DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
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MUFI HANNEMANN
MAYOR

WAYNE M. HASHIRO, P.E.
DIRECTOR

EUGENE C. LEE, P.E.
DEPUTY DIRECTOR

107020

June 7, 2005

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

Dear Ms. Salmonson:

Subject: McCully Fire Station Replacement
Honolulu, Oahu, Hawaii
Finding of No Significant Impact (FONSI)

The City and County of Honolulu, Department of Design and Construction, has reviewed the comments received during the 30-day public comment period which began on April 23, 2005. The Department of Design and Construction has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the next edition of the OEQC Environmental Notice.

We have enclosed the following items:

1. Two hard copies and one CD (PDF format) of the Final Environmental Assessment; and
2. Completed publication form (also to be emailed).

Please contact Curtis Kushimaejo of our staff at 527-6332 if you have any questions regarding this matter.

Very truly yours,

WAYNE M. HASHIRO, P.E.
Director

WMH:ln
Attach.

McCully Fire Station Replacement

Final Environmental Assessment

Prepared by:

PBR HAWAII

June 2005

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APPENDIX

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1.0 INTRODUCTION

This environmental assessment is prepared in accordance with Chapter 343, *Hawaii Revised Statutes* (HRS) for the proposed demolition and reconstruction of the McCully Fire Station.

1.1 PROJECT SUMMARY

Project Name:	McCully Fire Station
Applicant:	Department of Design and Construction, City and County of Honolulu
Landowner:	City and County of Honolulu
Location:	McCully Fire Station 2425 Date Street Honolulu, Hawai‘i 96826
Tax Map Key:	2-07-014: 06 and 36
Existing Use:	McCully Fire Station, City and County of Honolulu
Proposed Action:	Demolition of the existing fire station and construction of a new fire station with three apparatus bays, facilities for a total of 30 persons (two 5-person crews per platoon, 3 platoons), technological upgrades, and improved site circulation
Project Area:	Approximately 19,555 square feet
Land Use Designations:	State Land Use: Urban Primary Urban Center Development Plan: Medium and Higher-Density Residential/Mixed Use Zoning: A-2 Medium Density Apartment District
Special Management Area:	The property is outside of the Special Management Area (SMA)
Need for Assessment:	Use of City and County of Honolulu lands and funds
Actions Requested:	Compliance with Chapter 343, *Hawaii Revised Statutes*
Accepting Authority:	Department of Design and Construction for the Mayor, City and County of Honolulu
Determination:	Finding of No Significant Impact (FONSI)

1.2 LOCATION

The McCully Fire Station is located in the McCully neighborhood, within the City and County of Honolulu (City) Primary Urban Center (Figure 1). The property is bounded by University Avenue to the northwest, Date Street to the northeast, a two-story apartment building to the southeast, and a three-story apartment building to the southwest. Residential uses surround the fire station.

1.3 LAND OWNERSHIP

The landowner is the City and County of Honolulu. The property consists of two parcels identified as Tax Map Key: 2-07-014: 06 and 2-07-014: 36 (Figure 2). These parcels comprise approximately 19,555 square feet of land.

1.4 IDENTIFICATION OF THE APPLICANT

The City Department of Design and Construction is the project applicant.

1.5 IDENTIFICATION OF THE APPROVING AGENCY

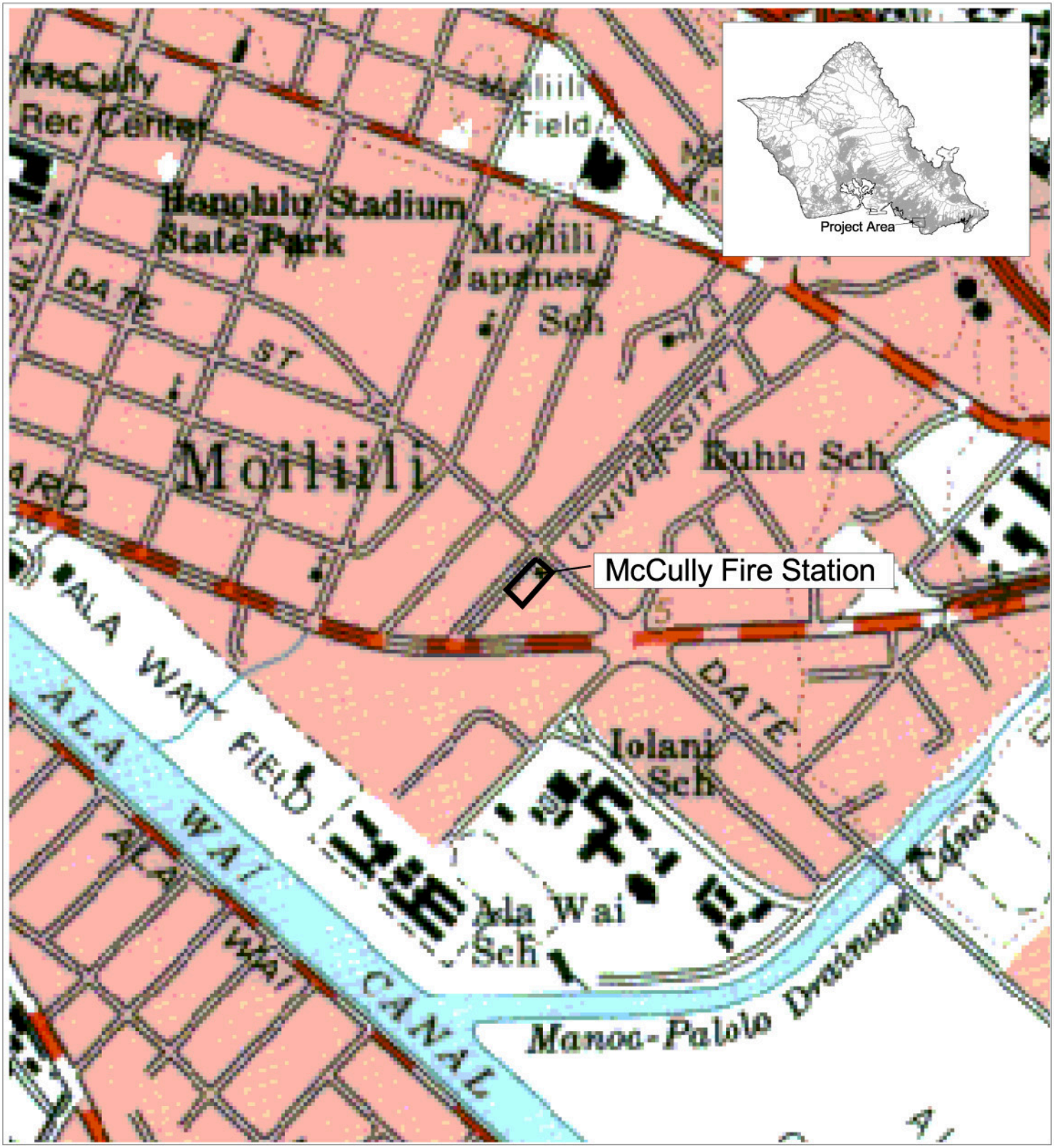
The City Department of Design and Construction is the approving agency for the Mayor, City and County of Honolulu.

1.6 IDENTIFICATION OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED

Various agencies (or agency documents) were consulted in preparation of this EA. These agencies are listed below. The Draft EA was published in The Environmental Notice on April 23, 2005, commencing a 30-day public comment period that ended on May 23, 2005. Comments letters received during this comment period and response letters provided are included in Appendix A.

City and County of Honolulu

- Board of Water Supply
- Fire Department
- Police Department
- Department of Community Services
- Department of Parks and Recreation
- Department of Planning and Permitting
- Department of Enterprise Services
- Department of Environmental Services
- Department of Facility Maintenance



Legend

McCully Fire Station

Figure 1

Location Map

McCully Fire Station Replacement

NORTH

LINEAL SCALE (FEET)

300 0 600

ISLAND OF OAHU

PBR HAWAII

Source: United States Geological Survey

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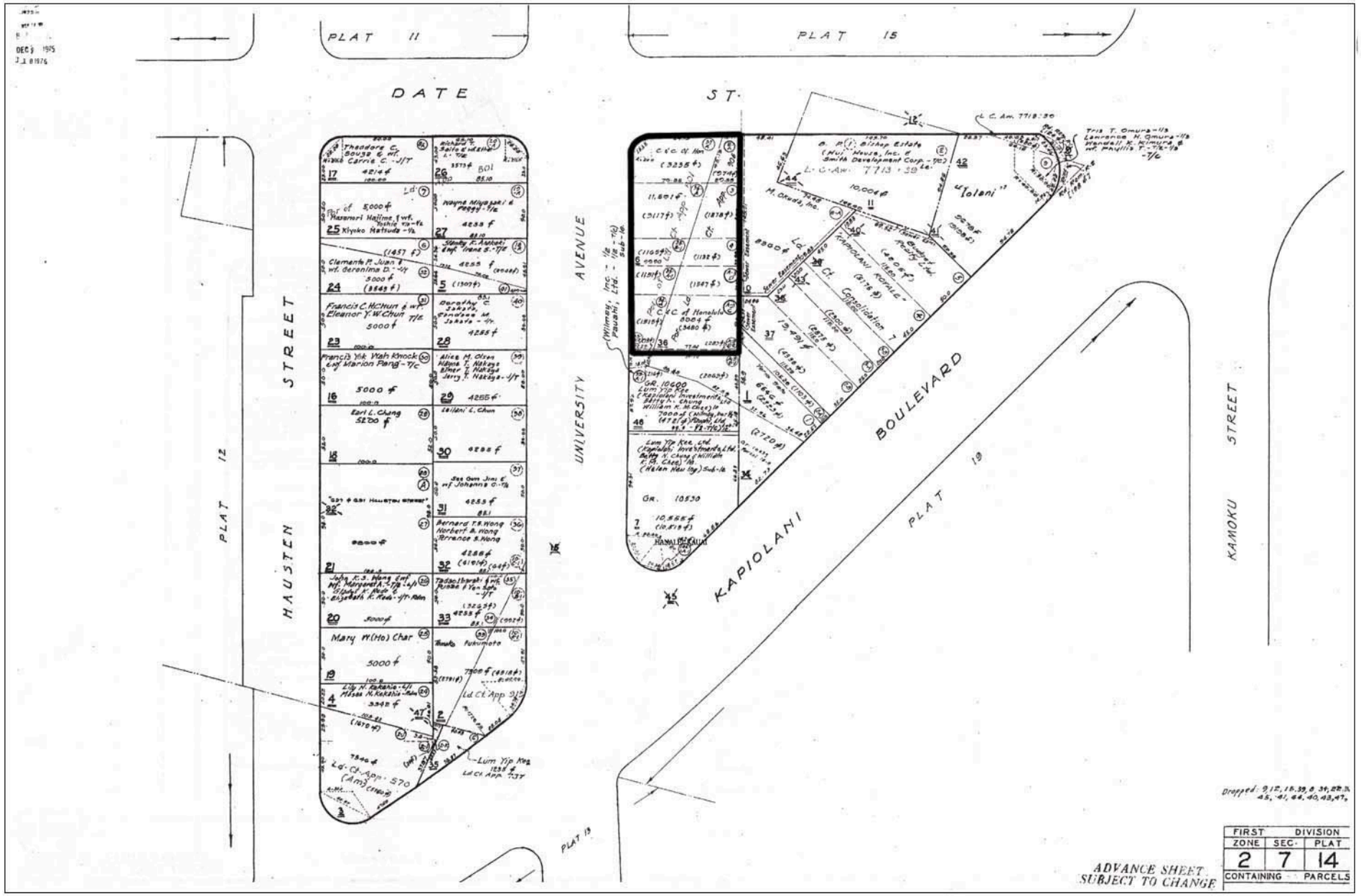

Figure 2
Tax Map Key

McCully Fire Station Replacement

ISLAND OF OAHU

Legend

McCully Fire Station

Source: City and County of Honolulu Tax Map Key

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NORTH

LINEAL SCALE (FEET)
40 0 80

PBR HAWAII

- Department of Transportation Services
- City Councilmemeber Ann Kobayashi's Staff
- McCully/Mōʻiliʻili Neighborhood Board No. 8

State of Hawaiʻi

- Department of Health – Environmental Planning Office
- Department of Land and Natural Resources – Historic Preservation Division
- Department of Agriculture
- Office of Environmental Quality Control
- University of Hawaiʻi Land Study Bureau

Federal

- Federal Emergency Management Agency
- U.S. Department of Agriculture – Soil Conservation Service (now called the Natural Resource Conservation Service)
- U.S. Geological Survey

Businesses and Individuals

- Hawaiian Electric Company, Inc.
- Ms. Miriam Okuda
- Oceanic Time Warner Cable
- The Gas Company
- Verizon Hawaii

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2.0 PROJECT DESCRIPTION

This final environmental assessment (FEA) has been prepared for the proposed demolition and reconstruction of the McCully Fire Station. The project will be funded by the City and will improve fire protection, emergency medical services, and rescue operations and services to protect public health. This chapter provides background information on the project, including project goals and objectives, proposed improvements, construction activities, preliminary development phases, and approximate development costs.

2.1 BACKGROUND INFORMATION

2.1.1 Description of the Property

The McCully Fire Station occupies a portion of an approximately 19,555-square-foot parcel owned by the City (TMK: 2-07-014: 06 and 2-07-014: 36) (Figure 2).

The project site is located within the City's Primary Urban Center and the McCully-Mōʻiliʻili neighborhood. Land uses immediately surrounding the parcel include private residences, apartment buildings, University Avenue, and Date Street (Figure 3). The surrounding area is mostly designated for residential use, and Ala Wai Elementary School, ʻIolani High School, Kaimuki High School, and Kuhio Elementary School are within a half-mile of the fire station. Also within a half-mile are the University Avenue and King Street commercial area (which includes restaurants, shops, and offices), Honpa Hongwanji Mission, Mōʻiliʻili Field, Honolulu Stadium State Park, Ala Wai Field, and Ala Wai Golf Course.

The McCully Fire Station is accessible via Date Street and the University Avenue parking lot entry. The parcel is flat and has been extensively modified for urban development.

2.1.2 Services Provided

Oʻahu is divided into five Honolulu Fire Department (HFD) battalions, which include:

- Over 1,000 fire fighters;
- 42 engine companies;
- 14 ladder companies;
- 2 rescue companies;
- 2 hazardous materials companies;
- 2 towers;
- 1 fireboat company;
- 5 tankers;
- 2 helicopters; and
- 1 helicopter tender.

The HFD responds to all emergency calls regarding life safety, and provides fire protection, medical assistance, and search and rescue services.

The McCully Fire Station (Station 29) is part of Battalion 2. It houses an engine truck and ladder truck, which is in high demand throughout East Honolulu. This station primarily services the McCully-Mō'ili'ili and lower Mānoa neighborhood, and is the second company dispatched to incidents in Waikīkī, Pālolo, Kaimuki, and Kapahulu. The McCully Fire Station also offers free blood pressure testing and station visitations to the community.

The McCully Fire Station operates 24 hours a day, 7 days a week with three platoons. Two five-person crews staff the engine and ladder companies on a 24-hour shift, rotating between each platoon. In total, 30 firefighters staff McCully Fire Station.

2.2 PROJECT NEED AND GOALS

The McCully Fire Station was built in 1948 to serve the McCully-Mō'ili'ili neighborhood. The fire station continues to protect residents but does not have the technologies available at newer stations. Constructing a new fire station is more cost-effective than renovating the existing station, and as such, the existing station will be demolished and a new station will be built in the same location. A new site layout will enable fire trucks and apparatus to enter via University Avenue and exit via Date Street. The design of the new fire station will also attenuate and mitigate noise and light generated by living activities at the fire station.

2.3 DESCRIPTION OF THE PROPOSED IMPROVEMENTS

Proposed improvements to the McCully Fire Station are described in this section.

2.3.1 Site Improvements

Proposed site improvements are shown in Figure 4. The total floor area for the fire station would be 9,900 square feet. A 4,000-square-foot apparatus room would be located at the northern portion of the site and would be accessible via Date Street and University Avenue. An apron would be provided adjacent to the Apparatus Room, along Date Street. On-site tandem parking for 14 cars would be provided for fire fighters within the service yard off of University Avenue. The proposed site plan shows an exercise/maintenance area within the service yard and a 500-gallon fuel tank (above-ground, double-walled, and concrete-encased) next to the service yard entrance. An outbuilding would contain the emergency generator and tool room, and a 120-gallon liquefied propane gas (LPG) tank for the kitchen stove would be located next to the outbuilding.

Portions of the building are located within building setbacks (i.e., apparatus bay along University Avenue, generator/storage at the corner), and a variance would be required to obtain the building permit. The replacement building will be set back from the Date Street neighbor's property by approximately 7 feet and from the Date Street property line by approximately 12 feet and 6 inches. The building will be set back from the University Avenue neighbor's property by approximately 6 feet (for the Tool Room and Generator Room only) and from the University Avenue property line by approximately 9 feet.

The proposed driveways on University Avenue and Date Street will be designed to accommodate the

1. View of back of existing McCully Fire Station from across University Avenue

2. View of front of McCully Fire Station from across University Avenue

3. View of Southeast edge of McCully Fire Station from across Date Street

4. View of 3-story apartment building adjoining makai edge of McCully Fire Station site

5. View mauka from sidewalk along University Avenue

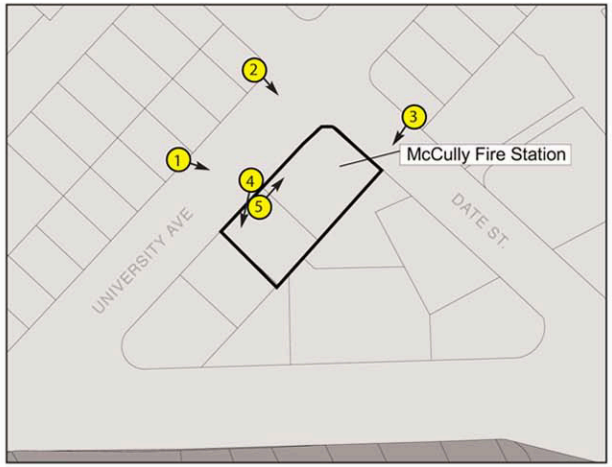

Figure 3
Site Photographs

McCully Fire Station Replacement

ISLAND OF OAHU

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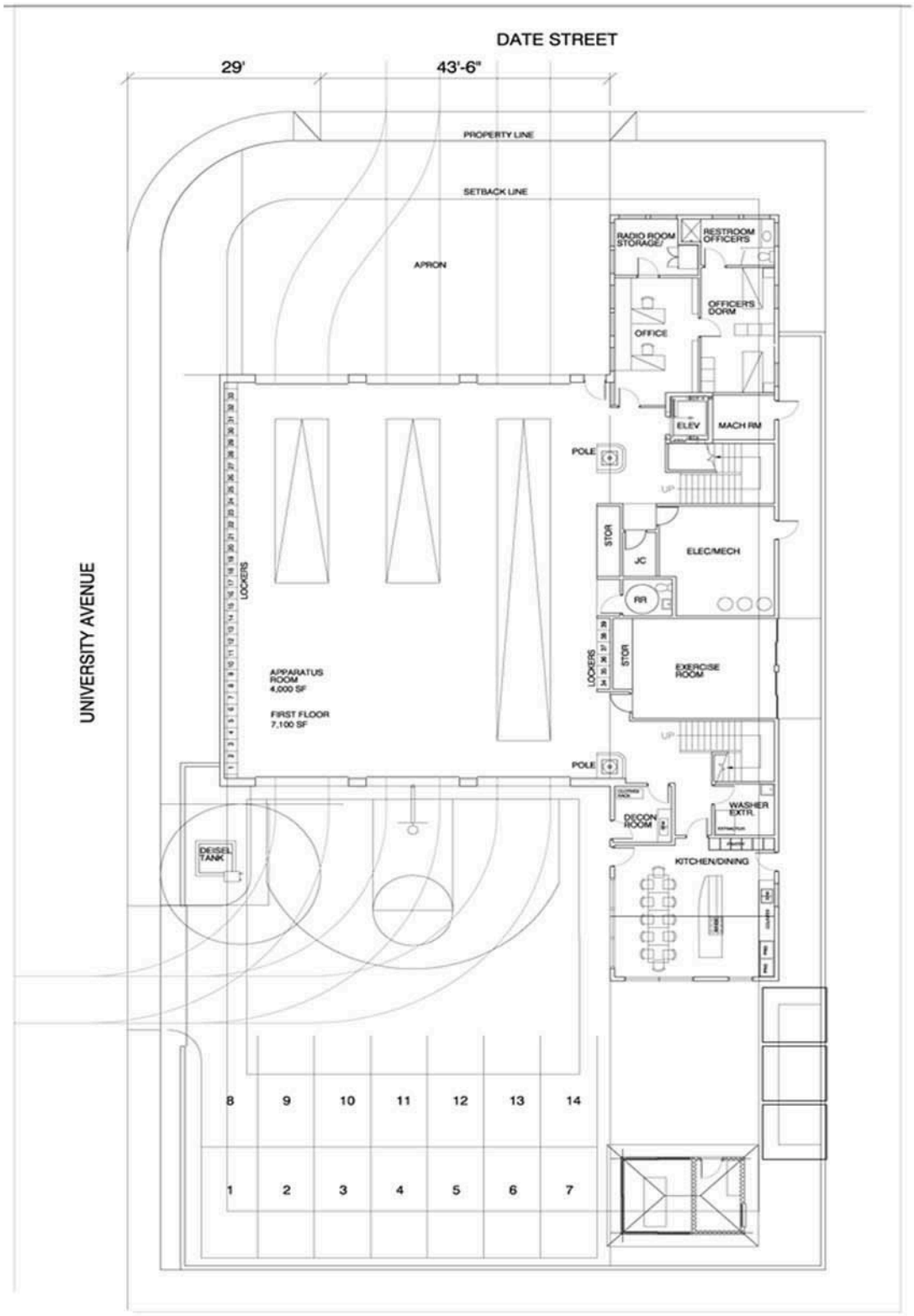

Figure 4

Proposed Site Plan

McCully Fire Station Replacement

NORTH

NOT TO SCALE

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vehicles that will be stationed at the fire station. The driveway on University Avenue for vehicle ingress will be 24 feet wide, and the driveway on Date Street for vehicle egress will be 43 feet wide and will remain unobstructed. Construction plans for all work within the public right-of-way will be submitted to DPP for review and approval. At the appropriate time, traffic control plans will also be submitted to DPP for review and approval.

2.3.2 First Floor Improvements

The first floor of the fire station, including the 4,000-square-foot (SF) Apparatus Room, would be 7,100 SF and would house the following:

- Office and Radio Room/Storage;
- Officer's Dorm and Restroom;
- Exercise Room;
- Decontamination Room;
- Washer/Extractor Room;
- Kitchen/Dining Room;
- Elevator to second floor;
- Machine Room for elevator equipment;
- Restroom; and
- Storage/Work Room.

2.3.3 Second Floor Improvements

The second floor of the fire station would be 2,800 SF and would house the following:

- Two Dorm Rooms (five fire fighters in each room);
- Study (table for eight);
- Locker Room (32 lockers);
- Toilet Room with shower facilities; and
- Two sliding poles providing access to the first floor.

2.3.4 Temporary Station

During construction of the new fire station, temporary accommodations for personnel and fire apparatus will be provided in the McCully Fire Station service area. The site must accommodate one engine company (the ladder company would be housed elsewhere) and would require full utilities, including water, sewer, and electricity, as well as radio, communication, and telephone systems. Personnel would be housed in two trailers. Negotiations are currently taking place with the City Department of Enterprise Services for use of a portion of the Ala Wai Golf Course maintenance facility. A building permit would be required and the structure would meet the Uniform Building Code.

2.4 SUSTAINABLE BUILDING DESIGN

The Office of Environmental Quality Control (OEQC) has requested that *Guidelines for Sustainable Building Design in Hawaii: A planner's checklist* (1999) be considered in applying sustainable building techniques to projects. This report states that 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."

Current plans for the McCully Fire Station indicate that the building will apply many of the techniques described in the report to:

1) Use less energy for operation and maintenance;
2) Preserve and conserve water and other natural resources;
3) Minimize health risks to those who construct, maintain, and occupy the building;
4) Minimize construction waste;
5) Recycle and reuse generated constructed wastes; and
6) Provide the highest quality product practical at competitive (affordable) costs.

Specifically, the project will implement the following measures:

- Natural cooling through the extensive use of louvered ventilation openings;
- Water-saving fixtures to meet current City standards;
- Solar water heating;
- Photovoltaic panels (depending on cost effectiveness)
- Landscaping to absorb storm drainage runoff and reduce the building's visual bulk;
- Energy-efficient, high-pressure sodium fixtures for parking lot lighting; and
- Energy-efficient building lighting (instant on type).

2.5 APPROXIMATE COSTS AND DEVELOPMENT PHASES

Approximate costs for the McCully Fire Station are provided in the following table and are subject to revision. Construction is estimated to begin in April 2006 and end in February 2007.

Project Component	Cost
Planning and Design	$300,000
Construction	$3,000,000
Equipment	$100,000
Inspection	$100,000

3.0 LAND USE CONFORMANCE

This chapter describes the State and City land use plans, policies, and ordinances relevant to the proposed McCully Fire Station.

3.1 STATE OF HAWAI'I

3.1.1 State Land Use Law (Chapter 205, Hawaii Revised Statutes)

The State Land Use Law establishes the State Land Use Commission (LUC) and gives this body the authority to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation. The McCully Fire Station is located within the State Urban District, and the proposed improvements are consistent with the uses allowed in this district.

3.2 CITY AND COUNTY OF HONOLULU

City land use plans relevant to the proposed McCully Fire Station improvements include the *General Plan*, the *Primary Urban Center Development Plan* (which includes the land use map and public facilities map), and the *4-M Inventory Phase Report* (which inventoried the Makiki-Tantalus, Mānoa, and McCully-Mō'ili'ili neighborhoods).

3.2.1 General Plan

The *General Plan* for the City establishes long-range objectives and policies for the general welfare of the public and, together with the City Charter, provides a direction and framework to guide the programs and activities of the City.

The proposed improvements are in accordance with the following *General Plan* policies:

> **Policy 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 1:** *Plan for the construction of new public facilities and utilities in the various parts of the Island according to the following order of priority: first, in the primary urban center; second, in the secondary urban center at Kapolei; and third, in the urban-fringe and rural areas.*
>
> **Policy 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 7:** *Provide adequate fire protection and effective fire prevention programs.*

Discussion: The proposed improvements to the McCully Fire Station are consistent with these objectives and policies, as the new public facility will be constructed within O'ahu's Primary Urban

Center and will enable fire fighters to protect residents from fires and other emergency situations. The new fire station will continue to offer various safety and health-related services to the public.

3.2.2 Primary Urban Center Development Plan

The City Department of Planning and Permitting (DPP) has established Development/Sustainable Communities Plans for eight geographic regions that include all areas of O'ahu. These community-oriented plans are intended to help guide public policy, investment, and decision-making through the 2025 planning horizon. The McCully Fire Station is located within the Primary Urban Center (PUC), and the corresponding plan for this area is the *Primary Urban Center Development Plan* (2004) (PUCDP).

3.2.2.1 Policies and Guidelines

The proposed new McCully Fire Station complies with the following policy and guideline in *Section 4.8 Civic and Public Safety Facilities* of the PUCDP.

Policy

Provide adequate staffing and facilities to ensure effective and efficient delivery of basic governmental service and protection of public safety.

Guideline

As population increases, provide support for civil defense building shelters and improved technology, equipment and training for fire fighting, police protection and paramedical services.

Discussion: The new McCully Fire Station will provide improved technology, equipment, and training facilities to enhance public safety. As stated by the City DPP, the proposed project is consistent with the policies and guidelines pertaining to civic and public safety facilities in Sections 4.8.2 and 4.8.3 of the PUCDP (Appendix A).

3.2.2.2 Land Use Map PUC – East

The PUCDP also includes land use maps, which illustrate the desired long-range land use pattern for the PUC. The proposed project is consistent with the land uses shown on the Land Use Map PUC – East (Figure 5).

The McCully Fire Station is located in an area designated as Medium and Higher-Density Residential/Mixed Use, as shown in Figure 6. This designation is not site-specific but illustrates the area's land use policy. University Avenue and Date Street are part of the pedestrian network concept for Honolulu and identified in the Land Use Map PUC – East. The purpose of the pedestrian network is to link neighborhoods and enhance pedestrian mobility within neighborhoods.

3.2.2.3 4-M Inventory Phase Report

The *4-M Inventory Phase Report* (December 2003) was developed for the City DPP. This report studied the physical and socio-economic environment and infrastructure of the Makiki-Tantalus, Mānoa, and McCully-Mō'ili'ili communities. It also mentioned that the City plans to replace the McCully Fire Station and funds have been budgeted for this project. The report provided a basis for future community planning to supplement the guidance of the PUCDP. Figure 7 shows the McCully

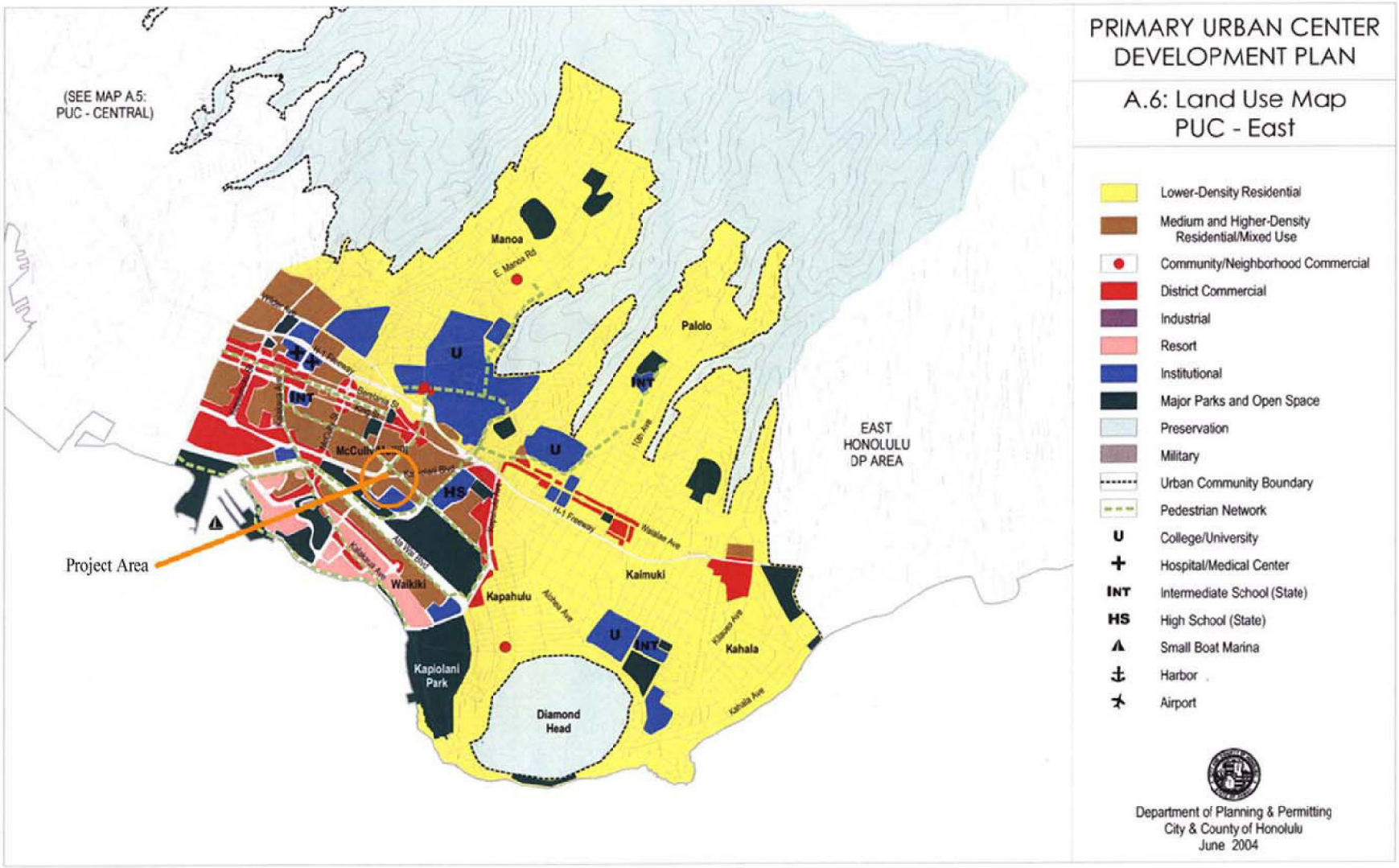

Figure 5
Primary Urban Center Development Plan Land Use Map

McCully Fire Station Replacement
ISLAND OF OAHU

Source: City and County of Honolulu
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NORTH

Not to Scale

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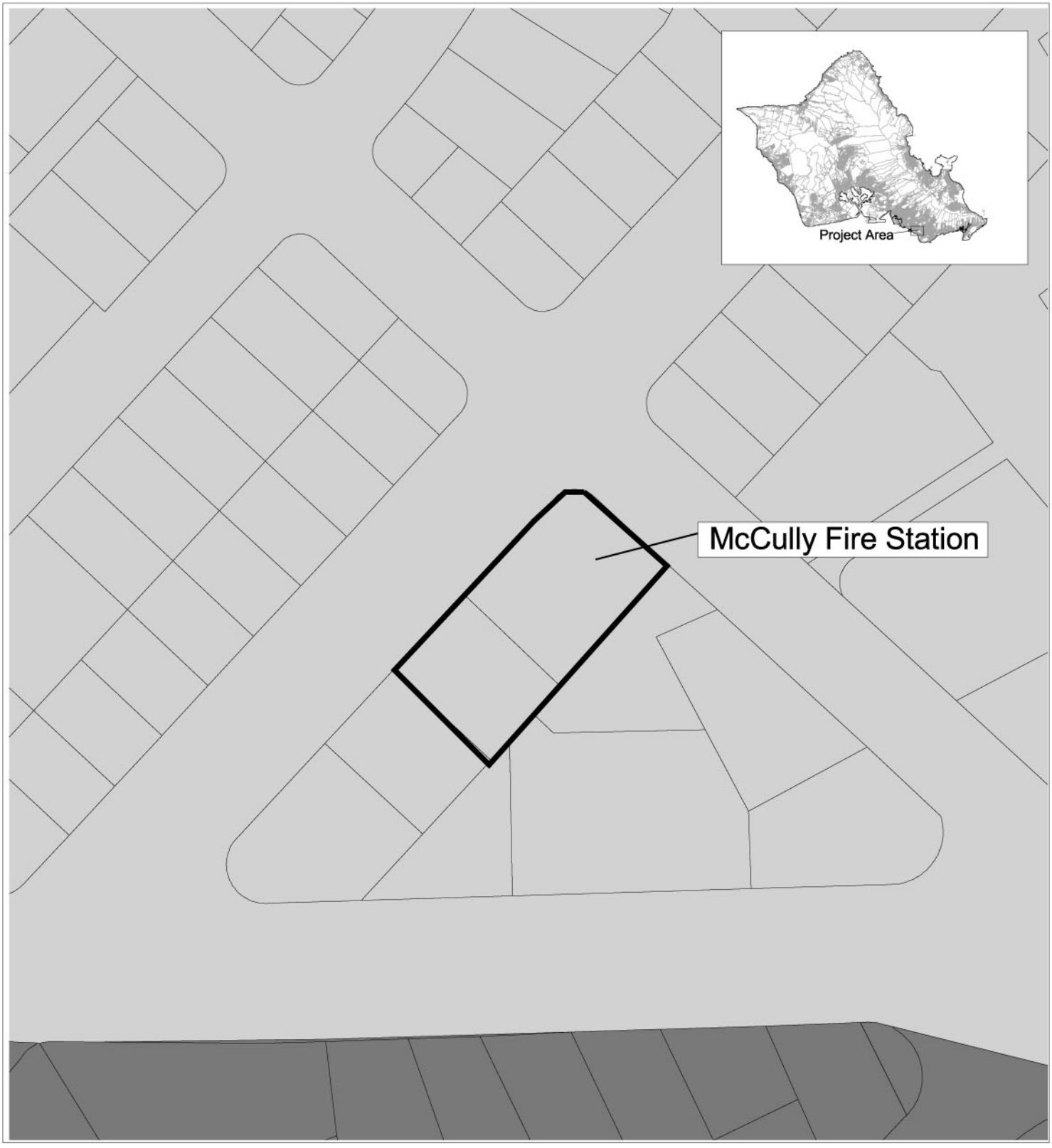

Legend (Zoning Districts)

- McCully Fire Station
- A-2 Medium-density Apartment
- A-3 High-density Apartment

Source: City and County of Honolulu Department of Planning and Permitting
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Figure 6
Zoning Map

McCully Fire Station Replacement

NORTH
LINEAL SCALE (FEET)
50 0 100
ISLAND OF OAHU

PBR HAWAII

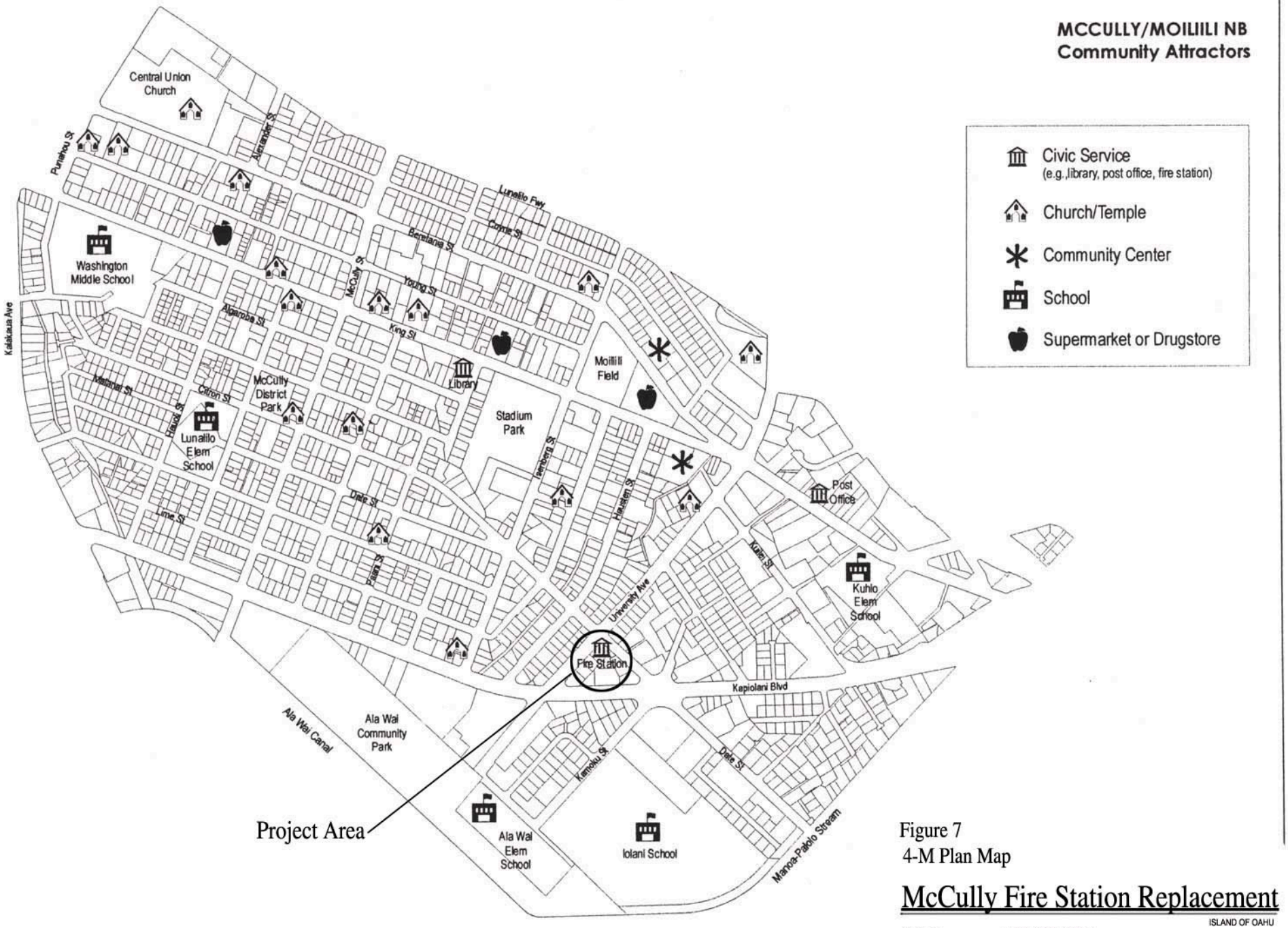

Figure 7
4-M Plan Map

McCully Fire Station Replacement

ISLAND OF OAHU

NORTH

LINEAL SCALE (FEET)
500 0 1000

PBR HAWAII

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Fire Station in relation to other community facilities within the McCully-Mōʻiliʻili neighborhood.

3.2.3 Land Use Ordinance

The Land Use Ordinance (LUO) is the City's zoning ordinance. The LUO establishes zoning regulations and ordinances to regulate the use of land and ensure that adequate controls and review mechanisms are in place for proposed land uses.

The McCully Fire Station is located on two parcels owned by the City. These parcels are zoned A-2 Medium Density Apartment District and reflect the surrounding land uses (Figure 6). The A-2 zoning district provides for medium-density apartments and multi-family dwellings in central urban core areas where public services are centrally located and infrastructure capacities are adequate.

The McCully Fire Station is a "public use and structure," which the LUO defines as "uses conducted by or structures owned or managed by the federal, the State of Hawaiʻi or the city to fulfill a governmental function activity or service for public benefit and in accordance with public policy." Public uses and structures are permitted uses in every zoning district (except P-1), and as such the proposed McCully Fire Station improvements are consistent with the A-2 Medium Density Apartment District.

3.2.3.1 Public Infrastructure Map

The replacement of the McCully Fire Station was funded prior to the adoption of the PUC Public Infrastructure Map (PIM). As such, the project does not need to be shown on the PUC PIM. However, should funding of the project lapse, a PIM revision would be needed.

3.3 APPROVALS AND PERMITS

The following table provides an approximate list of approvals and permits required for the proposed McCully Fire Station improvements.

Permit/Approval	Responsible Agency
Americans with Disability Act (ADA) Accessibility Requirements	Disability and Communication Access Board
Building Permit for building, electrical, plumbing, sidewalk/driveway, and demolition work (variance for Building Permit when work is done in setback areas)	Department of Planning and Permitting
Grubbing, Grading, and Stockpiling Permit	Department of Planning and Permitting
Sewer Connection Permits	Department of Planning and Permitting
Water	Board of Water Supply
Water Quality	State Department of Health

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4.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS OF THE PROPOSED ACTION AND MITIGATION MEASURES

This chapter describes the existing environmental conditions (physical, natural, and human) of the project area. Potential impacts that may result from the proposed McCully Fire Station improvements, and mitigation measures that may be implemented, are also identified.

4.1 PHYSICAL CHARACTERISTICS

4.1.1 Topography

The topography of the project site is flat, at approximately 3.9 feet above mean sea level (msl). The building pad and parking area are level, as the site has been extensively modified to accommodate the existing McCully Fire Station (Figure 3).

Potential Impacts and Mitigation Measures

The project site has been previously modified, and the majority of the site is either paved or built upon. Therefore, the proposed improvements will not require any major alterations to the land and no significant impacts to site topography are anticipated.

4.1.2 Climate

Generally, the climate in the McCully-Mōʻiliʻili area is characterized by mild and fairly uniform temperatures. Average daily minimum and maximum temperatures range from about 72 to 87 degrees Fahrenheit. Average annual rainfall at the elevation of the fire station (approximately 3.9 feet msl) is about 26 inches, with summer months being the driest. Trade winds are generally from the northeast, and strong winds occasionally occur in connection with storm systems moving through the Hawaiian Islands.

Potential Impacts and Mitigation Measures

The proposed improvements are not expected to have a significant impact on current climatic conditions, as the proposed use of the site is the same as the current use.

4.1.3 Geology

The McCully Fire Station is located in the McCully-Mōʻiliʻili neighborhood, which falls in the Ala Wai watershed. Between 10,000 and 20,000 years ago, the Sugarloaf volcanic vent (above Roundtop) sent a cascading lava flow down the western wall of Mānoa Valley. The lava flow spread out on the lower valley floor to form the broad, nearly level surface on which the University of Hawaiʻi is built. The general terminus of the flow extends in a narrow tongue south of the Lunalilo Freeway into Mōʻiliʻili. Although the surface of the flow has been greatly modified by construction in the Primary Urban Center (PUC), there has been little erosion. The land on which the McCully Fire Station is situated was not formed geologically, but was created by fill land (see *Section 4.1.4 Soils*).

Potential Impacts and Mitigation Measures

The project site has been extensively modified to accommodate the existing McCully Fire Station. The proposed improvements will not require any major alterations to the land, and no significant impacts to the geological properties of the site are anticipated. In addition, appropriate engineering, design, and construction measures will be implemented to minimize the potential for erosion during grading activities.

4.1.4 Soils

Three soil suitability studies have been prepared for Hawai'i: 1) the U.S. Department of Agriculture Soil Conservation Service (SCS) Soil Survey; 2) the University of Hawai'i Land Study Bureau Detailed Land Classification; and 3) the State Department of Agriculture Agricultural Lands of Importance to the State of Hawaii (ALISH). These studies describe the physical attributes of land and the relative productivity of different land types for agricultural production.

Soil Conservation Survey. The *United States Department of Agriculture Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii* (1972), classifies the soils on the McCully Fire Station site as Fill Land, mixed (FL). This land type occurs mostly near Pearl Harbor and in Honolulu, adjacent to the ocean. Fill Land consists of material dredged from the ocean or hauled from nearby areas, garbage, and general material from other sources. Fill Land is used for urban development and at airports and industrial and housing areas.

Detailed Land Classification. This classification system applies a five-class productivity rating to soils using the letters A, B, C, D, and E — with A representing the class of highest productivity and E the lowest. The project site is classified as Urban by the *Detailed Land Classification — Island of Oahu*.

Agricultural Lands of Importance to the State of Hawaii. The *Agricultural Lands of Importance to the State of Hawaii (*ALISH*)* system classify important agricultural lands as Prime, Unique, or Other agricultural land. The project site is not classified as Prime Agricultural Land, Unique Agricultural Land, or Other Important Agricultural Land, and is delineated within the existing urban development boundary.

Potential Impacts and Mitigation Measures

Based on these soil stability studies, the McCully Fire Station site does not contain soils of agricultural value and will not impact agricultural productivity (existing or potential). The site has been extensively modified for urban development, and grading for the proposed improvements is not expected to be significant. All grading operations will be conducted in full compliance with dust, erosion control, and other requirements of the City Grading Ordinance, as well as the provisions of Section 11-60.1-33, *Hawaii Administrative Rules*, on fugitive dust. In addition, best management practices will be included in construction plans to mitigate dust and/or silt emissions.

4.1.5 Drainage

Storm water runoff from the project site enters the municipal drainage system along University Avenue and Date Street. The McCully Fire Station generates more water than its neighboring sites because fire trucks are washed and hoses are emptied on-site. The station has a large drain that

diverts water into the municipal drainage system. No portions of the site are located in a flood zone, as indicated on the Federal Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (Figure 8).

Potential Impacts and Mitigation Measures

No structures will be built within a flood zone and no existing drainage patterns will be altered. Runoff from the site is not expected to increase over existing conditions, as the building and parking area will be replaced but not significantly expanded. Runoff will continue to sheet flow into the municipal drainage system, and drainage facilities will be constructed in accordance with the City's Storm Drainage Standards.

On-site construction work will temporarily expose any remaining soil and slightly increase the potential for soil erosion. However, project specifications will incorporate erosion control requirements to mitigate any construction impacts. After construction, impermeable surfaces (i.e., walkways and parking areas) and landscaping will mitigate the potential for soil erosion. Detailed erosion and sediment control measures will be specified in site plans.

4.1.6 Flora and Fauna

The McCully Fire Station site and surrounding area have been extensively altered for urban development. The fire station is minimally landscaped with mostly introduced plants. None of the plants observed on-site during site visits are rare, threatened, or endangered species.

No animals other than birds were observed on the site. Mammals presumed to be found near the fire station include domesticated cats. Mice and rats are also likely to be found in this type of urban habitat, which is unfavorable to native wildlife.

Potential Impacts and Mitigation Measures

No rare, threatened, or endangered plant or animal species were found on the McCully Fire Station site, and as such, none are expected to be impacted by the proposed project. While final landscaping plans have not been completed, site improvements include landscaping in various areas.

In addition to on-site landscaping, the *McCully/Mō'ili'ili Beautification Master Plan* (2001) proposes the replacement of existing Rainbow Shower trees with Monkey Pod trees (and irrigation) within the University Avenue median. These improvements will enhance the visual environment of the University Avenue project area and provide suitable habitat for introduced wildlife. The estimated costs for the University Avenue landscape improvements are $8,600 for planning; $69,400 for design; and $346,800 for construction.

4.1.7 Natural Hazards

The Hawaiian Islands are associated with volcanic eruption and tectonic movement. The State of Hawai'i has been affected twice in the past 23 years by devastating hurricanes, 'Iwa in 1982 and 'Iniki in 1992. While it is difficult to predict these natural occurrences, it is reasonable to assume that future events could be likely given the recent record. However, the McCully-Mō'ili'ili area is no more vulnerable to the destructive winds and torrential rains associated with hurricanes and cyclones than the rest of the island or state. The project site is located outside of the tsunami

evacuation area and is designated Zone X (areas determined to be outside of the 500-year floodplain) by the Federal Flood Insurance Rate Map (Figure 8).

Potential Impacts and Mitigation Measures

The proposed McCully Fire Station improvements will not exacerbate any hazard conditions, and all structures will be constructed in accordance with the City's Uniform Building Code to protect against the potential damage from destructive winds, torrential rainfall, or tropical hurricanes and cyclones.

4.1.8 Wetlands and Stream Resources

Extensive urbanization of the site and surrounding area precludes the presence of wetlands in the vicinity of the McCully Fire Station. The Mānoa-Pālolo Stream, approximately a third of a mile to the east of the property, is the closest stream. The Mānoa-Pālolo Stream empties into the Ala Wai Canal, which is south of the property. The Ala Wai Canal is a significant contributor of pollutants to the beaches and nearshore waters of Waikīkī.

Potential Impacts and Mitigation Measures

Although no long-term sedimentation problems are anticipated to result from the McCully Fire Station improvements, during construction, erosion control measures will be implemented to prevent silt from entering the Mānoa-Pālolo Stream.

4.2 HUMAN ENVIRONMENT

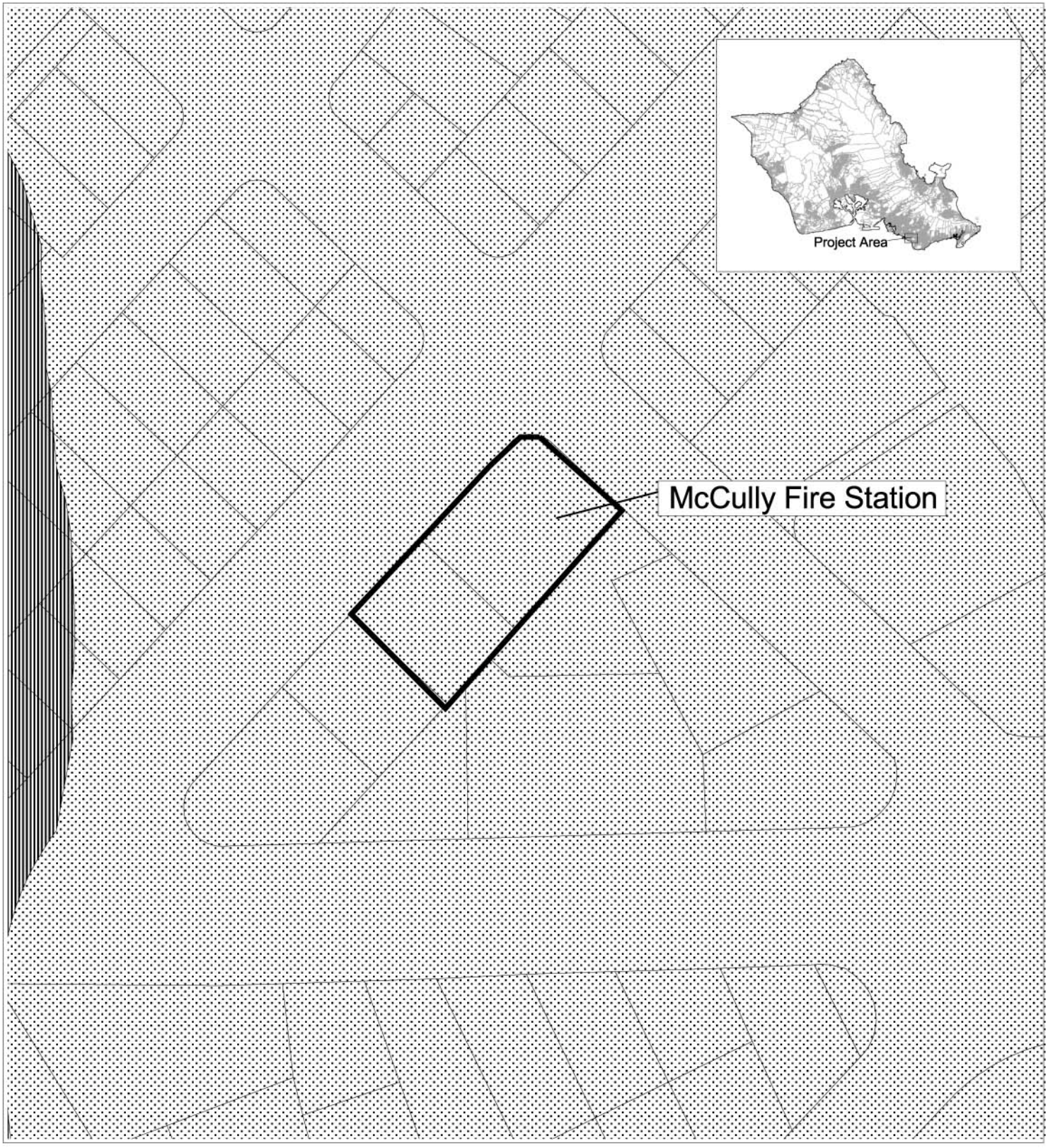
4.2.1 Archaeological and Historic Resources

The project area has been extensively modified from its natural state for residential and public uses. The McCully Fire Station was built in 1948, and despite its age, is not identified on either the National or Hawai'i Registers of Historic Places.

Potential Impacts and Mitigation Measures

The proposed McCully Fire Station improvements are not expected to result in adverse impacts to historic or cultural resources. The State Historic Preservation Division (SHPD) was consulted in February 2001 and concurred with the proposed replacement of the McCully Fire Station (Appendix B). The SHPD also performed a site inspection in February 2005 and said that unique and salvageable pieces could be incorporated into the design of the new fire station or donated to the educational museum at Kaka'ako Fire Station. All construction plans will include the following language as normally recommended by the SHPD:

> *Should historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during the construction activities, work shall cease immediately in the immediate vicinity of the find and the find shall be protected from further damage. The contractor shall immediately contact the State Historic Preservation Division at 692-8015 which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary.*



Legend

- McCully Fire Station
- ZONE X: Areas Determined To be Outside 500-Year Floodplain
- ZONE X500: Area of 500-Year Flood

Source: Federal Emergency Management Agency

Disclaimer: This graphic has been prepared for general planning purposes only

Figure 8
Flood Insurance Rate Map

McCully Fire Station Replacement

NORTH

LINEAL SCALE (FEET)

50 0 100

ISLAND OF OAHU

PBR HAWAII

4.2.2 Cultural Resources

Mō‘ili‘ili was originally called Kamō‘ili‘ili, or place of the pebble lizard (Pukui, Elbert, and Mo‘okini, 1974). According to legend, Hi‘iaka, the sister of the volcano goddess, Pele, was attempting to lure a man back to the Big Island when she was attacked by an evil mo‘o, or lizard. Hi‘iaka managed to destroy the mo‘o by turning it into pebbles under a tree, which is supposedly still growing on the grounds of Kūhiō School. Another version of the legend contends that the lizard's body was cut into pieces, which turned into a low hill across what is now Kūhiō School.

Before 1900, Mō‘ili‘ili was home mostly to Hawaiians and Chinese (Watanabe, 1996a). The area was covered with duck and lotus ponds, rice and taro paddies, and banana and vegetable patches. Flower fields were established in Mō‘ili‘ili to supply the lei sellers of downtown Honolulu and later Waikīkī with various flowers. Soon Mō‘ili‘ili became known for its flower shops and was dubbed the "floral capital of Honolulu" (Watanabe, 1996b). Mō‘ili‘ili is still home to several florists.

Beginning in 1896, the ethnicity of the neighborhood began to change when the first settlers of Japanese ancestry moved to Mō‘ili‘ili. As more Japanese moved to Mō‘ili‘ili from the plantations, the shops they opened reflected their culture and included a tofu factory, teahouse, and okazu-ya (Watanabe, 1996a).

According to Kinji Kanazawa, who was born on the site of the old Honolulu Stadium more than 80 years ago, the Japanese also brought strong religious and educational beliefs (Watanabe, 1996a). The Mō‘ili‘ili Hongwanji Mission on University Avenue, built in 1906, and the Mō‘ili‘ili Japanese School, founded in 1902, became the cultural and social centers of the Japanese community.

In time, the Mō‘ili‘ili Japanese School became the largest community Japanese school in Hawai‘i, with more than 1,000 students. In 1945, the school transferred its land and assets to the Mō‘ili‘ili Community Association. Gradually, the association became more ethnically diverse, reflecting the changing ethnic composition of the neighborhood, and began to develop recreational, social, and cultural programs. In 1965, the association formally became the Mō‘ili‘ili Community Center (Watanabe, 1996c).

Reflecting on the significance of the Mō‘ili‘ili Japanese School (now the Community Center), Kinji Kanazawa feels that the school was a source of family cultural teachings and a moral code of conduct, focusing on obligation, respect, and social commitment (Watanabe, 1996a).

Today, with the growth of the University of Hawai‘i and zoning laws allowing apartment use, Mō‘ili‘ili has evolved into a multi-ethnic neighborhood; however, there is still a strong link to Japanese culture. The Honolulu Japanese Chamber of Commerce has made Mō‘ili‘ili its home since 1960, and in 1991, the Japanese Cultural Center of Hawai‘i opened. Its mission is to preserve and promote the Japanese culture in the State.

According to historian Glen Grant, "When you look on its surface, (Mō‘ili‘ili) appears to be a pretty typical urban middle-class community. But when you begin to take a look at its history and its stories and look beneath that surface, what you begin to uncover is a microcosm of the story of the people of Hawaii and the evolution of our multicultural environment" (quoted in Watanabe, 1996a).

Potential Impacts and Mitigation Measures

The proposed replacement of the McCully Fire Station is not expected to adversely impact cultural practices in the McCully-Mōʻiliʻili neighborhood.

4.2.3 Air Quality

Air quality in the vicinity of the McCully Fire Station is most likely affected by emissions from motor vehicle traffic on nearby roadways. The State Department of Health (DOH) operates a network of air quality monitoring stations located at various sites around the State. There are no stations located near the fire station; however, available data from other locations on Oʻahu suggest that both State and Federal ambient air quality standards are currently being met in the area. Carbon monoxide concentrations along sidewalks near traffic-congested intersections, however, may be higher than concentrations measured at the DOH monitoring stations. In addition, ozone concentrations are generally found to be high throughout the State, due in part to the abundance of sunshine and Hawaiʻi's island setting.

Potential Impacts and Mitigation Measures

The proposed improvements are not likely to pose a significant impact on air quality in the area. Potential short-term air quality impacts may result from fugitive dust from demolition work, vehicle movement, and soil excavation. Adequate fugitive dust control can usually be accomplished through a watering program to prevent airborne dust at demolition and construction areas. Once grading is complete, rapid establishment of landscaping can also lower the potential for fugitive dust emissions.

Exhaust emissions from construction equipment and vehicles could potentially impact air quality, but are not likely to exceed established air quality standards. This potential impact would be short-term during demolition and construction of the new McCully Fire Station. After construction, the project will not increase traffic in the area, and therefore, no long-term air quality impacts are anticipated. Hazmat disposal will be part of the demolition work for this project, as asbestos is found in the existing facility.

4.2.4 Noise

The McCully Fire Station site is currently exposed to moderate and sometimes high ambient noise levels. Vehicular traffic on Date Street and University Avenue is the dominant noise source. Typical neighborhood noise includes people talking, playing music, and mowing their lawns, and occasional aircraft flybys generate additional ambient noise. Activities at the fire station can also generate noise (i.e., fire trucks using sirens when responding to emergencies, people playing at the basketball courts behind the fire station during the day). Neighbors have complained about noise from the McCully Fire Station during recreational and training activities.

Potential Impacts and Mitigation Measures

Construction equipment will generate noise; however, construction will be short-term and limited to daylight hours. Proper mitigation measures will be implemented to minimize noise impacts, and all work will comply with the State DOH noise limits. Over the long term, the project will improve existing noise levels, as the proposed new site configuration will shield neighboring properties from noise (and light) from the fire station. Air conditioners will buffer noise generated within the new

building, and a solid concrete masonry unit (CMU) around the property will further mitigate noise impacts on neighbors. Second floor facilities include two dormitories, a study, and a locker and toilet room. These facilities are not expected to generate a significant amount of noise, and fixed windows and air conditioners on the second floor will allow for natural day lighting and contain noise within the fire station.

4.2.5 Visual Resources

The McCully Fire Station is located in the Primary Urban Center and the A-2 Medium Density Apartment District. None of the major mauka-makai streets in the McCully-Mōʻiliʻili neighborhood offer views of the ocean, and the existing building does not obstruct mauka views along University Avenue toward the Koʻolau Mountain Range. The fire station is surrounded by roadways and buildings (Figure 3). The existing facility is approximately 27 feet tall (and 32 feet and 6 inches to the top of the hose tower).

Potential Impacts and Mitigation Measures

No negative impacts on visual resources are expected to result from the new fire station, which will be built to the scale of the surrounding neighborhood. The proposed new building is not expected to block any views that the community currently enjoys, and will be more aesthetically pleasing than the existing structure.

The replacement building will be set back from the Date Street neighbor's property by approximately 7 feet and from the Date Street property line by approximately 12 feet and 6 inches. The building will be set back from the University Avenue neighbor's property by approximately 6 feet (for the Tool Room and Generator Room only) and from the University Avenue property line by approximately 9 feet. Figure 9 shows the building elevations from University Avenue and Date Street. At its highest point, the McCully Fire Station will be 35 feet and 9 inches tall. The roof will be metal standing seam roofing and the exterior material will be a concrete masonry unit (CMU), with metal frame windows and doors. Any fencing or wall on the property can only be 6 feet in height. Since the fire station would be two stories and neighboring apartments are two and three stories, visual privacy should not be an issue for neighboring properties. Fixed windows on the second floor will allow for natural day lighting while minimizing light spillage from interior lighting fixtures. Glass on windows in the first floor dining room/kitchen of the fire station may be tinted. Appropriate building design and landscaping will partially reduce the visual bulk of the building. All light sources will be shielded, screened, or recessed to minimize glare or excessive light spillage on surrounding buildings, except temporarily, for security reasons (motion lights).

Additionally, improvements proposed in the *McCully/Mōʻiliʻili Beautification Master Plan* (2001) (Figure 10) will enhance the visual environment of the project area. Such improvements include the replacement of existing Rainbow Shower trees with Monkey Pod trees (and irrigation) within the University Avenue median.

4.2.6 Social and Economic Environment

4.2.6.1 McCully-Mō'ili'ili Community Profile

The McCully-Mō'ili'ili neighborhood (defined by the City as Neighborhood Area 8) extends from the H-1 Freeway down to the Ala Wai Canal, and from Kalākaua Avenue to the Mānoa-Pālolo Stream. Commercial retail activity is the predominant economic activity in the upper and central part of the neighborhood. Several educational facilities are located in the neighborhood, including 'Iolani School, Kuhio Elementary School, Ala Wai Elementary School, Lunalilo Elementary School, Washington Intermediate School, and the Hawaii Tokai International College.

The McCully-Mō'ili'ili neighborhood is a primarily residential community, with economic facilities mostly limited to neighborhood stores, small offices, restaurants, and other facilities serving community residents and University students, faculty, and staff.

The City DPP compiled *Community Profiles: General Demographic Characteristics of Neighborhoods (1990-2000)* (Community Profiles) based on 1990 and 2000 U.S. Census files. According to the Community Profiles, the total population for the McCully-Mō'ili'ili Neighborhood Area was 26,122. The total number of households in the neighborhood was 12,670, with an average of 2.04 persons per household. The neighborhood had a total of 14,098 housing units, and of the 12,670 occupied units, 9,074 units were occupied by renters and 3,596 were occupied by owners.

McCully has the greatest concentration of residents 65 years and older, and in 2000, the median age in this neighborhood area was 38.9 years, compared to an island-wide median age of 35.7. A substantial segment of the neighborhood residents are enrolled in college or graduate school.

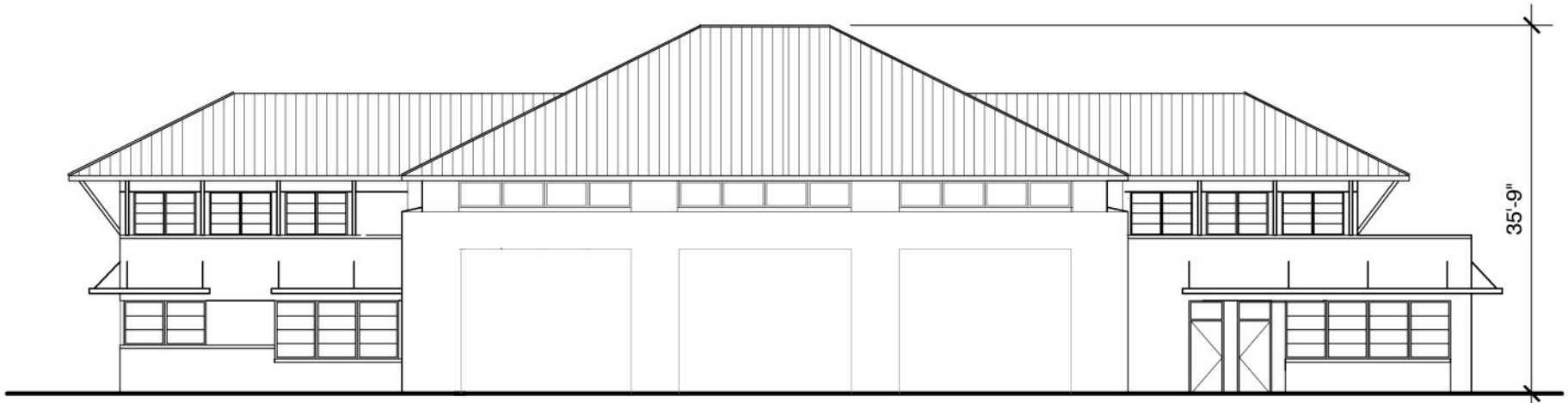
4.2.6.2 Economic Environment

The McCully Fire Station is a public facility and therefore is not subject to sales and property taxes. As such, no tax revenues are contributed to the State or the City from the facility itself. However, the McCully Fire Station contributes to the State through income taxes collected from fire fighters. Currently, the fire station provides 30 jobs.

Potential Impacts and Mitigation Measures

The new McCully Fire Station is not expected to adversely impact the social environment of the McCully-Mō'ili'ili neighborhood. The new fire station will replace the existing facility and the project does not require any land use changes. The improved fire station will enable the HFD to provide better fire protection and rescue services to the neighborhood.

Demolition of the existing fire station and construction of the proposed new facility will generate employment and increase sales within the construction industry. The State will benefit from increased income taxes and sales taxes generated through the expenditure of workers' wages. Within the HFD, no additional full-time employees are expected to be needed as a result of this project.



UNIVERSITY AVENUE ELEVATION

DATE STREET ELEVATION

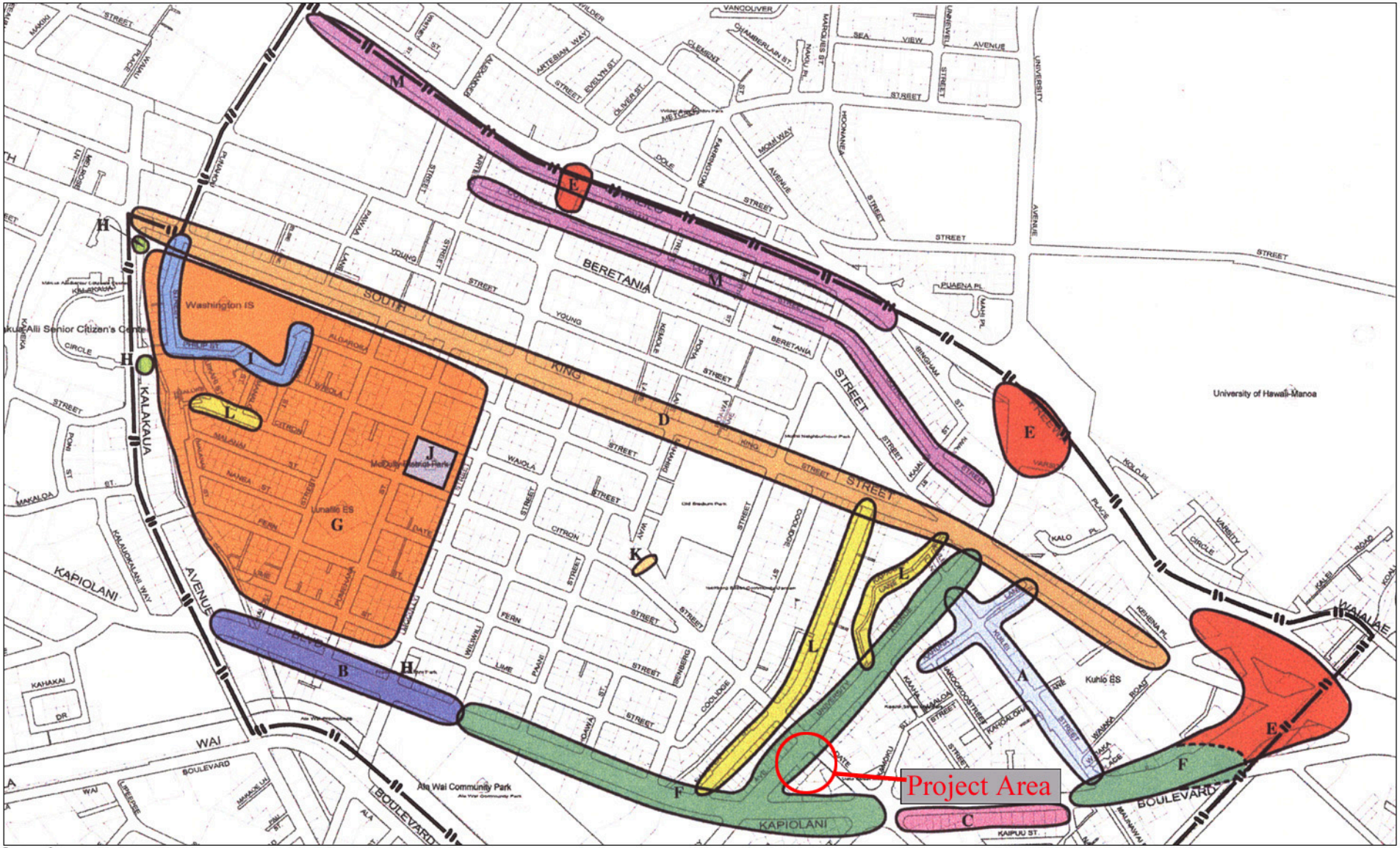
Figure 9
Building Elevations

McCully Fire Station Replacement

ISLAND OF OAHU

NOT TO SCALE

PBR HAWAII



Legend

- Project A: Street Beautification and Drainage Improvements for Kuilei Street and Kahūnā Lane
- Project B: Install Safety Measures and Beautification on Kapi'olani Boulevard
- Project C: Street Beautification and Improvements for Kapi'olani Boulevard
- Project D: Street Tree Planting on King Street
- Project E: Beautification of Overpass/Roadway Structures
- Project F: Irrigation and Beautification Improvements to the Medians on Kapi'olani Boulevard and University Avenue
- Project G: Street Tree Planting in the Area Near Lunalilo Elementary School
- Project H: Beautification for Bus Shelters
- Project I: Street Beautification/Improvements for Streets Adjacent to Washington Middle School
- Project J: Improvements/Beautification to McCully Recreation Center
- Project K: Expand Stadium Park
- Project L: Traffic Calming on Citron Street, Kapa'akea Street, and Hausten Street
- Project M: Street Tree Planting and Narrowing of Bingham Street and Traffic Calming on Coyne Street

Source: City and County of Honolulu Disclaimer: This graphic has been prepared for general planning purposes only

Figure 10

McCully-Mō'ili'ili Beautification Master Plan

McCully Fire Station Replacement

ISLAND OF OAHU

NORTH

LINEAL SCALE (FEET)

475 0 950

PBR HAWAII

4.2.7 Infrastructure

The McCully Fire Station is connected to existing municipal water, sewer, and drainage systems.

4.2.7.1 Roadways

Two major collector roadways provide access to and from the McCully Fire Station. University Avenue, located on the ʻEwa side of the site, provides direct access to the parking area at the rear of the fire station. Date Street borders the mauka side of the fire station and provides a southeast-northwest connection. Presently, Date Street also provides primary access to the fire station for fire and rescue vehicles.

University Avenue is a divided roadway with four travel lanes and parking on both sides. University Avenue also has bike lanes on both sides and is a major vehicular, pedestrian, and bicycle route between Waikīkī and Kapiʻolani Boulevard and the University of Hawaiʻi at Mānoa. Along University Avenue, there is a bus stop in the parkway of the fire station property. A driveway off University Avenue provides access to the McCully Fire Station parking lot; however, fire trucks and equipment are not able to use this driveway.

Date Street is a major vehicular, pedestrian, and bicycle route between University Avenue and Kapahulu Avenue (and to Waikīkī and Kapiʻolani Park). Date Street is an undivided roadway with four travel lanes and parking on both sides. Date Street provides access to the McCully Fire Station truck bays. The intersection of Date Street and University Avenue is signalized, as is the intersection of Date Street and Kapiʻolani Boulevard (southeast of the property), which is the major arterial in the area. Since the truck bays are only accessible through Date Street, and this street is not as wide as University Avenue, travel lanes on Date Street are often blocked as fire trucks and equipment back into the truck bays.

The HFD retains an Opticom signal system that synchronizes traffic lights in the event of emergencies, rescues, and training operations. This is not a warning system, and the HFD is determining if it is needed for the new facility.

A 0.8-mile bike lane along University Avenue (from Kapiʻolani Boulevard to Dole Street) and a 0.7-mile shared use path along portions of Date Street and Kapahulu Avenue exist within the project area. Recreational bicyclists, walkers, runners, and skaters heavily use the latter, which is referred to as the Kapahulu/Date Street Path.

Pedestrian sidewalks are provided along the property on University Avenue and Date Street.

Potential Impacts and Mitigation Measures

The proposed McCully Fire Station site configuration will allow fire trucks to enter the station via University Avenue and exit via Date Street. The proposed driveways will be designed to accommodate the vehicles that will be stationed at the fire station. The driveway on University Avenue for vehicle ingress will be 24 feet wide, and the driveway on Date Street for vehicle egress will be 43 feet wide, and will remain unobstructed. Additional access will have no impact on emergency response.

The new McCully Fire Station is not expected to generate additional traffic, as the HFD has no plans to increase staff at this station. However, during demolition and reconstruction, construction vehicles and equipment may have a temporary impact on local traffic. Mitigation measures for short-term traffic impacts include:

- Limiting mobilization and demobilization of construction vehicles and equipment to non-peak traffic hours;
- Using temporary traffic control devices (i.e., signs, cones, and barricades installed in accordance with the City traffic standards); and
- Using an off-duty police officer to direct traffic during construction, as needed.

During construction, bicycle travel along the University Avenue bike lane and Date Street may be occasionally interrupted by construction equipment needing to traverse these bikeways. Once the project is completed, it should not have a long-term impact on these bikeways. Likewise, pedestrian mobility along the property on University Avenue and Date Street may be occasionally limited by construction equipment needing to traverse sidewalks on these streets. Once completed, the project should not have a long-term impact on the pedestrian network in the immediate vicinity. Construction plans for all work within the public right-of-way will be submitted to DPP for review and approval.

During the public review period, the City Department of Transportation Services wrote that the Department of has "no comments relating to the proposed replacement of the McCully Fire Station" (Appendix A). Traffic control plans will be submitted to the DPP for review and approval as required.

4.2.7.2 Water System

The Board of Water Supply owns and maintains the water system that services the McCully Fire Station and surrounding residential areas.

Potential Impacts and Mitigation Measures

The new fire station's water demand for normal daily activities and domestic use is not expected to significantly increase over the existing water demand, as the HFD has no plans to hire additional staff. The Board of Water Supply (BWS) stated that the existing water system is presently adequate to accommodate the proposed fire station replacement (Appendix A). The availability of water will be confirmed when the building permit is submitted for approval. The proposed project is subject to BWS cross-connection control and backflow prevention requirements prior to issuance of the Building Permit Application. The BWS' Water System Facilities Charges for resource development, transmission, and daily storage will be paid upon BWS approval of the permit application.

4.2.7.3 Wastewater System

The McCully Fire Station is currently serviced by the existing wastewater system owned and maintained by the City. There is an existing 8-inch sewer line in University Avenue. According to the *4-M Inventory Phase Report* (2003 Draft) this sewer line is inadequate and would require a 625-foot upgrade, either with a new parallel line or an increase in the diameter of the existing line. Throughout much of the McCully-Mō'ili'ili community, inadequate sewer system capacity

constrains the development of properties to their full potential. The most significant constraint is the area makai of King Street (including the project site), where the 48-inch trunk line to the Beach Walk Wastewater Pump Station is at capacity. The City has allowed connections to the existing system so long as new construction retains or replaces dwelling units on no more than a one-to-one basis.

Potential Impacts and Mitigation Measures

The new fire station will be connected to the existing municipal sewer system. Since no additional staff is expected to be hired, wastewater flows are not expected to increase above current levels. As such, the existing on-site sewer system is adequate to handle the wastewater effluent generated after the new fire station is constructed.

4.2.7.4 Drainage Facilities

A large drain on the McCully Fire Station site diverts storm water runoff into the municipal drainage system along University Avenue and Date Street. No portions of the site are located in a flood zone, as indicated on the Federal Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (Figure 8).

Potential Impacts and Mitigation Measures

As discussed in *Section 4.1.5 Drainage*, no structures will be built within a flood zone, and existing drainage patterns will be maintained. Runoff from the site is not expected to increase over existing levels, as the building and parking area will be replaced but not significantly expanded. Runoff will continue to sheet flow into the municipal drainage system. Storm water quality will be maintained by utilizing several methods such as retention basins, vegetative swales, storm drain inlet inserts, mechanical filtration devices, or a combination of these methods, in accordance with Storm Drainage Standards of the City.

4.2.7.5 Electrical and Communication Facilities

On most streets in the McCully-Mō‘ili‘ili area, utility lines are placed above ground because right-of-ways were developed before utility companies were required to install underground conduits. Primary electrical, telephone, and cable television (CATV) service for the McCully Fire Station is provided by Hawaiian Electric Company, Inc. (HECO), Verizon Hawaii, and Oceanic Time Warner Cable. Overhead facilities are located along University Avenue, adjacent to the site (Figure 3). An underground ductline and handhole system routes electricity from a utility pole along University Avenue to a HECO transformer vault located within the existing fire station. Telephone and CATV service is provided from a utility pole along University Avenue to the fire station by underground ductlines and handholes.

Potential Impacts and Mitigation Measures

Existing electrical and telephone capacities within the fire station cannot support the new technological improvements planned. Upgrading the systems is not possible due to the type of construction materials (i.e., asbestos) used when the building was erected in 1948. Rather than renovating the existing structure, the McCully Fire Station will be demolished and new facilities (including electrical and telephone systems) will be constructed. Primary electrical, telephone, and

CATV service for the new fire station will be provided by overhead facilities along University Avenue. Underground ductlines and handholes will transmit electrical power from a utility pole along University Avenue to a new HECO pad-mounted transformer that will be located on the project site. Telephone and CATV service will be provided from a utility pole along University Avenue to a signal room located within the new fire station by underground ductlines and handholes.

4.2.7.6 Solid Waste Disposal Facilities

H-POWER Plant. On O‘ahu, most residential and general commercial trash is disposed of at H-POWER (Honolulu Program of Waste Energy Recovery), the City’s waste-to-energy plant located at Campbell Industrial Park. The facility processes over 600,000 tons of solid waste annually, reducing the volume of solid waste going into landfills by 90 percent. H-POWER also generates about 7 percent of O‘ahu’s electricity. The electricity generated is bought under a purchase power agreement with HECO. Ash and non-processibles are transported and buried at the Waimānalo Gulch Landfill.

Waimānalo Gulch Landfill. This landfill, which opened in 1989, is located on the western side of O‘ahu. The land is owned by the City and the landfill is operated by Waste Management, Inc. The landfill accepts ash and residue from the H-POWER waste-to-energy facility, industrial wastes, and non-combustible construction and demolition debris. Commercial haulers pay $72.75 per ton to dispose of solid waste at the facility.

Potential Impacts and Mitigation Measures

The proposed project will require the demolition of the existing fire station; however, this increase in solid waste is not expected to be significant or to adversely impact the H-POWER plant or the Waimānalo Gulch Landfill. After construction, solid waste generated at the fire station will be collected and disposed of by the City Department of Environmental Services, Refuse Division. Waste quantities are not expected to increase over current levels since no additional employees are planned to be hired at this time. The planned improvements to the fire station will comply with applicable requirements of the State Department of Health (DOH) and the City Department of Facility Maintenance. The project will also comply with the program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, *Hawaii Revised Statues*, and the City's approved integrated solid waste management plans. The project schedule and timeframe must also be satisfactory to the DOH.

4.2.8 Public Services

4.2.8.1 Fire Protection

The McCully-Mō‘ili‘ili neighborhood is within HFD Battalion 2. The McCully Fire Station (Station 29) provides fire protective service to this area. The McCully Fire Station was constructed in 1948 and is not equipped with the new technology available at other HFD fire stations. Asbestos is found in the existing building and major improvements to the fire station are needed. Nearby fire stations in Battalion 2 include:

- Pawa‘a Fire Station (Station 2) on Makaloa Street;
- Makiki Fire Station (Station 3) on Wilder Avenue;
- Kaimuki Fire Station (Station 5) on Koko Head Avenue;

- Waikīkī Fire Station (Station 7 and Battalion 2 Headquarters) on Kapahulu Avenue; and
- Mānoa Fire Station (Station 22) on East Mānoa Road.

Potential Impacts and Mitigation Measures

This project proposes the demolition of the existing McCully Fire Station and the construction of a new facility on the same site. Temporary accommodations for personnel and fire apparatus will be provided in the McCully Fire Station service area. The site will require full utilities, including water, sewer, and electricity, as well as radio, communication, and telephone systems. The site would accommodate one engine company (the ladder company would be housed elsewhere), and personnel would be housed in two trailers. Negotiations are currently taking place with the City Department of Enterprise Services for use of a portion of the Ala Wai Golf Course maintenance facility. Fire protection for the McCully-Mō'ili'ili neighborhood, as well as Kaimuki and Waikīkī (which the McCully Fire Station also serves), will continue to be provided by fire fighters at the McCully Fire Station and other nearby stations. The HFD stated that the proposed fire station replacement will not adversely impact its services provided (Appendix A).

Once construction is complete, the new McCully Fire Station will be better equipped to provide fire protective services to the McCully-Mō'ili'ili neighborhood. Technological upgrades will enable the fire station to operate at an optimal level.

4.2.8.2 Police Protection

Police protection is provided by the Honolulu Police Department (HPD). HPD headquarters (Alapai Headquarters) is located at 801 South Beretania Street. The McCully-Mō'ili'ili neighborhood is part of HPD District 7, East Honolulu, and the Mō'ili'ili Community Policing Office is located at 2535 South King Street (near the intersection with University Avenue).

Potential Impacts and Mitigation Measures

The HPD stated that despite the short-term impacts during construction, the proposed fire station replacement should have no significant impact on the facilities or operations of the HPD (Appendix A).

4.2.8.3 Healthcare Facilities

Several healthcare facilities in Honolulu provide primary patient care to adults and children. The nearest hospital that provides 24-hour emergency service is Straub Clinic & Hospital at 888 South King Street. The hospital is approximately five minutes from the McCully Fire Station by ambulance. Also near the project site, the Kapi'olani Medical Center for Women & Children at 1319 Punahou Street has a 24-hour pediatric emergency room.

Potential Impacts and Mitigation Measures

There may be an unavoidable and occasional need for emergency healthcare services at the McCully Fire Station. Immediate emergency medical care can be provided by on-site fire fighters, and no long-term adverse impacts on Straub Clinic & Hospital, the Kapi'olani Medical Center for Women & Children, or other nearby healthcare facilities are anticipated to result from construction or operation of the new fire station.

4.2.8.4 Public Transit

The City Department of Transportation Services currently contracts Oahu Transit Services, Inc. (OTS) to operate TheBus. OTS also operates the Handi-Van, which is a demand-responsive transit service for semi-ambulatory and non-ambulatory persons with disabilities. The McCully Fire Station is serviced by Route 4 (University to/from Mō'ili'ili) and Route A – City Express (UH Mānoa to/from Waipahu). Route 4 travels on University Avenue and a bus stop is located within the fire station parkway (Figure 3). Route A – City Express stops at the University Avenue and King Street intersection near (three blocks from) the project site.

Potential Impacts and Mitigation Measures

The proposed project is not expected to impact TheBus ridership, as no additional employees are planned to be hired at the McCully Fire Station at this time. Construction of the new fire station will not affect either of the nearby bus stops.

4.3 CUMULATIVE IMPACTS

Since the area east of Downtown Honolulu is largely developed, no significant cumulative impacts are anticipated to result from the proposed project. The physical characteristics of the project site and area (i.e., topography, climate, geology, soils, drainage, flora and fauna, and wetlands) reflect the transformation of once natural landforms into the currently built urban environment. The project area is zoned A-2 Medium Density Apartment District and A-3 High Density Apartment (Figure 6), and consists of apartment and single-family residential units. Future redevelopment of the area could increase density and impact historic resources, noise, air quality, visual resources, infrastructure, and the socio-economic environment. Public services, including fire protection, could also be affected by major redevelopment in the area, although all new high-rise structures must be outfitted with interior sprinkler systems. The proposed replacement of the existing McCully Fire Station will address current fire protection needs and are necessary in anticipation of future redevelopment.

5.0 ALTERNATIVES TO THE PROPOSED ACTION

Two alternatives to the proposed action have been evaluated and are described below.

5.1 NO-ACTION ALTERNATIVE

Under the no-action alternative, the McCully Fire Station would remain in its existing condition without any alterations or improvements. Currently, the McCully Fire Station does not have the technology available at other HFD stations. If no action is taken to upgrade the McCully Fire Station, the safety of McCully and Mō‘ili‘ili residents could be compromised.

Fire trucks and equipment currently cannot use the University Avenue driveway, as truck bays are located off Date Street. The existing orientation of the facility is inconvenient and makes maneuvering fire trucks and apparatus difficult. This could affect the ability of firefighters to provide effective fire protective service by increasing emergency and fire response time.

The City predicts that the density of the McCully-Mō‘ili‘ili neighborhood will increase with redevelopment. Increased density would mean an increased demand on the McCully Fire Station, which is already in need of major improvements. The McCully Fire Station will require technological upgrades and changes to its existing layout to provide fire protection to a growing neighborhood. The no-action alternative would prevent these necessary improvements and has thus been rejected.

5.2 ALTERNATIVE OF RENOVATING THE EXISTING STRUCTURE

Renovating the existing McCully Fire Station is another alternative to the proposed action. However, since the McCully Fire Station requires extensive renovations (including the removal of asbestos) to bring it to current standards, demolishing the existing facility and constructing a new facility is more practical than renovating the facility. Therefore, the alternative of renovating the McCully Fire Station has been rejected.

5.3 PREFERRED ALTERNATIVE

The preferred alternative is the proposed action of demolishing the existing McCully Fire Station and replacing it with a new building. The proposed two-story building will be equipped with technological facilities not currently available in the existing structure. The new McCully Fire Station will be designed to meet the needs of McCully-Mō‘ili‘ili residents as well as the spatial needs of the HFD.

A new site layout will enable fire trucks and apparatus to enter via University Avenue and exit via Date Street. The design of the new fire station will also attenuate and mitigate noise and light generated by living activities at the fire station.

The new fire station will also benefit the HFD by providing necessary technological upgrades and improved facilities. The proposed building will contain two floors, and technological improvements to each room will enable the HFD to better protect the McCully-Mōʻiliʻili neighborhood and surrounding communities.

6.0 ANTICIPATED DETERMINATION, FINDINGS, AND REASONS FOR SUPPORTING DETERMINATION

This environmental assessment has evaluated the potential primary, secondary, and cumulative environmental impacts, both short-term and long-term, that could result from the proposed new McCully Fire Station. Based on an assessment of existing research, a finding of no significant impact (FONSI) is anticipated as summarized in this chapter.

6.1 SIGNIFICANCE CRITERIA

According to the State Department of Health, *Hawaii Administrative Rules* (HAR) (Section 11-200-12, Significance Criteria), an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects and its short- and long-term effects. The HAR establish a "significance criteria" to determine whether significant environmental impacts will occur as a result of a proposed action. An action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

(1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;

The site of the McCully Fire Station, along with the surrounding area, has been extensively modified from its natural state for urban development. Based on site inspections and a review of the National and Hawaii Registers of Historic Places, there are no known historic properties on or near the project site. Similarly, no loss or destruction of any natural resources such as threatened or endangered plant or animal species are expected.

Although no impact on cultural resources is expected to result from the proposed action, should any archaeologically significant artifacts, bones, or other indicators of previous on-site activity be uncovered during the construction phases, they will be treated in compliance with the requirements of the SHPD.

This environmental assessment evaluated existing environmental conditions and determined that no known natural or cultural resources will be lost or destroyed as a result of the proposed action.

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

The McCully Fire Station is consistent with State and City land use designations. The proposed project involves the replacement of the existing facility and does not propose any land use changes. The "highest" and "best" use of the project site would be apartment use. However, as a public facility, the new fire station will be beneficial to the safety and general welfare of the McCully-Mōʻiliʻili community, and the proposed improvements will enable the provision of enhanced fire protection and emergency rescue service.

(3) Conflicts 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 is consistent with the environmental policies, goals, and guidelines established in Chapter 344, HRS and the National Environmental Policy Act.

(4) Substantially affects the economic welfare, social welfare, or cultural practices of the community or state;

The new McCully Fire Station will positively affect the social welfare of the McCully-Mō'ili'ili community. New technology will enable the HFD to better protect the neighborhood, while the new layout of the fire station will reduce the levels of noise, lighting, and traffic affecting neighboring properties during emergency response and training procedures.

Construction of the new fire station will also benefit the State by creating temporary jobs and increasing sales within the construction industry. Income taxes and sales taxes from the expenditure of new employees' wages will be generated as a result of this development.

The McCully Fire Station staff also provides other services (i.e., blood pressure-testing and station visitations) that benefit the social welfare of the community.

As discussed in Section 4.2.2 of this EA, the proposed replacement of the McCully Fire Station is not expected to adversely impact any cultural practices in the McCully-Mō'ili'ili area.

(5) Substantially affects public health;

The asbestos in the existing McCully Fire Station poses a potential health hazard. Since the removal of asbestos is often costly and time-consuming, demolition and reconstruction of the existing fire station is a better option than removing asbestos and renovating the existing fire station.

Construction of the new McCully Fire Station may pose temporary impacts to noise and air and water quality levels (i.e., fugitive dust from grading work, noise and exhaust emissions from construction equipment and vehicles). However, these potential impacts will be short-term and are not expected to significantly affect public health. All construction activities will comply with applicable regulations and appropriate mitigation measures will be implemented as necessary.

After construction, the new fire station is not expected to impact air and water quality. Occasional noise impacts will inevitably occur as fire trucks use their sirens when responding to emergency situations. However, the proposed new fire station design (including a solid CMU around the property, air conditioning, and fixed windows) will improve existing noise and lighting conditions that affect neighboring properties.

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

The new McCully Fire Station will not affect the current population, and the HFD does not plan to hire additional staff at this station. The existing fire station is a public facility in need of

improvements, which will enable the HFD to better protect the McCully-Mō'ili'ili neighborhood and surrounding communities. Necessary infrastructure improvements will be accommodated by existing municipal systems and will be constructed in compliance with applicable regulations. No significant impacts on other public facilities are anticipated.

(7) Involves a substantial degradation of environmental quality;

The proposed project is not expected to substantially degrade environmental quality. The site and surrounding area have been extensively modified to accommodate urban structures, such as the McCully Fire Station and apartment buildings, as well as necessary infrastructure to support these developments. The new fire station will not change any land uses and will replace the existing facilities, which are in need of improvement. Appropriate mitigation measures will be implemented to minimize potential environmental impacts as needed, and new landscaping will enhance the aesthetic environment.

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

The McCully Fire Station will be replaced by a new facility, which will not have a cumulative negative effect on the environment. No land use changes are proposed, and the improvements will comply with the urban uses designated for the State Urban Land Use District and the City's A-2 Medium Density Apartment zoning district. The new public facility is not expected to involve a commitment for larger actions.

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

The area surrounding the McCully Fire Station consists of urban structures, and the landscaped environment does not provide habitat for any rare, threatened, or endangered species.

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

Construction activities for development of the new McCully Fire Station could temporarily impact noise and air and water quality levels (i.e., fugitive dust from grading work, noise and exhaust emissions from construction equipment and vehicles). However, these potential impacts will be short-term and are not expected to be detrimental. All construction activities will comply with applicable regulations and appropriate mitigation measures will be implemented as necessary.

After construction, the new fire station should not impact air and water quality. The amount of impervious surfaces will slightly increase over existing site conditions, and any increase in runoff entering the existing drain system would be small. Occasional noise impacts will inevitably occur as fire trucks respond to emergencies; however, the proposed new layout will improve existing noise and lighting impacts affecting neighboring properties.

(11) Affects 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, freshwater, or coastal waters.

The McCully Fire Station is not located within an environmentally-sensitive area and is not expected to impact any environmentally-sensitive areas such as a critical habitat for an endangered species. The project site is designated by the FIRM as Zone X, which are areas determined to be outside of the 500-year floodplain (Figure 8). The site is located away from the shoreline and is outside of the tsunami evacuation and beach area. The site is flat and does not appear to be located on geologically hazardous land. The site is not located adjacent to an estuary or freshwater or coastal waters.

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

The project area is flat and outside of the view of the Koʻolau Mountains from University Avenue. Predominant views include only those of the neighborhood, which is characterized by a mixture of single-family homes, two- to three-story apartment buildings, and high-rise condominiums. No significant vistas or view planes exist near the McCully Fire Station, and as such, none will be affected by the proposed action. Panoramic view planes identified in the *Primary Urban Center Development Plan* (PUCDP) will not be affected. The site will be landscaped to reduce the building's visual bulk, and landscape improvements to the University Avenue median (proposed in the *McCully-Mōʻiliʻili Beautification Master Plan*) will further enhance the visual environment. The new fire station will not be much taller than the existing structure and will remain shorter than buildings on nearby properties (Figure 3).

(13) Requires substantial energy consumption.

Construction of the new McCully Fire Station is not expected to require substantially more energy than other projects of similar size and scale. The new building is expected to consume a similar amount of energy as the newer HFD fire stations (i.e., Waikele Fire Station) and will be designed to incorporate energy-saving technologies such as solar water heating and natural cooling.

6.2 DETERMINATION

Based on the significance criteria established by the *Hawaii Administrative Rules* and the assessment of potential environmental impacts, a Finding of No Significant Impact (FONSI) was issued by the City Department of Design and Construction (Accepting Authority of this environmental assessment), pursuant to Chapter 343, *Hawaii Revised Statutes*.

7.0 REFERENCES

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Appendix A

Draft Environmental Assessment
Comment Letters and Response Letters

BOARD OF WATER SUPPLY

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

May 12, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Your Letter of April 15, 2005 on the Draft Environmental Assessment for the McCully Fire Station Replacement, TMK:2-7-14:6,36

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

The existing water system is presently adequate to accommodate the proposed fire station replacement.

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

The proposed project is subject to Board of Water Supply cross-connection control and backflow prevention requirements prior to issuance of the Building Permit Application.

If you have any questions, please contact Joseph Kaakua at 748-5442.

Very truly yours,

K. Shida

KEITH S. SHIDA
Principal Executive
Customer Care Division

cc: Office of Environmental Quality Control, Department of Design and Construction

Water for Life . . . Ka Wai Ola

PBR HAWAII

LAND PLANNING
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June 13, 2005

Mr. Keith S. Shida, Principal Executive
Customer Care Division
Board of Water Supply
City and County of Honolulu
630 South Beretania Street
Honolulu, Hawaii 96843

Attn: Mr. Joseph Kaakua

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Shida:

Thank you for your letter dated May 12, 2005 and for BWS' assessment that the existing water system is presently adequate to accommodate the proposed McCully Fire Station Replacement. We understand that the availability of water will be confirmed when the building permit is submitted for approval and that the project is subject to cross-connection control and backflow prevention requirements prior to issuance of the Building Permit Application. The Water System Facilities Charges will be paid upon BWS approval of the permit application.

Thank you for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

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DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU
715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813 • AREA CODE 808 • PHONE: 527-5311 • FAX: 527-5498

MUFI HANNEMANN
MAYOR

DEBORAH K. MORIKAWA
ACTING DIRECTOR

AARON S. FUJIOKA
SPECIAL ADVISOR

May 3, 2005

Mr, Vincent Shigekuni, Principal
PBR Hawaii
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment
McCully Fire Station Replacement

We have reviewed the subject draft Environmental Assessment and determined that the subject project will have no impact on any projects or programs of the Department of Community Services. We appreciate the opportunity to review and comment on this matter. Please contact Mr. Keith Ishida at 527-5092 should you have any further questions.

Sincerely,

Deborah K. Morikawa
DEBORAH K. MORIKAWA
Acting Director

DKM:dk

cc: Office of Environmental Quality Control
Department of Design and Construction

PBR HAWAII
LAND PLANNING
LANDSCAPE ARCHITECTURE
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June 13, 2005

Ms. Deborah K. Morikawa, Director
Department of Community Services
City and County of Honolulu
715 South King Street, Suite 311
Honolulu, Hawaii 96813

Attn: Mr. Keith Ishida

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Ms. Morikawa:

Thank you for your letter dated May 3, 2005. We acknowledge that the proposed McCully Fire Station Replacement will have no impact on any projects or programs of the Department of Community Services.

Thank you for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII
Vincent Shigekuni
Vice President

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DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU
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TELEPHONE: (808) 692-5561 • FAX: (808) 692-5131 • INTERNET: www.honolulu.gov

MUFI HANNEMANN
MAYOR

LESTER K.C. CHANG
DIRECTOR

DANA TAKAHARA-DIAS
DEPUTY DIRECTOR

May 9, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment
McCully Fire Station Replacement

Thank you for the opportunity to review and comment on the Draft Environmental Assessment relating to the McCully Fire Station Replacement.

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

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

Sincerely,

LESTER K. C. CHANG
Director

LKCC:mk
(101621)

cc: Office of Environmental Quality Control
Mr. Curtis Kushimaejo, Department of Design and Construction

PBR HAWAII
LAND PLANNING
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June 13, 2005

Mr. Lester K.C. Chang, Director
Department of Parks and Recreation
City and County of Honolulu
Kapolei Hale
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

Attn: Mr. John Reid

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Chang:

Thank you for your letter dated May 9, 2005. We acknowledge that the Department of Parks and Recreation has no comment on the proposed McCully Fire Station Replacement.

Thank you for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

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HENRY ENG, FAICP
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DAVID K. TANOUE
DEPUTY DIRECTOR

2005/ELOG-853 (TH)

May 25, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Draft Environmental Assessment (DEA) for the McCully Fire Station
Replacement Honolulu, Oahu, Tax Map Key: 2-7-014: 06 and 36

We have reviewed the subject DEA and offer the following comments.

1. Please revise the Primary Urban Center's (PUC) Land Use Designation in Section 1.1 (Project Summary) from "Public Facilities" to "Medium and Higher-Density Residential/Mixed Use." "A-2 Apartment" should also be changed to "A-2 Medium Density Apartment District."

2. In Section 2.1.2 of the DEA, the first paragraph on page 4 states that the McCully Fire Station primarily services the McCully-Moiliili, and lower Manoa neighborhood and is the second company dispatched to incidents in Waikiki, Palolo, and Kaimuki. Is Kapahulu also included as an area of secondary response?

3. We suggest the following reorganization of Section 3:
   a. Move subsection on the LUO to follow the subsection on the PUC DP.
   b. Add a subsection on the Public Infrastructure Map (PIM) to follow the subsection on the LUO.
   c. Include a description of the 4M Inventory Phase Report as a subheading under the PUC DP.

4. We suggest that Policy 7 of Objective B regarding public safety also be added to Section 3.2.1 of the final EA.

5. The proposed project is consistent with the policies and guidelines of the PUC Development Plan (DP). Please indicate in Section 3.2.2.2 that the McCully Fire Station is located in an area designated as "Medium and Higher-Density Residential/Mixed Use" as shown in Figure 7 of the DEA. It should also be noted that the project site's DP land use designation is not a site-specific designation, but rather illustrates the area's land use policy.

   The final EA should state that University Avenue and Date Street are part of the pedestrian network concept for Honolulu and identified in Figure 3.14 and A-6 Land Use Map PUC-East of the PUC DP. The purpose of the pedestrian network is to link neighborhoods and enhance pedestrian mobility within neighborhoods.

6. The proposed project is consistent with the policies and guidelines pertaining to civic and public safety facilities in Sections 4.8.2 and 4.8.3 of the PUC DP.

7. Section 3.2.3 of the final EA should state that the 4-M Inventory Phase Report was completed in December 2003. The final EA should also state that the 4-M Inventory Phase Report mentions that the City plans to replace the McCully Fire Station and that funds have been budgeted for this project. The report provides a basis for future community planning to supplement the guidance of the PUC DP.

8. The fire station replacement project does not need to be shown on the PUC PIM at this time because it was funded prior to the adoption of the PUC PIM. It did not need to be shown on the DP Public Facilities Map, which preceded the PIM because it was a replacement facility, which would not involve a significant expansion of existing facilities. However, if the funding should lapse and the project needs to be funded, then a PIM revision would be needed.

9. Presently, there is a 0.8-mile bike lane along University Avenue from Kapiolani Boulevard to Dole Street, and a 0.7-mile shared use path along portions of Date Street and Kapahulu Avenue. Recreational bicyclists, walkers, runners, and skaters heavily use the latter, referred to as the Kapahulu/Date Street Path. Section 4.2.6.1 of the final EA should identify potential impacts to the University Avenue and Date Street bicycle facilities and what mitigation measures, if any, are needed.

10. We recommend that Section 4.2.6.4 (Drainage Facilities) of the final EA address the storm water quality requirements of the Rules Related to Storm Drainage Standards.

11. The widths of the proposed driveways on University Avenue and Date Street should be designed to accommodate the types of vehicles anticipated to be stationed at the fire station.

    Construction plans for all work within the public right-of-way should be submitted to the DPP for our review and approval. At the appropriate time, traffic control plans should also be submitted to the DPP for our review and approval as required.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Sincerely yours,

HENRY ENG, FAICP
Director of Planning and Permitting

HE:js

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June 13, 2005

Mr. Henry Eng, FAICP, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Mr. Tim Hata

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Eng:

Thank you for your letter dated May 25, 2005 (your reference 2005/ELOG-853 (TH)). We offer the following responses to your comments:

1. Section 1.1 of the Final Environmental Assessment (FEA) will reflect that the PUC Land Use Designation for the site is Medium and Higher-Density Residential/Mixed Use and that the project is within the A-2 Medium Density Apartment District.

2. Kapahulu is included in the McCully Fire Station's area of secondary response.

3. Section 3.2 will be reorganized as you suggested.

4. *General Plan* Policy VIII. Public Safety, Objective B, Policy 7 will be included in the FEA.

5. We acknowledge your confirmation that the proposed project is consistent with the policies and guidelines of the PUC DP. The FEA will indicate that the McCully Fire Station is located in an area designated as Medium and Higher-Density Residential/Mixed Use. The FEA will also note that the PUC DP land use designation is not site-specific but illustrates the area's land use policy.

   The FEA will also include a discussion of the pedestrian network concept, which includes University Avenue and Date Street. During construction, pedestrian mobility along the property on University Avenue and Date Street may be occasionally limited by construction equipment needing to traverse sidewalks on these streets. Once completed, the project should not have a long-term impact on the pedestrian network in the immediate vicinity.

6. Thank you for your confirmation that the proposed project is consistent with the PUC DP policies and guidelines pertaining to civic and public safety facilities.

7. The FEA will note that the *4-M Inventory Phase Report* was completed in December 2003. It will also state that the report mentions that the City plans to replace the McCully Fire Station and funds have been budgeted for this project.

8. We acknowledge your confirmation that the proposed project does not need to be shown on the PUC PIM at this time, as the project was funded prior to adoption of the PUC PIM. This will be noted in the FEA.

9. The FEA will include a discussion of the bike lane along University Avenue and the Kapahulu/Date Street Path. During construction, bicycle travel along the University Avenue bike lane and Date Street may be occasionally interrupted by construction equipment needing to traverse these bikeways. However, once the project is completed, it should not have a long-term impact on these bikeways.

10. Retention basins, vegetative swales, storm drain inlet inserts, mechanical filtration devices, or a combination of these methods will be utilized to maintain storm water quality in accordance with the City's Storm Drainage Standards. This will be stated in the FEA.

11. The driveways on University Avenue and Date Street will be designed to accommodate the vehicles that will be stationed at the fire station. The driveway on University Avenue for vehicle ingress will be 24 feet wide, and the driveway on Date Street for vehicle egress will be 43 feet wide. Construction plans for all work within the public right-of-way will be submitted to DPP for review and approval. At the appropriate time, traffic control plans will also be submitted to DPP for review and approval.

Thank you for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

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DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4529 • FAX: (808) 523-4730 • INTERNET: www.co.honolulu.hi.us

MUFI HANNEMANN
MAYOR

EDWARD Y. HIRATA
DIRECTOR

TP4/05-101505R

May 20, 2005

Mr. Vincent Shigekuni
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Subject: McCully Fire Station Replacement

Thank you for the April 15, 2005 letter from PBR Hawaii requesting our review of and comments on the draft environmental assessment for the subject project. We have no comments relating to the proposed replacement of the McCully Fire Station.

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

Sincerely,

EDWARD Y. HIRATA
Director

cc: Ms. Genevieve Salmonson
Office of Environmental Quality Control

Mr. Curtis Kushimaejo
Department of Design and Construction

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June 13, 2005

Mr. Edward Y. Hirata, Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Attn: Ms. Faith Miyamoto

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Mr. Hirata:

Thank you for your letter dated May 20, 2005 (your reference TP4/05-101505R). We acknowledge that the Department of Transportation Services has no comments relating to the proposed replacement of the McCully Fire Station.

Thank you for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

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FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU
3375 KOAPAKA STREET, SUITE H425 • HONOLULU, HAWAII 96819-1869
TELEPHONE: (808) 831-7761 • FAX: (808) 831-7750 • INTERNET: www.honolulufire.org

MUFI HANNEMANN
MAYOR

ATTILIO K. LEONARDI
FIRE CHIEF

JOHN CLARK
DEPUTY FIRE CHIEF

April 29, 2005

Mr. Vincent Shigekuni, Principal
PBR Hawaii
American Savings Bank Tower
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484

Dear Mr. Shigekuni:

Subject: Draft Environmental Assessment
McCully Fire Station Replacement
Honolulu, Oahu, Hawaii
Tax Map Key: 2-7-014: 006 and 036

We received your letter dated April 15, 2005, requesting our comments on the above-mentioned subject.

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

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

Sincerely,

JOHN CLARK
Acting Fire Chief

JC/SK:bh

cc: Ms. Genevieve Salmonson, Director
State of Hawaii, Department of Health, Office of Environmental Quality Control
Mr. Curtis Kushimaejo
City and County of Honolulu, Department of Design and Construction

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June 13, 2005

Mr. John Clark, Fire Chief
Fire Department
City and County of Honolulu
3375 Koapaka Street, Suite H425
Honolulu, Hawaii 96819-1869

Attn: Battalion Chief Lloyd Rogers

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Chief Clark:

Thank you for your letter dated April 29, 2005. We acknowledge that the proposed McCully Fire Station Replacement will not adversely impact services provided by the Honolulu Fire Department.

Thank you for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

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POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96813 - AREA CODE (808) 529-3111
http://www.honolulupd.org
www.honolulu.gov

MUFI HANNEMANN
MAYOR

BOISSE P. CORREA
CHIEF

GLEN R. KAJIYAMA
PAUL D. PUTZULU
DEPUTY CHIEFS

OUR REFERENCE BS-KP

May 2, 2005

Mr. Vincent Shigekuni, Principal
PBR Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Shigekuni:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the McCully Fire Station Replacement project.

Despite the short-term impacts during construction (as stated on page 21 of the document), this project should have no significant impact on the facilities or operations of the Honolulu Police Department.

If there are any questions, please call Major Bart Huber of District 7 at 529-3796 or Mr. Brandon Stone of the Executive Bureau at 529-3644.

Sincerely,

BOISSE P. CORREA
Chief of Police

By MAC Kenneth Simmons
KARL GODSEY
Assistant Chief of Police
Support Services Bureau

cc: Ms. Genevieve Salmonson, OEQC
Mr. Curtis Kushimaejo, DDC

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June 13, 2005

Mr. Boisse P. Correa, Chief of Police
Police Department
City and County of Honolulu
801 South Beretania Street
Honolulu, Hawaii 96813

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Chief Correa:

Thank you for your letter dated May 2, 2005 (your reference number BS-KP). We acknowledge that despite the short-term impacts during construction, the proposed McCully Fire Station Replacement should have no significant impact on the facilities or operations of the Honolulu Police Department.

Thank you for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

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LINDA LINGLE
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:

EPO-05-031

April 26, 2005

Mr. Vincent Shigekuni
PBS Hawaii
ASB Tower, Suite 650
1001 Bishop Street
Honolulu, HI 96813

Dear Mr. Shigekuni,

SUBJECT: Draft Environmental Assessment
McCully Fire Station Replacement

Thank you for allowing us to review and comment on the subject document. We have no comment at this time and please refer to our website for the Standard Comments (http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.html). If there are any questions about these standard comments please contact Jiacai Liu with the Environmental Planning Office at 586-4346.

Sincerely,

JUNE F. HARRIGAN-LUM, MANAGER
Environmental Planning Office

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June 13, 2005

Ms. June F. Harrigan-Lum, Manager
State of Hawaii
Department of Health
Environmental Planning Office
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Attn: Mr. Jaicai Liu

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Ms. Harrigan-Lum:

Thank you for your letter dated April 26, 2005 (your reference number EPO-05-031). We acknowledge that the Environmental Planning Office has no comment to offer at this time. We have reviewed the Standard Comments on the Department of Health website and it does not appear that these comments are applicable to this project.

Thank you for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII

Vincent Shigekuni
Vice President

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LINDA LINGLE
GOVERNOR OF HAWAII

GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

May 9, 2005

Wayne Hashiro, Acting Director
Department of Design & Construction
650 South King Street, 11th floor
Honolulu, Hawaii 96813

Attn: Curtis Kushimaejo

Dear Mr. Hashiro:

Subject: Draft Environmental Assessment (EA), **McCully Fire Station Replacement**

We have the following comments to offer:

Cultural impacts assessment:

Act 50 was passed by the legislature in April 2000. This mandates an assessment of impacts to current cultural practices by the proposed project. In the final EA include such an assessment.

If the subject area is in a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kauna'oa, 'ilima, 'uhaloa, noni or ki on the grassy slopes and ramps of the H-1 freeway and some state highways on the neighbor islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fisherman to locate certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact.

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts.* Contact our office for a paper copy or go to our homepage at *http://www.state.hi.us/health.oeqc/guidance/index.html.* You will also find the text of Act 50 linked to this section of our homepage.

Significance criteria: Criteria # 4 was amended in 2000 to read, "Substantially affects the economic welfare, social welfare, and *cultural practices* of the community or State." [italics added] Please modify your analysis of #4 accordingly.

Contacts: In the final EA include copies of all correspondence, including that received in the pre-consultation phase.

Terminology: In section 4.2.3, *Noise*, you use the term "solid CMU." In the final EA define this term.

Construction phase:

a. Prior to commencement of construction activities we recommend that you notify the immediate neighbors of the upcoming disturbance.

b. Where will the fire trucks exit and enter the property during construction? Will the Date Street driveway remain unobstructed?

c. What are the anticipated start and end dates of this phase?

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

Sincerely,

GENEVIEVE SALMONSON
Director

c: Vincent Shigekuni

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June 13, 2005

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

Attn: Ms. Nancy Heinrich

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Ms. Salmonson:

Thank you for your letter dated May 9, 2005. We offer the following responses to your comments.

1. In accordance with Act 50, the project's impact on current cultural practices will be discussed in the Final Environmental Assessment (FEA).

2. Criteria #4 in Section 6.1 of the EA will be revised to address the project's potential impact on cultural resources, as well as economic and social welfare.

3. Correspondence will be included in the FEA.

4. The term "CMU" (concrete masonry unit) will be defined in the FEA.

5. a. Immediate neighbors will be notified prior to the commencement of construction activities.

   b. During construction, temporary accommodations for personnel and fire apparatus will be provided in the McCully Fire Station service area (see Section 2.3.4 of the Draft EA). The McCully Fire Station property will not be accessed by fire trucks during the construction phase. After construction, the Date Street driveway will remain unobstructed. Fire trucks will enter the property via University Avenue and exit via Date Street.

   c. Construction is expected to begin in April 2006 and end in February 2007.

Thank you for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII
Vincent Shigekuni
Vice President

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May 23, 2005

Mr. Curtis Kushimaejo
City Department of Design and Construction
650 South King Street
11th Floor
Honolulu, Hawaii 96813

Re: McCully Fire Station
Draft Environmental Assessment

Dear Mr. Kushimaejo:

We are the adjacent neighbor on the South East side of the McCully Fire Station (see enclosed photograph) at 2433 Date Street. The dwellings on the property consists of two (2) single story residence and a two (2) story structure.

On April 25, 2005, in an article appearing in The Honolulu Advertiser, we learned of the city's plan for a new fire station. To our dismay, the article stated that input would have to be received by May 23, 2005, less than one month's notice.

If the city was planning to replace the fire station, with a new building with the estimated cost of $3.5 million, why wasn't the public informed earlier?

Since we are directly impacted by the construction, we are extremely concerned how this will affect our tenants' health. Most of them are elderly. The asbestos, dust and noise are very troubling to us (not to mention the economic impact this may have if the noise and pollution become too much for our tenants).

We would like to recommend a public hearing to be held to inform other neighbors about the impact the construction may have.

Our questions are as follows:

1. On page 16 of the report subheading 4.2.4 "Visual Resources, Potential Impact and Mitigation", it states that "the view will not be obstructed". We would like to see a scale model of the new fire station building so we may compare it with the building on our property. We want to insure our tenants are not inconvenienced by this.

2. We would like to see the preliminary drawing in which figure 4 was proposed (page 2).

3. What is the current height of the fire station? In the middle of the Paragraph on the "Potential Impact and Mitigation Resources". "Any fencing or wall on the property can only be six (6) feet in height?" Where would the wall or fencing be located? We are concerned that the wall would make the area look like a prison. The wall would also block the air flow.

4. Did the agencies that contributed to the proposed plan of the fire station, physically come out to look at the proposed structure and its impact on the neighboring property?

The new fire station may have a lasting impact on us financially while it is under construction and through the completion of the building in the following ways:

1. If the building blocks the air flow, view or sunshine.

2. If it looks like a prison with high walls.

3. We will not be able to generate a fair amount of income to operate the rental business.

4. Our real property tax has risen over the years and this may cause a financial burden on us.

The following are our concerns:

1. Lower the real property value.

2. It seems there are no open spaces in the proposal.

3. If existing long term tenants move due to the construction re-rental of the units will cause hardship.

4. Cross ventilation of the Manoa wind would be cut off.

5. It may block sun light.

6. The noise from the station for air conditioner and machinery.

Mr. Curtis Kushimaejo
City Department of Design and Construction

(continued)

Page 3

7. No view.

After you have reviewed our concerns, we hope you will revise your plan and make the necessary changes so that we will also be able to survive in the competitive rental business.

Very truly yours,

M. OKUDA, INC.

Miriam Okuda
Assistant Manager

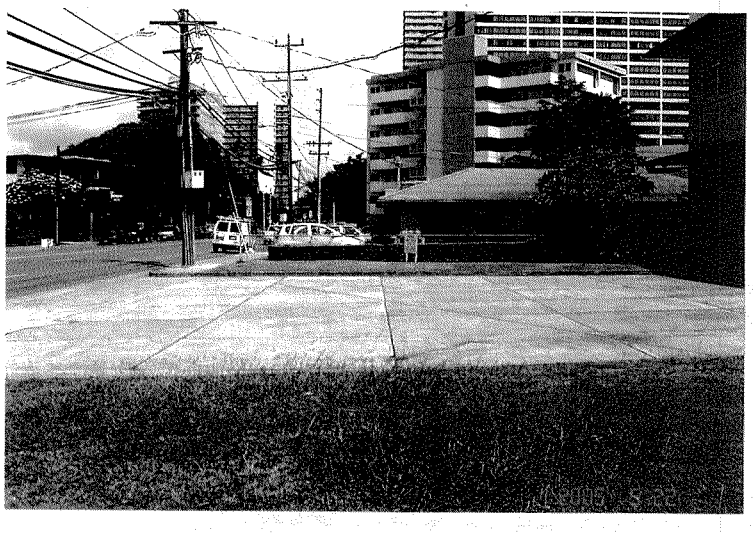
MO:mo

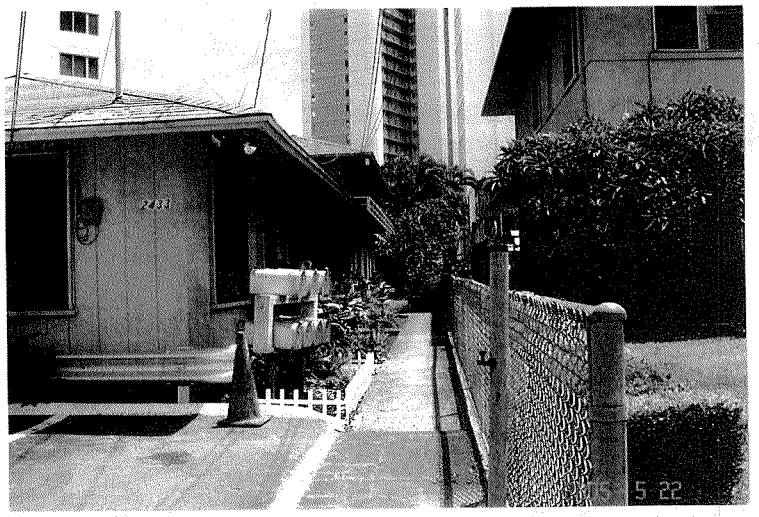
Enclosures: Photos

cc: Consultant
PBR Hawaii
ASB Tower
1001 Bishop Street
Suite 650
Honolulu, Hawaii 96813

State Dept. of Environmental Quality Control
235 South Beretania Street,
Suite 702
Honolulu, Hawaii 96813

Side view taken from University Avenue





Front view of apartment taken from Date Street

Front entrance of the single story complex and the two (2) story complex.

Front lower section of the two (2) story complex.

Side view of the fire station kitchen and the tenant apartment building complex located in the back of 2433 Date Street.

Side view, behind the fire station between single story dwelling and two (2) story complex.

View taken from two (2) story complex over looking the fire station kitchen.

View taken from two (2) story complex over looking fire station open area.

View taken from front door single story family dwelling in reference to height of fire station.

PBR HAWAII
LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

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June 13, 2005

Ms. Miriam Okuda, Assistant Manager
M. Okuda, Inc.
3132 Waialae Avenue
Honolulu, Hawaii 96816-1510

SUBJECT: MCCULLY FIRE STATION REPLACEMENT DRAFT ENVIRONMENTAL ASSESSMENT

Dear Ms. Okuda:

Thank you for your letter dated May 23, 2005. We offer the following responses to your comments.

1. Notice of the availability of the Draft Environmental Assessment (DEA) was published in the State Office of Environmental Quality Control's (OEQC) *The Environmental Notice* on April 23, 2005. The public comment period for all environmental assessments is 30 days from the date of publication. In addition, a copy of the DEA was sent to the McCully/Moiliili Neighborhood Board on April 21, 2005, and the DEA was discussed at the Neighborhood Board meeting on May 5, 2005.

2. We understand your concern for dust and noise generated during the demolition and construction of the fire station. As discussed in the DEA, all work will comply with the State Department of Health regulations, and appropriate mitigation measures will be implemented to minimize these short-term construction-related impacts.

   Please note that the health of firefighters may currently be at risk due to the age of the existing facility and the asbestos used in the construction of the facility. The existing fire station is not equipped with technologies available at newer fire stations, and the McCully Fire Station requires several upgrades. Therefore, demolishing the existing fire station and constructing a new fire station is more efficient than renovating the station. Construction of a new fire station will generate noise and dust, affecting immediate neighbors over the short term; however, it will also provide technological upgrades, enabling firefighters to provide an enhanced level of fire protective service to the community (including your property) over the long term.

3. As discussed in the DEA, at its highest point, the new McCully Fire Station will be 35 feet and 9 inches tall. While a scale model is not available at this time, conceptual views of the fire station from Date Street and University Avenue is provided in Figure 9 of the DEA. As shown in the photographs you provided, views provided from units on your property closest to the fire station include those of the fire station property, University Avenue, Date Street, and very limited mauka views. Depending on the units within your property, views may be impacted, as the new fire station building will be longer.

4. We are not sure of what you are asking regarding the preliminary drawing. The proposed site plan is shown in Figure 4 of the DEA.

5. The current height of the existing fire station is approximately 27 feet, and approximately 32 feet and 6 inches to the top of the hose tower. As shown in the photographs you provided, a fence separates your property from the fire station property. Any proposed fence or wall would likely be installed in the same area. The material used for any fence or wall would be selected to be aesthetically pleasing and to prevent the blockage of wind and sunlight.

6. The proposed site plan was developed in consultation with the Honolulu Fire Department and the Department of Design and Construction. As discussed in the DEA, the proposed design of the fire station will attenuate and mitigate noise and light generated by living activities at the fire station as well as provide greater privacy to your property.

7. Construction of the new fire station is anticipated to begin in April 2006 and end in February 2007. We understand your financial concerns associated with construction of the facility; however, in the long term, we believe the replacement of the existing fire station will enhance the property values in the area by improving the appearance of this corner of the University Avenue and Date Street intersection, and providing fire protection in the immediate vicinity.

8. Currently your property and the fire station property are oriented such that the Date Street end of each property faces the northeast. During most times of the year, the predominant trade winds are from the northeast. As such, the air flow during trade wind conditions should not be adversely affected by the proposed fire station replacement. Those units on your property currently facing the fire station will continue to view the fire station property, albeit with views of a newer structure, with fewer windows (to reduce noise to your property and to increase privacy to residents of your property). Since your property is southeast of the fire station, the replacement building will provide shade (depending on the angle of the sun) to most of your units facing the fire station. For residents on this side of your property, the lack of trade winds and the afternoon sun can make these units unbearably warm during the summer months. Depending on the time of year, the existing fire station provides shade from the afternoon sun to some of your units, and the replacement fire station will continue to do so, and may actually provide more shade.

9. The walls of the replacement fire station will be articulated to reduce the scale of the proposed building.

10. As many former investors are selling their properties to owner occupants, the supply of rentals on Oahu, and particularly in the University-McCully-Moiliili area, has gotten smaller, causing rental prices, as well as property values, to increase.

11. The fire station replacement building will be designed to reduce light and noise leakage onto neighboring properties and provide greater privacy.

12. The open spaces for the replacement fire station will be similar to those provided by the existing fire station (along Date Street and along the makai end).

13. There is always a possibility that tenants may move due to the construction of the replacement fire station, but casual observation would indicate that many of your tenants work during the day and are not home during normal working hours when construction will occur.

14. It is unlikely that the replacement fire station will cut off cross-ventilation from the "Manoa wind," as the replacement building will be setback from your property line by 7 feet and from the Date Street property line by 12 feet and 6 inches.

15. We acknowledge that the replacement fire station will block sunlight (more or less so, depending on the time of the year); however, we believe that the shade provided to those tenants facing the west may actually be desirable, especially during the summer months.

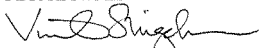
16. The replacement fire station will use split air conditioning (A.C.) systems rather than window A.C. units. As such, the mechanical outlet will produce noise, but only along parts of the fire station which will have split A.C. systems (i.e., dorm rooms, office areas, and dining/kitchen areas), not along the entire building.

17. Presently, the units on your property facing the fire station property have views of the existing fire station. With the proposed project, these views will change from those of the existing fire station to those of the new fire station.

Thank you very much for your comments. We will try to address most of your concerns in further refining the design of the replacement fire station. Thank you also for your participation in the environmental assessment process. If you have any questions, please do not hesitate to contact me.

Sincerely,

PBR HAWAII



Vincent Shigekuni
Vice President

Appendix B

Letter from the State of Hawai'i Department of Land and Natural Resources, Historic Preservation Division

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

GILBERT S. COLOMA-AGARAN, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWELO
LINNEL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

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

February 27, 2001

Mr. Vincent Shigekuni
Senior Associate
PBR Hawaii.
1001 Bishop Street
Pacific Tower, suite 650
Honolulu, Hawaii 96813-3429

LOG NO: 27033
DOC NO: 0102co15
Architecture

Dear Mr. Shigekuni:

SUBJECT: **Chapter 6E (HRS) Review**
McCully Fire Station
TMK 2-7-14:006 & 036, Honolulu, Oahu

Thank you for the inquiry of February 16, 2001, regarding the proposed replacement of the McCully Fire Station. We believe that the Iwilei Fire Station is a good example of a 1948 Fire Station and concur with the proposed replacement of the McCully Fire Station.

Thank you for the opportunity to comment. If you have any questions please have your staff contact Carol Ogata at 692-8032.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk