - especially on the street side, when the design plans are available. Consider incorporating the general design guidelines to reflect a Hawaiian sense of place cited in Section 21-9.80-4 (pages 9-52 to 9-55) of the LUO, such as the following:

- a. Solid walls are to be avoided along the front property line.
- b. Selection of building materials should be of subdued and natural materials.

- c. Building scale, features and articulation: use of building features such as sunshades, eaves, lanais, hip-form roofs, recessed windows, etc. is encouraged.
- d. Exterior building colors should blend with the surrounding colors and highly reflective colors shall not be permitted.
- e. Close indoor-outdoor relationships should be promoted.
- f. Outdoor lighting shall be subdued and shielded.

9. Wastewater - Sewer Connection Application (2003/SCA-335) was approved with the condition of connecting to the 10-inch sewer line on Launiu Street.

10. Driveways - All vehicular access locations should be constructed as standard City dropped driveways. Existing driveways that would not be used by this development should be adjusted to match the existing curb grade. Driveway grades should not exceed 5 percent for a minimum distance of 25-feet from the street right-of-way. Adequate vehicular sight distance should be provided and maintained to pedestrians and other vehicles at all driveways. Driveways should be wide enough to accommodate the anticipated vehicular uses. The developer should minimize the number of driveways needed to service this project. There should also be discussion on the impact of new driveways on existing on-street parking.

11. Loading Area - The loading area should be designed such that vehicles will not reverse on Launiu Street and should be located such that accessibility will be safe and convenient for the residents of this project to prevent these loading activities from occurring on Launiu Street.

12. Entry Gates - If entry gates are installed, it should be recessed as far into the project as practical to prevent any vehicular queuing from occurring on Launiu Street.



4. Site Survey Map: A topographic survey map showing the existing structures, walls, fences, parking areas, concrete pavements and trees is attached. The topographic survey map will also be included in the Waikiki Special District permit application.
5. Archaeological, Historic, and Cultural Resources: Section 2.9 of the Final EA will include the requested standard warranty that "Should archaeologically significant features be uncovered, immediate archaeological consultation will be sought with the Department of Land and Natural Resources State Historic Preservation Division in accordance with applicable regulations."
- A discussion of cultural impacts based on the findings of the cultural impact assessment will be included in Section 2.9 of the Draft EA.
- Consultation with Ms. Susan Tasaki of SHPD confirmed that the existing buildings on the project site over 50 years old have no historic significance and are not listed on the State Register of Historic Places. This discussion will be included in Section 2.9 of the Draft EA.
6. Recreation and Park Dedication: The following discussion will be added to Sections 2.12.5, 3.2.1, 3.2.2 and 3.2.5 of the Final EA: "The proposed park area includes an approximately 4,000 square foot recreational area with a swimming pool, and an approximately 2,900 square foot landscaped lawn and garden area for passive recreation. These areas are located in the open area fronting the building, on either side of the entry driveway. The total park area of approximately 6,900 square feet exceeds the Park Dedication requirement of 3,950 square feet. The park area will be identified in Figure 4, the modified Conceptual First Floor Plan of the Final EA.
7. Primary Urban Center Development Plan (PUC DP): Section 3.2.2 of the Final EA will include a discussion of the proposed PUC DP vision for creating vertical mixed-use developments and pedestrian-oriented street frontage and the limitations for implementing the vision through the proposed project. The status of the proposed PUC DP will also be updated.

8. Hawaiian Sense of Place: Detailed descriptions of the project with regard to landscaping and lighting are not currently available since design plans have not been finalized. The project designers, however, are considering ways to incorporate the pertinent general design guidelines for reflecting a Hawaiian sense of place, as provided in Section 21-9.80-4 of the LUO. When completed, the design plans will be submitted in conjunction with the Waikiki Special District permit application.
9. Wastewater: We acknowledge that the Sewer Connection Application (2003-SCA-335) was approved with the condition of connecting to the 10-inch sewer line on Launiu Street.
10. Driveways: All new driveways will be constructed as standard City dropped driveways and existing driveways that are not used will be adjusted to match the existing curb grade. The driveway to the second floor parking area will not meet the minimum five percent grade for a minimum distance of 25 feet to the street right-of-way. The applicant will consult and seek approval of the Department of Planning and Permitting (DPP) for the driveway plan. Adequate vehicular sight distance will be provided and maintained to pedestrians and other vehicles at all driveways. The modified plan for the project presented in the Final EA reduces the number of driveways by eliminating the separate driveway to the loading area and making the entry driveway to the first floor lobby, parking area and loading area a single two-way driveway instead of two separate one-way in and out driveways. Section 2.13 in the Final EA will provide a revised discussion on the impact of the proposed driveways on existing on-street parking.
11. Loading Area: The loading area has been redesigned to allow vehicles using the loading area to turn-around on-site and exit forward into the street. The loading area would be more convenient for residents to use because it is located closer to the building entrance than the street.
12. Entry Gates: Each entry gate is recessed to allow at least three cars to queue within the project site.
13. Construction Plans: Construction plans for all work within or affecting City streets will be submitted to the DPP for review and comment. Traffic control plans during construction will also be submitted to the DPP for approval, as required.

WILSON  
OKAMOTO  
CORPORATION

7130-01  
Letter to Mr. Eric Crispin  
Page 4  
February 2, 2004

Your letter of November 20, 2003 has been provided to the project designers to address as part of the design process.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,



Earl Matsukawa, AICP  
Project Manager

Enclosure

cc: Mr. Don Huang, Urban Loft Development, LLC

DEPARTMENT OF TRANSPORTATION SERVICES  
**CITY AND COUNTY OF HONOLULU**  
450 SOUTH KING STREET, 3RD FLOOR, HONOLULU, HAWAII 96813  
TELEPHONE: (808) 525-4321 • FAX: (808) 525-4320 • INTERNET: www.ci.honolulu.hi.us



CHERYL D. SOON  
DIRECTOR  
GEORGE W. MEYER, HONOLULU  
REGISTRATION NUMBER

TP12/03-45049R

January 21, 2004

MEMORANDUM

**TO:** ERIC G. CRISPIN, AIA, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

**FROM:** CHERYL D. SOON, DIRECTOR

**SUBJECT:** LOFT AT WAIKIKI CONDOMINIUM

In response to your December 16, 2003 letter, we have reviewed the draft environmental assessment (EA) for the subject project. The following comments are the result of this review:

1. The on-site loading area should be designed to accommodate all maneuvering on the project site.
2. Adequate clear sight lines should be provided at all driveways.
3. City paratransit services will not use the front entry driveway for pick-ups and drop-offs unless there is adequate clearance and a properly executed right-of-entry agreement. In the absence of this, pick-ups and drop-offs will be accomplished curbside.
4. At the top of Page 2-16 of the draft EA, it is erroneously noted that the Department of Transportation Services' restriping would determine the possible net reduction of on-street parking spaces. The adjustments required for this project is subject to the review and approval of the Department of Planning and Permitting.

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

CHERYL D. SOON

7130-01  
February 2, 2004

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

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-58, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Ms. Soon:

Thank you for your letter dated January 21, 2004 (TP12/03-45049R) commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. The Final EA includes a modified plan for on-site loading area, which has been redesigned to accommodate all maneuvering on the project site.
2. Adequate clear sight lines will be provided at all driveways.
3. We acknowledge that City paratransit services will not use the front entry driveway for pick-ups and drop-offs unless there is adequate clearance and a properly executed right-of-entry agreement. If such service is desired, a right-of-entry agreement will be executed with the Department of Transportation Services (DTS).
4. The Final EA will reflect that the DTS restriping plan is subject to the review and approval of the Department of Planning and Permitting.

Enclosed for your information is a Draft EA comment letter dated January 22, 2004 from Folk Enterprises, Inc., as well as our response letter dated February 2, 2004.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**  
1997 S. BEREAVIA ST  
SUITE 400  
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WILSON  
OKAMOTO  
CORPORATION

7130-01  
Letter to Ms. Soon  
Page 2  
February 2, 2004

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,



Earl Matsukawa, AICP  
Project Manager

Enclosure

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of  
Planning and Permitting, Urban Design Branch

FOLK ENTERPRISES, INC.

3250 Kalia Avenue  
Honolulu, HI 96815  
(808) 253-0946; FAX (808) 973-9039  
wfo@folkenterprises.net

January 22, 2004

HAND DELIVERED

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

Dear Mr. Crispin,

I have these comments to the *Draft Environmental Assessment* dated December 2003 and prepared for Urban Loft Development LLC by Wilson Okamoto Corporation.

Sec. 2.7, pp 2-5 Noise

1. Construction hours are too early. Residents in Waikiki typically work late evening hours and 6:30 a.m. is too early to start construction work.
2. Responsibility of the construction contractor for damages to other buildings in the neighborhood for pile driving is too loose. Who is responsible for dust damages? Any other damages? Owners of the Lofts and the named contractors should be responsible with a point of contact and pre-construction documentation of conditions of nearby buildings should be undertaken. Claims for damages and obtaining and paying for legal help to advance a claim should not become a cost other property owners are responsible for. Procedures should be specific and the burden should be on the owners and contractors.

3. Traffic noise will be significantly increased due to the location of the loading zone (fig 4).
4. Noise and traffic hazards will also be significantly increased from trucks backing and loading and unloading.

Sec 2.8, pp 2-6 Air Quality

1. Dust from the ground is not the only source of this problem and hazard. Dust from concrete sanding, and wood dust from saws are also significant. This low rise area of Waikiki does not rely on closed windows and air conditioning for ventilation and thus is more susceptible to infiltration of dust from all sources into their homes where it unwanted and a daily problem for the entire time of construction.
2. Who is responsible for dust damages? Owners of the Lofts and the named contractors should be responsible with a point of contact and pre-construction documentation of conditions of nearby buildings should be undertaken. Claims for damages and obtaining and paying for legal help to advance a claim should not become a cost other property owners are responsible for. Procedures should be specific and the burden should be on the owners and contractors.

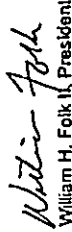
Sec. 2.13, pp 2-13, Traffic

1. Launui St does not have two marked traffic lanes, except within about 30 feet of the traffic light at Kuhio Ave.
2. Noise and traffic hazards will also be significantly increased from trucks backing and loading and unloading not only during construction. The location and proposed purposes of the off-street loading zone with space for one truck will also create noise, a traffic hazard and traffic congestion when backing in or out of the loading zone. If more than one truck arrives at the same time the trucks will be parked, standing, or off loading on the street. The problems this creates can be observed on Kalakaua Ave. on most days if an example of the problems is needed.
2. Estimates in the Assessment are clearly estimates not based on actual use by the estimators. At the very least the light at Kuhio Ave. will need to be adjusted. At present it is often difficult for two cars to turn left onto Diamond Head bound lanes of Kuhio Ave. because of pedestrians using the crosswalk from the bus stop on the makai side of Kuhio Ave.
3. There is no consideration of rumored traffic changes in Waikiki in regard to the estimates for Launui St.

pp 2-15 Parking

1. The loss of six on-street parking spaces is, even by itself, not a minor situation for the residents of the neighborhood. Coupled with the loss of the private pay lot where the Lofts are to be built, and the County improvements to the public streets such as tree planters, further severely impacts an already tight parking situation in the neighborhood
2. Only six guest parking spaces on the Lofts property for 36 apartment units is, in my opinion, clearly insufficient. This will force guests at the Lofts out onto the street to further reduce available parking for neighborhood residents.

Respectfully submitted,

  
William H. Folk, President

7130-01  
February 2, 2004

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**  
1927 S. BEECHER ST.  
SUITE 429  
HONOLULU HI 96826  
PH: (808) 546-2277  
FAX: (808) 546-2253

Mr. William H. Folk, President  
Folk Enterprises, Inc.  
3050 Kiele Avenue  
Honolulu, Hawaii 96815

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17:68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Mr. Folk:

Thank you for your letter dated January 22, 2004 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

Sec. 2.7, pp. 2-5 Noise

1. Section 2.7 of the Draft EA incorrectly cited the construction periods allowed by Department of Health rules. The Final EA will provide the correct construction periods, which are between 7:00 am and 6:00 pm on weekdays and between 9:00 am and 6:00 pm on Saturdays. No construction activities are allowed on Sundays or holidays. Pile driving activities are limited the time period between 9:00 am and 5:30 pm on weekdays. No pile driving activities are allowed on Saturdays, Sundays or holidays.
2. The contractor is responsible for any damage attributable to construction activities, including vibration from pile driving and fugitive dust. The contractor must also comply with Department of Health rules pertaining to airborne emissions, as stated in the Draft EA. The Final EA will state that the applicant will require the construction contractor to notify building managers or owners of neighboring residential buildings of the planned construction schedule prior to commencing construction and provide a point-of-contact. The applicant will recommend the contractor prepare pre-construction documentation of existing damage to neighboring buildings as protection against damage claims unrelated to construction activity. Suggesting that the contractor should relinquish legal due process for potential damage claims arising from this project is unreasonable.

WILSON  
OKAMOTO  
CORPORATION

7130-01  
Letter to Mr. Folk  
Page 2  
February 2, 2004

WILSON  
OKAMOTO  
CORPORATION

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February 2, 2004

3. The Final EA will include a modified plan for the proposed on-site loading area, which has been relocated to the makai end of the property, near the parking structure of the Four Paddle condominium. Unlike commercial loading areas, residential loading areas are far less actively used. Refuse collection, residents moving in and out, and occasional furniture or supply delivery are typical uses.
4. The modified on-site loading area has been redesigned to allow vehicles using the loading area to turn-around within the project site to exit forward onto the street.

Sec. 2.8, pp. 2-5 Air Quality

1. The Draft EA discusses fugitive dust, in general. Please refer to our response in the previous item 2.
2. Please refer to our response in the previous item 2.

Section 2.13, pp. 2-13 Traffic

1. The Final EA will correctly describe Launiu Street as a one-way makai-bound street with a single traffic lane between the Ala Wai Boulevard and Kuhio Avenue.
2. The loading areas along Kalakaua Avenue serve various retail and resort businesses, which have far greater freight and passenger loading/unloading activity than residential developments. Moreover, many of the commercial properties along Kalakaua Avenue do not have off-street loading areas so much of this activity is conducted in on-street loading zones.
3. Signal timing is the responsibility of the City and County of Honolulu Department of Transportation Services. A copy of your letter will be forwarded to the Department for their information.
4. The City & County of Honolulu Department of Transportation Services published the Waikiki Livable Community Project's Livability & Mobility Report in which conversion of Launiu Street from one-way to two-way traffic flow is proposed. The conversion will provide more direct access and egress for residential buildings on Launiu Street by eliminating roundabout routes along one-way streets. Launiu Street has sufficient width to accommodate two traffic lanes and existing on-street parking.


Pp. 2-15 Parking

1. The Final EA will include a modified plan for driveway access. Instead of six separate vehicular crossings shown in the Draft EA, only two driveways are proposed. Depending on how the City restripes the on-street stalls after construction, the modified plan may result in the loss of three stalls. The City's proposed street tree plan does not eliminate on-street parking.
2. The driveway and loading zone modifications will reduce the total number of off-street parking stalls within the proposed project from 86 stalls to 81 stalls. Each of the 36 units will have two stalls, there will be seven guest stalls and two stalls will be available for purchase by residents. By contrast, the City's Land Use Ordinance requires a minimum of 36 stalls, one per unit and no guest stalls.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,



Eri Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of Planning and Permitting, Urban Design Branch  
✓ Ms. Cheryl Soon, Director, City and County of Honolulu, Department of Transportation Services



**BOARD OF WATER SUPPLY**

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



December 30, 2003

**JEREMY HARRIS, Mayor**  
**EDDIE FLORES, JR., Chairman**  
**CHARLES A. STEED, Vice-Chairman**  
**JANUARY J. AMI**  
**HERBERT S. K. KOOPUA, Sr.**  
**DAVID W. H. LINDO**

**ROONEY K. MARAGA, Engineer**  
**LARRY J. LEOPARDI, Engineer**  
**CLIFFORD S. JAMILE, Manager and Chief Engineer**  
**DOUGLAS E. KROBARD, Deputy Manager and Chief Engineer**

TO: **ERIC G. CRISPIN, AIA, DIRECTOR**  
**DEPARTMENT OF PLANNING AND PERMITTING**

FROM: **for CLIFFORD S. JAMILE, MANAGER AND CHIEF ENGINEER**

SUBJECT: **YOUR TRANSMITTAL OF DECEMBER 16, 2003 ON THE**  
**DRAFT ENVIRONMENTAL ASSESSMENT FOR LOFT AT**  
**WAIKIKI, TMK: 2-6-017: 68, 70-73M, 2003/ED-2911C**

The existing water system is presently adequate to accommodate the proposed condominium development.

The availability of water will be confirmed when the building permit is approved. When water 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 748-5442.

7130-01  
February 2, 2004

**WILSON**  
**OKAMOTO**  
**CORPORATION**



**ENGINEERS**  
**PLANNERS**  
1901 S. BERETANIA ST  
SUITE 400  
HONOLULU, HI 96826  
PH: 808-546-2277  
FAX: 808-546-2250

Mr. Clifford S. Jamile, Manager and Chief Engineer  
City and County of Honolulu  
Board of Water Supply  
630 South Beretania Street  
Honolulu, Hawaii 96843

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17:68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Mr. Jamile:

Thank you for your letter dated December 30, 2003, indicating that the existing water system is presently adequate to accommodate the proposed project. We acknowledge that the availability of water will be confirmed upon your review and approval of the building permit. We further acknowledge that the project is subject to your department's Cross-Connection Control and Backflow prevention requirements prior to the approval of the building permit. The required Water System Facilities Charges will be paid by the developer.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,

Eamonn Sukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of Planning and Permitting, Urban Design Branch

POLICE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
801 SOUTH BERETANIA STREET  
HONOLULU, HAWAII 96813 - AREA CODE (808) 628-3111  
<http://www.honolulu.gov>  
[wa@cc4h.honolulu.hi.us](mailto:wa@cc4h.honolulu.hi.us)



LEE D. DONOHUE  
CHIEF  
OLEN A. KAJIYAMA  
PAUL S. PUTZLUB  
DEPUTY CHIEFS

WILSON  
OKAMOTO  
CORPORATION



ENGINEERS  
PLANNERS  
1927 S. BERETANIA ST  
SUITE 400  
HONOLULU HI 96826  
PH: (808) 628-2237  
FAX: (808) 628-2253

7139-01  
February 2, 2004

Mr. Lee D. Donohue, Chief of Police  
City and County of Honolulu  
Police Department  
801 South Beretania Street  
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Chief Donohue:

Thank you for your letter dated January 12, 2004 (CS-KP), indicating that you expect the project will have a negative impact on the services provided by the Honolulu Police Department. We acknowledge your concerns regarding short-term construction-related impacts such as dust emissions, noise and traffic.

Thank you for the opportunity to review and comment on the subject project.

During the construction phase, as well as after its completion, this project will have a negative impact on the services provided by the Honolulu Police Department. In spite of mitigation measures, construction-related dust, noise, and odors would likely cause an increase in calls for police service to the area. Traffic congestion during the construction phase, as well as the loss of on-street and off-street parking (both during and after the construction phase), will have an impact on the neighborhood and, in turn, on police calls.

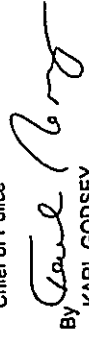
Further, please be advised that on page 2-12, portions of paragraph 2.12.1, Police Services, should be amended as follows:

Waikiki is located in the Honolulu Police Department's District 6.

The Waikiki Citizens Patrol is comprised of volunteer citizens who walk around Waikiki during some evenings.

If there are any questions, please call Major Thomas Nitta of District 6 at 529-3361 or Ms. Carol Sodelani of the Support Services Bureau at 529-3658.

LEE D. DONOHUE  
Chief of Police

By   
KARL GODSEY  
Assistant Chief of Police  
Support Services Bureau

*Striving and Protecting with Aloha*

During the short-term construction period, impacts associated with fugitive dust emissions are anticipated. As stated in the Draft Environmental Assessment (EA), Mitigation methods will be implemented to control dust emissions.

The Final EA will include a modified plan for driveway access. Instead of six separate vehicular crossings shown in the Draft EA, only two driveways are proposed. Depending on how the City resurfaces the on-street stalls after construction, the modified plan may result in the loss of three on-street parking stalls.

The Final EA will reflect that Waikiki is located in the Honolulu Police Department's District 6 and will also reflect that the Waikiki Citizens Patrol is comprised of volunteer citizens who walk around Waikiki during some evenings.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

WILSON  
OKAMOTO  
CORPORATION

7130-01  
Letter to Chief Donohue  
Page 2  
February 2, 2004

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Since



Earl Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of  
Planning and Permitting, Urban Design Branch

FIRE DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**  
3375 KOAHPAKA STREET, SUITE H425 - HONOLULU, HAWAII 96819-1869  
TELEPHONE: (808) 531-7761 • FAX: (808) 531-7755 • INTERNET: www.honolulu.gov



JEREMY WARD'S  
MAIL

ATTILIO K. LEONARDI  
FIRE CHIEF  
JOHN CLARK  
SENIOR FIRE CHIEF

January 15, 2004

TO: ERIC G. CRISPIN, AIA, DIRECTOR  
DEPARTMENT OF PLANNING AND PERMITTING

FROM: ATTILIO K. LEONARDI, FIRE CHIEF

SUBJECT: CHAPTER 343, HAWAII REVISED STATUTES  
DRAFT ENVIRONMENTAL ASSESSMENT  
LOFT @ WAIKIKI CONDOMINIUM  
RECORDED OWNER: TAMAKI BERRY AND BRIAN SAKAMAKI  
APPLICANT: URBAN LOFT CORPORATION, LLC  
AGENT: WILSON OKAMOTO CORPORATION  
LOCATION: 417-437 LAUNIU STREET - WAIKIKI  
TAX MAP KEY: 2-6-017: 068, 070-073  
REQUEST: WAIKIKI SPECIAL DISTRICT PERMIT (MAJOR)  
PROPOSAL: NEW 6-STORY, 36-UNIT RESIDENTIAL  
CONDOMINIUM WITH 86 PARKING STALLS

We received your letter dated December 16, 2003, requesting our review and comments on the above-mentioned project.

The project will not adversely impact services provided by the Honolulu Fire Department.

Should you have any questions, please call Battalion Chief Lloyd Rogers of the Fire Prevention Bureau at 831-7778.

ATTILIO K. LEONARDI  
Fire Chief

7130-01  
February 2, 2004

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**  
1537 S. BERETZHEA ST.  
SUITE 400  
HONOLULU, HI 96816  
PH: (808) 945-2277  
FAX: (808) 945-2253

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

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17:68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Chief LeonardI:

Thank you for your letter dated January 15, 2004, indicating that you have no comments to offer on the subject Draft Environmental Assessment (EA).

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,

Earl Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of  
Planning and Permitting, Urban Design Branch

AKL/SD:bh



**THE OUTDOOR CIRCLE**

1314 South King St., Suite 306 • Honolulu, HI 96814  
Phone 808-593-0700 Fax 808-593-0555

Established 1912  
A Non-profit Organization  
BRANCHES  
OAHU

Kaunohi  
Lanai-Kahala  
North Shore  
Waialeale-Kahala  
HAWAII

Hilo  
Kaua  
Kona  
Waipahoehoe Village  
Waimea

KAUAI  
MAUI  
GARDEN CIRCLE  
Laysan-Niihau

**VIA FAX**

January 22, 2004

Mr. Eric G. Crispin, AIA  
Director  
Department of Planning & Permitting  
City & County of Honolulu  
650 South King Street, 11<sup>th</sup> Floor  
Honolulu, HI 96813

RE: Loft at Waikiki Condominium Draft Environmental Assessment

Dear Mr. Crispin:

On behalf of The Outdoor Circle I would like to thank you for including The Outdoor Circle in the above referenced Draft Environmental Assessment (DEA) consultation. Our comments and questions are listed below:

- In Section 2-6, the DEA states that "A survey of trees within the project site identified four coconut palms, two gold trees, one Christmasberry tree and a fern. Except for the coconut palms and banyan trees, the trees in the project site are of poor quality, as they are mishapen and apparently drought stressed." Please clarify that the banyan trees described above are indeed part of the survey.  
The only person qualified to assess trees and coconut palms is a certified arborist. Was a proper tree assessment conducted by a qualified certified arborist to determine the structural integrity and health of the trees on these four properties? If so, please include this assessment in the document. If not, this assessment should be completed and the results posted in the document.
- The Outdoor Circle believes that the removal of all trees within the proposed project site (with the exception of four coconut palms) will create a significant loss of shade and natural beauty in Waikiki. There is no mention in the DEA regarding the replacement of these trees after construction. Please provide more information in the document regarding the replanting/landscape plan which will ensure proper shade and cooling in this area.
- Please include information in the document regarding a tree protection plan which will ensure the preservation of the trees and/or coconut palms that are to remain on site during construction.

Thank you for the opportunity to comment. We look forward to hearing your reply.

Sincerely,

Kimberly Hillebrand  
Certified Arborist  
Landscape and Planning Project Manager

CC: Anthony Ching, Department of Planning & Permitting  
Urban Loft Corporation, LLC  
Office of Environmental Quality Control

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**  
1901 S. BERTNER A. ST.  
SUITE 201  
HONOLULU, HI 96816  
PH: 878-246-2777  
FAX: 878-246-2753

7130-01  
February 2, 2004

Ms. Kimberly Hillebrand, Certified Arborist  
The Outdoor Circle  
1314 South King Street, Suite 306  
Honolulu, Hawaii 96814

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Ms. Hillebrand:

Thank you for your letter dated January 22, 2004 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

- The survey referenced in the Draft EA was a preliminary assessment of trees and their condition. It is intended to support the EA in identifying potentially significant environmental impacts that may warrant preparation of an environmental impact statement. A tree survey is being prepared by a certified arborist, as required, for submission as part of the Waikiki Special District (WSD) major permit application for the proposed project.
- In addition to the tree survey, a tree disposition plan and a preliminary landscaping plan are also required as part of the WSD major permit application. Your input regarding the specific disposition of trees would be appropriately directed to the processing of the WSD permit application, which also requires a public hearing.
- Your request for a tree protection plan would be appropriately directed to the processing of the WSD permit application.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.



Department of Planning & Permitting  
City and County of Honolulu  
659 South King Street, 7th Floor  
Honolulu, Hawaii 96813  
Fax: 808-527-8743  
Attn.: Mr. Anthony Ching

January 22, 2004

Re: Chapter 343, HRS, Draft Environment Assessment, Loft at Walkiki Condominium

Dear Mr. Ching:

Thank you for your allowing me more time to get my response to you as it pertains to the Loft at Walkiki Condominium project.

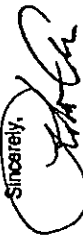
I am very concerned about how the back of the building and how it will line up with our property at 448 Kalolu St. My questions on this point are:

1. Are there architectural openings in the back of Loft at Walkiki Condominium, that allow a impact on our building, visually and audibly, that will disrupt the quality of living at 448 Kalolu?
  - A. People coming and going from the parking lot looking into the windows of our building, and visa versa.
  - B. Auto vehicle lights that will shine into, and on to our building that will disrupt living at our building.
  - C. Auto and people noise, that may be disrupting. ( There is already a existing problem with 2121 Ala Wal )
  - D. Possible problems with things being thrown over from the lanai walkway on to 448 Kalolu St.
2. What kind of landscaping is planned for the back and what will be the people traffic that it will draw?

Your details of the building in your draft shows only the front, side, and cross sections. However, it does not show the back of the building which will impact our building at 448 Kalolu. I have tried to be deductive about the drawing that are provided, but still have the above concerns. Perhaps, the agent could provide the missing details for our information.

Your attention to my concerns is greatly appreciated.

Sincerely,



Robert Au & The Estate of Audrey M. Au  
Personal Representative  
1715 Anapuni St. # H  
Honolulu, Hawaii 96822  
Cell: 808-781-8140  
Hm.: 808-944-8140

7130-01  
February 2, 2004

**WILSON  
OKAMOTO  
CORPORATION**



**ENGINEERS  
PLANNERS**  
1007.5 BERKELENA ST  
SUITE 420  
HONOLULU, HI 96825  
PH: 808-946-2237  
FAX: 808-946-2251

Mr. Robert Au, Personal Representative  
The Estate of Audrey M. Au  
1715 Anapuni Street, #H  
Honolulu, Hawaii 96822

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-58, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Mr. Au:

Thank you for your letter dated January 22, 2004 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

1. The proposed project will comply with Apartment Precinct development standards such as for building height, rear yards and building coverage that promote compatible uses within the precinct. Nevertheless, any new development has the potential for impacting neighboring uses. In higher density residential areas, windows and parking structures in buildings often face windows of other buildings, there is more security lighting, more people and vehicles come and go and resident associations must establish rules to curb un-neighborly behavior such as throwing trash into adjoining properties. The Apartment Precinct designation entitles the owners to develop their property to its highest potential, subject to applicable standards, codes and permit requirements.
2. A preliminary landscaping plan is being prepared for submission in conjunction with the Waikiki Special District permit application. Notably, recreational amenities for the residents are located in front of the building toward Launiu Street. Your comments regarding design details of the proposed project would be appropriately directed to the processing of the Waikiki Special District (WSD) major permit application. As an adjoining property owner, you will be notified when the Department of Planning & Permitting (DPP) accepts the permit application for processing.

WILSON  
OKAMOTO  
CORPORATION

7130-01  
Letter to Mr. Au  
Page 2  
February 2, 2004

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,



Earl Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of  
Planning and Permitting, Urban Design Branch



**FOLK ENTERPRISES, INC.**

3650 Kalia Avenue  
Honolulu, HI 96815  
(808) 253-0400; FAX (808) 923-9059  
wfolks@folken.com

January 22, 2004

**HAND DELIVERED**

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

Dear Mr. Crispin,

I have these comments to the *Draft Environmental Assessment* dated December 2003 and prepared for Urban Loft Development LLC by Wilson Okamoto Corporation.

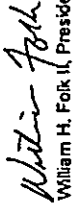
**Sec. 2.7, pp 2-5 Noise**

1. Construction hours are too early. Residents in Waikiki typically work late evening hours and 6:30 a.m. is too early to start construction work.
  2. Responsibility of the construction contractor for damages to other buildings in the neighborhood for pile driving is too loose. Who is responsible for dust damages? Any other damages? Owners of the Lofts and the named contractors should be responsible with a point of contact and pre-construction documentation of conditions of nearby buildings should be undertaken. Claims for damages and obtaining and paying for legal help to advance a claim should not become a cost other property owners are responsible for. Procedures should be specific and the burden should be on the owners and contractors.
  3. Traffic noise will be significantly increased due to the location of the loading zone (fig 4). Noise and traffic hazards will also be significantly increased from trucks backing and loading and unloading.
- Sec 2.8, pp 2-6 Air Quality**
1. Dust from the ground is not the only source of this problem and hazard. Dust from concrete sanding, and wood dust from saws are also significant. This low rise area of Waikiki does not rely on closed windows and air conditioning for ventilation and thus is more susceptible to infiltration of dust from all sources into their homes where it unwanted and a daily problem for the entire time of construction.
  2. Who is responsible for dust damages? Owners of the Lofts and the named contractors should be responsible with a point of contact and pre-construction documentation of conditions of nearby buildings should be undertaken. Claims for damages and obtaining and paying for legal help to advance a claim should not become a cost other property owners are responsible for. Procedures should be specific and the burden should be on the owners and contractors.

**Sec. 2.13, pp 2-13 Traffic**

1. Launiu St does not have two marked traffic lanes, except within about 30 feet of the traffic light at Kuhio Ave.
  2. Noise and traffic hazards will also be significantly increased from trucks backing and loading and unloading not only during construction. The location and proposed purposes of the off-street loading zone with space for one truck will also create noise, a traffic hazard and traffic congestion when backing in or out of the loading zone. If more than one truck arrives at the same time the trucks will be parked, standing, or off loading on the street. The problems this creates can be observed on Kalakaua Ave. on most days if an example of the problems is needed.
  2. Estimates in the Assessment are clearly estimates not based on actual use by the estimators. At the very least the light at Kuhio Ave. will need to be adjusted. At present it is often difficult for two cars to turn left onto Diamond Head bound lanes of Kuhio Ave. because of pedestrians using the crosswalk from the bus stop on the makai side of Kuhio Ave.
  3. There is no consideration of rumored traffic changes in Waikiki in regard to the estimates for Launiu St.
- pp 2-15 Parking**
1. The loss of six on-street parking spaces is, even by itself, not a minor situation for the residents of the neighborhood. Coupled with the loss of the private pay lot where the Lofts are to be built, and the County improvements to the public streets such as tree planters, further severely impacts an already tight parking situation in the neighborhood.
  2. Only six guest parking spaces on the Lofts property for 36 apartment units is, in my opinion, clearly insufficient. This will force guests at the Lofts out onto the street to further reduce available parking for neighborhood residents.

Respectfully submitted,

  
William H. Folk II, President

**WILSON**  
**OKAMOTO**  
**CORPORATION**

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Letter to Mr. Folk  
Page 2  
February 2, 2004

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February 2, 2004

**WILSON**  
**OKAMOTO**  
**CORPORATION**



**ENGINEERS**  
**PLANNERS**

1527 S. BERETANIA ST  
SUITE 470  
HONOLULU, HI 96826  
PH: (808) 546-2737  
FAX: (808) 546-2753

Mr. William H. Folk, President  
Folk Enterprises, Inc.  
3050 Kiela Avenue  
Honolulu, Hawaii 96815

Subject: Draft Environmental Assessment  
The Loft@Waikiki  
Tax Map Key: 2-16-17-68, 70 through 73  
Waikiki, Oahu, Hawaii

Dear Mr. Folk:

Thank you for your letter dated January 22, 2004 commenting on the subject Draft Environmental Assessment (EA). We offer the following responses in the respective order of your comments:

Sec. 2.7, pp. 2-5 Noise

1. Section 2.7 of the Draft EA incorrectly cited the construction periods allowed by Department of Health rules. The Final EA will provide the correct construction periods, which are between 7:00 am and 6:00 pm on weekdays and between 9:00 am and 6:00 pm on Saturdays. No construction activities are allowed on Sundays or holidays. Pile driving activities are limited the time period between 9:00 am and 5:30 pm on weekdays. No pile driving activities are allowed on Saturdays, Sundays or holidays.
2. The contractor is responsible for any damage attributable to construction activities, including vibration from pile driving and fugitive dust. The contractor must also comply with Department of Health rules pertaining to airborne emissions, as stated in the Draft EA. The Final EA will state that the applicant will require the construction contractor to notify building managers or owners of neighboring residential buildings of the planned construction schedule prior to commencing construction and provide a point-of-contact. The applicant will recommend the contractor prepare pre-construction documentation of existing damage to neighboring buildings as protection against damage claims unrelated to construction activity. Suggesting that the contractor should relinquish legal due process for potential damage claims arising from this project is unreasonable.

3. The Final EA will include a modified plan for the proposed on-site loading area, which has been relocated to the makai end of the property, near the parking structure of the Four Paddle condominium. Unlike commercial loading areas, residential loading areas are far less actively used. Refuse collection, residents moving in and out, and occasional furniture or supply delivery are typical uses.
4. The modified on-site loading area has been redesigned to allow vehicles using the loading area to turn-around within the project site to exit forward onto the street.

Sec. 2.8, pp. 2-5 Air Quality

1. The Draft EA discusses fugitive dust, in general. Please refer to our response in the previous item 2.
2. Please refer to our response in the previous item 2.

Section 2.13, pp. 2-13 Traffic

1. The Final EA will correctly describe Launiu Street as a one-way makai-bound street with a single traffic lane between the Ala Wai Boulevard and Kuhio Avenue.
2. The loading areas along Kalakaua Avenue serve various retail and resort businesses, which have far greater freight and passenger loading/unloading activity than residential developments. Moreover, many of the commercial properties along Kalakaua Avenue do not have off-street loading areas so much of this activity is conducted in on-street loading zones.
3. Signal timing is the responsibility of the City and County of Honolulu Department of Transportation Services. A copy of your letter will be forwarded to the Department for their information.
4. The City & County of Honolulu Department of Transportation Services published the Waikiki Livable Community Project's Livability & Mobility Report in which conversion of Launiu Street from one-way to two-way traffic flow is proposed. The conversion will provide more direct access and egress for residential buildings on Launiu Street by eliminating roundabout routes along one-way streets. Launiu Street has sufficient width to accommodate two traffic lanes and existing on-street parking.


Pp. 2-15 Parking

1. The Final EA will include a modified plan for driveway access. Instead of six separate vehicular crossings shown in the Draft EA, only two driveways are proposed. Depending on how the City restripes the on-street stalls after construction, the modified plan may result in the loss of three stalls. The City's proposed street tree plan does not eliminate on-street parking.
2. The driveway and loading zone modifications will reduce the total number of off-street parking stalls within the proposed project from 86 stalls to 81 stalls. Each of the 36 units will have two stalls, there will be seven guest stalls and two stalls will be available for purchase by residents. By contrast, the City's Land Use Ordinance requires a minimum of 36 stalls, one per unit and no guest stalls.

We appreciate your interest and participation in the public review phase of the Draft EA. Your letter, along with this response, will be reproduced in the forthcoming Final EA.

Should you have any questions, please call Ms. Marissa Furfaro or myself at 946-2277.

Sincerely,



Earl Matsukawa, AICP  
Project Manager

cc: Mr. Don Huang, Urban Loft Development, LLC  
Mr. Patrick Seguirant, City and County of Honolulu, Department of Planning and Permitting, Urban Design Branch  
Ms. Cheryl Soon, Director, City and County of Honolulu, Department of Transportation Services