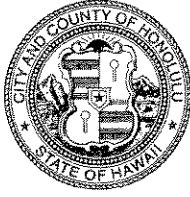


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
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MUFI HANNEMANN
MAYOR

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANQUE
DEPUTY DIRECTOR

2005/ED-2(sn)

October 14, 2005

The Honorable Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813-2437

RECEIVED
OCT 25 AM 10:20
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Dear Ms. Salmonson:

Re: Chapter 343, Hawaii Revised Statutes
Environmental Assessment Determination
Finding of No Significant Impact
The Contemporary Museum

Applicant/Landowner : The Contemporary Museum
Agent : Kusao & Kurahashi, Inc.
Location : 2345, 2411 and 2447 Makiki Heights Drive
Tax Map Keys : 2-5-8: 1, 2 and 4
Request : Conditional Use Permit (Major) for use of a historic structure
Proposal : Expansion of the Contemporary Museum on three properties listed on the Hawaii Register of Historic Places.

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

The Honorable Genevieve Salmonson, Director
October 14, 2005
Page 2

We have enclosed four (4) copies of the Final EA and a completed OEQC publication form.
Should you have any questions, please contact Sharon Nishiura of our staff at 523-4256.

Very truly yours,



Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:cs
Encls.

cc: Kusao & Kurahashi, Inc.
The Contemporary Museum

posse doc no. 402460

2005-11-08-0A - FONSI THE CONTEMPORARY MUSEUM VOL I

NOV - 8 2005
FILE COPY

**FINAL ENVIRONMENTAL ASSESSMENT
FOR USE OF A HISTORIC SITE
THE CONTEMPORARY MUSEUM**

**Honolulu, Oahu, Hawaii
Tax Map Key: 2-5-8: 1, 2 and 4**

**THE CONTEMPORARY MUSEUM
2411 MAKIKI HEIGHTS DRIVE
HONOLULU, HAWAII 96822**

APPLICANT

VOLUME 1

**KUSAO & KURAHASHI, INC.
PLANNING AND ZONING CONSULTANTS
MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822**

AGENT

AUGUST 2005

DEC. OF ENVIRONMENT/
QUALITY CONTROL

'05 OCT 25 AM 10:20

RECEIVED

**FINAL ENVIRONMENTAL ASSESSMENT
FOR USE OF A HISTORIC SITE
THE CONTEMPORARY MUSEUM**

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2411 MAKIKI HEIGHTS DRIVE
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2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822**

AGENT

AUGUST 2005

TABLE OF CONTENTS

	PAGE
I. INTRODUCTION	1
II. GENERAL INFORMATION	4
A. Developer/Applicant	4
B. Recorded Fee Owner	4
C. Accepting Agency	4
D. Tax Map Key	4
E. Agent	4
F. Location	5
G. Lot Area	5
H. Zoning	5
I. State Land Use	5
J. Development Plan	5
K. Special District	5
L. Existing Use	5
M. List of Agencies Providing Pre-Consultation on the Draft EA	9
III. DESCRIPTION OF PROPOSED ACTION	9
A. General Description	9
1. Historical Use of Cooke-Spalding Property	9
2. Vision and Mission of the Contemporary Museum ...	10
3. Existing Conditions	13
4. Proposed Development	16
5. Location	26
6. Surrounding Area	27
7. Land Use Approvals	28
B. Technical Characteristics	32
1. Use Characteristics	32
2. Physical Characteristics	39
3. Construction Characteristics	44
IV. IMPACTS	46
A. Demographic Impacts	46

1.	Residential Population	46
2.	Visitor Population	46
3.	Character or Culture of the Neighborhood	46
4.	Displacement	54
B.	Economic Impacts	54
1.	Economic Growth	54
2.	Employment	55
3.	Government Revenues/Taxes	55
C.	Housing Impacts	63
1.	Increase Supply	63
2.	Affordable Units	63
D.	Public Services	63
1.	Access and Transportation	63
2.	Water	80
3.	Wastewater	81
4.	Drainage	84
5.	Flood Plain Management	86
6.	Solid Waste Disposal	86
7.	Schools	87
8.	Parks	87
9.	Police	87
10.	Fire	87
11.	Utilities	88
E.	Environmental Impacts	89
1.	Historical and Archaeological Resources	89
2.	Cultural Impact Assessment	96
3.	Natural Resources	97
F.	Topography	102
G.	Soils	104
H.	Noise	105
I.	Air Quality	108
J.	Visual Impact	108
K.	Hazards	109
V.	MAJOR IMPACTS AND ALTERNATIVES CONSIDERED ...	110
A.	No Action	111
B.	Proposed Expansion	112

C.	Greater Expansion with a Larger Museum Structure	115
D.	A Smaller Gallery Building	115
E.	Relocating the Museum to Another Site	115
VI.	MITIGATION MEASURES	116
A.	SHORT TERM IMPACTS	116
B.	LONG TERM IMPACTS	118
1.	Traffic	118
2.	Noise	120
3.	Lights	122
4.	Drainage	122
5.	Fire Protection	123
VII.	GOVERNMENT PERMITS AND APPROVALS REQUIRED ..	124
VIII.	SIGNIFICANCE CRITERIA	124
IX.	COMMUNITY MEETINGS AND CORRESPONDENCE	139
X.	LAND USE ORDINANCE	154
XI.	AGENCY AND PUBLIC COMMENTS	160
XII.	RECOMMENDATION	161

EXHIBITS		PAGE
EXHIBIT 1	Location and Zoning Map	6
EXHIBIT 2	Development Plan Land Use Map	7
EXHIBIT 3	Development Plan Public Infrastructure Map	8

APPENDICES	
APPENDIX I	Plans
APPENDIX II	Hawaii Register of Historic Places Documentation
APPENDIX III	86/CUP-10, Conditional Use Permit Contemporary Arts Center
APPENDIX IV	96/CUP2-3, Conditional Use Permit Persis Offices
APPENDIX V	The Contemporary Museum Estimated Vehicles and Occupancy
APPENDIX VI	Project Schedule
APPENDIX VII	Traffic Assessment
APPENDIX VIII	Traffic Management Plan - ArtSpree
APPENDIX IX	Agency Comments Prior to Draft EA
APPENDIX X	Cultural Impact Assessment
APPENDIX XI	Botanical Resources Assessment Study
APPENDIX XII	Avifaunal and Feral Mammal Field Survey
APPENDIX XIII	Noise Studies
APPENDIX XIV	Photographs
APPENDIX XV	Community Correspondence
APPENDIX XVI	Agency and Public Comments on the Draft EA

**FINAL ENVIRONMENTAL ASSESSMENT
FOR USE OF A HISTORIC SITE
THE CONTEMPORARY MUSEUM**

Tax Map Key: 2-5-8: 1, 2 and 4

I. INTRODUCTION

The applicant, The Contemporary Museum (Museum), proposes to develop new structures and reuse/modify existing structures on the main Museum property (Cooke-Spalding property), the adjacent Pietsch-Peterson property (Hugh G. Peterson Jr. Residence) located to the southwest of the Cooke-Spalding property and the nearby Johnson property (A.T. Cooke & P.E. Spalding Residence) located two lots east of the Cooke-Spalding property, in accordance with the plans provided in Appendix I. These three properties will henceforth be called Cooke-Spalding, Pietsch-Peterson and Johnson properties. All properties are located in the Makiki Heights area of Honolulu and all properties are on the Hawaii Register of Historic Places (Appendix II).

The proposed redevelopment and reuse/modification of existing structures will occur on three parcels of land to provide additional support for Museum activities. The Cooke-Spalding property is located on Tax Map Key (TMK): 2-5-8: 1 with a street address of 2411 Makiki Heights Drive and consists of a 3.433-acre property. The two additional parcels TMK: 2-5-8: 2 and 4 are at 2447 Makiki Heights Drive consisting of 1.172 acres (Johnson property) and 2345 Makiki Heights Drive consisting of 0.569 acres (Pietsch-Peterson property), respectively. Collectively the expansion onto the three parcels of land will allow the Museum to better

Final Environmental Assessment - The Contemporary Museum

serve the community; provide structures to display and store its permanent collection in a secure and climate controlled environment; provide space for the education of children and adults of Oahu and visitors; and provide needed expansion area to eliminate crowded office spaces, provide a larger area for the Library, provide space for Docents and provide additional parking stalls dedicated to employees and Docents.

The existing Museum was originally approved as a Conditional Use Permit, 86/CUP-10 (Appendix III), which allowed the use of the property and the Cooke-Spalding Residence as a museum. Museums have since been discontinued as Conditional Uses in residential zoning districts. The proposed redevelopment and reuse of the Cooke-Spalding property and the Pietsch-Peterson historic properties will require a Conditional Use Permit for Use of a Historic Site. The proposed reuse of the Johnson property will require modification (minor or major) of an existing Conditional Use Permit for Use of a Historic Site, 96/CUP2-3 (Appendix IV).

This Final Environmental Assessment Report for the development, expansion and modification/reuse of the three historic sites for The Contemporary Museum is prepared pursuant to and in accordance with the requirements of Chapter 343 HRS and Chapter 200 of Title 11, Administrative Rules - Environmental Impact Statement Rules. The action that triggers this assessment is the proposed use of the three historic sites for the Museum.

Final Environmental Assessment - The Contemporary Museum

The proposed expansion and reuse of the Cooke-Spalding property include: two new Gallery Buildings that are connected by a courtyard and form the upper level of a three level structure; a storage area for the storage of the permanent collection (lower level of the three level structure); staff parking in a basement parking garage (basement level of the three level structure); a new basement Gallery that is situated below grade and at the garden level will appear as part of the landscaped garden; two new storage sheds that will replace two larger existing storage sheds; a new gift shop office; and a new tent canopy structure for staging opening and repacking of storage crates in a protected area. In addition, the improvements will include the redevelopment of the current Café into an education room; converting the area above the Café (gift shop, education office and women's restroom) into a Lecture Room; converting the gift shop office into a women's restroom; and converting the existing Library into a gift shop.

The Contemporary Museum has acquired the two parcels of land, the Pietsch-Peterson property located on a lot surrounded by the Cooke-Spalding property and Makiki Heights Drive and the Johnson property located two lots away (one lot and a flag lot stem) from the Cooke-Spalding property. The Museum would like to adapt the use of the Pietsch-Peterson Residence to allow a Café, Foyer Gallery, Docent office, Staff offices, Library and Artist Residence. The Museum plans to move some of their offices that are presently located in the cramped quarters on the Cooke-

Final Environmental Assessment - The Contemporary Museum

Spalding property into the Johnson Residence (Persis offices) and continue the office use and residence use on the property (the Persis Office was approved under a separate Conditional Use Permit for Use of a Historic Site).

II. GENERAL INFORMATION

- A. Developer/Applicant : The Contemporary Museum
2411 Makiki Heights Drive
Honolulu, Hawaii 96822
Georgianna Lagoria,
Executive Director
(808) 526-1322, ext. 14

- B. Recorded Fee Owner : The Contemporary Museum
2411 Makiki Heights Drive
Honolulu, Hawaii 96822

- C. Accepting Agency : Department of Planning & Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

- D. Tax Map Key : 2-5-8: 1, 2, and 4

- E. Agent : Kusao & Kurahashi, Inc.
Planning and Zoning Consultants
2752 Woodlawn Drive, Suite 5-202
Honolulu, Hawaii 96822
(808) 988-2231

Final Environmental Assessment - The Contemporary Museum

- F. Location : 2345, 2411, and 2447 Makiki Heights Drive, Honolulu, Hawaii (Exhibit 1)
- G. Lot Area : 2-5-8: 1 - 3.433 acres (Cooke-Spalding property)
2-5-8: 2 - 1.172 acres (Johnson property)
2-5-8: 4 - 0.569 acres (Pietsch-Peterson property)
Total - 5.174 acres
- H. Zoning : R-10 Residential District (Exhibit 1)
- I. State Land Use : Urban
- J. Development Plan :
Land Use Map : Lower-Density Residential (Exhibit 2)
Public Infrastructure Map : No improvements affecting these lots (Exhibit 3)
- K. Special District : Not in a Special District
- L. Existing Use : 2-5-8: 1 - The Contemporary Museum (Cooke-Spalding property)
2-5-8: 2 - Persis Offices and Residence (Johnson property)
2-5-8: 4 - Residence (Pietsch-Peterson property)

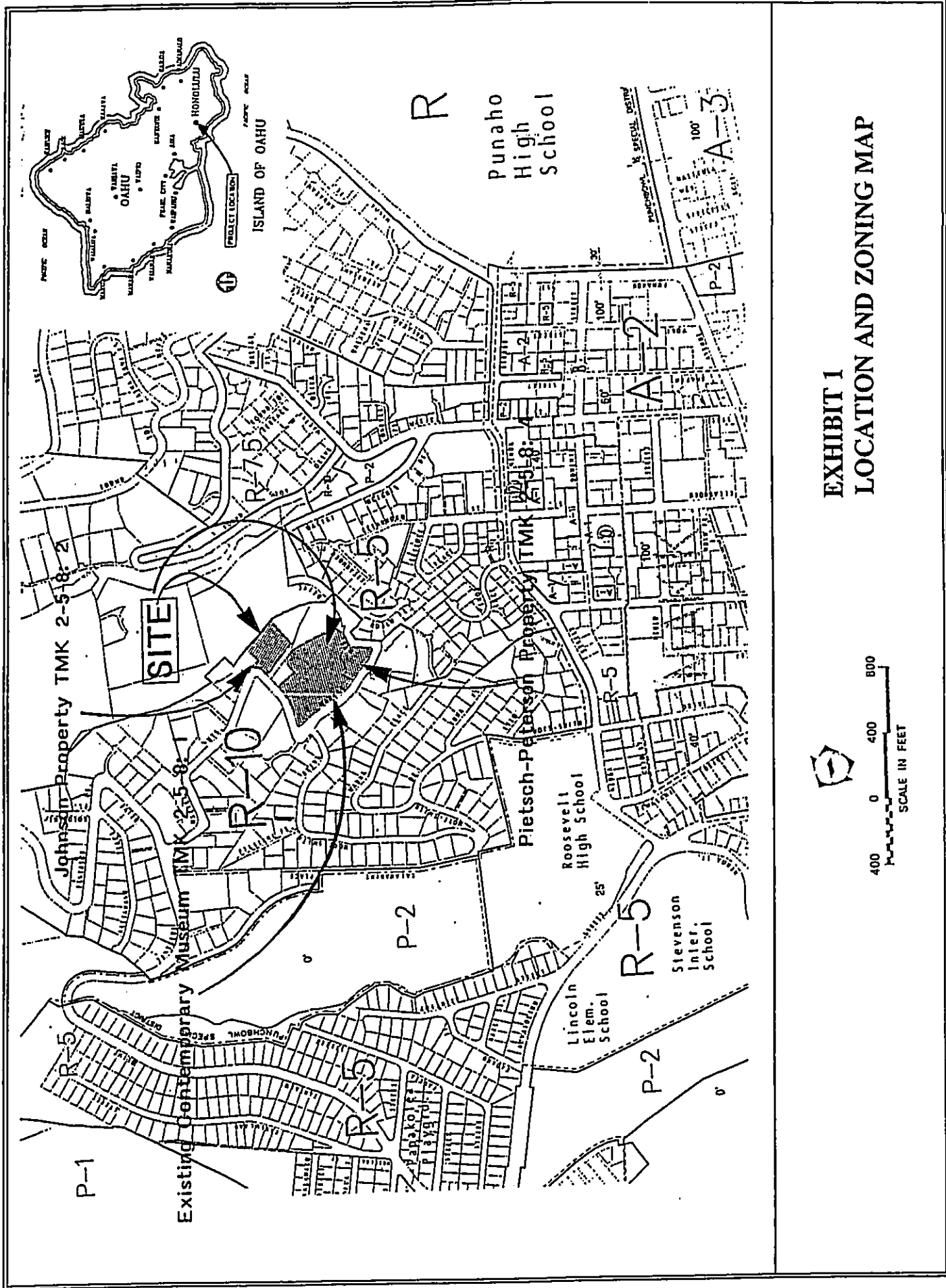


EXHIBIT 1
LOCATION AND ZONING MAP

PRIMARY URBAN CENTER
DEVELOPMENT PLAN

A.5: Land Use Map
PUC - Central

- Lower-Density Residential
- Higher-Density Residential/Mixed Use
- Community/Neighborhood Commercial
- Distinct Commercial
- Industrial
- Resort
- Institutional
- Parks and Open Space
- Preservation
- Military
- Urban Community Boundary
- Pedestrian Network
- College/University
- Hospital/Medical Center
- Intermediate School (State)
- High School (State)
- Small Boat Marina
- Harbor
- Airport



Department of Planning & Permitting
City & County of Honolulu
April 2002

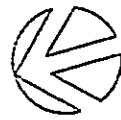
Tantalus

Pauoa

Punchbowl

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SITE

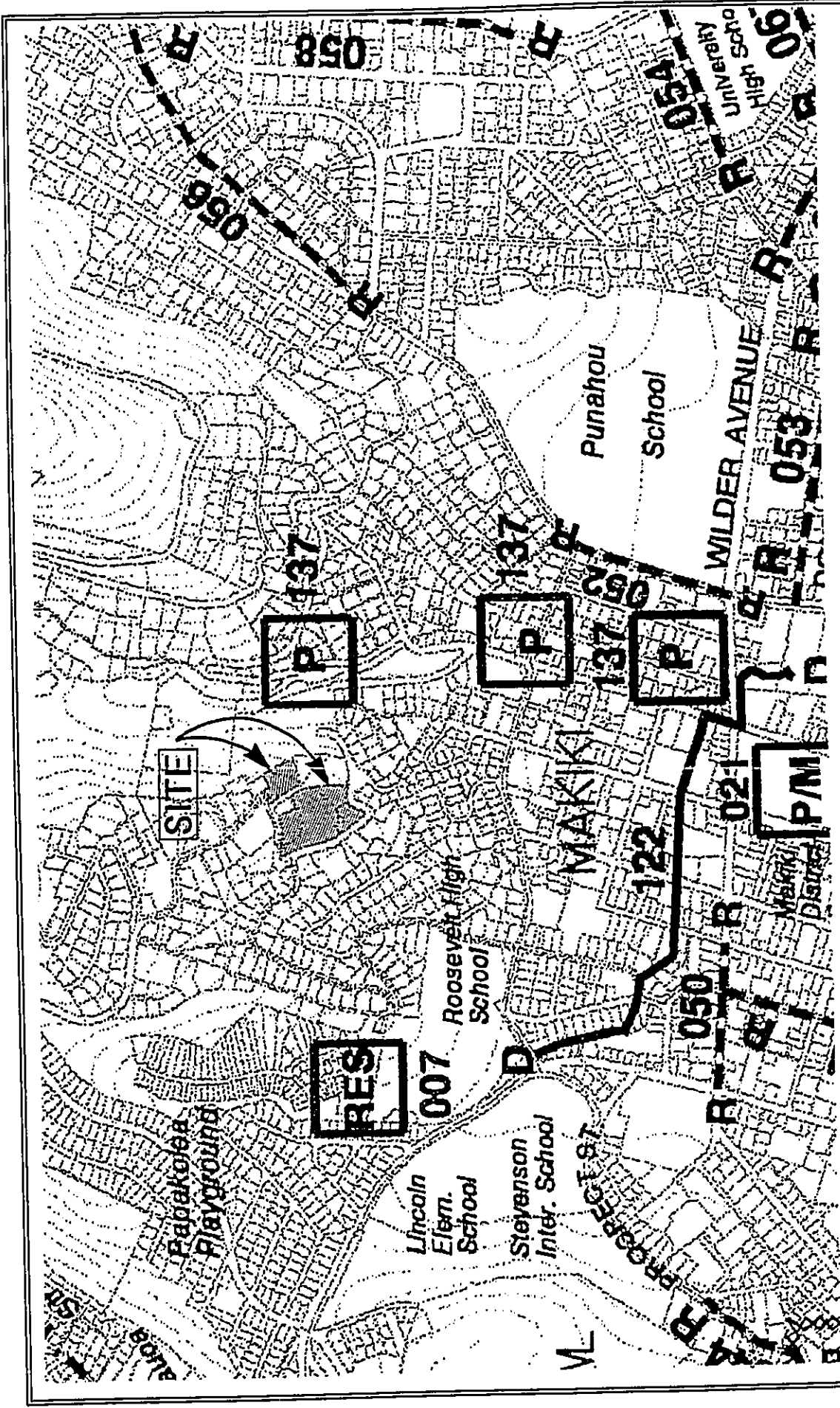


NORTH

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SCALE IN FEET



LEGEND

PUBLIC FACILITY
 DRAINAGE SYSTEM
 WATER MAIN
 GAS
 ELECTRIC
 PUBLIC FACILITY LOCATION
 UTILITY FACILITY

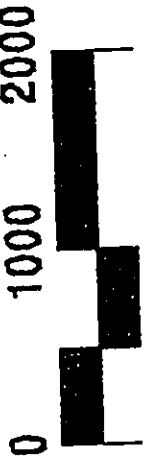


EXHIBIT 3
PUBLIC INFRASTRUCTURE MAP

Final Environmental Assessment - The Contemporary Museum

- M. List of Agencies Providing Pre-Consultation on the Draft EA :
- Board of Water Supply
 - Department of Planning and Permitting
 - Land Use Approvals Branch
 - Wastewater Branch
 - Department of Health
 - Department of Land and Natural Resources
 - Makiki/Lower Punchbowl/Tantalus Neighborhood Board
 - Makiki Heights Community Association (MHCA)
 - Makiki Ohana Community Association (MOCA)

III. DESCRIPTION OF PROPOSED ACTION

A. General Description

1. Historical Use of Cooke-Spalding Property

The property was originally used as the residence of the Cooke family, with the main Museum building constructed in 1925 for Mrs. Anna Rice Cooke. Mrs. Cooke used her Makiki Heights home for display of her art collections. After her death in 1934, her daughter Alice and son-in-law Philip Spalding moved into the now Cooke-Spalding home (expanded in 1937 and 1957), which became a popular locale for visiting members

Final Environmental Assessment - The Contemporary Museum

of the art world and University of Hawaii functions. The Honolulu Academy of Arts acquired the Cooke-Spalding estate as a bequest from Alice Spalding in 1968 and operated the property as an annex to the Honolulu Academy of Arts from 1970 to 1978 under Conditional Use Permit No. 70/CUP-75. In 1978, the property was acquired by a private developer. The property was then acquired by a subsidiary of the Honolulu Advertiser. The Twigg-Smith family donated the site to the Contemporary Arts Center (now The Contemporary Museum), which following interior renovations, construction and approval of a Conditional Use Permit, opened to the public in October 1988. The Conditional Use Permit File No. 86/CUP-10 was approved on July 14, 1986 and allowed the reestablishment of the former museum use on the property.

2. Vision and Mission of the Contemporary Museum

The following vision statement was agreed upon by the Board of Trustees in November of 2002:

"The Contemporary Museum will be a visionary museum which engages the public with contemporary art and artists in an environment unique to these islands."

The mission of The Contemporary Museum is to develop a public appreciation and understanding of contemporary art through exhibition and education programs, through the

Final Environmental Assessment - The Contemporary Museum

collection and preservation of art since 1940, and to preserve, maintain, and present the historic Spalding House and Gardens for the enjoyment and enrichment of Hawaii's residents and visitors. (Adopted by the Board of Trustees of The Contemporary Museum on December 18, 1995).

The current master plan is the result of a strategic planning process which began in the mid-1990's and centered upon the fulfillment of this mission and vision by (1) preserving our current resources (historic property, collections, education programs) and (2) making them more fully available to the public.

The location of the Museum is central to this vision - The Contemporary Museum is one of a very few museums of contemporary art worldwide which combines the intimacy of a domestic setting, the beauty of nature and gardens, with current art. The success of the Museum in meeting its mission is measured not by attendance numbers but by the quality of the viewers experience and the level of visitor engagement with the art on view.

The vision and mission of The Contemporary Museum will be implemented by the improvement and continuation of the educational program for school children; the continuation of displaying a wide variety of temporary exhibits of contemporary art in different mediums; the expansion of the Museum to provide

Final Environmental Assessment - The Contemporary Museum

adequate room to store and display its permanent collection; and the improvement of fund raising efforts in support of the Museum operations, the restoration of the historic structure and the funding of the proposed expansion. In order to implement this vision, the applicant is proposing to expand The Contemporary Museum by adding three new Galleries, storage and underground parking to provide adequate viewing and storage area for the Museum's permanent collection. The applicant also proposes to improve and expand the available indoor space at the existing Café for education activities in an area convenient to the main entrance to minimize distractions to youngsters that a longer walk through the complex could create. The applicant is also proposing to provide greater opportunities to cultivate future donors who will provide the needed financial support to continue to operate the Museum, to restore the Cooke-Spalding historic structure, and to provide funding for the Museum expansion. These opportunities will come in the form of nine new evening events to introduce prospective donors to the Museum. The cultivating of new donors will also be supported by the exhibit opening events which we propose to increase from 200 participants to 300 participants. And finally, in the event that the Neiman Marcus Store is not able to offer its Ala Moana store

Final Environmental Assessment - The Contemporary Museum

as a venue, the applicant would like to move the Contempo fundraising event back onto the Museum property.

3. Existing Conditions

The use of the Cooke-Spalding property was approved to support the Contemporary Arts Center (now The Contemporary Museum) by the Department of Land Utilization (now Department of Planning and Permitting) on July 14, 1986.

The applicant has learned from the Department of Planning and Permitting (formerly Department of Land Utilization) that as of February 23, 1995, the Contempo was approved for up to 450 persons. In approving Contempo, the Department of Land Utilization reduced the formerly approved six evening functions per year to four evening functions per year. This approval went on to state in part:

"If all parking cannot be provided on-site, then the applicant shall provide alternatives, such as the parking system instituted at the July 16, 1994 'Artsprees '94' event. A written description of the alternative parking system shall be submitted to the Department of Land Utilization at least three weeks prior to the special or fundraising event."

Final Environmental Assessment - The Contemporary Museum

The ArtSpree event although not specifically approved by the Department of Land Utilization was recognized by this minor modification approval.

Based on this information the applicant will revise its requested amendment to conditions to include allowing an increase in the approved Contempo event from 450 persons to 500 persons on the Museum property.

The Museum has a collection of contemporary art which has grown substantially since 1988 to more than 2,500 objects spanning from 1940 to the present, with the majority of this permanent collection located at off-site storage facilities. A large part of the permanent collection consists of artwork by artists of Hawaii. Presently, the Museum is only able to exhibit 1- 2% of this permanent collection.

The Cooke-Spalding property contains four main buildings, a reflecting pool, a tennis court and a parking area. Collectively, these structures occupy just over one tenth (0.37 acres) of the 3.433 acre site. The four main buildings on the site total approximately 20,927 square feet in area. This figure is an update to the Draft EA which noted 16,804 square feet of existing floor area which included the Cades Pavilion. This revised figure has been verified by our architectural consultant, based on a topographic survey of the property and field measurements. The facilities include exhibition galleries, a

Final Environmental Assessment - The Contemporary Museum

small museum gift shop, café, library, offices and conference room, living quarters for a live-in caretaker, lounge and rest area, cottage for the executive director and visiting artists and storage space. The gift shop (504 square feet) and Café (1,791 square feet) serve visitors of the Museum during operating hours. In addition, on the Cooke-Spalding Property there is a fifth building, the Cades Pavilion with an additional 1,691 square feet.

The Johnson property has two structures with 6,061 square feet. One structure contains the Persis Offices and the other structure contains a residence.

The Pietsch-Peterson property contains a residence with about 6,381 square feet. This figure is an update to the Draft EA which noted 4,667 square feet of existing floor area. This revised figure has been verified by our architectural consultant, based on a topographic survey of the property and field measurements.

The Museum has about 40 employees. The operating hours are from 10:00 am to 4:00 pm on Tuesdays through Saturdays and from 12:00 pm to 4:00 pm on Sundays.

The Museum is allowed 4 special evening events with up to 200 persons and the Contempo fundraiser once a year for up to 450 persons.

Final Environmental Assessment - The Contemporary Museum

The potential current frequency and size of School Groups is one 60 person group per open weekday, four (60 person groups) per week for 40 weeks per year, totaling about 9,600 students per year. The actual number of school groups that visited the Museum in 2004 is 96 groups or approximately 2,880 students.

4. Proposed Development

The proposed new development will include expansion and renovations to the existing Museum, reuse of two additional parcels of land in support of the existing Museum, and demolition of an existing security residence and an existing Café kitchen storage building and grounds maintenance office building.

In the Draft EA, the applicant had redesigned its previously proposed galleries to break up a former large gallery space (6,000 square feet) on the upper level into two smaller galleries (Gallery A - 2,300 square feet and Gallery B - 2,567 square feet) separated by a covered courtyard (620 square feet), reducing the bulk associated with the former design. This change was done to reduce the bulk and visual impact of the previous structure in response to concerns from residents about the massive size of the originally proposed upper level gallery. The applicant had also placed some gallery space underground (Gallery C) to minimize

Final Environmental Assessment - The Contemporary Museum

visual impacts on the surrounding residences. With these changes, the applicant's proposed gallery space had been reduced from 8,500 square feet to 8,061 square feet, while the proposed storage space (including mechanical room and electrical room) went from 3,400 square feet to 6,338 square feet. This increased space will have minimal impact on operations due to its use as storage. The Galleries, storage and mechanical rooms went from 11,900 square feet to 14,399 square feet in the Draft EA.

In order to increase the setback from Makiki Heights Drive from the 25 feet proposed in the Draft EA to 30 feet for the Final EA, the applicant has reduced the floor area for the Galleries, storage and mechanical rooms to 11,930 square feet, while maintaining the concept of breaking up the Gallery space into Gallery A and Gallery B separated by the covered courtyard and an underground Gallery C. While the floor area has remained about the same as the original 11,900 square feet, the impacts have been significantly reduced in relation to bulk since Gallery C is underground and Galleries A and B are separated by a covered courtyard.

The proposed expansion and renovations to the existing Museum property will now include 11,930 square feet in support of two new Gallery Buildings (Gallery A - 2,020 square feet and Gallery B - 1,998 square feet) that are

Final Environmental Assessment - The Contemporary Museum

connected by a courtyard (covered entry, 500 square feet) and are the upper level of a three level structure; a storage area (5,172 square feet) for the storage of the permanent collection (lower level of the three level structure); staff parking in a basement parking garage (basement level of the three level structure) with electrical room, elevator and closets (535 square feet); and a new basement Gallery (Gallery C - 1,705 square feet) that is situated below grade and at the upper garden level will appear as part of the landscaped garden. As mentioned earlier, in response to concerns raised on the Draft EA about the request for a 25-foot front yard rather than the required 30-foot front yard the applicant has revised its plans to reflect a 30-foot front yard and has reduced the size of Galleries A and B, the covered courtyard, and the storage area. Gallery C has remained unchanged. The net reduction for these Galleries and storage area is 2,469 square feet, going from a total of 14,399 square feet in the Draft EA to 11,930 square feet in this Final EA. This has also reduced the bulk of the structure and through the covered courtyard continues to double load the upper floor utilized for Galleries A and B, reducing the bulk at this level. The resultant two Galleries, A and B at 2,020 square feet and 1,998 square feet respectively, provide structures that are very modest in size and residential in scale. The lower

Final Environmental Assessment - The Contemporary Museum

floor and basement parking of the structure are for a large part, underground which reduces the visual impact and bulk of the structure. Gallery C for the most part is also underground, minimizing its impact on views and the bulk of the structure, which at 1,705 square feet is very modest in size and residential in scale.

In addition, two new storage sheds (165 and 310 square feet, respectively) will replace two larger existing storage sheds; a new gift shop office (193 square feet); and a new tent canopy structure (593 square feet) over an existing open area presently used for staging opening and re-packing of storage crates. The size of the canopy structure has been reduced from the planned 2,160 square feet in the Draft EA. The Museum presently accommodates educational classes for schools and adults on the lawn area next to the Museum when weather permits, otherwise, classes are held on the open covered lanai between the main gallery and gift shop. In order to provide a more permanent area with increased privacy for educational programs, the applicant plans to redevelop the existing Café into an education room. The area above the Café (gift shop, education office and restrooms) would be converted to a Lecture Room and restrooms.

Final Environmental Assessment - The Contemporary Museum

The former Pietsch-Peterson Residence located on a lot surrounded by the Cooke-Spalding property and Makiki Heights Drive will be adapted into a Café that seats 55 visitors (same as the existing Café), Foyer Gallery, Docent office, staff offices, Library and artist residence. The second parcel located two lots away from the Cooke-Spalding property, Johnson property, will serve as office space and provide a residence for the Museum staff.

The applicant will demolish an existing security residence (544 square feet); an existing storage building and grounds maintenance office building (513 square feet); a Lanai (352 square feet); Shed C (138 square feet); a trash shed (123 square feet); and a storage area (190 square feet). The total area to be demolished is 1,860 square feet.

The applicant will request the following amendments to the 1986 Conditional Use Permit:

- i. Allow extended hours for the Museum on Thursday nights (presently 10:00 am to 4:00 pm, allow opening until 9:00 pm). This evening opening for an additional five hours, on Thursdays only, will accommodate visitors that are unable to visit during regular Museum hours of operation.

Final Environmental Assessment - The Contemporary Museum

- ii. Allow opening two hours earlier on Sundays (change from 12:00 noon to 4:00 pm to 10:00 am to 4:00 pm) to allow sufficient time for Museum visitors on Sundays.
- iii. Allow a public address system on up to two special events per year, to accommodate the annual ArtSpree event which provides an open house and free admission to the Museum from 10:00 am to 4:00 pm and allows neighbors and the art community an opportunity to enjoy the Museum. The second event is the Contempo which presently occurs at the Neiman Marcus store in Ala Moana Shopping Center. The applicant is extremely happy with this venue for the Contempo event, however, in the event that the Neiman Marcus store is not able to offer its Ala Moana store as a venue, the event will be moved to the Museum property.
- iv. Increase the visitor occupancy from 80 persons to 100 persons. The increase in visitor occupancy is needed to accommodate the visitor occupancy of the Museum particularly during periods when school students are receiving art education at the Museum. These students and their teachers can number up to 60 persons per visit which presently leaves only an additional 20 that can be on site at the same time for Museum visitation. As a

Final Environmental Assessment - The Contemporary Museum

clarification, Condition No. 7 of the Findings of Fact, Conclusions of Law and Decision and Order of Conditional Use Permit Case No. 86/CUP-10, dated July 14, 1986 states as follows:

“Occupancy shall be limited to 80 persons during typical daily operations and limited to 200 persons at the 6 evening functions.”

The applicant understands this to mean that no more than 80 visitors are permitted on the property at any one time in the case of daily operations. If this is to be an attendance limit total number of persons allowed on property over the six hour operating hours then the 80 or even 100 persons will only cover a full 60 student/teacher load and an additional 20 to 40 visitors. This would allow very limited additional visitors on days when two classes visit the Museum.

- v. Increase the number of events and the number of persons in attendance at the four permitted evening functions from four to six and 200 to 300 persons, respectively.

The proposed six evening functions normally provide for attendance at gallery openings (about six per year).

- vi. Allow an increase in participants in the approved Contempo event from 450 persons to 500 persons on the

Final Environmental Assessment - The Contemporary Museum

Museum property. In the past, this event was held on the Museum property (1988 through 1994). The applicant is extremely happy with the existing venue for the Contempo event (the Neiman Marcus Store), however, in the event that the Neiman Marcus Store is not able to offer its Ala Moana store as a venue and an appropriate replacement site is not found, the applicant would like to return the event onto the Museum property.

- vii. Provide formal approval of the ArtSpree (annual community open house). The annual ArtSpree event provides an open house and free admission to the Museum from 10:00 am to 4:00 pm and allows neighbors and the art community an opportunity to enjoy the Museum free of charge.
- viii. Allow 9 new evening events for a maximum of 50 cars/100 persons. These evening events will allow an opportunity to welcome prospective donors to the Museum and help promote fund raising efforts to allow continued operation of the Museum.
- ix. Although Café hours were never established, the applicant would like to self impose a limitation on Café hours from 11:30 am to 2:30 pm on Tuesday through

Final Environmental Assessment - The Contemporary Museum

Sunday and from 6:00 pm to 8:00 pm two Thursday evenings per month.

Conditions i, ii, iii, v, vi, and vii also relate to conditions in the 1986 Makiki Heights Community Association Agreement.

The conditions on bus size which was included as an amendment to the CUP in the Draft EA is from a separate agreement between the applicant and the Makiki Heights Community Association and is not a condition of the CUP.

The Pietsch-Peterson Residence contains an apartment over the kitchen which the applicant would like to use either for a live-in staff member (possibly security staff) or use for short-term (average 1-3 weeks) residence of artists presenting programming at the Museum. Ideally, the applicant will have a staff member residing on all three of the properties. Whether the Pietsch-Peterson apartment will be used by staff or short-term artist in residence will depend on the housing requirements of the staff.

The dwelling on the Johnson property will continue to be occupied by Museum staff who have additional security and caretaking duties on the property.

The proposed evening events will allow an opportunity to welcome prospective donors to the Museum and help promote fund raising efforts to allow continued operation of

Final Environmental Assessment - The Contemporary Museum

the Museum. The Museum operation could not continue without our donors, who fund most of the costs of our operation. The donors will also provide the funds necessary to maintain and upkeep the important historic structures (three of which are on the State Historic Register) and the historic grounds of the Cooke-Spalding property. These funds will also help to restore certain historic features of the Cooke-Spalding Residence, as recommended by the State Historic Preservation Division.

The proposed expansion will result in an increase in employees from 40 to 46.

The potential proposed frequency and size of School Groups is one 60 person group per open weekday, four (60 person groups) per week for 52 weeks per year totaling about 12,480 persons per year.

Patrons of the relocated Café must park at the current entrance of the Museum at the Cooke-Spalding Residence and walk down to the Pietsch-Peterson property. A security staff member will be posted at the Pietsch-Peterson gate to prevent drop-offs and parking during Café hours, with the exception of disabled individuals and volunteers/staff utilizing the available parking.

Final Environmental Assessment - The Contemporary Museum

The Café is open to all Museum visitors, whether they are viewing exhibitions in the galleries, the grounds, or at the Café over lunch. While the Café is never for “rent”, an individual may reserve a table or tables beforehand for lunch. We do not prevent individuals from celebrating a birthday, anniversary, or exchanging gifts over a private lunch. Café visitors are included in the overall occupancy of the Museum. Appendix V provides the projected number of participants and workers, including the number of parked cars on-site and off-site coinciding with daily activities and special events during various periods of the day. The information is provided in tables that provide a better description of the total number of people and vehicles involved in both daily activities and during large events.

5. Location

The development site is centrally located in the Primary Urban Center of Honolulu. The proposed development will utilize three parcels of land. The existing Museum (Cooke-Spalding property) is located on TMK: 2-5-8: 1 at 2411 Makiki Heights Drive and consists of 3.433 acres. The two additional parcels are TMK: 2-5-8: 2 and 4 at 2447 Makiki Heights Drive (Johnson property) consisting of 1.172 acres and 2345 Makiki Heights Drive (Pietsch-Peterson property) consisting of 0.569 acres, respectively. The Cooke-Spalding property is bordered

Final Environmental Assessment - The Contemporary Museum

to the north and west by Makiki Heights Drive; on the south by the former Pietsch-Peterson property and Makiki Heights Drive; and on the east by two single family residential lots, one of which is a flag lot. The Johnson property is located just east of the flag lot. Access to and from the existing Museum is from Makiki Heights Drive, a two way, two-lane, 38-foot right-of-way, roadway with an 18-foot pavement width and Mott-Smith Drive, a two way, two-lane, 40-foot right-of-way roadway with a 20-foot pavement width. Alternative access is by way of Makiki Street and Makiki Heights Drive or Tantalus Drive and Makiki Heights Drive. The development site is located within the Makiki/Lower Punchbowl/Tantalus Neighborhood Board District.

6. Surrounding Area

The Cooke-Spalding property, the Pietsch-Peterson property and the Johnson property are located in an R-10, Residential Zoning District surrounded by residential development in the hills of Makiki Heights. Roosevelt High School, Stevenson Middle School, and Lincoln Elementary School are all located to the southwest of the project site. Further south of these schools is Punchbowl National Cemetery of the Pacific. The greater surrounding area includes

Final Environmental Assessment - The Contemporary Museum

churches, a Board of Water Supply pump station, and apartment and condominium developments.

7. Land Use Approvals

a. State Land Use

The development site is designated Urban under state land use. The proposed museum use is consistent with this Urban designation.

b. Primary Urban Center Development Plan

i. Urban Land Use Map

The new Primary Urban Center Development Plan Land Use Map designates the three parcels as Lower-Density Residential. The proposed project is within the Urban Community Boundary.

ii. Public Infrastructure Map

There are no planned public improvements on the Primary Urban Center Public Infrastructure Map.

iii. The Vision for PUC's Future

2.1 Honolulu's Natural, Cultural and Scenic Resources Are Protected and Enhanced

Culturally and Historically important sites, landforms and structures continue to be preserved and enhanced.

The mission of the Museum is to develop a public appreciation and understanding of

Final Environmental Assessment - The Contemporary Museum

contemporary art through exhibition and education programs, through the collection and preservation of art since 1940, and to preserve, maintain, and present the historic Spalding House and Gardens for the enjoyment and enrichment of Hawaii's residents and visitors. (Adopted by the Board of Trustees of The Contemporary Museum on December 18, 1995).

The historic component of this vision will be implemented by the improvement of fund raising efforts in support of the Museum operations, the restoration of the historic structure and the funding of the proposed expansion. The applicant is also proposing to provide greater opportunities to cultivate future donors who will provide the needed financial support to continue to operate the Museum, to restore the Cooke-Spalding historic structure, and to provide funding for the Museum expansion. These opportunities will come in the form of nine new evening events to introduce prospective donors to the Museum. The cultivating of new donors will also be supported by the exhibit opening events which we propose to increase from 200 participants to 300 participants. And finally, in the event that the Neiman Marcus Store is not able to offer its Ala Moana store as a venue, the applicant would like to move the Contempo fundraising event back onto the Museum property. The location of the Café in the Pietsch-Peterson Residence will provide greater opportunities for the public

Final Environmental Assessment - The Contemporary Museum

(Museum visitors) to enter and enjoy a historic structure.

People enjoy the panoramic views of Honolulu's mountain ridges, craters and coastlines from key vantage points.

The gardens provides a panoramic view of the ocean and City skyline for the public (Museum visitors). The proposed Café will also provide a panoramic view of Diamond Head, the ocean and the City skyline.

3.1.2 Policies

Allow adaptive reuse of historic buildings to serve a new function and/or enhance interpretive value without destroying the historic value of the site.

The applicant proposes adaptive reuse of all three historic structures, two of which will be open to the general public for viewing while also serving as a museum of contemporary art that provides art education, while preserving and restoring the historic character of the Cooke-Spalding residence. This policy will be further implemented during the design review and approval by the State Historic Preservation Division.

3.2.2.2 Mauka Residential Neighborhoods

In general, street-facing building elements should be attractive, designed for human

Final Environmental Assessment - The Contemporary Museum

scale and have clear points of entry. Service and utility elements should be located out of sight from the street and away from residences.

The proposed galleries have been tucked into the slope of the property with portions situated underground to reduce the visual impact of the new gallery structure. The gallery building has been double loaded on its upper floor to create a human scale. Clear points of entry at driveways have been provided. The buildings are clad in glass to cover the walls' surfaces with muted reflections of the surrounding trees, sky and clouds. These muted reflections will allow the new gallery buildings to blend with the surrounding landscaped grounds and further reduce the visual impact of the proposed development. The service and utility elements, including mechanical equipment (located underground) and proposed loading areas, except for one existing loading and refuse area, are located away from the street and away from residences, within the parking lot.

c. Zoning

The three parcels of land are zoned R-10, Residential and the proposed Museum expansion and use may be permitted subject to approval of a Conditional Use Permit, Major, for Use of a Historic Site.

B. Technical Characteristics

1. Use Characteristics

The existing Museum was first opened to the public in 1988. The Museum is the only one of its kind to be exclusively devoted to the exhibition of contemporary art in Hawaii. The current hours of operation are Tuesday to Saturday, 10:00 am to 4:00 pm and Sunday, 12:00 noon to 4:00 pm. The Museum is closed on Mondays and major holidays.

The Museum also has six evening functions scheduled for gallery openings throughout the year.

The applicant is requesting the following expanded operating hours and events:

- a. Allow extended hours for the Museum on Thursday nights (presently 10:00 am to 4:00 pm, allow opening until 9:00 pm). This evening opening for an additional five hours, on Thursdays only, will accommodate visitors that are unable to visit during regular Museum hours of operation.
- b. Allow opening two hours earlier on Sundays (change from 12:00 noon to 4:00 pm to 10:00 am to 4:00 pm) to allow sufficient time for Museum visitors on Sundays.
- c. Increase the visitor occupancy from 80 persons to 100 persons. The increase in visitor occupancy is needed to accommodate the visitor occupancy of the Museum

Final Environmental Assessment - The Contemporary Museum

particularly during periods when school students are receiving art education at the Museum. These students and their teachers can number up to 60 persons per visit which presently leaves only an additional 20 that can be on site at the same time for Museum visitation.

- d. Increase the number of events and the number of persons in attendance at the four permitted evening functions from four to six and 200 to 300 persons, respectively. The proposed six evening functions normally provide for attendance at gallery openings (about six per year).
- e. Allow an increase in participants in the approved Contempo event from 450 persons to 500 persons on the Museum property. In the past, this event was held on the Museum property (1988 through 1994). The applicant is extremely happy with the existing venue for the Contempo event (the Neiman Marcus Store), however, in the event that the Neiman Marcus Store is not able to offer its Ala Moana store as a venue, the applicant would like to move the event onto the Museum property.
- f. Provide formal approval of the ArtSpree (annual community open house). The annual ArtSpree event provides an open house and free admission to the Museum from 10:00 am to 4:00 pm and allows neighbors and the art community an opportunity to enjoy

Final Environmental Assessment - The Contemporary Museum

the Museum free of charge. The request is to authorize the annual ArtSpree event which supported about 2,500 guests in 2004. Due to the nature of the event as open to the general public, no maximum attendance is proposed. It would be difficult to turn people away from this event that is an open invitation to island residents and visitors. This year ArtSpree was authorized by DPP as a temporary use and hopefully will be approved through the proposed Conditional Use Permit application for future years. The proposed new Gallery space will provide additional viewing areas for visitors to ArtSpree.

- g. Allow 9 new evening events for a maximum of 50 cars/100 persons. These evening events will allow an opportunity to welcome prospective donors to the Museum and help promote fund raising efforts to allow continued operation of the Museum.
- h. Although Café hours were never established, the applicant would like to self impose a limitation on Café hours from 11:30 am to 2:30 pm on Tuesday through Sunday and from 6:00 pm to 8:00 pm two Thursday evenings per month.

The applicant also requests use of a public address system on up to two special events per year, to accommodate the annual ArtSpree event which provides an open house and

Final Environmental Assessment - The Contemporary Museum

free admission to the Museum from 10:00 am to 4:00 pm and allows neighbors and the art community an opportunity to enjoy the Museum. The second event is the Contempo which presently occurs at the Neiman Marcus Store in Ala Moana Shopping Center. The applicant is extremely happy with this venue for the Contempo event, however, in the event that the Neiman Marcus Store is not able to offer its Ala Moana store as a venue and an appropriate replacement site is not found, the event will be moved to the Museum property.

Although not part of the CUP conditions, the applicant is proposing that in addition to large school buses 25 passenger buses be used to shuttle Museum visitors to and from the off-site parking areas. In addition, the applicant will work with the Department of Education in an attempt to facilitate the use of smaller school buses for students.

Space and storage areas for exhibitions and the Museum permanent collection are limited and inhibit the Museum's mission and ability to provide continuous exhibits for viewing. The proposed expansion is needed to meet the exhibition and storage needs of the Museum.

The Museum offers educational programs including tours of exhibitions and gardens for school groups and adults. The Museum also provides teachers with training sessions which includes complimentary teacher passes. Presently, there

Final Environmental Assessment - The Contemporary Museum

is insufficient space for teachers and school groups to meet and often times they are forced to meet on the lawn or in the Museum entrance area. Neither area is appropriate for educational projects and becomes increasingly problematic during inclement weather.

The Cades Library is home to the Museum's collection of reference materials on contemporary arts, artist and museums. The Library also stores information on past exhibits, Museum property and a video collection. The Library is an integral part of the art education community but is hindered by the limited space in the facility that it now occupies.

The Museum's administrative offices lack sufficient meeting space for staff, volunteers and Docents. Often times, meetings with outside parties are conducted in the Café outside of normal operating hours.

The existing residence on the Johnson property will continue to support a family of four. The Director's residence at the Cooke-Spalding House will continue to support a family of three.

The Pietsch-Peterson Property will provide residence for one to two artists per year for one to six weeks at each occupancy or residence for staff, based on staff requirements.

Final Environmental Assessment - The Contemporary Museum

The existing Café is permitted, under the current Conditional Use Permit (86/CUP-10), as an accessory and/or incidental use to the Museum. The Cafe will continue to operate as it does currently, as an accessory and/or incidental use to the Museum for Museum guests and visitors and for Museum functions. The Café is not a money-making operation, it is break-even at best. It provides an amenity for Museum visitors providing for a comfortable on-site location for a meal. All persons dining at the Cafe are Museum visitors who are members of the Museum visiting the enclosed exhibits (including those paying for a one day membership fee) or Museum visitors viewing the Café exhibitions (no fee or membership required), along with the adjacent garden exhibits and Museum pieces. One of the goals of the Museum is to educate the public about Contemporary Art and they take every opportunity to do this whether through their formal gallery setting or the less formal garden exhibit and Café exhibit. Based on this description, the Café is permitted as an accessory use to the Museum. The applicant is proposing to add evening hours to the Museum and corresponding evening hours for the Café.

The following regular Museum functions will be held beyond the proposed operating hours for the Museum:

Final Environmental Assessment - The Contemporary Museum

- i. Board meetings will be held at the Johnson property on Mondays at 12:00 noon, once per month with fifteen to twenty participants.
- ii. Docent training takes place on Mondays at the Main Museum, five times a year with about 40 participants.
- iii. Client meetings will take place on Mondays at the Johnson property between 8:30 am and 5:00 pm.

The Johnson property is subject to Conditional Use Permit No. 96/CUP2-3. The Department of Planning and Permitting has not made a determination on whether a minor modification or a new Conditional Use Permit (CUP) will be required to allow continued use as office space for a new user, the Museum.

The Johnson property would be used between 8:30 a.m. and 5:00 p.m. by 13 staff members. Eleven staff members would park at the Johnson property, with the remainder parking at the new parking at the Pietsch-Peterson property. The Johnson property will not be used for any public programs of the Museum. The access route on foot to the Johnson property via the Museum is through the gate at the back of the Milton Cades Pavillion, across the driveway between the Museum and the Johnson property, and through the garden at the side of the Johnson property.

2. Physical Characteristics

The existing Museum consists of four buildings situated on the slopes of Makiki Heights covering 20,927square feet. The Museum includes: a reflecting pool, tennis court, parking area (47 stalls), exhibition galleries, a small museum shop, café, library, office and conference room, lounge area, living quarters for a live-in caretaker, cottage for the executive director and/or visiting artists and storage area. The Café (1,791 square feet) and gift shop (504 square feet) serve and entertain visitors to the Museum. In addition, on the Cooke-Spalding Property there is a fifth building, the Cades Pavilion with an additional 1,691 square feet.

Proposed expansion and reuse of the existing Museum campus includes: two new Gallery Buildings that are connected by a courtyard and are the upper level of a three level structure; a storage area for the storage of the permanent collection (lower level of the three level structure); staff parking in a basement parking garage (basement level of the three level structure); a new basement Gallery that is situated below grade and at the garden level will appear as part of the landscaped garden; two new storage sheds that will replace two larger existing storage sheds; a new gift shop office; and a new tent canopy structure for staging opening and re-packing of storage crates in a protected area. In addition, the improvements will

Final Environmental Assessment - The Contemporary Museum

include the redevelopment of the current Café into an education room; converting the area above the Café (gift shop, education office and women's restroom) into a Lecture Room; converting the gift shop office into a women's restroom; converting the existing Library into a gift shop.

The new Gallery/Storage/Parking structure will be concrete with a proposed glass cover that is not-reflective, but clear glass with a translucent frit coating. The gallery structures glass surface is the result of thoughtful planning to create a muted reflection that the architect expects will be dull enough to minimize glare and not have the same impact as a window or other clear glass surface. This muted reflection is designed to provide a dull reflection of the surrounding landscaping and scenery and to blend with the surrounding environment, minimizing the visual impact of the structure.

The mechanical equipment for the proposed Gallery structure is located below grade in a walled areaway adjacent to the building. There will be a 6" to 18" curb at the top of the area, going from 6" to 18" as the slope descends. Only some bushes and ground cover will be removed to build this, no trees are coming out.

The tent (canopy) is a permanent structure. The proposed canopy is situated in a courtyard surrounded by buildings or structures on three sides and a roofed gate structure on the fourth

Final Environmental Assessment - The Contemporary Museum

side. The structure will be designed to meet building code requirements related to its ability to withstand certain wind velocities.

The basement parking structure will provide 16 employee parking stalls. When added to the 5 surface parking stalls planned at the Pietsch-Peterson Residence, the total number of parking stalls provided in this area will be 21.

The proposed structures extend at least one level below existing site grades; the project requires no structural fill. Excavations for Gallery C and Galleries A and B (including the lower level storage and underground parking) will extend 16 and 26 feet below adjacent grades, respectively. The two excavations will have steel and concrete shoring to support the vertical excavation sidewalls. Neither excavation is close enough to the property boundaries to create any risk of deflection or subsidence. The two excavations will generate a combined 7,400 cubic yards of soil that will be exported to other construction sites in Honolulu.

The applicant has acquired the two parcels of land, the former Pietsch-Peterson Residence located on a lot surrounded by the Cooke-Spalding property and Makiki Heights Drive and the Johnson property located two lots away (one lot and a flag lot stem) from the Cooke-Spalding property.

Final Environmental Assessment - The Contemporary Museum

The applicant would like to adapt the use of the Pietsch-Peterson Residence to allow a Café (seating for 55 visitors, same as existing Café), Foyer Gallery, Docent office, staff offices, Library and artist residence. The swimming pool at the Pietsch-Peterson Residence is accessible only via a pathway from the left of the makai lawn. A fence and gate will be installed across that opening to secure the pool area.

The Pietsch-Peterson Residence will be altered as follows:

Exterior:

- a. There will be a door added to the ewa side of the garage, providing access to the garage stair.
- b. There will be a door added to the mauka wall leading to the former master bedroom. This is for handicap access to this room from outside.
- c. No other changes are anticipated to the exterior of the house other than repairs of existing materials.

Interior:

- a. The kitchen cabinetry will be substantially changed to accommodate the new Café kitchen. The wood flooring in this area will also be changed to something more durable and water resistant. The wood ceiling and skylight will be retained.

Final Environmental Assessment - The Contemporary Museum

- b. A small bathroom will be removed from a guest bedroom and the room reconfigured to provide two accessible restrooms.
- c. Some additional shelves will be added to the former library to better serve the Museum Library. Existing cabinetry in this area will be largely preserved and reused.
- d. No other significant changes are anticipated on the interior. The entry foyer, living room, dining room, all four of the other bathrooms, and the bedrooms will remain largely unchanged.

No improvements are planned in the City right-of-ways. However, the existing large loading space and the pits that serve the Cooke-Spalding and Pietsch-Peterson properties are situated partially in the City right-of-way.

The second parcel of land, the Johnson property, located two lots away (one lot and a flag lot stem) from the Cooke-Spalding property, is currently used as an office area. The applicant proposes that some of the offices presently located in the confined quarters on the Cooke-Spalding property be moved to the Persis Offices located at 2447 Makiki Heights Drive (TMK: 2-5-008: 002) in order to alleviate congestion within the Museum's offices (the Persis Office was approved under a separate Conditional Use Permit for Use of a Historic

Final Environmental Assessment - The Contemporary Museum

Site). There will be 11 parking stalls provided at the Johnson property.

3. Construction Characteristics.

The development will be constructed over about 12 months. Construction will begin after the applicant is able to receive approval of the Conditional Use Permit and building permits from the City. The tentative Project Schedule with cost of construction (approximately \$7,117,000) is included in Appendix VI. Another approximately \$5,883,000 will be spent on architectural and engineering services; contingencies; consultant fees; storage systems; fixtures, furnishings and equipment; moving and storage expenses; permitting fees; insurance costs; utility connection fees; security and fire alarm systems; shipping costs; construction management fees, and legal fees. The total cost of the development will be approximately \$13,000,000.

The construction activity will not include blasting and pile driving activity is unlikely. Excavation of hard materials will be done with a hoe-ram.

To ensure the safe movement of construction vehicles, the contractor will utilize an escort truck with a strobe light as a lead to oversize construction vehicles traveling on Makiki Heights drive.

Final Environmental Assessment - The Contemporary Museum

Flag men will be utilized as needed to assist vehicles entering and exiting the construction site.

The plan is to stage construction vehicles and equipment on the property with large construction vehicles and equipment remaining on site for extended periods of time. These equipment and vehicles will not be traveling up and down Makiki Heights Drive on a daily basis.

Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust will be generated in the course of excavating for foundations and utility lines. Dust control measures appropriate to the situation will be employed by the contractor, including where appropriate, the watering of exposed soils, erection of dust barriers and other methods for minimizing dust.

Short term noise impacts at construction sites are a normal result of construction activity. The State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. The contractor will be required to apply for a permit from the State Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

Final Environmental Assessment - The Contemporary Museum

Dust control plans to maintain acceptable air quality surrounding construction projects are recommended by the Department of Health. The contractor will adhere to the recommended dust control plan to maintain acceptable air quality.

Based on discussions with staff at DPP, Ordinance 2412 is not enforced on residential zoned property. As such road widening improvements, including sidewalks, curbs and gutters typically required in developments in certain other commercial, industrial and apartment districts are not required.

IV. IMPACTS

A. Demographic Impacts

1. Residential Population

The proposed use of the Historic Structure will have not have a significant impact on the residential population of the area. There will be a decrease of one dwelling unit, due to the demolition of the existing security residence.

2. Visitor Population

The proposed improvements to the Museum will not affect visitor population on the island.

3. Character or Culture of the Neighborhood

The proposed moderate improvements to the Museum will not affect the character or culture of the neighborhood

Final Environmental Assessment - The Contemporary Museum

which will remain residential. This modest expansion of Museum activities will support the continuation of the Museum that first began with the Honolulu Academy of Arts annex from 1970 to 1978 and continued in 1986 with the approval of The Contemporary Museum which opened to the public in 1988 and has continued to the present.

The three properties if developed to its fullest extent (one residence per 10,000 square feet) could be developed with 22 residences. These 22 residences at about 4,000 square feet each would result in about 88,000 square feet of floor area, compared to the planned 46,264 square feet of floor area planned for the Museum. The building area for the Museum is 34,297 square feet whereas, the 22 residences may have a building area of about 60,000 with a mix of one and two story dwellings.

The excavation required for 22 residences on these sloping lots could very well total a similar or greater amount of grading than the proposed gallery structures. The length of construction for these 22 residences would probably take longer than the proposed gallery, as these homes would not be built all at once. The traffic from construction crews working on these homes would be similar. The total floor area from the proposed gallery and smaller additions on the campus total 14,704 square feet. The 22 residences, even at 3,000 square feet each would total about 66,000 square feet of construction. Infrastructure requirements would include the following:

Final Environmental Assessment - The Contemporary Museum

	Museum	Residences
Wastewater	2,735 gallons per day (gpd)	8,800 gpd
Water	4,712 gpd	11,000 gpd

The 22 residences would have a total of 66 persons many of whom would be at home in the evenings from 6:00 pm to 7:00 am most nights of the week. That's 66 persons in the evening hours versus about maybe 9 at the three residences on the Museum property and up to 100 persons one night a week. Evening traffic on a steady basis, as well as normal morning peak hour traffic from the residences while it is very limited with the Museum operation.

Residential impacts, noise, traffic, water demand, sewer demand, all increase with the residential use. Keeping in mind that the noise assessment included in the Final EA notes that traffic noise is louder than the Museum noise, even with outdoor amplification.

These residences do not have a limit on the number of evening events and the applicant understands that the Pietsch-Peterson Residence under past owners received numerous complaints about noise from late night parties that went on past midnight nearly every weekend. Complaints far greater in number and concern than those raised about the Museum activities. The daily evening activities from 22 residences and 66

Final Environmental Assessment - The Contemporary Museum

full time residents can easily eclipse the impacts of the Museum with its occasional night time events.

Another test of whether the project is in keeping with the residential character of the neighborhood is how it conforms to the Land Use Ordinance (LUO) in relation to density, bulk, height and setbacks. The proposed development will for the most part conform to the Residential District Development Standards of the LUO as follows:

(1) Minimum Lot Area - 10,000 square feet

All three historic properties have at least double the required minimum lot area. The Cooke-Spalding property is 3.433 acres in size. The Johnson property is 1.172 acres in size. The Pietsch-Peterson property is 0.569 acres in size. Since the Cooke-Spalding and Pietsch-Peterson properties will be joint developed, the effective lot size will be 4.02 acres.

(2) Minimum lot width and depth - 65 feet

The Cooke-Spalding and Pietsch-Peterson lot is about 300 feet wide and about 600 feet deep.

The Johnson property is about 170 feet wide and about 200 feet deep.

(3) Yards - front - 30 feet; side and rear - 15 feet for the Museum use

Final Environmental Assessment - The Contemporary Museum

front - 10 feet; side and rear - 5 feet for residential use

The Cooke-Spalding Residence has an existing 12-foot front yard and a 5-foot side yard. The Cades Pavilion has a 3,000-foot front yard and a 13-foot side yard. The Pietsch-Peterson Residence has a 5-foot front yard and a 1,300-foot side yard. The proposed Gallery/Storage/Parking structure will have a 30-foot front yard and a 2,500 foot side yard.

The Cooke-Spalding Residence encroaches 18 feet into the required front yard for Museum use, however, at the point of encroachment, the Makiki Heights Drive curb and/or edge of pavement is set back about 31 feet from the property line, giving the appearance of a much greater front yard. The Cooke-Spalding Residence encroaches 10 feet into the required side yard. The Cades Pavilion encroaches 2 feet into the required side yard for Museum use. The Pietsch-Peterson Residence encroaches about 25 feet into the required front yard for Museum use, however, at the point of encroachment, the Makiki Heights Drive curb and/or edge of pavement is set back about 36 feet from the property line, giving the appearance of a much greater front yard.

Final Environmental Assessment - The Contemporary Museum

The applicant has decided not to request a modification of the front yard for the proposed Gallery/Storage/Parking structure. The applicant has redesigned the new gallery structure to provide a 30-foot front yard along this portion of Makiki Heights Drive, the applicant will also meet the height setback requirement in the LUO. Due to the concerns raised by surrounding residents the applicant has moved from the earlier proposed 25-foot yard area to a 30-foot yard area in accordance with LUO requirements. This coupled with the grade difference and heavy lush landscaping along this portion of Makiki Heights Drive will minimize the impact of the new gallery buildings on the surrounding residents.

The applicant has further determined that by demolishing Shed C, a trash shed, the security residence (Shed B) and the outdoor dining patio/lanai the existing 660 square foot of encroachment by these structures will be eliminated (including structure within a few feet of the property line) and relocated at a distance of 30 feet from the property line with the new sheds.

The Johnson property garage/residence has a 6-foot front yard and an 8-foot side yard. This structure is in residential use and the lesser setbacks appear adequate

Final Environmental Assessment - The Contemporary Museum

for this use. The structure utilized as an office has an 85-foot front yard and a 40+ side and rear yard.

(4) Maximum building area - 50%

The applicant projects that the total building area will be approximately 34,297 square feet (about 19.7% building area), much less than the 87,163 square feet allowed.

(5) Maximum height - 25 feet

The Cooke-Spalding Residence and the Peitsch Residence are both about 25 feet tall. The Cades Pavilion is about 19 feet tall. The proposed Gallery/Storage/Parking structure will be about 30 feet tall, as permitted by Section 21-3.70-1(c)(1) of the LUO. The property slopes in two directions at the new structure.

The main structure on the Johnson property is about 25 feet tall, while the garage/residence is about 16 feet tall.

(6) Height setbacks

The Cooke-Spalding Residence encroaches into the front yard height setback, however, at the point of the encroachment, the Makiki Heights Drive curb and/or edge of pavement is set back about 26 feet from the property line, giving the appearance of a much greater height setback. The Cooke-Spalding Residence encroaches into the required side yard height setback by

Final Environmental Assessment - The Contemporary Museum

about 10 feet. The Cades Pavilion encroaches about 2 feet into the required side yard height setback. The Pietsch-Peterson Residence encroaches about 27.5 feet into the required front yard height setback, however, at the point of encroachment, the Makiki Heights Drive curb and/or edge of pavement is set back about 36 feet from the property line, giving the appearance of a much greater height setback.

The applicant's plans do not approach the maximum allowable building area of 50%, with a planned 19.7% building area. Furthermore, based on the permitted typical two-story development on a residential lot, the actual total floor area being proposed for the site is 46,264 square feet versus the approximately 174,000 square feet of maximum floor area that could be developed on the property. The applicant is utilizing only a small portion of the allowable building area and the permitted floor area on the property and this level of development is in keeping with the residential character of the neighborhood.

Although certain encroachments occur due to the greater yard setback required for the non-residential use, the nature of the structures will be residential in scale and size and when compared to other residential development, the yard setback will be for the most part greater than residences in the area.

Final Environmental Assessment - The Contemporary Museum

The applicant has designed its proposed galleries to break up a former large gallery space (6,000 square feet) on the upper level into two smaller galleries (Gallery A - 2,020 square feet and Gallery B - 1,998 square feet) separated by a covered courtyard (500 square feet), reducing the bulk associated with the former design. This change was done to reduce the bulk and visual impact of the previous structure in response to concerns from residents about the massive size of the originally proposed upper level gallery. This new size is very residential in nature. The applicant has also placed some gallery space underground (Gallery C) to minimize visual impacts on the surrounding residences.

4. Displacement

There will be displacement of one staff member living in the security residence that will be demolished, located near the existing Café. However, the security person living in this unit plans to move to an outer island next year.

B. Economic Impacts

1. Economic Growth

The Museum renovation and expansion will have a secondary effect on economic growth by providing short-term construction jobs. The development will also provide long term employment for: two full-time and one part time security guard, one full-time collection staff, one full-time public

Final Environmental Assessment - The Contemporary Museum

relations assistant, one full-time education staff and one full-time exhibitions staff.

2. Employment

As mentioned earlier the renovation and expansion will provide short term construction jobs and a few long term jobs in the form of security guards, collection staff, public relations assistant, education staff and exhibitions staff.

3. Government Revenues/Taxes

Tax revenues will be generated by the short term construction work and also modest revenues by the long term employment.

The following discusses any incremental increase in potential cost effects on the City and County of Honolulu resources should the project be approved:

- a. The review, evaluation, monitoring, and enforcement of existing and proposed conditional use permits.

DPP staff is presently responsible for the review, evaluation, monitoring and enforcement of the existing conditional use permit for the Johnson property and the existing non-conforming conditional use permit for The Contemporary Museum and no additional staff time will be required to continue these responsibilities for the new conditional use permits.

Final Environmental Assessment - The Contemporary Museum

- b. The City's responsibilities in the implementation of Ordinance 2412.

Based on discussions with staff at DPP, Ordinance 2412 is not enforced on residential zoned property.

- c. Domestic water supply and fire protection water system infrastructure improvements; sufficient water pressure, fire hydrants, and accessibility.

The applicant will have to fund the necessary improvements to ensure adequate domestic water supply and fire protection. Additional water use will be paid for by the applicant.

- d. Emergency services responses

The economic welfare of the community will not be substantially affected since over the past 13 years (1992 to 2005) there have been 26 requests for Police assistance; 5 requests for ambulance services; and 1 request for Fire Department assistance. Projecting a 20% increase in calls, based on the increase in occupancy being proposed, the applicant projects the following increase in calls and costs per emergency service:

- Police assistance - 0.4 additional calls per year at an average of \$100.00 (based on a two hour call including paper work, an officer with 10 years

Final Environmental Assessment - The Contemporary Museum

experience, one vehicle, and communication and administrative support) per call, results in an additional cost of \$40.00 per year.

- Ambulance service - 0.08 additional calls per year at an average cost of \$545 per run (as of July 1, 2005) results in an additional cost of \$43.60 per year. However, this cost is charged back to the patient and there is no cost to the City.
- Fire department assistance - 0.02 additional calls per year at an average cost of \$458 per call (based on an average two hour call with a fire truck and five firefighters) results in an additional cost to the City of \$9.16 per year.

Staff at the Honolulu Fire Department and the Department of Emergency Services provided the average cost per call noted above. Staff at the Honolulu Police Department provided the parameters to calculate the average cost per call for police service noted above.

Total additional costs to the City would be \$49.16 per year.

The social welfare of the community will not be substantially impacted by the slight increase in traffic impacts during the regular operating hours of the Museum or the proposed extended operating hours due

Final Environmental Assessment - The Contemporary Museum

to the proposed expansion of the Museum and Museum operations. Based on the proposed 78 parking stalls rather than 90 parking stalls proposed in an earlier proposal, the regular operating hours traffic is projected to increase by 2 vehicles entering and 5 vehicles exiting during the afternoon peak hour and by 5 vehicles entering and 8 vehicles exiting during the midday peak hour.

- e. Responses to landslides, tree falls, vehicle accidents, downed utility poles, and flooding
Vehicle accidents directly related to the Museum were covered earlier. Downed utility poles are the responsibility of the affected utility companies. The downed utility pole and other actions would appear to be related to or may be caused by drainage and flooding problems or a catastrophic hurricane. A hurricane event will not be affected by the proposed redevelopment of the site. The applicant expects to reduce the current storm water runoff volumes that presently leaves the property during a storm event through rerouting of stormwater to landscaped areas and use of a drywell, reducing storm water runoff impacts from this property on Makiki Heights Drive. All stormwater runoff from the project will be routed to a new on-site infiltration

Final Environmental Assessment - The Contemporary Museum

facility. Roof gutter downspouts and the lanai area drain will connect through buried pipes to a vegetated swale incorporated in the landscape design. The swale removes sediment and nutrients, improving water quality before infiltration. The swale flows into a single drywell designed, built, and maintained in accordance with Hawaii and Federal rules governing underground injection facilities. The cinder soils underlying the site have very high permeability and the facility has adequate capacity to receive and dispose of intense rainfall. As such, costs to the city related to landslides, tree falls, downed utility poles, and flooding should be reduced.

f. Storm water runoff management

As discussed earlier, costs to the city related to landslides, tree falls, downed utility poles, and stormwater runoff should be reduced based on projected reductions in stormwater runoff.

g. Refuse collection and green waste collection

The applicant composts its green waste on property and City green waste collection will not be affected. Refuse collection will not be impacted by the minimal increase in solid waste which can be accommodated under current refuse operations. The limited additional waste will not require an increase in roll off bins presently picked up by

Final Environmental Assessment - The Contemporary Museum

private operators or the City provided bins currently picked up at the Johnson and Pietsch-Peterson properties.

- h. Possible changes to TheBus schedule and routes; use of Handivan service.

The proposed improvements and operational changes to the Museum will not affect changes to TheBus related to schedule and routes nor use of the Handivan.

- i. Possible legal liabilities if certain uses are allowed or expanded without making necessary public infrastructure improvements (e.g. roadway widening, addressing the Makiki Heights Drive "S curve" problem downslope of The Contemporary Museum, traffic warning signage improvements, etc.); limiting noise levels; addressing the landslide problem; or addressing the underlying zoning classification.

These legal liabilities have been in effect since the opening of The Contemporary Museum in 1988. The applicant is not aware of any legal actions against the City related to the approval of the Museum since the Museum opened 17 years ago. The proposed development will result in a potential incremental increase over the impacts of the existing Museum operation but this impact, tied to traffic is not expected

Final Environmental Assessment - The Contemporary Museum

to be significant, based on the traffic assessment. The project does not create new slopes near the lot boundaries. Slope hazard to surrounding properties does not change. A secondary effect of the on-site infiltration system is a slight improvement in slope conditions for properties located makai of the site because of the reduced stormwater quantity flowing down Makiki Heights Drive. All other issues were presented at the time of the original Conditional Use Permit approval in 1986. The underlying zoning classification allows the proposed use of a historic site as a conditional use and the conditional use permit process is to provide review of impacts to the community and appropriate conditions will be placed on the applicant to mitigate impacts of concern to DPP.

The Department of Transportation Services (DTS) representatives (Mr. Jack Patterson and Mr. Steven Inenaga) met with Mr. and Mrs. Mack Kamikawa and their two sons, Ms. Georgianna Lagoria (Director of The Contemporary Museum), Mr. Julian Ng (traffic engineer/consultant) and Keith Kurahashi (planning and zoning consultant) to discuss possible improvements to the two curves on Makiki Heights Drive near the Kamikawa's home on May 13, 2005. The applicant

Final Environmental Assessment - The Contemporary Museum

understands that DTS will be replacing the raised pavement markers (RPM) that are missing around the curves. This will help with visibility and definition of the curve, particularly in the evenings. It also provides a vibration effect to let drivers know when they are crossing over the centerline of the roadway. As requested by the Kamikawa's, the applicant has trimmed back foliage and the trees fronting on the Pietsch-Peterson property at the hairpin curve to improve visibility around the curve.

Based on a meeting with staff from the Department of Planning and Permitting (DPP) and the Department of Transportation Services (DTS) on June 30, 2005, the existing signing and pavement markings along Makiki Heights Drive will be evaluated and sight lines from the project site driveways will be evaluated and any trimming of hedges or other landscaping, or grading that may be needed will be identified. These evaluations have been completed by Julian Ng, the project traffic engineer, and recommendations for changes are included in Appendix VII.

The following activities are part of the project approval process and have not been included in the evaluation of potential cost effects on City resources since these are one time costs and are

Final Environmental Assessment - The Contemporary Museum

part of the function and responsibility of the various departments involved in project and permit reviews:

- Review, issuance, inspection, and enforcement of building permits.
- Determination of adequacy of domestic water supply and fire protection water system infrastructure.
- Role of the State Historic Preservation Office/possible counterpart cultural review by the City & County of Honolulu

C. Housing Impacts

1. Increase Supply

The proposed development and renovations will not increase the supply of housing or increase population except to reduce the potential for additional residential structures on the three lots.

2. Affordable Units

The proposed development and renovations do not include new residential units and therefore will not provide affordable units.

D. Public Services

1. Access and Transportation

Access to the project site is primarily from the south via Makiki Heights Drive with access from Nehoa Street at Makiki Street and Mott-Smith Drive. An alternate access route is

Final Environmental Assessment - The Contemporary Museum

from the west via Puowaina Drive, Tantalus Drive, and Makiki Heights Drive.

Makiki Heights Drive is a substandard roadway with intermittent curbs and no gutters or storm drains. The pavement width varies for the most part between 18 and 20 feet.

The proposed expansion may involve some short term construction disruption of traffic for transportation of construction equipment to and from the site and delivery of building materials to the site. The delays are normally of short duration and will end when the construction is completed.

The embankment supporting a portion of Makiki Heights Drive between Hoalu Street and the Nature Center has been washed away, due to heavy rainfall. The City has provided a low berm along the edge of pavement to redirect water away from the embankment and flashing light barricades to mark the area. Based on discussions with staff at the Department of Facilities Maintenance and a review of the City's GIS website, the area that would need to be improved (embankment) is owned by the State. The City has been working with the State to determine jurisdictional responsibilities for improving the embankment. Until jurisdiction is determined, this portion of Makiki Heights Drive is not expected to be improved.

Final Environmental Assessment - The Contemporary Museum

The City Bus Route 15 travels up Mott-Smith Drive, along Makiki Heights Drive and onto Tantalus Drive making a total of 29 trips eastbound each weekday and 17 trips westbound each weekday. This compares to at the most, just one to two buses a day for students visiting the Museum (up to 8 trips a day). In 2004, there were 96 school buses visiting the Museum, which averages less than two school buses a week (8 trips per week).

Julian Ng, Incorporated has prepared a traffic assessment report for the Museum expansion and renovation, for the applicant. The traffic assessment is titled "Traffic Assessment Report Expansion at The Contemporary Museum " and dated July 2004. Please refer to Appendix IV - Traffic Assessment Report. This traffic assessment was prepared at a time when 90 parking stalls were planned for the site. In modifying the plans to save a large banyan tree, a number of parking stalls were lost. The current plan is for 78 parking stalls to be provided on the property.

The Traffic Assessment Report, Section on "Traffic Impacts" states in part as follows:

".....For typical conditions, the proposed project's impact to traffic would be small. The impact during peak traffic hours would be due to the small increase in employment, and is estimated to be less than 10 vehicles per hour traveling toward or away from the site. The

Final Environmental Assessment - The Contemporary Museum

project could also result in increased visitation, but this increase would occur at times that are typically non-peak for other traffic and the increase would total only 20 vehicles per hour in both directions. For either peak hour, the total project traffic is less than the threshold volume stated in the guideline published by the Institute of Transportation Engineers (from *Traffic Access and Impact Studies for Site Development, A Recommended Practice*, 1991) that 'a traffic access/impact study be conducted whenever a proposed development will generate 100 or more added (new) peak direction trips to or from the site during the adjacent roadways' peak hours or the development's peak hour.'

"In addition to the peak hours of a typical day that are normally evaluated in traffic studies, traffic impacts during the highest hours were also considered. These conditions would occur less than ten times a year, when special events or evening functions are held at the site. The larger facility could be expected to have higher number of attendees (300 instead of 200 people), which would require increased capacity in off-site parking and shuttle capacities. The proposed 90 parking spaces on-site would accommodate some of these visitors; others may need to park off-site and be transported to the

Final Environmental Assessment - The Contemporary Museum

property using shuttles. The project's potential impact to traffic on the adjoining streets has been estimated for full use of the off-street parking lot, with a complete turnover in one hour. Traffic in this highest hour would increase from an existing 61 vehicles per hour each way (arriving at the site and leaving the site) to 90 vehicles per hour each way. During special events, the additional traffic due to shuttle buses used to transport visitors from off-site parking areas to The Contemporary Museum is estimated to be less than ten vehicles per hour in each direction. The project traffic would still be less than the threshold for preparing a traffic report that was cited above. The increase in traffic would not create congestion, with the frequency of a vehicle on the street increasing from an average of about one every 30 seconds to one every 20 seconds with consideration of the maximum impact of the six larger events."

"The potential increase in traffic from about 120 vehicles per hour (two-way volume) to 140 vehicles per hour on a typical day would not create congestion. Even during the infrequent special events, when traffic is estimated to double, from 90 vehicles per hour to 180 vehicles per hour (total in two directions), traffic volumes would be well below the capacity of the surrounding

Final Environmental Assessment - The Contemporary Museum

roadways (with capacities conservatively estimated at one vehicle every six seconds in each direction, or 600 vehicles per hour).”

The Traffic Assessment Report, Section on “Recommendations” states as follows:

“The project design should include verification that adequate sight lines are available from all driveways. Landscaping treatments should be such that the sight lines can be maintained with little effort, and when blocked by growth of the plant material, adequate steps be taken so that drivers can see approaching traffic. Warning signs, if appropriate, should be erected on Makiki Heights Drive.”

“The routing of construction vehicles and shuttle buses should include consideration of the impacts of the movements of these vehicles on other traffic and on adjoining properties. While volumes of other traffic are low, each of the alternate routes to the site includes tight turns at which oncoming traffic is not clearly visible, or switchback turns, where large vehicles would cross over the roadway centerline in order to make the turn. The most direct route from Nehoa Street, along Mott Smith Drive, has one sharp “hairpin” turn and two other tight turns. The route along Makiki Street and Makiki

Final Environmental Assessment - The Contemporary Museum

Heights Drive has one milder "hairpin" turn and five other tight turns. The route from the west from Puowaina Drive along Tantalus Drive and Makiki Heights Drive has three tight turns."

" There are approximately 65 residential lots that front on Mott Smith Drive between Nehoa Street and the intersection of Mott Smith Drive and Makiki Heights Drive. Another 60 residences front dead-end side streets that connect to Mott Smith Drive (Luna Place, Lilo Place, Mauna Place, Kalawahine Place, and Pililani Place). The number of lots affected by the route along Makiki Street and Makiki Heights Drive are approximately 30 (plus 10 on Hoalu Place). The route along Puowaina Drive along Tantalus Drive and Makiki Heights Drive passes in front of 120 lots. The routing of construction vehicles or shuttles along Makiki Street and Makiki Heights Drive would directly affect the smallest number of residents."

The traffic engineer noted that for typical conditions, the proposed project's impact to traffic would be small. Even with the larger special evening events which would occur 16 times a year, the traffic is expected to increase to about 180 vehicles per hour which would mean one vehicle every 20 seconds which is not a significant volume of traffic since a conservative estimate

Final Environmental Assessment - The Contemporary Museum

of capacity would be 600 vehicles per hour or one vehicle every six seconds. ArtSpree, the largest function which occurs on Saturdays will not affect the heavier weekday peak hour traffic and with the use of shuttle buses is not expected to exceed the 600 vehicle per hour capacity of Makiki Heights Drive.

The evaluation for construction access in the traffic assessment was done only for two criteria: the number of sharp curves on the alternate routes, and the number of affected residences. The evaluation was intended to be a starting point for the construction manager, who must also take into account physical conditions of the roadway, the type of vehicles, and any weight/height/width restrictions. The graph of traffic volumes in the Makiki Heights area will also provide information for scheduling the movement of construction equipment and material.

The concern about the routing of construction vehicles will be discussed in the project's traffic management plan for construction that will be developed prior to start of construction; will be a collaborative effort between the Museum administrator, the traffic engineer, the construction manager and the contractor; will be reviewed and approved by DPP; and will consider the following:

- Impacts to morning drop off at Hanahauoli School and Roosevelt High School (times may vary depending on

Final Environmental Assessment - The Contemporary Museum

construction during summer months or the regular school year).

- Other construction sites in the area.
- Roadway condition along different routes.

In response to concerns raised about the traffic data in the Traffic Assessment, the traffic engineer provided the following response:

“Table 1 of the Traffic Assessment showed available existing traffic data in the upper Makiki area. There is other, more recent data available on Wilder Avenue and the freeway, however this data would not provide additional information regarding possible impacts of the proposed project due to the distance of these travelways from the project site. The age of the count data was judged to be of little consequence, since the character of the neighborhood has not changed significantly over the last 15 years. The traffic due to The Contemporary Museum was identified and compared with other traffic on Makiki Heights Drive. The project's greatest impact to traffic is expected during the hours the Museum is open (10:00 AM to 4 PM), times during which school-related traffic is not an issue (while school-related traffic could contribute to volumes in the early afternoon, the peak afternoon traffic occurs later in the day). Regarding impacts during evening hours, the

traffic assessment includes a graph showing the traffic volume distribution through the day; evening traffic volumes are considerably less than daytime volume. While this may indicate a greater impact in terms of the percent increase due to Museum activities, questions about the ability of the roadways to handle the traffic should be answered (note that the traffic due to the Museum was based on the parking provided on the site; therefore, one of the related conclusions is that if on-site parking is inadequate for the planned event, off-site parking with shuttle services will need to be provided)."

"The manual counts taken at the Museum's driveway were used to evaluate conditions at the driveway and would not be affected by school traffic, which affected volumes in the morning peak period (7:00 a.m. to 8:00 a.m.). The manual count did not include the morning and late afternoons since TCM is not open during these times. As far as the effect of 'summer vacation' on the traffic volumes, we believe that this effect is minimal on Makiki Heights Drive, since school-related traffic is probably due to private schools in the area, all of which have summer programs that are well attended."

Final Environmental Assessment - The Contemporary Museum

The events for which on-site parking will be inadequate include ArtSpree, Contempo, and the six larger evening events with a maximum attendance of 300 visitors.

A Traffic Management Plan that details how parking and traffic impacts has been prepared for ArtSpree and is included in Appendix VIII.

The Traffic Management Plan for ArtSpree includes the following:

- Parking on-site for 60 vehicles.
- A shuttle bus operation with off-site parking at Roosevelt High School, Punahou School and/or Maryknoll School, as needed.
- Three Special Duty Police Officers to facilitate and ensure smooth and safe traffic flow at The Contemporary Museum entrance on Maikiki Heights Drive; at the intersection of Makiki Heights Drive and Mott-Smith Drive; and at Punahou School main gate (Punahou Street and Wilder Avenue).
- Placement of 30 barricades (see Attachment 3) with city permit for street usage.
- Use of valet service and Museum staff at The Contemporary Museum parking lot and 3 off-site parking locations (Schools).

Final Environmental Assessment - The Contemporary Museum

- Authorized Parking Passes will be issued ahead of time and displayed on the dash of vehicles parked at The Contemporary Museum on event day.
- Off site parking on neighboring properties (47 to 52 stalls), if available.
- Public information notification of parking at Punahou School (overflow will be directed to Maryknoll School, if needed). Shuttle buses travel to and from these schools utilizing Makiki Street and Makiki Heights Drive.
- Roosevelt High School is used for volunteers helping out at ArtSpree. Shuttle buses travel down Mott-Smith and left on Wilder Avenue, traveling to Makiki Street then Makiki Heights Drive to head to the Museum. On the return trip the buses travel down Mott-Smith Drive. This greatly minimizes use of the back up alarm.

The Traffic Management Plan for Contempo and the six larger evening events (300 visitors) will include the following:

- Parking on-site for 60 vehicles.
- A shuttle bus operation with off-site parking at Roosevelt High School and Punahou School, as needed.

Final Environmental Assessment - The Contemporary Museum

- One Special Duty Police Officer to facilitate and ensure smooth and safe traffic flow at the The Contemporary Museum entrance on Maikiki Heights Drive.
- Use of valet service and Museum staff at The Contemporary Museum parking lot.
- Authorized Parking Passes will be issued ahead of time and displayed on the dash of vehicles parked at The Contemporary Museum on event day.
- Off site parking on neighboring properties (47 to 52 stalls), if available.
- Invited guests and volunteers will be asked to park at Roosevelt High School and Punahou School. Shuttle buses from Roosevelt will travel down Mott-Smith and left on Wilder Avenue, traveling to Makiki Street then Makiki Heights Drive to head to the Museum. On the return trip the buses to Roosevelt will travel down Mott-Smith Drive. This greatly minimizes use of the back up alarm. Shuttle buses travel to and from Punahou School will utilize Makiki Street and Makiki Heights Drive.

Since Contempo and six larger events (300 visitors) are much smaller events than ArtSpree; do not

Final Environmental Assessment - The Contemporary Museum

involve the number of volunteers and visitors or number of vehicles experienced at ArtSpree; and are held by invitation and/or by ticket only, there is a lot more control over the number of guests and parking. As such, the Traffic Management Plan for Contempo and the six larger events represents a scaled down version of the ArtSpree Traffic Management Plan. The ArtSpree Traffic Management Plan provides details for much of the controls planned in the scaled down Traffic Management Plan for Contempo and 300 visitor events.

The on-site parking will be adequate to handle normal day-to-day operations and the nine special events with 100 visitors. In the case of special events, the traffic impact should be minimal with the two Traffic Management Plans detailed earlier.

The applicant will provide adequate on-site circulation and/or loading areas for the shuttle service vehicles during special events. This on-site circulation will provide drop off areas for the shuttle buses during the special events. The on-site circulation is described in the TCM: Proposed Parking Condition Plan in Appendix I and in the Traffic Management Plan for ArtSpree in Appendix VIII.

For day to day operations, staff parking will be accommodated at the Pietsch-Peterson parking garage and the

Final Environmental Assessment - The Contemporary Museum

Johnson property. Museum visitors will park at the open parking lot at the main entrance to the Museum. Service vehicles with deliveries for the existing Cooke-Spalding Museum structure, including temporary exhibits will utilize the loading space at the existing main Museum lot, shown on the TCM: Proposed Parking Condition Plan. Service deliveries to the Pietsch-Peterson property will be accommodated at the Pietsch-Peterson parking courtyard and will be scheduled so as not to conflict with peak commute traffic on Makiki Heights Drive. To the extent possible, the applicant will request that vendors utilize small delivery trucks which can turn in the entryway of the Pietsch-Peterson property. Other deliveries to the new Gallery buildings using large vehicles and refuse pick up will utilize the existing large loading space on Makiki Height's Drive. Based on prior discussions with the Handivan Service provider, Handivans do not enter private property for pick up and drop off. The Handivan will continue to pick up and drop off passengers at the curb on Makiki Heights Drive. Limousines, shuttle buses, and School buses will utilize the driveway at the main entrance to the Museum and will be able to turn around on property. Ambulances and Fire Department emergency vehicles will utilize the driveway closest to the building that the patient or fire is in.

Final Environmental Assessment - The Contemporary Museum

Makiki Heights Drive is lighted and provides curve warning signs that provide driver notification of upcoming curves to help mitigate traffic safety for vehicles traveling to and from the Museum and other residences in the evening. Slower vehicle speeds are required to safely maneuver the curves on Makiki Heights Drive which should reduce the noise impacts from vehicles traveling on Makiki Heights Drive at night. Vehicle lights in many instances around the curves are somewhat mitigated by lush landscaping and walls along Makiki Heights Drive. Vehicle lights are further mitigated due to the location of many homes at elevations above and below the roadway elevation.

The Department of Transportation Services (DTS) representatives (Mr. Jack Patterson and Mr. Steven Inenaga) met with Mr. and Mrs. Mack Kamikawa and their two sons, Ms. Georgianna Lagoria (Director of The Contemporary Museum), Mr. Julian Ng (traffic engineer/consultant) and Keith Kurahashi (planning and zoning consultant) to discuss possible improvements to the two curves on Makiki Heights Drive near the Kamikawa's home on May 13, 2005. The applicant understands that DTS will be replacing the raised pavement markers (RPM) that are missing around the curves. This will help with visibility and definition of the curve, particularly in the evenings. It also provides a vibration effect to let drivers know when they are

Final Environmental Assessment - The Contemporary Museum

crossing over the centerline of the roadway. As requested by the Kamikawa's, the applicant has trimmed back foliage and the trees fronting on the Pietsch-Peterson property at the hairpin curve to improve visibility around the curve.

Based on a meeting with staff from the Department of Planning and Permitting (DPP) and the Department of Transportation Services (DTS) on June 30, 2005, the existing signing and pavement markings along Makiki Heights Drive will be evaluated and sight lines from the project site driveways will be evaluated and any trimming of hedges or other landscaping, or grading that may be needed will be identified. These evaluations have been completed by Julian Ng, the project traffic engineer, and recommendations for changes are included in this Final EA.

The applicant understands that speeding on Makiki Heights Drive tends to occur during the early morning hours when violators expect little traffic on the roadways. The evening events planned by the applicant end by 10:00 pm, except for the proposed Contempo. The Contempo event will be supported by one off-duty police officers which will provide additional enforcement on Makiki Heights Drive that would not otherwise be present and an opportunity for noting license numbers of violators.

Final Environmental Assessment - The Contemporary Museum

The concern about the routing of construction vehicles will be discussed in the project's traffic management plan for construction that will be developed prior to start of construction; will be a collaborative effort between the Museum administrator, the traffic engineer, the construction manager and the contractor; will be reviewed and approved by DPP; and will consider the following:

1. Impacts to morning drop off at Hanahauoli School and Roosevelt High School (times may vary depending on construction during summer months or the regular school year).
2. Other construction sites in the area.
3. Roadway condition along different routes.

The construction manager will be the community liaison during the construction phase.

2. Water

The existing water demand for the Cooke-Spalding property is 2,016 gallons per day (gpd) and will increase to 3,468 gpd with the proposed improvements.

The existing water demand for the Pietsch-Peterson Residence is 517 gpd and will remain the same since there will be no increase in fixture units.

Final Environmental Assessment - The Contemporary Museum

The existing water demand for the Johnson property is 727 gpd and will remain the same since there will be no increase in fixture units.

The Board of Water Supply in a letter dated June 23, 2004 (Appendix IX - Agency Comments) indicated that the existing water system is presently adequate to accommodate the proposed renovation and expansion project at The Contemporary Museum.

3. Wastewater

The project area is serviced by a privately owned, individual wastewater disposal system. Sewer approvals for this site fall under the jurisdiction of the State Department of Health.

The project area is within the proposed Makiki Heights and Puowaina Drive I.D. (Improvement District) and construction of this sewer project is tentatively scheduled to begin construction in 2013. This improvement for all of Makiki Heights Drive would result in the City providing mains and sewer laterals to the properties on and near Makiki Heights Drive and assessing a fee to the property owners. All property owners will be required to provide the necessary on-site improvements to connect to the sewer line.

There are currently three wastewater disposal systems impacted by the project – (1) a cesspool in the lower section of the Cooke-Spalding main parking lot, (2) a septic tank and leach

Final Environmental Assessment - The Contemporary Museum

field in the gardener's area below the Cooke-Spalding Café lawn, and (3) in the Pietsch-Peterson parking area. These will be replaced by septic system and leach field systems: (1) in the same area under the asphalt and in landscaping of the Cooke-Spalding lower parking area; (2) on the great Lawn east of the upper monkey pod tree; and (3) in the same area under the asphalt of the Pietsch-Peterson parking area. In addition, there is an existing cesspool on the Johnson property that is not affected by the proposed development, since the office use there is not expected to change.

The converted systems will be designed to meet the capacity requirements of the proposed additions and revisions to the campus. The converted systems will be designed in accordance with State Health Department standards.

The existing average wastewater flow for the Cooke-Spalding property is 1,350 gallons per day (gpd) and will decrease to 1,300 gpd with the proposed improvements. The decrease occurs because the reduction in flow from the demolition of the security residence more than off-sets the projected increase in flow from the increase in visitors.

The existing wastewater flow for the Pietsch-Peterson Residence is 400 gallons per day (gpd). This reflects the typical flow projected for a single-family residence. The basis for the flow was the use of the Pietsch-Peterson property as a

Final Environmental Assessment - The Contemporary Museum

single-family dwelling, which continued until just recently when the tenant moved out.

The projected increase in flow to 885 gpd was based on the proposed relocated Café, Docent offices, Library and resident artist accommodation (maids quarters) in the Pietsch-Peterson property.

The existing wastewater flow for the Johnson property is 550 gallons per day (gpd) and will remain the same.

Based on discussions with the Department of Health (DOH), the proposed expansion and renovation of the Museum (TMK: 2-5-008: 001) will require upgrading of the two existing cesspools to septic tank systems and retaining the existing septic tank system.

The former Pietsch-Peterson Residence (TMK 2-5-008: 004) has an existing cesspool. Since the proposed reuse of the structure will require interior modifications, the cesspool will need to be upgraded to a septic tank system.

The Johnson property (TMK 2-5-008: 002) is presently served by an on-site cesspool. Continuing use of the property for residential and office use will result in no increase in existing wastewater flow. Based on a recommendation from DOH in their comments on the Draft EA, the applicant will replace the on-site cesspool with a septic tank system.

4. Drainage

City approval of drainage plans will be required during the project design phase. Typical requirements will be that there be no increase of off-site runoff generated by the proposed improvements. All increased runoff will need to be disposed on site or detained on site to minimize impact to surrounding properties. In addition, there are opportunities to reduce the quantity of runoff leaving the site at the present time.

Most of the storm water runoff on the Cooke-Spalding property (TMK: 2-5-008:001) discharges to an off-site surface drainage sump at the bottom of the on-site gully (Nu'umealani). It is expected that the sump can continue to be used for disposal of much of the site runoff after completion of the proposed improvements.

Runoff from the parking lot area currently flows off-site to Makiki Heights Drive through an existing 12-inch drain line. This runoff should be intercepted and discharged to an on-site drywell, as part of the proposed site improvements. This drywell will probably be needed in the vicinity of the existing tennis court when the proposed new gallery is constructed to reduce off-site flows from that area.

There are some existing on-site drainage problems above the current office and collection/storage buildings that can be

Final Environmental Assessment - The Contemporary Museum

mitigated with improvements to the on-site drainage collection infrastructure during construction of the proposed site improvements.

Most storm water runoff from the former Pietsch-Peterson Residence (TMK: 2-5-008: 004) currently flows to Makiki Heights Drive. This runoff can be significantly reduced by installation of one or more drywells during installation of the planned improvements.

The applicant expects to reduce the current storm water runoff volumes that presently leaves the property during a storm event, reducing storm water runoff impacts from this property on Makiki Heights Drive. All stormwater runoff from the project will be routed to a new on-site infiltration facility. Roof gutter downspouts and the lanai area drain will connect through buried pipes to a vegetated swale incorporated in the landscape design. The swale removes sediment and nutrients, improving water quality before infiltration. The swale flows into a single drywell designed, built, and maintained in accordance with Hawaii and Federal rules governing underground injection facilities. The cinder soils underlying the site have very high permeability; the facility has adequate capacity to receive and dispose of intense rainfall.

The existing development has not experienced water seepage or drainage problems with the existing cesspools or the

existing swimming pools. Roadway drainage impacts were discussed earlier and with the proposed new drywell and improvement in the redirection of storm runoff toward the proposed drywell drainage impact on Makiki Heights Drive will be improved over the existing situation.

5. Flood Plain Management

According to the Flood Insurance Rate Map of the Federal Emergency Management Area (FEMA), Panel 360 of 395, Map Number 15003C0360 E, dated November 20, 2000, the project site is in Zone X, areas determined to be outside 500-year floodplain.

6. Solid Waste Disposal

The solid waste generated by the proposed renovation and expansion will be collected by a private firm and will not impact municipal refuse services.

The applicant composts its green waste on property and City green waste collection will not be affected. Refuse collection will not be impacted by the minimal increase in solid waste which can be accommodated under current refuse operations. The limited additional waste will not require an increase in roll off bins presently picked up by private operators or the City provided bins currently picked up at the Johnson and Pietsch-Peterson properties.

Final Environmental Assessment - The Contemporary Museum

7. Schools

The proposed development and renovations for the Museum will not impact enrollment at the local school system. However, the proposed improvements will provide better support of art education in the surrounding schools that participate in education activities at the Museum.

8. Parks

The use of this Historic Site as a museum will not affect the existing parks or recreation areas in the surrounding neighborhood.

9. Police

The development site will be serviced by patrol officers from Honolulu Police Department's District No. 1, stationed at 801 South Beratania Street, the Alapai Headquarters. The proposed improvements will not increase the need for police protection at the site.

10. Fire

The Honolulu Fire Department will continue to provide fire protection service to the property, with the Makiki Fire Station No. 3 providing primary response in case of an emergency.

The applicant's consultant has had a preliminary meeting with Captain Stephen Kishida of the Honolulu Fire Department.

Final Environmental Assessment - The Contemporary Museum

Based on our review of the schematic design drawings the following were determined:

- a. An onsite hydrant in the Pietsch-Peterson exterior parking area will be installed.
- b. The fire department connection will be located in the property line wall adjacent to the Pietsch-Peterson driveway entry gates.
- c. The requirements for 2000 gpm at 20psi may be reduced to 1500 gpm at 20psi if the buildings are fully sprinkled (they are).
- d. The paved driveway surface meets HFD/s requirement for an all-weather surface capable of supporting their fire apparatus.
- e. A 20' drive aisle will be maintained from the driveway entry to the north retaining wall of the exterior parking area.
- f. The requirement for access to all building faces will be met by parking lot configuration as shown on the schematic plans.

11. Utilities

a. Electric

The Hawaiian Electric Company has existing power lines serving this area and the applicant will coordinate development and renovations of the Museum

Final Environmental Assessment - The Contemporary Museum

to ensure that the power lines will be adequate to support the proposed Museum development.

b. Telephone

Verizon formally GTE Hawaiian Telephone Company has existing utility service lines in the area. It is expected that these existing lines will be adequate to service this proposed Museum development.

E. Environmental Impacts

1. Historical and Archaeological Resources

All three properties are listed on the Hawaii Register of Historic Places and have been nominated for placement on the National Register (Appendix II). In response to a letter dated November 24, 2003 (informing the applicant of the Board's decision to place the Cooke-Spalding Residence on the Hawaii Register of Historic Places and requesting a commitment from the applicant to restore certain aspects of the historic structure that had been previously altered) from the State Historic Preservation Division (SHPD), The Contemporary Museum Board of Trustees President and Director committed (in a letter dated December 2, 2003) to restore the view from the main living room area, and to restore the gift shop area to reflect its original sleeping porch condition. In addition the applicant agreed to follow the recommendation to restore the original entry door should it be encapsulated in the wall.

Final Environmental Assessment - The Contemporary Museum

The plans for improvements, alterations and renovations have been reviewed by the State Historic Preservation Division (SHPD) and their comments are provided in a letter dated March 2, 2005 that is included in Appendix II. SHPD stated, in part, as follows:

“We agree with the design goals for the museum improvements. At this point, from the attached plans which show further development of the project beyond that site visit it appears both the new galley addition building and the renovation/restoration work at Cooke-Spalding are suitable to maintain the character and setting of this historic property.”

The applicant will continue to work with the SHPD to ensure that improvements on the property will not detract from the Historic nature of the site.

The applicant's Preservation/Restoration Plan focuses on the following:

COOKE-SPALDING RESIDENCE

Additional restoration of the original Cooke-Spalding residence will include the following:

A new sliding display panel system will be installed in lieu of the fixed wall on the Diamond Head wall in the former living room of the historic residence. This is being done to be able, on occasion, to expose the historic

Final Environmental Assessment - The Contemporary Museum

doors and allow daylight into the room. The original sliding doors from the former Living Room will be made operable and sliding doors in other parts of the building will be restored.

The existing entry into the former breezeway will be modified by raising the floor sufficiently to provide accessibility without the 1980s-added stoops which are a hazard and visually inappropriate.

The existing gift shop/Café wing will be restored to an appearance much closer to its original appearance. The second floor enclosures of the balcony will be removed, the canopy added over the sidewalk at the lower level removed, and the bathroom addition removed.

The wing will have its balcony railing restored. The original wood work in the gift shop area will be retained and the space will be turned into a lecture hall. The original woodwork in the Café space will be retained. The existing kitchen will be removed and changed into office and storage space.

The existing Library will be removed and the space converted to a gift shop. A door will be added to the entry court side, through an existing window that was added in the 1980s renovations.

Final Environmental Assessment - The Contemporary Museum

Pietsch-Peterson Residence

This Ossipoff designed house is on the Hawaii Register of Historical Places. The work anticipated on the house includes the following items.

The entry, living room, dining room, master bedroom, hallways and exterior lanai will all remain without change.

One bathroom will be converted into a public restroom. The kitchen will be modified to accommodate commercial kitchen requirements.

Various repairs will be made to the house, including reroofing.

The grounds at the sides and makai of the house will be preserved. The grounds to the mauka side will be affected by the construction of the new galleries. Significant plant specimens will be preserved.

The current maids quarters above the garage will be converted into a small studio residence for a visiting artist or staff member. A small bathroom already exists within the 350- square foot space.

The proposed gallery improvements are needed to attract new donors to provide the funding necessary to restore (the Cooke-Spalding Residence) and to maintain and upkeep these three historic structures. The new and existing donors provide

Final Environmental Assessment - The Contemporary Museum

almost all of the funding to maintain the historic structures and operate the Museum. These improvements, coupled with planned donor functions at the site will help to perpetuate the continued preservation of these three historic properties. The proposed modifications of conditions to the Conditional Use Permit to allow additional donor functions on the property are also critical to the continued funding of the Museum and the maintenance and upkeep of the historic structures.

The new gallery buildings will allow display of the Museum's permanent collection and will allow the Museum to provide visitation opportunities throughout the year. At the present time, the Museum has no exhibits to view, except for the relatively small David Hockney and café exhibits and artwork in the gardens, for about 10 weeks out of the year while temporary exhibits are being taken down and new temporary exhibits are being put up in the main gallery. This down time and our inability to display our permanent collection provides an unacceptable picture to our potential donors who usually enjoy regular visits to the Museum and the down periods can be disheartening.

Frederick Fisher and Partners has designed a new permanent collection gallery building for the Contemporary Museum of Honolulu. The design goals are to provide high quality galleries for the Museum's collection of contemporary art

Final Environmental Assessment - The Contemporary Museum

and provide properly conditioned art storage space for its collection in a design sensitive to the surrounding environment, the existing historic structures on the property, and the extensive landscaped grounds. To accomplish this, the firm designed the building as three simple pavilions that are in scale with the houses of the neighborhood. The upper two pavilions (north and south galleries) are separated by a glass lobby/courtyard with a lower ceiling to accentuate the two distinct masses of the galleries. This gap between the two galleries and the path between the structures is used to frame near and distant views. The third gallery, closest to the Pietsch-Peterson Residence, has been sunk into the ground to minimize its impact and provide a platform for a sculpture garden on its roof.

The design of the new gallery buildings with their minimal geometric forms are meant not to mimic the existing form and design of the historic buildings, but to contrast with them. The buildings are clad in glass to cover the walls' surfaces with muted reflections of the surrounding trees, sky and clouds. These muted reflections will allow the new gallery buildings to blend with the surrounding landscaped grounds and further reduce the visual impact from the Museum grounds. Inside the building, the entire lower floor consists of art storage. The basement level contains parking for Museum staff. The heavy landscaping, the 30-foot or greater setback of the new gallery buildings and the grade

Final Environmental Assessment - The Contemporary Museum

separation between Makiki Heights Drive and the new gallery buildings will screen views of the new gallery buildings, storage level and basement parking, similar to the screening of the west wing of the existing Museum, which is indiscernible to motorists traveling on Makiki Heights Drive. The only point of visibility of the new development from Makiki Heights Drive will be the narrow window into the property provided by the existing driveway to the Pietsch-Peterson Residence.

The new permanent collection gallery building is reached from the lanai of the existing Cooke-Spalding Residence, the current Museum entry and gallery building. A curving path will follow the site's topography to provide access from the upper galleries to the lower sunken gallery. Stairs from the roof of the lower gallery extend down to the existing Pietsch-Peterson Residence which will become the Museum's Café and Library. Site accessibility is provided via an elevator within the upper building that provides ADA access to all site levels. The new buildings will link the upper Cooke-Spalding Residence with the lower Pietsch-Peterson Residence, unifying the site. The flow of the new buildings, along with the Pietsch-Peterson Residence will follow the contours of the existing grounds starting with the taller element of the pitched roof on the existing Cooke-Spalding Residence (existing Museum building), dropping to the flat roof design of the northern wing of the new gallery building, dropping

again to the southern wing, and finally ending at the southern base of the Museum at the Pietsch-Peterson Residence. Between the south wing and the Pietsch-Peterson Residence is the sculpture garden/roof line of the third gallery.

2. Cultural Impact Assessment

Social Research Pacific, Inc. has prepared the "Cultural Impact Assessment for Use of an Historic Site - The Contemporary Museum - Oahu, Hawaii", provided in its entirety in Appendix X.

The summary section stated that:

"No 'cultural practices and features associated with the project area' were identified that could potentially be negatively impacted as a result of the proposed project. No additional cultural issues or concerns were identified during the course of the ethnographic study. Information gathered on traditional and historic land use of the immediate and general vicinity of the project area is presented in this report. It is the conclusion of this study that any impacts that may result from the proposed project will have positive cultural impacts."

A summary of oral histories, dated August 2005, completed since the Cultural Impact Statement was completed in July 2005, is also included in Appendix X.

Final Environmental Assessment - The Contemporary Museum

3. Natural Resources

a. Water Resources

The proposed modest development on the project site will not have a significant impact on potable water resources.

b. Flood Plain Management

The development site is in Zone X, area determined to be outside the 500-year flood plain based on the Flood Insurance Rate Map (FIRM) Number 15003C0360 E, Panel 360 of 395, dated November 20, 2000.

c. Wetlands Protection

The development site contains no wetlands.

d. Coastal Zone Management

The development site is not within the coastal zone management area or within the City's Special Management Area.

e. Unique Natural Features

There are no unique features such as sand dunes or other significant features on the property. The proposed development is limited to an area partially developed with a tennis court and the remainder of the improvement will occur on a relatively level portion of the site.

f. Flora

Char & Associates, has prepared a botanical assessment for the Museum expansion and renovation, for the applicant. The botanical assessment is titled "The Contemporary Museum: Botanical Resources Assessment Study", dated May 28, 2004. Please refer to Appendix X - Botanical Resources Assessment Study.

The Botanical Assessment "Discussion" section states as follows:

"The vegetation on the three parcels which make up the project site is dominated by introduced or alien species. Introduced species are all those plants which were brought to the Hawaiian Islands by humans, intentionally or accidentally, after Western contact, that is, Cook's arrival in the islands in 1778. The few native species have all been planted and are from horticultural stock. The garden on the museum parcel contains a planting of 'aika (Wikstroemia uva-ursi) as well as few tree fern (Citbotium chamissoi) and bird's-nest fern (Asplenium nidus). A lauhala tree is located near the vegetable garden and tennis court. Plantings of 'aika and beach naupaka (Scaevola sericea) as

Final Environmental Assessment - The Contemporary Museum

well as an arbor covered with hau (Hibiscus tiliaceus) are found on the Johnson parcel.”

“The ‘aika and tree fern are endemic, that is, they are native only to the Hawaiian Islands. The other species are indigenous, that is, they are native to the Hawaiian Islands and elsewhere. None of the plants found on the project site is a threatened or endangered species or a species of concern (U.S. Fish and Wildlife Service 1999a, 199b; Wagner et al. 1999). This is not surprising as the project site has been in residential use for a long time.”

“Given these findings, the proposed redevelopment of the project site is not expected to have a significant negative impact on the botanical resources. The use of more native species for landscaping is recommended.”

There are several significant Monkeypod Trees on the Museum’s property and these trees provide significant positive environmental impacts to the property as well as to surrounding properties.

Heath Construction Services, Inc. of Honolulu, a consultant to the Museum has hired Mr. Stephen M. Nimz a qualified certified arborist to

provide guidance in the preliminary design of the building and to develop a Tree Preservation and Protection Plan to help reduce the impact to trees located in close proximity to excavation work during the construction project.

Based on discussions with Mr. Nimz, the original design plans have been altered in relation to protection of an Opiuma Tree and the large specimen Monkeypod Trees located in the front parking and rear lawn areas. These discussions resulted in a reassessment of the new design placement of walls and buildings.

Much of the planned expansion occurs over the existing Pietsch-Peterson driveway and the existing tennis court and does not affect landscaped areas.

The proposed expansion will result in removal of a shower tree, three plumeria trees, one golden bamboo tree and several sections of mock orange hedges and trees.

New landscaping to provide screening will be provided by mock orange hedges, along the Makiki Heights Drive frontage of the new galleries and Schefflera Arboricola 'Luceanne' in an area where

Final Environmental Assessment - The Contemporary Museum

the existing elevation has been retained above the underground parking garage entrance at the Pietsch-Peterson driveway court.

g. Fauna

Faunal Surveys has prepared a faunal survey for the Museum expansion and renovation, for the applicant. The faunal survey is titled "Avifaunal and Feral Mammal Field Survey of TMK: 2-5-8: 1,2 & 4, The Contemporary Museum, 2411 Makiki Heights Drive, Honolulu, Oahu" and dated May 12, 2004. Please Refer to Appendix XI - Avifaunal and Feral Mammal Field Survey.

The study found that no endangered birds or mammals were observed during the survey. Furthermore, the Avifaunal and Feral Mammal Field Survey "Conclusions" section stated as follows:

"This field survey thoroughly examined all the habitats on the property. The list of birds seen on the survey is typical of what would be expected in this area. No unexpected species were found. The well maintained gardens, and lawns provide ideal foraging and nesting habitat for these birds. The proposed development of this site should not significantly alter the array and relative abundance

of birds in this region since the integrity of most of the landscaping and large trees will not be affected (Lagoria, 2004 pers. comm.)”

h. Agricultural Lands

The development site is in an urban area where its use will not impact agricultural lands or lands with the potential for agricultural use.

i. Open Space

The development site partially unimproved is zoned R-10 Residential. The proposed development is situated in an urbanized and developed area and modest development of this site over a tennis court and a lawn area will not affect any important open space features in the area.

F. Topography

The three parcels of land are situated on hills sloping from north to south. Each parcel has been graded to provide relatively flat surface or gently sloping areas for buildings and parking areas.

Elevations on the Cooke-Spalding property ranges from 346 feet above sea level near the southern property line to approximately 423 feet above sea level near the northeast corner. The site generally slopes toward the southwest with the exception of the south-facing Nu’umealani Gully, located in the southeastern portion of the parcel. Current Museum buildings and parking are located on the higher

Final Environmental Assessment - The Contemporary Museum

portions of the parcel, with elevations ranging from approximately 400 to 420 feet above sea level. Slopes in the area of the existing buildings and parking lots are gentle to moderate and do not exceed 15 percent. Slopes along the eastern edge of the property are as steep as approximately 60 percent and slopes within the gully are effectively vertical faces at some locations.

Elevations on the Pietsch-Peterson parcel range from approximately 360 feet above sea level in the southeast corner to 385 feet above sea level in the northeastern portion of the parcel. Much of the parcel is approximately level at 372 to 375 feet above sea level. The retaining wall on the north and east sides of the parking area in the northern part of the site is up to 8 feet, 6 inches high. Slopes around the edge of the parcel range from 40 to 60 percent in the northeastern portion of the parcel and up to approximately 67 percent in the vicinity of the southeast corner. Slopes from the parcel to Makiki Heights Drive are as steep as 100 percent (45 degrees) and as high as 16 feet in the right-of-way south of the parcel.

The Johnson property ranges in elevation from 410 feet above sea level in the southeastern portion to approximately 433 feet above sea level at the northern corner. The parcel generally slopes from north to south with the built area ranging from approximately 425 feet above sea level to approximately 430 feet above sea level. Slopes up to approximately 40 percent occur in the southwest portion

Final Environmental Assessment - The Contemporary Museum

of the parcel, and slopes as steep as approximately 100 percent occur along the eastern side of the parcel.

G. Soils

The U.S. Department of Agriculture Soil Conservation Service Soil Survey Report for the Island of Oahu classifies the soils for this area as Tantalus silty clay loam (TCE), 15 to 40 percent slopes, under the Tantalus Series. This series consists of well-drained soils on alluvial fans and terraces in the city of Honolulu. They are moderately sloping to fairly steep. Elevations range from 100 to 2,200 feet. The annual rainfall amounts to 50 to 150 inches. The rainfall is annually distributed throughout the year. The mean annual soil temperature is 70 degrees Fahrenheit. Tantalus soils are geographically associated with Makiki soils. On this soil, runoff is medium and the erosion hazard is moderate. These soils are used for home sites, water supply and recreation. Natural vegetation in the area includes: ferns, Formosa koa, koa haole, kukui and eucalyptus.

In steeper areas, such as the embankment along portions of Makiki Heights Drive, the soils have slid due to storm runoff. The embankment supporting a portion of Makiki Heights Drive between Hoalu Street and the Nature Center has been washed away, due to heavy rainfall. The City has provided a low berm along the edge of pavement to redirect water away from the embankment and flashing light barricades to mark the area. Based on discussions with staff at the Department of Facilities Maintenance and a review of the City's GIS

website, the area that would need to be improved (embankment) is owned by the State. The City has been working with the State to determine jurisdictional responsibilities for improving the embankment. Until jurisdiction is determined, this portion of Makiki Heights Drive is not expected to be improved.

The area planned for development will not affect steep sloping lands and due to the planned excavation, the footings for the structure will not be affected by the moderate slopes. A soils study will determine the depth of the footing to ensure stability for the larger structures.

H. Noise

Short term noise impacts at construction sites are a normal result of construction activity. The State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. The contractor will be required to apply for a permit from the State Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit if needed.

The applicant's noise consultant, D.L. Adams Associates, Ltd. (D.L. Adams) conducted two noise assessments for The Contemporary Museum, one for the regular operating hours of the proposed expansion (Contemporary Museum Noise Assessment) and

Final Environmental Assessment - The Contemporary Museum

one for the ArtSpree event (Contemporary Museum - Art Spree Noise Assessment) held on July 9, 2005 (Appendix XII).

D.L. Adams has determined that the equivalent hourly sound levels, L_{eq} , in A-weighted decibels (dBA) ranged from 40 dBA at nighttime to a maximum of 54 dBA during daytime hours. Daytime sound levels ranged from 46 dBA to 54 dBA. These measurements were taken 10 feet in from The Contemporary Museum property line. The noise levels at the nearest residence will be lower.

The Contemporary Museum is zoned as R-5 Residential, or Class A, thus the maximum allowable property line noise limits, in accordance with the State of Hawaii Department of Health Community Noise Control Statute, are 55 dBA during the daytime hours (7:00 am to 10:00 pm) and 45 dBA during the nighttime hours (10:00 pm to 7:00 am).

D.L. Adams has recommended a first tier of improvements that would reduce the equipment noise from the proposed chiller (air conditioning equipment) to 45 dBA which would meet the noise requirements of DOH and a second tier of improvements that would reduce the equipment noise from the proposed chiller to 40 dBA which would reduce the noise to the existing ambient noise level of the area in the evenings. The applicant will provide the second tier of improvements to reduce noise levels from the chiller to the level of existing ambient noise.

Final Environmental Assessment - The Contemporary Museum

D.L. Adams has determined that noise from the proposed Cafe's rooftop fan at the nearest residence will be 41 dBA. Calculated noise levels due to Café patrons at full capacity will be about 40 dBA to 46 dBA. Exterior noise levels at the nearest residences have been calculated to be below the existing ambient background noise levels

Based on the noise assessment done for the regular operating hours of the proposed Museum expansion, ambient noise levels in the surrounding neighborhood will not be detrimentally affected.

A noise assessment done for the ArtSpree, the larger of the planned events, provides some insight into the noise impacts from the event. Noise from general activities on the property related to ArtSpree for the most part averaged from 45-53 dBA (decibels) which falls within ambient noise levels and within DOH guidelines for daytime hours (7:00 am to 10:00 pm). The three activities that exceeded these levels were live bands on the lawn (55-62 dBA); cars on Makiki Heights Drive (60-70 dBA); and shuttle buses on Makiki Heights Drive (70-80 dBA).

The noise consultant has recommended that loudspeakers should be faced away from neighbors to mitigate noise impacts from live bands and that multiple loudspeakers at various locations should be used to lower sound levels necessary when only one set of speakers needs to broadcast sound across the property. The consultant also noted that the proposed new galleries will provide some shielding for sound and should reduce noise impacts on the surrounding area. The only evening

Final Environmental Assessment - The Contemporary Museum

event planned with outdoor amplification is the Contempo which may be relocated back to the Museum property. The applicant will attempt to follow the noise consultant's recommendation related to the use of loudspeakers.

I. Air Quality

Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust will be generated in the course of excavating for foundations and utility lines. Dust control measures appropriate to the situation will be employed by the contractor, including where appropriate, the watering of exposed soils, erection of dust barriers and other methods for minimizing dust.

Due to the minimal increase in traffic projected for the development, vehicular emissions will have minimal impact on air quality in the surrounding area.

J. Visual Impact

The new Permanent Collections Gallery will be well screened by existing lush landscaping along Makiki Heights Drive and will not have a significant impact on views. Due to the existing topography of the site and the landscape screening that presently occurs along Makiki Heights Drive, the proposed gallery spaces will not be visible for motorists traveling on Makiki Heights Drive, except at the driveway to the Pietsch-Peterson property. The driveway view will be softened by landscaping situated above the underground parking garage that will

Final Environmental Assessment - The Contemporary Museum

screen the storage and galleries above. This screening will help to mitigate the height of the storage and galleries that occur at this location due to the topography of the property. The buildings are clad in glass to cover the walls' surfaces with muted reflections of the surrounding trees, sky and clouds. These muted reflections will allow the new gallery buildings to blend with the surrounding landscaped grounds and further reduce the visual impact. Views from the north will be screened by the existing Museum building (former Cooke-Spalding Residence) which rises to about the same elevation as the new Permanent Collections Gallery (see Photographs in Appendix XIII). The applicant has provided photographs (Appendix XIII) showing the outline of the new gallery building from Makiki Heights Drive. The building was modeled and inserted into actual photos from the site. Essentially the building is not visible except for a brief glimpse as one passes the lower driveway.

K. Hazards

The development site does not contain any nuisances, airport clear zones, or other features which would jeopardize its development.

V. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

As mentioned throughout this report the proposed Museum renovation and expansion will not have a significant impact on the surrounding area in terms of public services and the environment.

The expanded facility with proposed conditions will allow an increase in occupant load during regular visiting hours of about 20 persons at any one time added to the 80 person limit at the present time. This increase does not represent a significant impact to the surrounding residents and the community. This load will also have minimal impact on wastewater, water and traffic in the area as discussed in this Final EA. Visually, the proposed development, much of which will be underground will be screened with existing and proposed landscaping as discussed in this Final EA. The proposed extended hours will result in the Museum being open until 9:00 pm one evening a week and an additional two hours on Sundays. With eleven additional special evening events being proposed, the evening activities will not have a significant impact on the surrounding community. Eleven of the additional evening events will end at 10:00 pm and the approved Contempo will end at midnight. With this limited activity in the evening hours for the most part extending to 10:00 pm at the latest, the community will not be significantly impacted. The special event activities will be held at the upper campus of the Cooke-Spalding property providing the greatest setback from surrounding neighbors, further minimizing impacts to these neighbors.

Final Environmental Assessment - The Contemporary Museum

Positive socio-economic impacts are projected with the renovations to the Museum with increases in employment both short term (construction jobs) and to a lesser degree long term employment with a slight increase in full time jobs at the Museum.

A. No Action

The Museum considered a no action alternative to maintain the existing Museum and operations. This would mean that the Museum would continue to accommodate educational classes for school children and adults on the lawn area next to the Museum when weather permits, otherwise, classes are held on the open covered lanai between the main gallery and gift shop.

This present accommodation does not provide privacy; is very problematic during inclement weather; and is not conducive to learning. In order to provide a more permanent area with increased privacy and better designed to service educational programs for children and adults.

This would also mean that the Museum would not be able to display its permanent collection that has been in storage for a number of years, since the existing limited exhibition space has been utilized for temporary exhibits.

The new galleries, storage and parking are also integral parts of supporting the mission of The Contemporary Museum, which is to develop a public appreciation and understanding of contemporary art through exhibition and education programs, through the collection and

Final Environmental Assessment - The Contemporary Museum

preservation of art since 1940, and to preserve, maintain, and present the historic Spalding House and Gardens for the enjoyment and enrichment of Hawaii's residents and visitors.

The no action alternative would also preclude the additional evening events that are crucial to the Museum operation which could not continue without our donors, since these donors fund most of the costs of our operation. These proposed evening events would allow an opportunity to welcome prospective donors to the Museum and help promote fund raising efforts to allow continued operation of the Museum. The donors will also provide the funds necessary to maintain and upkeep the important historic structures (three of which are on the State Historic Register) and the historic grounds of the Museum. These funds will also help to restore certain historic features of the Cooke-Spalding Residence, as recommended by the State Historic Preservation Division. The cultivating of new donors will also be supported by the exhibit opening events which we propose to increase from 200 participants to 300 participants.

B. Proposed Expansion

1. Conducting Special Events On-Site

Collectively the proposed expansion onto the three parcels of land will allow the Museum to better serve the community; provide a structure to display and store its permanent collection; provide space for the education of children and adults of the Hawaiian Isles and visitors; and

Final Environmental Assessment - The Contemporary Museum

provide needed expansion area to eliminate crowded office spaces, provide a larger area for the Library, provide space for Docents and provide additional parking stalls dedicated to employees and Docents. The proposed Permanent Collection Gallery, storage and parking minimizes the introduction of hard surfaces, with the new structure utilizing just a minor increase in hard surface in comparison to the existing tennis court. The improved educational space will better serve the students that come to the Museum for art education and appreciation programs and allow display of its permanent collection.

The Contemporary Museum currently operates galleries off-site including The Contemporary Museum @ First Hawaiian Center, 999 Bishop Street and at other locales when the opportunity arises. The Museum also utilizes facilities at Punahou School and the University of Hawaii on a regular basis for evening education programs. However, these other facilities have limited space and do not allow the display of a significant amount of art pieces.

On-site facilities are needed to house the Museum's current education activities, which happen in relation to exhibitions on view at the Cooke-Spalding House. On-site facilities are also needed to house and exhibit the Museum's growing permanent collection, which is currently stored in three off-site facilities.

Final Environmental Assessment - The Contemporary Museum

These galleries and storage facilities must be on-site where the Museum's exhibitions, collections, and security professionals are able to maintain and present these holdings to the public in tandem with programs currently offered at our Makiki Heights facilities.

2. **Conducting Special Events at an Off-Site Location and Retaining the Café in the Main Museum Building**

The applicant hopes to continue to conduct Contempo off-site at the Neiman Marcus Store or at an alternate off-site location should the Neiman Marcus Store venue not be available in the future. However, in the event an appropriate alternate site cannot be found the applicant needs to leave open the option of its return to the Museum property. The Contempo has been approved in a modification to the earlier CUP and an increase of 50 visitors from 450 to 500 is needed to make it work on the Museum property. The other special events, including pre-opening for exhibits, introducing potential donors to the Museum and ArtSpree, a community open house, all by their nature need to occur on the Museum property and could not be conducted off-site.

Much thought was given to locating the education spaces in the site of the current Café. Doing so locates the education programs at the center of the Museum's property, between the galleries for temporary exhibitions and permanent collections,

Final Environmental Assessment - The Contemporary Museum

where all spaces are easily accessible during school visits, which are always on a limited time schedule. Further, relocating the Café to the Pietsch-Peterson property will draw a broader range of Museum visitors to see this historic property than if the property were solely used for education programs.

C. Greater Expansion with a Larger Museum Structure

The Museum also considered a larger expansion which would have allowed greater exhibition space, allowing display of more of the permanent collection. The Museum decided against this move because it would have resulted in a significant reduction in the existing garden, which provides some of the historic character of the property.

D. A Smaller Gallery Building

The applicant has considered a smaller gallery building, but determined that developing the proposed structure needs to accommodate existing and future needs to reduce the potential for additional development in the near future. The need for additional gallery display, storage and parking to meet existing and future needs was a consideration in settling on a larger gallery building.

E. Relocating the Museum to Another Site

The move to another location would require a major land purchase and construction of a new major Museum facility, the cost of which would be difficult if not impossible to raise. Particularly with the cost of land in the urban areas of Honolulu. The Museum would like to

maintain a convenient location for its members and Museum visitors. Operating costs at the new site would also be a concern. Locating at another site would also not help in the Museum's mission to develop a public appreciation and understanding of contemporary art through exhibition and education programs, through the collection and preservation of art since 1940, and to preserve, maintain, and present the historic Spalding House and Gardens for the enjoyment and enrichment of Hawaii's residents and visitors. The Museum could not afford to construct and open a new site and continue its mission to preserve, maintain and present the historic Spalding House.

VI. MITIGATION MEASURES

Although impacts from the proposed development are not expected to be significant, the following mitigation measures are planned.

A. SHORT TERM IMPACTS

A construction management plan will be developed which minimizes impacts to pedestrians and motorists.

Prior to renovation/demolition activities involving asbestos, if any is present, the applicant will contact the Asbestos Abatement Office in the Noise, Radiation and Indoor Air Quality Branch of the Department of Health at 586-5800.

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

Final Environmental Assessment - The Contemporary Museum

The applicant will develop a dust control management plan, including, as needed, the following:

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

The contractor will also be required to apply for a permit from the State Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

To ensure the safe movement of construction vehicles, the contractor will utilize an escort truck with a strobe light as a lead to oversize construction vehicles traveling on Makiki Heights drive. In

Final Environmental Assessment - The Contemporary Museum

addition, flag men will be utilized as needed to assist vehicles entering and exiting the construction site.

The applicant and the contractor for the project will work together to minimize ground settling problems on the neighborhood that may be caused by the construction activities at the project site. As recommended by one of the neighbors, subject to receiving approval for access onto the neighbors properties, photographs will be taken of the condition of existing structures, including swimming pools on the neighboring properties prior to start of construction on the new galleries to establish a baseline for any damages that may be a result of construction activities. Shortly after completion of the earthwork and pouring of footings, the applicant and contractor will again ask for permission for access onto the neighbors properties to again photograph existing structures to determine if any damage was caused by the earthwork and pouring of footings. For neighbors that cooperate with the taking of photographs, the contractor will be responsible for correcting any damage to neighboring residences and their accessory structures, including swimming pools that are determined to be the result of the earthwork and pouring of footings at the Contemporary Museum.

B. LONG TERM IMPACTS

1. Traffic

The Department of Transportation Services (DTS) representatives (Mr. Jack Patterson and Mr. Steven Inenaga) met with Mr. and Mrs. Mack Kamikawa and their two sons, Ms.

Final Environmental Assessment - The Contemporary Museum

Georgianna Lagoria (Director of The Contemporary Museum), Mr. Julian Ng (traffic engineer/consultant) and Keith Kurahashi (planning and zoning consultant) to discuss possible improvements to the two curves on Makiki Heights Drive near the Kamikawa's home on May 13, 2005. The applicant understands that DTS will be replacing the raised pavement markers (RPM) that are missing around the curves. This will help with visibility and definition of the curve, particularly in the evenings. It also provides a vibration effect to let drivers know when they are crossing over the centerline of the roadway. As requested by the Kamikawa's, the applicant has trimmed back foliage and the trees fronting on the Museum property at the hairpin curve to improve visibility around the curve.

Based on a meeting with staff from the Department of Planning and Permitting (DPP) and the Department of Transportation Services (DTS) on June 30, 2005, the existing signing and pavement markings along Makiki Heights Drive will be evaluated and sight lines from the project site driveways will be evaluated and any trimming of hedges or other landscaping, or grading that may be needed will be identified. These evaluations have been completed by Julian Ng, the project traffic engineer, and recommendations for changes are included in Appendix VII.

2. Noise

The applicant's noise consultant, D.L. Adams Associates, Ltd. conducted a noise assessment for the regular operating hours of the proposed Museum expansion and has determined that the equivalent hourly sound levels, L_{eq} , in A-weighted decibels (dBA) ranged from 40 dBA at nighttime to a maximum of 54 dBA during daytime hours. Daytime sound levels ranged from 46 dBA to 54 dBA. These measurements were taken 10 feet in from The Contemporary Museum property line. The noise levels at the nearest residence will be lower.

The Contemporary Museum is zoned as R-5 Residential, or Class A, thus the maximum allowable property line noise limits, in accordance with the State of Hawaii Department of Health Community Noise Control Statute, are 55 dBA during the daytime hours (7:00 am to 10:00 pm) and 45 dBA during the nighttime hours (10:00 pm to 7:00 am).

D.L. Adams has provided two sets of recommendations for attenuating noise from the proposed chillers that will serve new Gallery buildings. These recommendations will reduce equipment noise to either below 45 dBA or below 40 dBA (below existing ambient background noise levels during the evening hours).

D.L. Adams has determined that noise from the proposed Cafe's rooftop fan at the nearest residence will be 41 dBA.

Final Environmental Assessment - The Contemporary Museum

Calculated noise levels due to Café patrons at full capacity will be about 40 dBA to 46 dBA. Exterior noise levels at the nearest residences have been calculated to be below the existing ambient background noise levels.

Based on the noise assessment done for the regular operating hours of the proposed Museum expansion, ambient noise levels in the surrounding neighborhood will not be detrimentally affected.

A noise assessment done for the ArtSpree, the larger of the planned events, provides some insight into the noise impacts from the event. Noise from general activities on the property related to ArtSpree for the most part averaged from 45-53 dBA (decibels) which falls within ambient noise levels and within DOH guidelines for daytime hours (7:00 am to 10:00 pm). The three activities that exceeded these levels were live bands on the lawn (55-62 dBA); cars on Makiki Heights Drive (60-70 dBA); and shuttle buses on Makiki Heights Drive (70-80 dBA).

The noise consultant has recommended that loudspeakers should be faced away from neighbors to mitigate noise impacts from live bands and that multiple loudspeakers at various locations should be used to lower sound levels necessary when only one set of speakers needs to broadcast sound across the property. The consultant also noted that the proposed new galleries will provide some shielding for sound and should reduce

Final Environmental Assessment - The Contemporary Museum

noise impacts on the surrounding area. The only evening event planned with outdoor amplification is the Contempo which may be relocated back to the Museum property. The applicant will attempt to follow the noise consultant's recommendation related to the use of loudspeakers.

3. Lights

Exterior lighting from the Museum will be shielded to minimize impacts to surrounding residents. The new structures on the property are to be situated at least 30 feet from the Makiki Heights Drive right-of-way which is approximately 50 feet wide, placing the closest residential property line over 80 feet from the new structure. This distance, existing and proposed landscaping and shielding of the lights will minimize the impact of new exterior lighting on the neighboring residents.

4. Drainage

The applicant expects to reduce the current storm water runoff volumes that presently leaves the property during a storm event, reducing storm water runoff impacts from this property on Makiki Heights Drive. All stormwater runoff from the project will be routed to a new on-site infiltration facility. Roof gutter downspouts and the lanai area drain will connect through buried pipes to a vegetated swale incorporated in the landscape design. The swale removes sediment and nutrients, improving water

Final Environmental Assessment - The Contemporary Museum

quality before infiltration. The swale flows into a single drywell designed, built, and maintained in accordance with Hawaii and Federal rules governing underground injection facilities. The cinder soils underlying the site have very high permeability; the facility has adequate capacity to receive and dispose of intense rainfall.

5. Fire Protection

The applicant's consultant has had a preliminary meeting with Captain Stephen Kishida of the Honolulu Fire Department. Based on our review of the schematic design drawings the following were determined:

- a. An onsite hydrant in the Pietsch-Peterson exterior parking area will be installed.
- b. The fire department connection will be located in the property line wall adjacent to the Pietsch-Peterson driveway entry gates.
- c. The requirements for 2000 gpm at 20psi may be reduced to 1500 gpm at 20psi if the buildings are fully sprinkled (they are).
- d. The paved driveway surface meets HFD/s requirement for an all-weather surface capable of supporting their fire apparatus.

Final Environmental Assessment - The Contemporary Museum

- e. A 20' drive aisle will be maintained from the driveway entry to the north retaining wall of the exterior parking area.
- f. The requirement for access to all building faces will be met by parking lot configuration as shown on the schematic plans.

VII. GOVERNMENT PERMITS AND APPROVALS REQUIRED

The development will require the following governmental permits or approvals:

- Finding of No Significant Impact on the Final EA
- Conditional Use Permit for Use of a Historic Site
- State Historic Preservation Division Approval of Plans
- Conditional Use Permit for Joint Development of two lots.
- Grading Permit and Building Permits from the Department of Planning and Permitting, City and County of Honolulu.

VIII. SIGNIFICANCE CRITERIA

The following review of the significance criteria indicates that the development will not have a significant impact on the environment.

- **No irrevocable commitment to loss or destruction of any natural or cultural resource would result.**

Final Environmental Assessment - The Contemporary Museum

There will be no loss or destruction of cultural or natural resources since the continued Museum use of these Historic Structures and grounds will allow preservation of these historic resources.

All three properties are listed on the Hawaii Register of Historic Places and have been nominated for placement on the National Register (Appendix II). The improvements, alterations and renovations will be reviewed and approved by the State Historic Preservation Division (SHPD). The applicant has discussed their expansion plans with the SHPD and will work with their office to provide improvements that will not detract from the Historic nature of the site.

The expansion and continued Museum use of the property will allow the general public an opportunity to visit this historic site and grounds and will allow the Museum to continue to operate on the property. The expansion and planned additional events on the property are important for fund raising efforts that will continue to support the Museum operations and provide for the grants and donations that fund almost all of the operational and capital improvement costs.

During the construction of the development, should any previously unidentified archaeological resources such as artifacts, shell, bone, or charcoal deposits, human burial, rock or coral alignments, pavings or walls be encountered, the

Final Environmental Assessment - The Contemporary Museum

applicant will stop work and contact the Historic Preservation Office for review and approval of mitigation measures.

- **The action would not curtail the range of beneficial uses of the environment.**

The existing use of the Museum and the proposed additions to the Museum, will not curtail the range of beneficial uses of the environment. The project site will continue to provide large, beautiful gardens for residents to enjoy, along with use of these Historic Structures for a public service (art education).

- **The proposed action does not conflict with the state's long-term environmental policies or goals and guidelines.**

The State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy". The broad policies set forth include conservation of natural resources and enhancement of the quality of life. As discussed earlier, the project does not affect significant natural resources, with limited additional hardscape being proposed on the property and preservation of the Historic Structures and grounds (garden).

The Museum provides an important art appreciation and education resource that enhances the quality of life for the residents and students that visit the Museum.

- **Substantially affects the economic, social welfare, and cultural practices of the community or State.**

The development will give a temporary boost to the State's economy with the provision of short-term construction employment and related tax impacts, and a few long-term jobs in the form of security guard, collection staff, public relations assistant, education staff and exhibition staff.

The economic welfare of the community will not be substantially affected since over the past 13 years (1992 to 2005) there have been 26 requests for Police assistance; 5 requests for ambulance services; and 1 request for Fire Department assistance. Projecting a 20% increase in calls, based on the increase in occupancy being proposed, the applicant projects the following increase in calls and costs per emergency service:

- a. Police assistance - 0.4 additional calls per year at an average of \$100.00 (based on a two hour call including paper work, an officer with 10 years experience, one vehicle, and communication and administrative support) per call, results in an additional cost of \$40.00 per year.
- b. Ambulance service - 0.08 additional calls per year at an average cost of \$545 per run (as of July 1, 2005) results in an additional cost of \$43.60 per year. However, this

Final Environmental Assessment - The Contemporary Museum

cost is charged back to the patient and there is no cost to the City.

- c. Fire department assistance - 0.02 additional calls per year at an average cost of \$458 per call (based on an average two hour call with a fire truck and five firefighters) results in an additional cost to the City of \$9.16 per year.

Staff at the Honolulu Fire Department and the Department of Emergency Services provided the average cost per call noted above. Staff at the Honolulu Police Department provided the parameters to calculate the average cost per call for police service noted above.

Total additional costs to the City would be \$49.16 per year.

The social welfare of the community will not be substantially impacted by the slight increase in traffic impacts during the regular operating hours of the Museum or the proposed extended operating hours due to the proposed expansion of the Museum and Museum operations. Based on the proposed 78 parking stalls rather than 90 parking stalls proposed in an earlier proposal, the regular operating hours traffic is projected to increase by 2 vehicles entering and 5 vehicles exiting during the afternoon peak hour and by 5

Final Environmental Assessment - The Contemporary Museum

vehicles entering and 8 vehicles exiting during the midday peak hour.

The social welfare of the community would be positively affected by the development and renovation of the Museum which will provide better service in additional Permanent Collection Exhibition space and education areas conducive to learning. The Museum will continue to maintain the lush and beautiful gardens that residents and visitors have come to enjoy.

As noted in the cultural impact assessment:

“No ‘cultural practices and features associated with the project area’ were identified that could potentially be negatively impacted as a result of the proposed project. No additional cultural issues or concerns were identified during the course of the ethnographic study. Information gathered on traditional and historic land use of the immediate and general vicinity of the project area is presented in this report. It is the conclusion of this study that any impacts that may result from the proposed project will have positive cultural impacts.”

- **The proposed action does not substantially affect public health.**

The proposed action will not affect public health. The proposed land use provides for an appreciation of culture and

Final Environmental Assessment - The Contemporary Museum

the arts with preservation of the Historic resources on the property and provision of art appreciation and education with the improvements planned.

- **No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated.**

No substantial impacts on population is expected from the development and renovation of the Museum. One residence will be lost in the development.

The existing water system is adequate to accommodate the proposed Museum expansion, according to a BWS letter dated January 24, 2002 (Appendix IX, Agency Comments).

Julian Ng, Incorporated has prepared a traffic assessment report for the development. The Museum renovation and expansion, when completed in the year 2007, will not affect the Level-of-Service (LOS) at the existing study intersection at Mott Smith Drive and Makiki Heights Drive during the weekday commuter hours. As a result, no capacity mitigating actions are required due to the proposed development. The applicant will however, follow the recommendations of the traffic study to ensure that traffic impacts will be minimized.

In working with the Honolulu Fire Department, the applicant has determined and will provide additional on-site

Final Environmental Assessment - The Contemporary Museum

improvements (fire hydrant) necessary to provide adequate fire protection and adequate fire apparatus access.

The Department of Health (DOH) concurred with the applicant's proposal to abandon certain cesspools and replace them with septic systems. They noted that wastewater from commercial food preparation will need to be pretreated before entering a septic tank (the applicant will provide the necessary pretreatment). DOH further requested that the Johnson property be upgraded into a non-cesspool system (the applicant will provide a septic tank system in accordance with this recommendation).

The applicant expects to reduce the current storm water runoff volumes that presently leaves the property during a storm event through rerouting of stormwater to landscaped areas and use of a drywell, reducing storm water runoff impacts from this property on Makiki Heights Drive. Stormwater runoff from the project will be routed to a new on-site infiltration facility. Roof gutter downspouts and the lanai area drain will connect through buried pipes to a vegetated swale incorporated in the landscape design. The swale removes sediment and nutrients, improving water quality before infiltration. The swale flows into a single drywell designed, built, and maintained in accordance with Hawaii and Federal rules governing underground injection facilities. The

Final Environmental Assessment - The Contemporary Museum

cinder soils underlying the site have very high permeability; the facility has adequate capacity to receive and dispose of intense rainfall.

Based on the proposed 78 parking stalls rather than 90 parking stalls proposed in an earlier proposal, the regular operating hours traffic is projected to increase by 2 vehicles entering and 5 vehicles exiting during the afternoon peak hour and by 5 vehicles entering and 8 vehicles exiting during the midday peak hour. This minimal increase in traffic will not have a significant impact on the surrounding roadway system.

- **No substantial degradation of environmental quality is anticipated.**

The development will not result in a substantial degradation of the environment. Only minimal impact is projected during the construction phase. Dust control measures appropriate to the situation will be employed by the contractor, including where appropriate, the use of water wagons, erection of dust barriers and other methods for minimizing dust. Only minimal impact is projected during the construction phase of the proposed development.

- **The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable effect on the environment.**

Final Environmental Assessment - The Contemporary Museum

The proposed development does not involve a commitment to larger actions nor will it result in cumulative impacts to the environment. The proposed modifications to The Museum will not generate future developments, creating a cumulative impact.

- **No rare, threatened or endangered species or their habitats would be affected.**

According to the Botanical Resources Assessment Study, no rare, threatened or endangered flora will be affected by the proposed development and renovations.

According to the Avifaunal and Feral Mammal Field Survey, no rare, threatened or endangered species or their habitats would be affected by the proposed development and renovations.

- **Air quality, water quality or ambient noise levels would not be detrimentally affected.**

Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust will be generated in the course of excavating for foundations and utility lines. Dust control measures appropriate to the situation will be employed by the contractor, including where appropriate, the use of water wagons, erection of dust barriers and other methods for minimizing dust.

Final Environmental Assessment - The Contemporary Museum

Short term noise impacts at construction sites are a normal result of construction activity. The State Department of Health administers rules and regulations relating to the hours during which construction is permitted and the noise levels permitted during those hours. The contractor will be required to apply for a permit from the State Department of Health should noise from construction activities exceed regulatory limits. The contractor will abide by the noise regulations incorporated into the permit.

Long term air quality and noise impacts from the proposed development are expected to be minimal due to the nature of the Historic Structure as a museum and the minimal projected traffic impact of the development.

Water quality would not be detrimentally affected by the proposed development with a limited increase of hard surfaces on the property.

Fugitive dust will be controlled by dust screens, watering and other standard means available to the construction trade. A dust control management plan will be developed by the General Contractor, and measures specific to each task, area and phase of the project will be reviewed and approved by the Owner. The General Contractor will be notified and made aware of his responsibilities with respect to dust control. The General Contractor will be required to have an Environmental Control

Final Environmental Assessment - The Contemporary Museum

Officer present onsite during any activities that may generate dust, noise or any other activity that may have impact on the surrounding environment. All activities will conform to the Hawaii Administrative Rules on Fugitive Dust. Buffer zones will be implemented wherever possible on the site.

Based on the proposed 78 parking stalls rather than 90 parking stalls proposed in an earlier proposal, the regular operating hours traffic is projected to increase by 2 vehicles entering and 5 vehicles exiting during the afternoon peak hour and by 5 vehicles entering and 8 vehicles exiting during the midday peak hour. This minimal increase in traffic will not have a significant impact on the surrounding roadway system and will have minimal impact on noise and air quality in the area.

The move from the existing cesspool system to a septic tank system will reduce impacts to ground water and could improve the quality of the existing ground water system.

The applicant's noise consultant, D.L. Adams Associates, Ltd. conducted a noise assessment for the regular operating hours of the proposed Museum expansion and has determined that the equivalent hourly sound levels, L_{eq} , in A-weighted decibels (dBA) ranged from 40 dBA at nighttime to a maximum of 54 dBA during daytime hours. Daytime sound levels ranged from 46 dBA to 54 dBA. These measurements were taken 10 feet

Final Environmental Assessment - The Contemporary Museum

in from The Contemporary Museum property line. The noise levels at the nearest residence will be lower.

The Contemporary Museum is zoned as R-5 Residential, or Class A, thus the maximum allowable property line noise limits, in accordance with the State of Hawaii Department of Health Community Noise Control Statute, are 55 dBA during the daytime hours (7:00 am to 10:00 pm) and 45 dBA during the nighttime hours (10:00 pm to 7:00 am).

D.L. Adams has provided two sets of recommendations for attenuating noise from the proposed chillers that will serve new Gallery buildings. These recommendations will reduce equipment noise to either below 45 dBA or below 40 dBA (below existing ambient background noise levels during the evening hours).

D.L. Adams has determined that noise from the proposed Cafe's rooftop fan at the nearest residence will be 41 dBA. Calculated noise levels due to Café patrons at full capacity will be about 40 dBA to 46 dBA. Exterior noise levels at the nearest residences have been calculated to be below the existing ambient background noise levels.

Based on the noise assessment done for the regular operating hours of the proposed Museum expansion, ambient noise levels in the surrounding neighborhood will not be detrimentally affected.

Final Environmental Assessment - The Contemporary Museum

A noise assessment done for the ArtSpree, the larger of the planned events, provides some insight into the noise impacts from the event. Noise from general activities on the property related to ArtSpree for the most part averaged from 45-53 dBA (decibels) which falls within ambient noise levels and within DOH guidelines for daytime hours (7:00 am to 10:00 pm). The three activities that exceeded these levels were live bands on the lawn (55-62 dBA); cars on Makiki Heights Drive (60-70 dBA); and shuttle buses on Makiki Heights Drive (70-80 dBA).

The noise consultant has recommended that loudspeakers should be faced away from neighbors to mitigate noise impacts from live bands and that multiple loudspeakers at various locations should be used to lower sound levels necessary when only one set of speakers needs to broadcast sound across the property. The consultant also noted that the proposed new galleries will provide some shielding for sound and should reduce noise impacts on the surrounding area. The only evening event planned with outdoor amplification is the Contempo which may be relocated back to the Museum property. The applicant will attempt to follow the noise consultant's recommendation related to the use of loudspeakers.

- **The project would not affect environmentally sensitive areas, such as flood plains, tsunami zones, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters.**

Final Environmental Assessment - The Contemporary Museum

According to the Flood Insurance Rate Map of the Federal Emergency Management Area (FEMA), Panel 360 of 395, Map Number 15003C0360 E, dated November 20, 2000, the project site is in Zone X, areas determined to be outside 500-year floodplain.

The development will not affect tsunami zones, erosion-prone areas, geologically hazardous land, estuaries, fresh water nor coastal waters.

The project does not create new slopes near the lot boundaries. Slope hazard to surrounding properties does not change. A secondary effect of the on-site infiltration system is a slight improvement in slope conditions for properties located makai of the site because of the reduced stormwater quantity flowing down Makiki Heights Drive.

- **Substantially affects scenic vistas and view planes identified in county or state plans or studies.**

The proposed development will not impact on important coastal views or other views identified in county or state plans. The applicant plans to retain much of the lush landscaping that surrounds the property and minimizes visual impacts from existing and proposed structures.

- **Requires substantial energy consumption.**

The Hawaiian Electric Company has existing power lines serving this area and the applicant will coordinate development

Final Environmental Assessment - The Contemporary Museum

to ensure that the power lines will be adequate to support the proposed Museum expansion. Normal energy consumption for a museum of this nature is anticipated.

IX. COMMUNITY MEETINGS AND CORRESPONDENCE

In letters to Ray Sasaki, Jr. (President of the Makiki Heights Community Association) and Senator Carol Fukunaga, dated July 1, 2004, the applicant provides a chronology of meetings held with surrounding neighbors, community groups, the Makiki/Lower Punchbowl/Tantalus Neighborhood Board, and community meetings held by the applicant, the Makiki Heights Community Association and the Makiki Ohana Community Association. These meetings began in August 2003 and have continued with the latest meeting sponsored by the applicant occurring on August 29, 2004. An updated list of meetings is provided in Appendix XIV. The applicant and representatives from the Maikiki Heights Community Association and the Makiki Ohana Community Association have agreed to continue meeting. Neighborhood Board minutes and correspondence between the applicant and City Councilmember Rod Tam, the Makiki Heights Community Association, the Makiki Ohana Community Association, City Councilmembers, Legislators, and concerned neighbors are also included in Appendix XIV.

Final Environmental Assessment - The Contemporary Museum

The following provides a summary of the concerns presented by the Makiki Heights Community Association, the Makiki Ohana Community Association and the neighbors:

1. *Should the existing Conditional Use Permit (Case #86/CUP-10) consisting of 3.44 acres be carried over to include the new properties acquired by the Museum?*

The proposed Museum expansion will be processed as a new Conditional Use Permit for use of a historic site. This permit will cover the existing Museum property and the Pietsch-Peterson Residence. This process will take about 90 days and includes a public hearing.

The second property acquired is the Johnson property. As mentioned earlier we will be requesting a minor modification to an existing Conditional Use Permit for use of a historic site that approved office use to accommodate the Persis Offices. The Department of Planning and Permitting has not made a determination on whether a minor modification or a new Conditional Use Permit (CUP) will be required.

2. *Traffic - Makiki Heights Drive is a substandard road with no sidewalks. There are many seniors citizen that walk, bicycle riders, joggers, and students training. Will the infrastructure of the road (hair pin turns, blind corners) take the school buses, cement trucks and construction trucks necessary for this project?*

Final Environmental Assessment - The Contemporary Museum

The Museum, in the middle of July, trimmed back foliage to create a walking path along Makiki Heights Drive from near the main driveway to the Museum to just beyond the driveway to the Pietsch-Peterson property.

The Department of Transportation Services (DTS) representatives (Mr. Jack Patterson and Mr. Steven Inenaga) met with Mr. and Mrs. Mack Kamikawa and their two sons, Ms. Georgianna Lagoria (Director of The Contemporary Museum), Mr. Julian Ng (traffic engineer/consultant) and Keith Kurahashi (planning and zoning consultant) to discuss possible improvements to the two curves on Makiki Heights Drive near the Kamikawa's home on May 13, 2005. The applicant understands that DTS will be replacing the raised pavement markers (RPM) that are missing around the curves. This will help with visibility and definition of the curve, particularly in the evenings. It also provides a vibration effect to let drivers know when they are crossing over the centerline of the roadway. As requested by the Kamikawa's, the applicant has trimmed back foliage and the trees fronting on the Museum property at the hairpin curve to improve visibility around the curve.

Based on a meeting with staff from the Department of Planning and Permitting (DPP) and the Department of Transportation Services (DTS) on June 30, 2005, the existing signing and pavement markings along Makiki Heights Drive will

Final Environmental Assessment - The Contemporary Museum

be evaluated and sight lines from the project site driveways will be evaluated and any trimming of hedges or other landscaping , or grading that may be needed will be identified. These evaluations have been completed by Julian Ng, the project traffic engineer, and recommendations for changes are included in Appendix VII.

For traffic safety with construction vehicles, the contractor will utilize an escort truck with a strobe light as a lead to oversize vehicles traveling on Makiki Heights Drive. Flag men will be utilized as needed to assist vehicles entering and exiting the site. The plan to stage equipment on the property with large construction equipment/vehicles remaining on site for extended periods of time. This equipment and vehicles will not be traveling up and down Makiki Heights on a daily basis.

The City Bus Route 15 travels up Mott-Smith Drive, along Makiki Heights Drive and onto Tantalus Drive making a total of 29 trips eastbound each weekday and 17 trips westbound each weekday. This compares to at the most, just one to two buses a day for students visiting the Museum (up to 8 trips a day). In 2004, there were 96 school buses visiting the Museum, which averages less than two school buses a week (8 trips per week).

The buses to the Museum travel up and down Makiki Heights Drive during non-peak hours when traffic is very light.

Final Environmental Assessment - The Contemporary Museum

3. *Wastewater - Where will the new sewer line run? There was a concern that the line would run down on Hoalu Street and would cause disruption to residents on Hoalu Street.*

Based on discussions with the Department of Health, the proposed expansion and renovation of the main Museum will require upgrading of the two existing cesspools to septic tank systems and the existing septic tank system would continue in place. The Museum will not be required to connect to the municipal system located in Hoalu Place.

In addition, former Pietsch-Peterson Residence has an existing cesspool that will be upgraded to a septic tank system.

The Johnson property is presently served by an on-site cesspool but will be upgraded to a septic tank system. Continuing use of the property for residential and office use will result in no increase in existing wastewater flow.

4. *The Peitsch Property*

- a. *Concerns of erosion on Diamond Head embankment, that flow down Maikiki Heights Drive.*

The applicant expects to reduce the current storm water runoff volumes that presently leaves the property during a storm event through rerouting of stormwater to landscaped areas and use of a drywell, reducing storm water runoff impacts from this property on Makiki Heights Drive. All stormwater runoff from the project

Final Environmental Assessment - The Contemporary Museum

will be routed to a new on-site infiltration facility. Roof gutter downspouts and the lanai area drain will connect through buried pipes to a vegetated swale incorporated in the landscape design. The swale removes sediment and nutrients, improving water quality before infiltration. The swale flows into a single drywell designed, built, and maintained in accordance with Hawaii and Federal rules governing underground injection facilities. The cinder soils underlying the site have very high permeability and the facility has adequate capacity to receive and dispose of intense rainfall.

- b. *Noise from the Café: both from trucks making deliveries with beepers and from the clientele.*

The applicant will attempt to schedule delivery trucks (that require beepers to reverse) at the Café outside of evening and early morning hours (quiet hours). Deliveries for these trucks will be scheduled between 9:00 am and 4:00 pm. In order to minimize traffic noise from clientele at the Café, the applicant will allow handicap parking and drop off only for Café clientele. Others will be required to park in the main campus.

To further reduce impacts from the Café, the applicant has scaled back the request for Thursday evening hours for the Café to two Thursday evenings per month.

Final Environmental Assessment - The Contemporary Museum

- c. *Will there be public parking in the underground lot for the Café?*

No, underground parking will be for Museum employees, with the exception for handicap parking for Café clientele.

- d. *Will there be a drop off area for the Café in front of the Pietsch property, even if "supposed" to be only handicapped?*

Drop off for the Café will be restricted to the handicapped.

- e. *Will there be after hours or evening events at the Pietsch property?*

Only the evening hours for the Café on two Thursdays a month.

- f. *Will there be circle members functions at the Pietsch property?*

Only if held during the Café operating hours with 55 or less attendees.

5. *New Main Exhibit Building*

- a. *Will underground parking be solely for employees?*

Yes, except for handicap parking for Café clientele.

- b. *How much more truck traffic will be generated?*

After the initial move to bring the permanent collection back to the Museum property, truck traffic related to the

Final Environmental Assessment - The Contemporary Museum

new building should be minimal, with occasional delivery of new permanent collection artwork that the Museum may acquire.

6. *General concerns in regards to the existing Conditional Use Permit.*

a. *The snack bar becoming a restaurant with website listing menu. Alcohol permitted even if without a license.*

The existing Conditional Use Permit did not have any conditions related to the Café. The "Agreement Relating to the Conditional Use Permit for the Contemporary Arts Center" between the Contemporary Arts Center (CAC) and the Makiki Heights Community Association had two conditions related to the Café and they stated as follows:

"13. Food waste shall be carefully stored for refuse collection to prevent animal exploitation."

"15. The CAC will comply with Health Department requirements for sewage and snack bar operations."

The Café is open on a limited basis, no more than 3 hours per day, six days per week. The Café attracts Museum visitors, local clientele, and is also the main source of lunch for Museum staff and volunteers. Guests are allowed to bring a bottle of wine and are

Final Environmental Assessment - The Contemporary Museum

charged a small corkage fee. The overwhelming majority of Café patrons do not bring wine.

Alcohol will be controlled by the applicant during special evening events and servers will be coached on when to withhold alcohol. The applicant expects that visitors dining at the Café will provide the same restraint as existing Café visitors in relation to alcohol consumption. The applicant's servers in the Café will also be coached to ensure that there is a designated driver for any patron that appears intoxicated.

b. Loud amplification used at exterior events.

The annual ArtSpree event which provides an open house and free admission to the Museum from 10:00 am to 4:00 pm is the only regularly scheduled event that utilizes exterior amplification. This is a popular community event enjoyed by many of the neighbors and surrounding community. It is an opportunity for the Museum to give something back to the community, providing exposure to contemporary art for community residents and their children. This event runs during the day at time when the additional noise will not disturb the quieter evening and early morning hours.

The applicant hopes to continue to conduct Contempo (the other activity that would utilize exterior amplification) off-

Final Environmental Assessment - The Contemporary Museum

site at the Neiman Marcus Store or at an alternate off-site location should the Neiman Marcus Store venue not be available in the future. However, in the event an appropriate alternate site cannot be found the applicant needs to leave open the option of its return to the Museum property. The Contempo has been approved in a modification to the earlier CUP and an increase of 50 visitors from 450 to 500 is needed to make it work on the Museum property.

- c. *Main events are supposed to be limited to 150-200 guests. Current public advertisement invites many more.*

ArtSpree, described in the previous section, is the only event advertised to the general public and is the only regularly scheduled event that exceeds the 200 guest maximum. The ArtSpree is a public service event, put on by the Museum to introduce the neighbors, surrounding community and children to contemporary art. Each year the applicant informs the surrounding neighborhood of this event and have worked hard at managing traffic control to minimize the impact to neighbors on this once a year event.

7. *Permanent Collections Gallery Building: Concerns about impact on trades and breezes onto properties across the street.*

The proposed Permanent Collections Gallery Building has been sited to minimize the impact on surrounding properties. The

Final Environmental Assessment - The Contemporary Museum

building will be set back 30 feet from the property line and this setback area, together with the existing Makiki Heights Drive provides a wide channel for southwesterly tradewinds to continue to provide comforting breezes for neighboring properties.

8. *Concerns about increased traffic and increased number of speeding cars and motorcycles.*

The traffic assessment states that:

“For typical conditions, the proposed project’s impact to traffic would be small. The impact during peak traffic hours would be due to the small increase in employment, and is estimated to be less than 10 vehicles per hour traveling toward or away from the site. The project could also result in increased visitation, but this increase would occur at times that are typically non-peak for other traffic and the increase would total only 20 vehicles per hour in both directions. For either peak hour, the total project traffic is less than the threshold volume stated in the guideline published by the Institute of Transportation Engineers (from *Traffic Access and Impact Studies for Site Development, A Recommended Practice*, 1991) that ‘a traffic access/impact study be conducted whenever a proposed development will generate 100 or more added (new) peak direction trips to or from the site during the

Final Environmental Assessment - The Contemporary Museum

adjacent roadways' peak hours or the development's peak hour."

A meeting on speeding in Makiki Heights, the "Makiki Heights/Tantalus Speeding Meeting", was held on December 18, 2002 in Conference Room 224 at the State Legislature (Appendix IX - Agency Comments). This meeting was attended by representatives from the City Department of Transportation Services, Honolulu Police Department, the Makiki Neighborhood Board, The Contemporary Museum, Tantalus Community Association, area residents, City Councilmember Rod Tam, Senator Carol Fukunaga and Representative Brian Schatz. The meeting noted that drag racing takes place late at night or early mornings. This meeting recommended short term actions, including speed bumps and hiring of special duty police officers. Other short term actions considered were installation of cameras, and neighborhood sign waving. Long term actions included Neighborhood education, biker outreach and youth outreach. Most residents seem to agree that the speeding problem occurs primarily late at night and in the early morning hours. The proposed Museum operating hours will not introduce new events with additional traffic during the period when speeding is prevalent (early morning hours).

9. *Concern about water pressure.*

Final Environmental Assessment - The Contemporary Museum

The Board of Water Supply in a letter dated June 23, 2004 (Appendix IX - Agency Comments) indicated that the existing water system is presently adequate to accommodate the proposed renovation and expansion project at The Contemporary Museum.

10. *Concern about erosion.*

Erosion in the Makiki Heights area is generally a result of storm runoff during heavy rains.

The applicant expects to reduce the current storm water runoff volumes that presently leaves the property during a storm event through rerouting of stormwater to landscaped areas and use of a drywell, reducing storm water runoff impacts from this property on Makiki Heights Drive. All stormwater runoff from the project will be routed to a new on-site infiltration facility. Roof gutter downspouts and the lanai area drain will connect through buried pipes to a vegetated swale incorporated in the landscape design. The swale removes sediment and nutrients, improving water quality before infiltration. The swale flows into a single drywell designed, built, and maintained in accordance with Hawaii and Federal rules governing underground injection facilities. The cinder soils underlying the site have very high permeability and the facility has adequate capacity to receive and dispose of intense rainfall.

Final Environmental Assessment - The Contemporary Museum

The following describes changes to requested amendments to conditions and redesign of the project to address community concerns:

Since May 23, 2004, there have been significant changes made by The Contemporary Museum in its proposed facilities expansion plan and use/activity relocations. However, intended amendments to the conditions of 86/CUP-10 have not changed since an April 28, 2004 correspondence (Appendix XV) was mailed to the neighbors, inviting them to an informational tour and meeting held at The Contemporary Museum on May 10, 2004. The final changes, reflected in today's request, included:

1. Reducing our request for use of an exterior public address system from 3 special events to two special events.
2. Reducing our request for 12 additional evening events with a maximum of 50 cars/100 persons on the Cooke-Spalding site to just 9 such events.
3. Reducing our request to allow the Café to be open every Thursday evening from 6:00 pm to 8:00 pm to allowing the Café to open just two Thursdays a month.

These changes to intended amendments were proposed to mitigate some of the concerns that were presented in community meetings.

Other actions by the applicant to address concerns raised by the community include:

1. Clearing a pedestrian pathway through the overgrowth along portions of Makiki Heights Drive, clearing overgrowth and

Final Environmental Assessment - The Contemporary Museum

trimming trees back at the hairpin turn on the lower portion of The Contemporary Museum.

2. Focusing on providing an on-site septic system approved by the Department of Health rather than pursuing a connection to the municipal system through Hoalu Street, which presented concerns from Hoalu Street residents about construction impact to Hoalu Street and impact to the existing capacity of the wastewater system on Hoalu Street.
3. Applying for and receiving a temporary use permit with conditions for the ArtSpree event from the Department of Planning and Permitting (DPP).

The applicant has redesigned its proposed galleries to break up a former large gallery space (6,000 square feet) on the upper level into two smaller galleries (Gallery A - 2,020 square feet and Gallery B - 1,998 square feet) separated by a courtyard (500 square feet covered), reducing the bulk associated with the former design. This change was done to reduce the bulk and visual impact of the previous structure in response to concerns from residents about the massive size of the originally proposed upper level gallery. The applicant has also placed some gallery space underground (Gallery C) to minimize visual impacts on the surrounding residences. With these changes, the applicant's proposed gallery space has been reduced from 6,000 square feet to 4,018 square feet, while the proposed storage space (including mechanical room and electrical room) went from 3,400 square feet to 5,707 square feet. This

Final Environmental Assessment - The Contemporary Museum

increased space will have minimal impact on operations due to its use as storage. The applicant has also relocated the Museum Gift Shop, originally planned to be located in the Pietsch-Peterson property to the upper floor of the Cooke-Spalding building at the site of the former Library and added floor area for a gift shop office (139 square feet). The final change was to replace a couple of storage spaces that encroached into the front yard setback outside of the front yard setback rather than simply demolish those structures (165 square feet and 310 square feet). The applicant feels that these changes represent improvements over the previously presented design and will provide needed expansion areas that will allow the Museum to provide exhibits even during the weeks immediately preceding a gallery opening and periods immediately following a gallery opening. These changes will also allow the display of the Museum's permanent collection and storage of the remainder of the permanent collection on-site.

X. LAND USE ORDINANCE

"Section 21-5.330 Historic structures, use of" of the Land Use Ordinance (LUO) is intended to provide an incentive for owners of historic structures to retain them, by allowing uses not otherwise permitted in the underlying zoning district. The proposed continued and expanded Museum use on the property provides the best mechanism for funding the improvements necessary to restore, maintain and operate the historic

Final Environmental Assessment - The Contemporary Museum

structures. The Museum also provides for public access to the historic structures for viewing by the general public, another important aspect of providing value to the community. Use of historic structures is allowed in the R-10 Residential District as a Conditional Use, Major, a permit that will be filed for in the near future. The ability to attract donors will help to raise funds to restore the existing historic structures to their previous state by eliminating earlier renovations that altered the historic structure.

The proposed development will for the most part conform to the Residential District Development Standards of the LUO as follows:

(1) Minimum Lot Area - 10,000 square feet

All three historic properties have at least double the required minimum lot area. The Cooke-Spalding lot is 3.433 acres in size. The Johnson property is 1.172 acres in size. The Pietsch-Peterson Residence is 0.569 acres in size. Since the Cooke-Spalding and Pietsch-Peterson lots will be joint developed, the effective lot size will be 4.02 acres.

(2) Minimum lot width and depth - 65 feet

The Cooke-Spalding and Pietsch-Peterson lot is about 300 feet wide and about 600 feet deep.

The Johnson property is about 170 feet wide and about 200 feet deep.

(3) Yards - front - 30 feet; side and rear - 15 feet.

The Cooke-Spalding Residence has an existing 12-foot front yard and a 5-foot side yard. The Cades Pavilion has a 3,000-

Final Environmental Assessment - The Contemporary Museum

foot front yard and a 13-foot side yard. The Pietsch-Peterson Residence has a 5-foot front yard and a 1,300-foot side yard. The proposed Gallery/Storage/Parking structure will have a 30-foot front yard and a 2,500 foot side yard.

The Cooke-Spalding Residence encroaches 18 feet into the required front yard for Museum use, however, at the point of encroachment, the Makiki Heights Drive curb and/or edge of pavement is set back about 31 feet from the property line, giving the appearance of a much greater front yard. The Cooke-Spalding Residence encroaches 10 feet into the required side yard. The Cades Pavilion encroaches 2 feet into the required side yard for Museum use. The Pietsch-Peterson Residence encroaches about 25 feet into the required front yard for Museum use, however, at the point of encroachment, the Makiki Heights Drive curb and/or edge of pavement is set back about 36 feet from the property line, giving the appearance of a much greater front yard.

The applicant will also meet the height setback requirement in the LUO.

The applicant has determined that by demolishing Shed C, a trash shed, the security residence (Shed B) and the outdoor dining patio/lanai the existing 660 square foot of encroachment by these structures will be eliminated (including structure

Final Environmental Assessment - The Contemporary Museum

within a few feet of the property line) and relocated at a distance of 30 feet from the property line with the new sheds.

The Johnson property garage/residence has a 6-foot front yard and an 8-foot side yard. This structure is in residential use and the lesser setbacks appear adequate for this use. The structure utilized as office has an 85-foot front yard and a 40+ side and rear yard.

(4) Maximum building area - 50%

The applicant projects that the total building area will be approximately 34,297 square feet (about 19.7% building area), much less than the 87,163 square feet allowed.

(5) Maximum height - 25 feet

The Cooke-Spalding Residence and the Peitsch Residence are both about 25 feet tall. The Cades Pavilion is about 19 feet tall. The proposed Gallery/Storage/Parking structure will be about 30 feet tall, as permitted by Section 21-3.70-1(c)(1) of the LUO. The property slopes in two directions at the new structure.

The main structure on the Johnson property is about 25 feet tall, while the garage/residence is about 16 feet tall.

(6) Height setbacks

The Cooke-Spalding Residence encroaches about into the front yard height setback, however, at the point of the encroachment, the Makiki Heights Drive curb and/or edge of pavement is set

Final Environmental Assessment - The Contemporary Museum

back about 26 feet from the property line, giving the appearance of a much greater height setback. The Cooke-Spalding Residence encroaches into the required side yard height setback by about 10 feet. The Cades Pavilion encroaches about 2 feet into the required side yard height setback. The Pietsch-Peterson Residence encroaches about 27.5 feet into the required front yard height setback, however, at the point of encroachment, the Makiki Heights Drive curb and/or edge of pavement is set back about 36 feet from the property line, giving the appearance of a much greater height setback.

(7) Parking and Loading

PARKING REQUIREMENTS

Use	Area	Parking Standard	Parking Required
Cooke-Spalding			
Museum	11,818.7 sf	1 per 400 sf	29.55
Storage and Exhibit Staging Areas	4,433.8 sf	accessory	0
Residence	2,330.8 sf	2 per unit (up to 2,500 sf)	2.00
Garage	536.0 sf	accessory	0
Lanai Entry	1,153.9 sf	accessory	0
Subtotal	20,273.2 sf		31.55
Cades	1,619.0 sf	1 per 400 sf	4.05

Final Environmental Assessment - The Contemporary Museum

Use	Area	Parking Standard	Parking Required
Pietsch-Peterson			
Café and Storage	1,692.0 sf	1 per 400 sf	5.63
Residence	366.0 sf	2 per unit (up to 2,500 sf)	2.00
Storage	291.0 sf	accessory	0
Office/Library	1,661.1 sf	1 per 400 sf	4.15
Bath/Lanai/Circulation	2,371.2 sf	accessory	0
Subtotal	6,381.3 sf		11.78
Johnson			
Office	4,819.0 sf	1 per 400 sf	12.05
Residence	1,242.0 sf	2 per unit (up to 2,500 sf)	2.00
Subtotal	6,061.0 sf		14.05
New Buildings			
Upper Level Galleries A and B	4,018.0 sf	1 per 400 sf	10.05
Upper Level Covered Courtyard	500.0 sf	accessory	0
Lower Level - Storage	5,172.0 sf	accessory	0
Basement - Utility Rooms	535.0 sf	accessory	0
Gallery C	1,705.0 sf	1 per 400 sf	4.26
Subtotal	11,930.0 sf		14.31
Total	46,264.5 sf		75.74

Final Environmental Assessment - The Contemporary Museum

The parking required for the proposed development is about 76 parking stalls. The applicant is providing 78 parking stalls, as indicated on the Proposed Parking Condition Plan in Appendix I.

Places of public assembly require two loading spaces for 10,001 up to 50,000 square feet of floor area. One full size and one smaller loading space. The applicant has one 12-foot by 35-foot loading stall with over 14-foot clearance, located near the northwest corner of the new gallery building. The applicant will also provide one smaller size (19 feet by 8.5 feet) loading space in the courtyard near the exhibit staging area of the Cooke-Spalding property and a smaller size loading stall (19 feet by 8.5 feet) in the Pietsch-Peterson courtyard. These loading stalls are shown on the Proposed Parking Condition Plan in Appendix I.

XI. AGENCY AND PUBLIC COMMENTS

The applicant has prepared point by point responses to each of the comments received during the agency and public review period for the Draft Environmental Assessment. Copies of the agency and public comment letters and the applicant's response are included in Appendix XV, Agency and Public Comments on the Final EA. Also included in Appendix

Final Environmental Assessment - The Contemporary Museum

XV is the Draft EA Distribution List from the Department of Planning and Permitting.

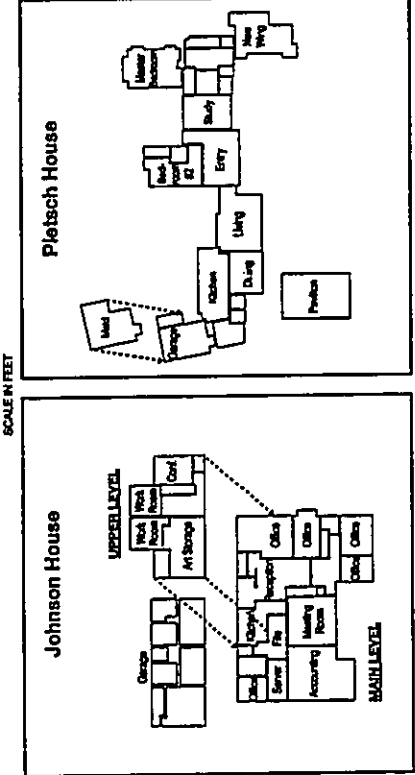
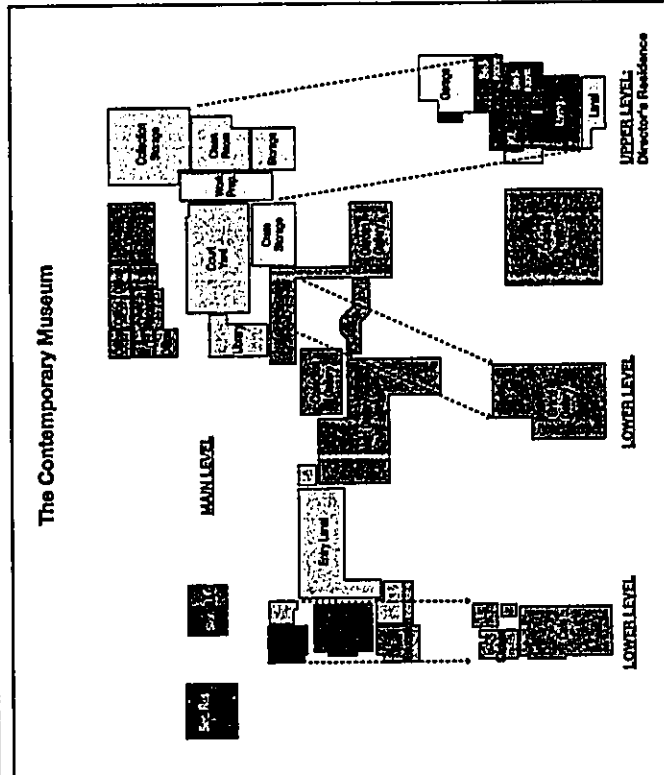
XII. RECOMMENDATION

Based on this Final Environmental Assessment, a Finding of No Significant Impact (FONSI) for the proposed expansion and renovations of the Museum is anticipated. The Museum will be developed in an environmentally sensitive manner and will not result in significant impact to the environment.

APPENDIX I

PLANS

Level/Description	Room	Room No.	Dimensions	Area	Total Area
Johnson House (Area = 2,187.67 sq ft)	Office	101	10.5 x 17	178	2,187.67
	Bed 1	102	7.1 x 12	85	
	Living	103	11.1 x 15	167	
	Kitchen	104	11.1 x 12	133	
	Bed Room	105	10.1 x 14	141	
	Bed 2	106	10.1 x 14	141	
	Bedroom (1st Floor)	107	11.1 x 12	133	
	Office	108	10.1 x 11	111	
	Bed 3	109	10.1 x 11	111	
	Office	110	10.1 x 11	111	
	Hall	111	10.1 x 11	111	
	Bedroom	112	10.1 x 11	111	
	Bedroom	113	10.1 x 11	111	
	Bedroom	114	10.1 x 11	111	
	Bedroom	115	10.1 x 11	111	
The Contemporary Museum (Area = 13,077.00 sq ft)	Office	116	10.1 x 11	111	13,077.00
	Office	117	10.1 x 11	111	
	Office	118	10.1 x 11	111	
	Office	119	10.1 x 11	111	
	Office	120	10.1 x 11	111	
	Office	121	10.1 x 11	111	
	Office	122	10.1 x 11	111	
	Office	123	10.1 x 11	111	
	Office	124	10.1 x 11	111	
	Office	125	10.1 x 11	111	
	Office	126	10.1 x 11	111	
	Office	127	10.1 x 11	111	
	Office	128	10.1 x 11	111	
	Office	129	10.1 x 11	111	
	Pletsch House (Area = 4,867.00 sq ft)	Bedroom	130	10.1 x 11	
Bedroom		131	10.1 x 11	111	
Bedroom		132	10.1 x 11	111	
Bedroom		133	10.1 x 11	111	
Bedroom		134	10.1 x 11	111	
Bedroom		135	10.1 x 11	111	
Bedroom		136	10.1 x 11	111	
Bedroom		137	10.1 x 11	111	
Bedroom		138	10.1 x 11	111	
Bedroom		139	10.1 x 11	111	
Bedroom		140	10.1 x 11	111	
Bedroom		141	10.1 x 11	111	
Bedroom		142	10.1 x 11	111	
Bedroom		143	10.1 x 11	111	



*All three diagrams indicate existing lines (color) or available floor area (Johnson and Pletsch) at the same scale.

**THE CONTEMPORARY MUSEUM
EXISTING FLOOR AREA SUMMARY**

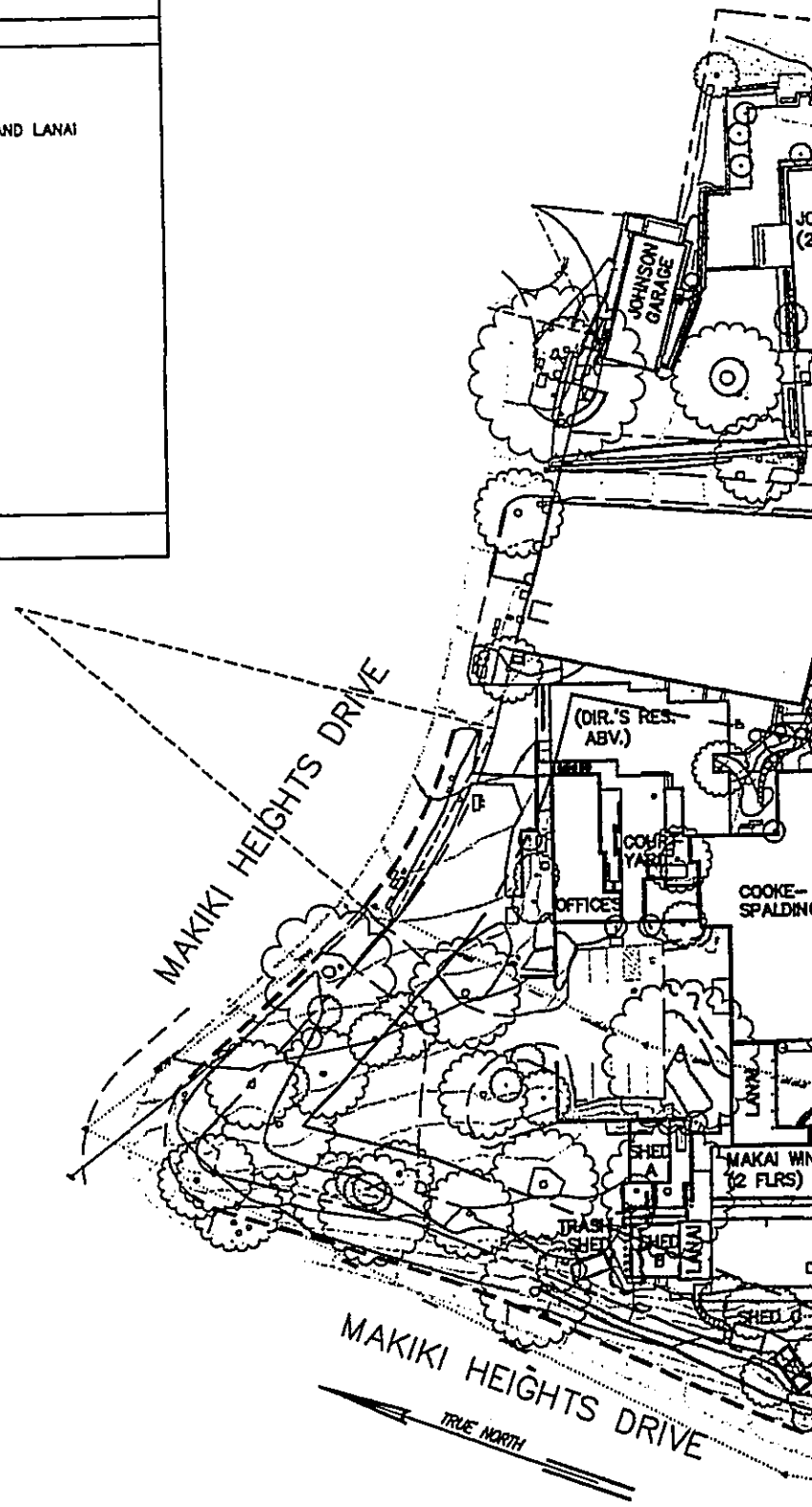
Prepared for The Contemporary Museum
Prepared by Bill Collins Howell - November 2002

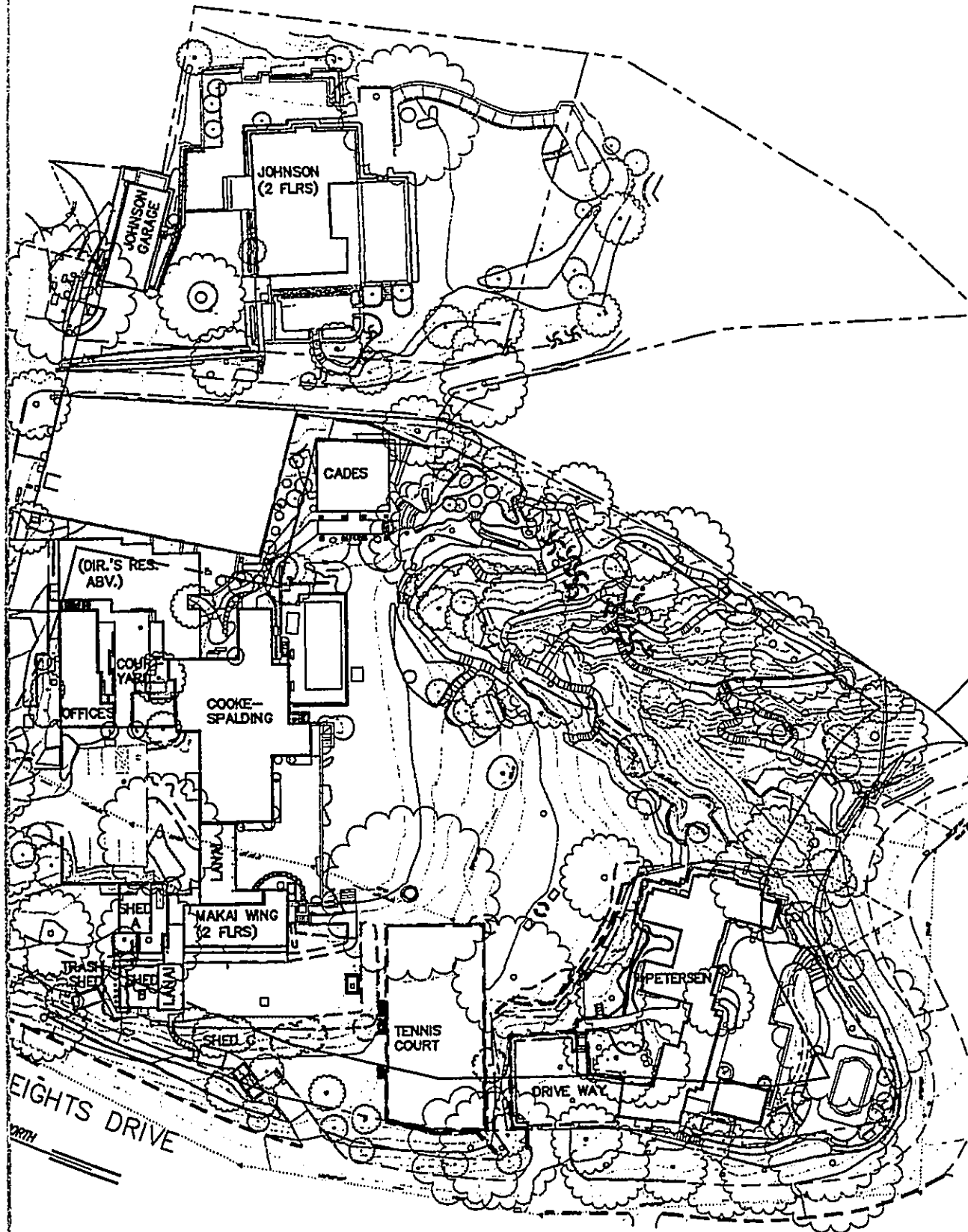
EXISTING CONDITION BUILDING SQUARE FOOTAGE

BUILDING	SQUARE FOOTAGE
CADES	1,619
COOKE-SPALDING TOTAL	20,927
GROUND LEVEL	11,619 - INCLUDES ALL ATTACHED STORAGE AREAS, UPPER MAKAI WING, AND LANAI
LOWER LEVEL	3,153 - INCLUDES 1471 SF IN MAKAI WING
OFFICE/ADMIN. BLDG.	1,628
DIRECTOR'S RESIDENCE	2,861
CAFE STORAGE SHED (SHED A)	513
CAFE DINING SHED (SHED B)	898 - INCLUDES 352 SF LANAI
MAKAI SHED (SHED C)	138
TRASH SHED	123
JOHNSON TOTAL	6,081
FIRST FLOOR	3,554
SECOND FLOOR	1,285
GARAGE BLDG.	1,242
PETERSEN TOTAL	6,381
TOTAL:	34,988 SF

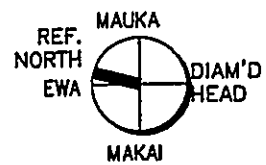
SQUARE FOOTAGE TO BE DEMOLISHED

BUILDING	SQUARE FOOTAGE
CADES	NO DEMOLITION
COOKE-SPALDING TOTAL	1,861
GROUND LEVEL	190 (STORAGE IN COURTYARD)
LOWER LEVEL	NO DEMOLITION
OFFICE/ADMIN. BLDG.	NO DEMOLITION
DIRECTOR'S RESIDENCE	NO DEMOLITION
CAFE STORAGE SHED (SHED A)	513
CAFE DINING SHED (SHED B)	898 - INCLUDES 352 SF LANAI
MAKAI SHED (SHED C)	138
TRASH SHED	123
JOHNSON TOTAL	NO DEMOLITION
FIRST FLOOR	NO DEMOLITION
SECOND FLOOR	NO DEMOLITION
GARAGE BLDG.	NO DEMOLITION
PETERSEN TOTAL	NO DEMOLITION
TOTAL:	1,861 SF





TCM:
EXISTING
SITE PLAN
WITH
SQUARE
FOOTAGES



SCALE 1:40

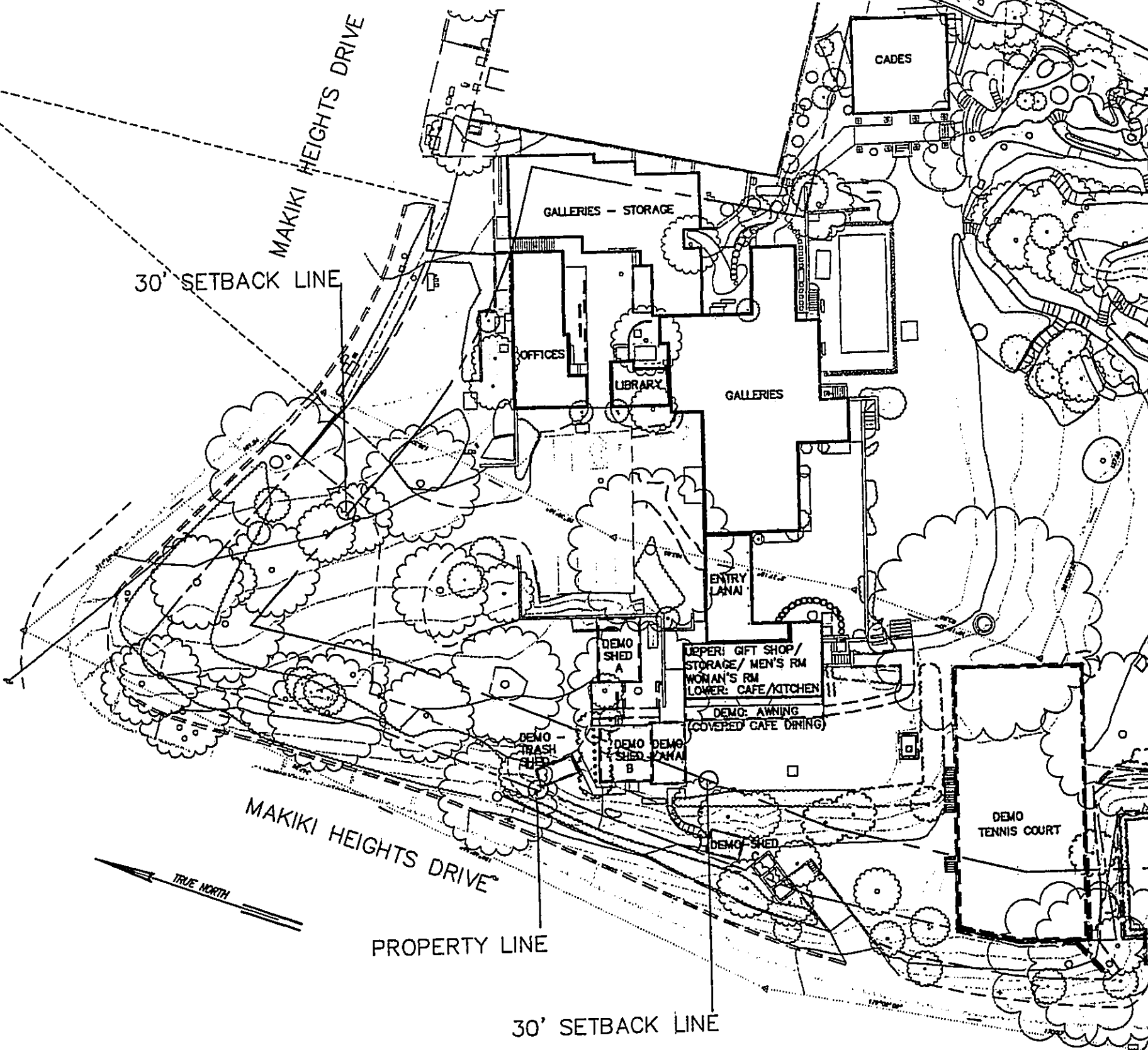


FREDERICK FISHER AND PARTNERS ARCHITECTS

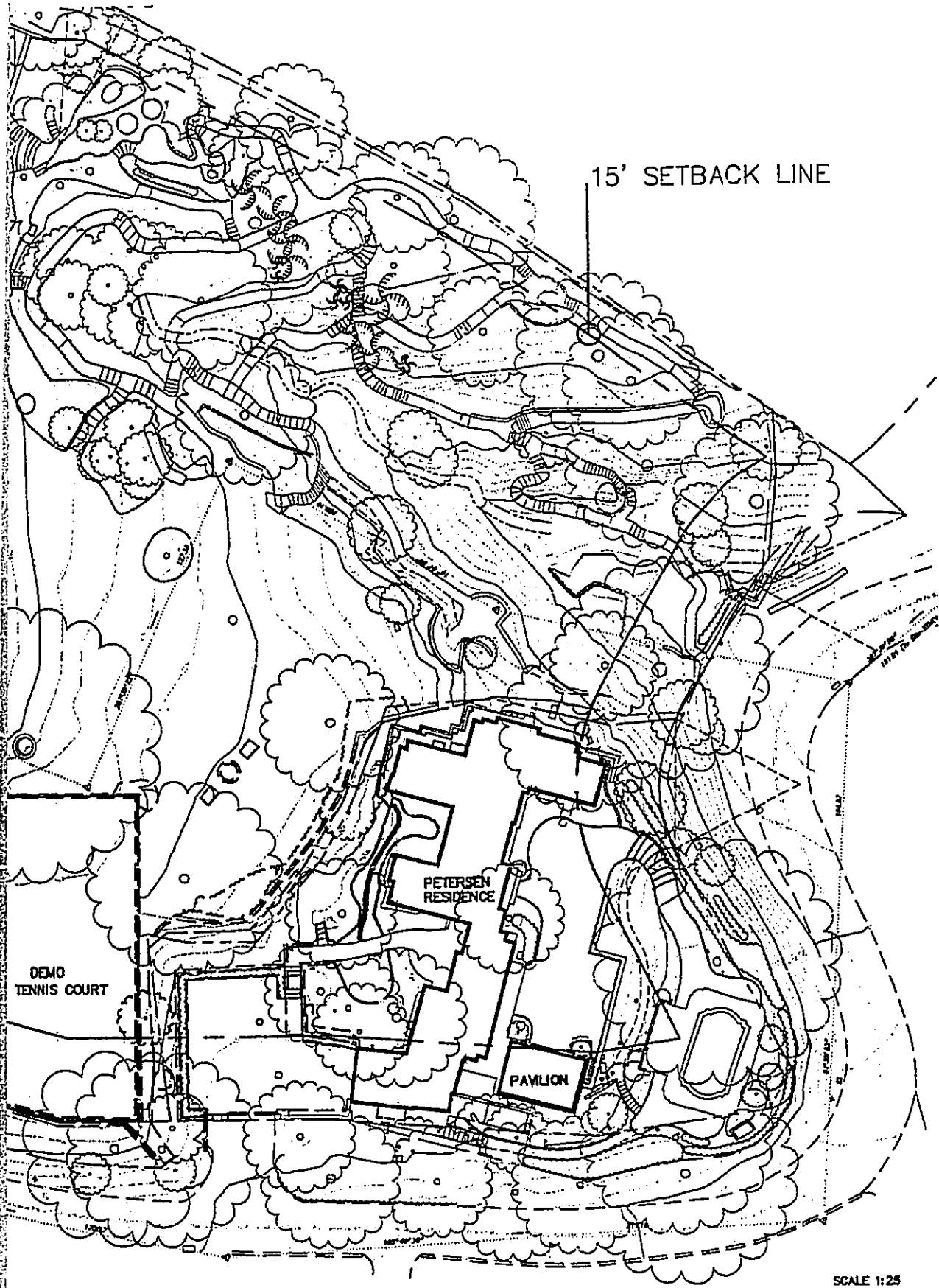
THE CONTEMPORARY MUSEUM
04010.00

12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.8880 F 310.820.6118 www.fisherpartners.net

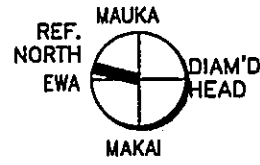
2411 Makiki Heights Drive HONOLULU, HAWAII 96822



M MASON ARCHITECTS, INC.
 110 Harvard Street, Suite 201
 Honolulu, Hawaii 96813
 808.538.1000



TCM:
PARTIAL
ENLARGED
EXISTING
SITE
PLAN

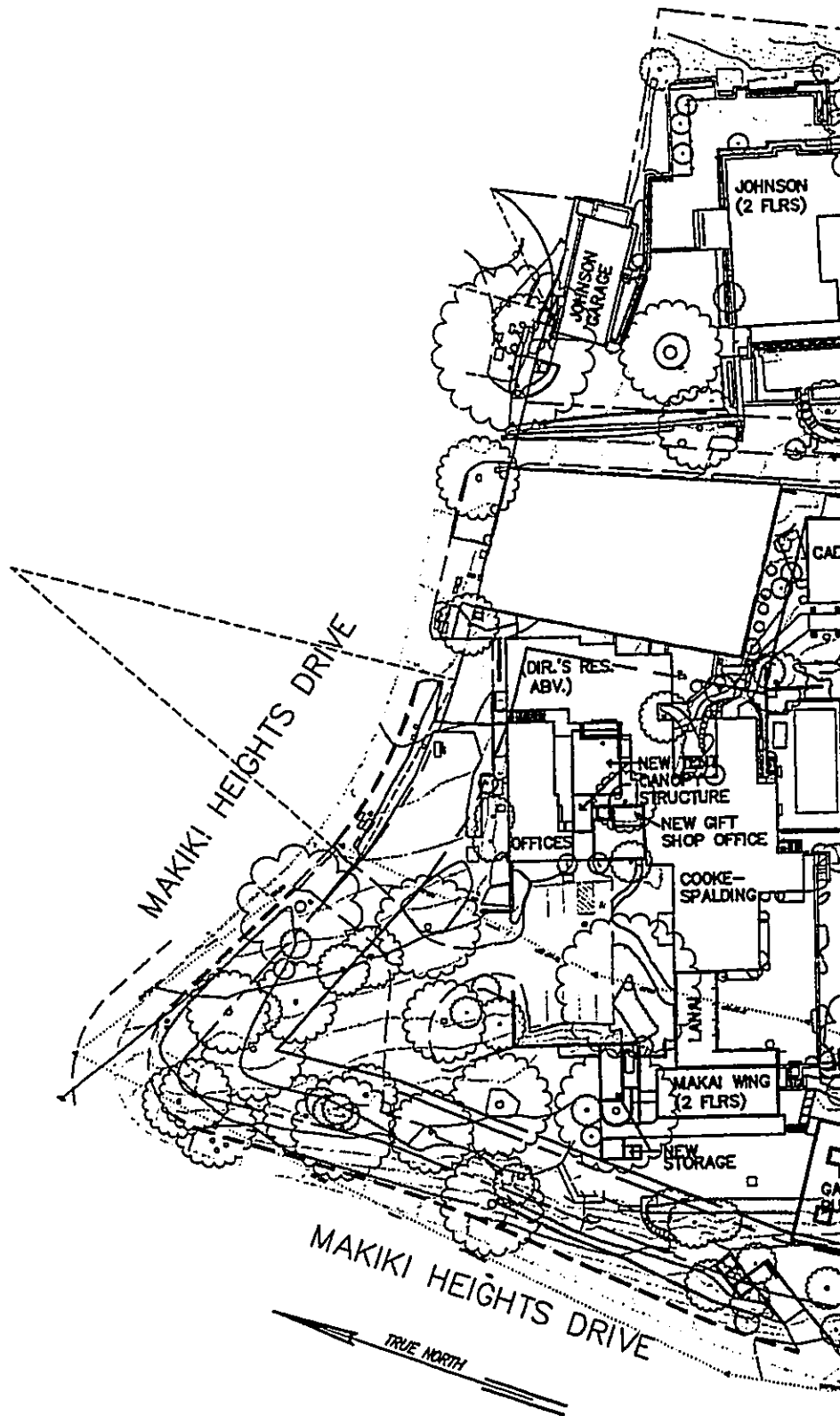


SCALE 1:25 0 50 FT

<p>FREDERICK FISHER AND PARTNERS ARCHITECTS</p>	<p>THE CONTEMPORARY MUSEUM 04010.00</p>
<p>12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 f 310.820.6118 www.fisherpartners.net</p>	<p>2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>

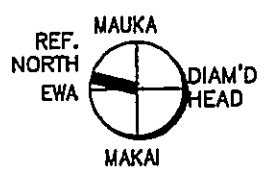
PROPOSED SQUARE FOOTAGE	
BUILDING	SQUARE FOOTAGE
CADES	1,619 (NO CHANGE)
COOKE-SPALDING TOTAL	20,273
GROUND LEVEL	12,156 - INCLUDES ALL ATTACHED STORAGE AREAS, UPPER MAKAI WING, LANAI AND STAGING AREA
LOWER LEVEL	3,153 - INCLUDES 1471 SF IN MAKAI WING
OFFICE/ADMIN. BLDG.	1,828
DIRECTOR'S RESIDENCE	2,881
NEW MAKAI STORAGE SHED	165
NEW MAUKA STORAGE SHED	310
JOHNSON TOTAL	8,081 (NO CHANGE)
FIRST FLOOR	3,554 (NO CHANGE)
SECOND FLOOR	1,285 (NO CHANGE)
GARAGE BLDG.	1,242 (NO CHANGE)
NEW BUILDING (FISHER)	11, 930
UPPER LEVEL	4,518
LOWER LEVEL	5,172
BASEMENT	535
GALLERY C	1705
PETERSEN TOTAL	6,381 (NO CHANGE)
TOTAL:	48, 264 SF

SQUARE FOOTAGE TO BE ADDED	
BUILDING	SQUARE FOOTAGE
CADES	NO ADDITION
COOKE-SPALDING TOTAL	614
GROUND LEVEL	138 (NEW GIFT SHOP OFFICE)
LOWER LEVEL	NO ADDITION
OFFICE/ADMIN. BLDG.	NO ADDITION
DIRECTOR'S RESIDENCE	NO ADDITION
NEW MAKAI STORAGE SHED	165 (APPROXIMATE)
NEW MAUKA STORAGE SHED	310 (APPROXIMATE)
JOHNSON TOTAL	NO ADDITION
FIRST FLOOR	NO ADDITION
SECOND FLOOR	NO ADDITION
GARAGE BLDG.	NO ADDITION
NEW BUILDING (FISHER)	11,930
UPPER LEVEL	4,518
LOWER LEVEL	5,172
BASEMENT	535
GALLERY C	1,705
PETERSEN TOTAL	NO ADDITION
TOTAL:	12, 544 SF





TCM:
PROPOSED
SITE PLAN
WITH
SQUARE
FOOTAGES



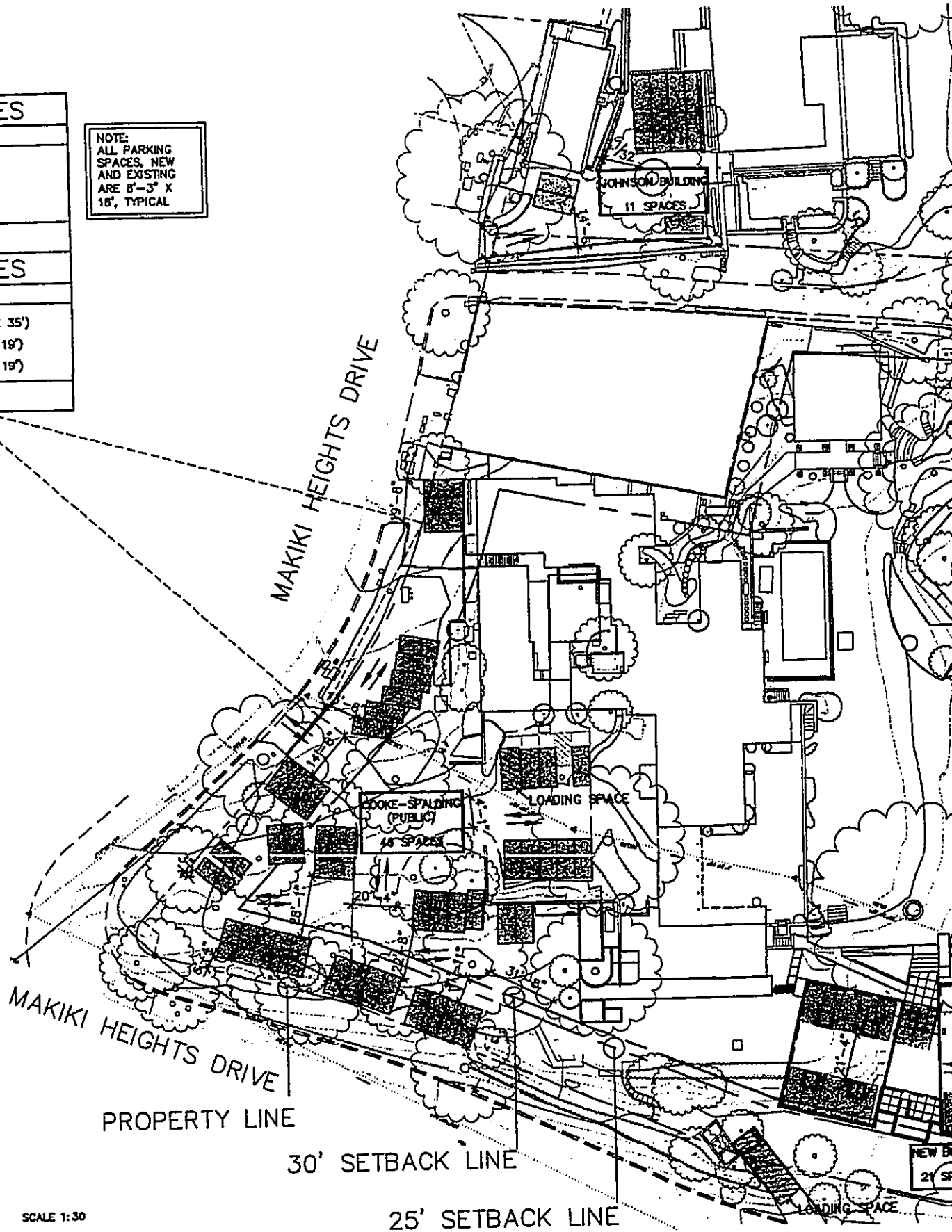
SCALE 1:40
0 80 FT

<p>FREDERICK FISHER AND PARTNERS ARCHITECTS</p>	<p>THE CONTEMPORARY MUSEUM 04010.00</p>
<p>12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 f 310.820.8118 www.fisherparkers.net</p>	<p>2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>

PROPOSED PARKING SPACES	
BUILDING	NUMBER OF SPACES
JOHNSON	11
COOKE-SPALDING	46
NEW BUILDING	21
TOTAL	78

PROPOSED LOADING SPACES	
BUILDING	NUMBER OF SPACES
NEAR NEW BUILDING (EXISTING)	1 (SIZE : 12' X 35')
COOKE-SPALDING	1 (SIZE : 9' X 19')
PIETSCH-PETERSEN	1 (SIZE : 9' X 19')
TOTAL	3

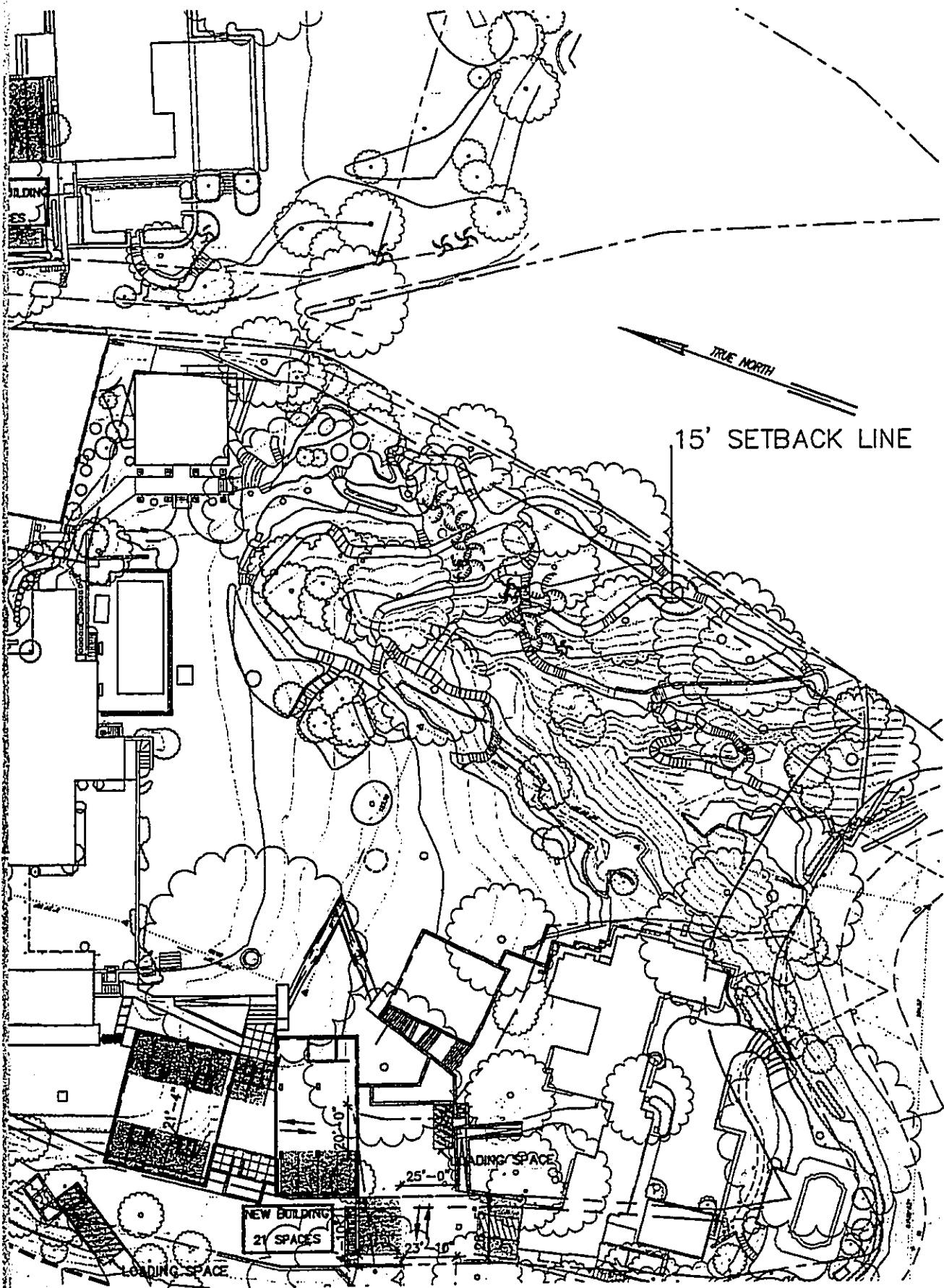
NOTE:
ALL PARKING
SPACES, NEW
AND EXISTING
ARE 8'-3" X
18', TYPICAL



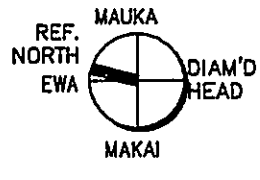
M MASON ARCHITECTS, INC.
119 Market Street, Suite 204
Berkeley, CA 94702
925.841.1234

SCALE 1:30

25' SETBACK LINE



TCM:
PROPOSED
PARKING
CONDITION

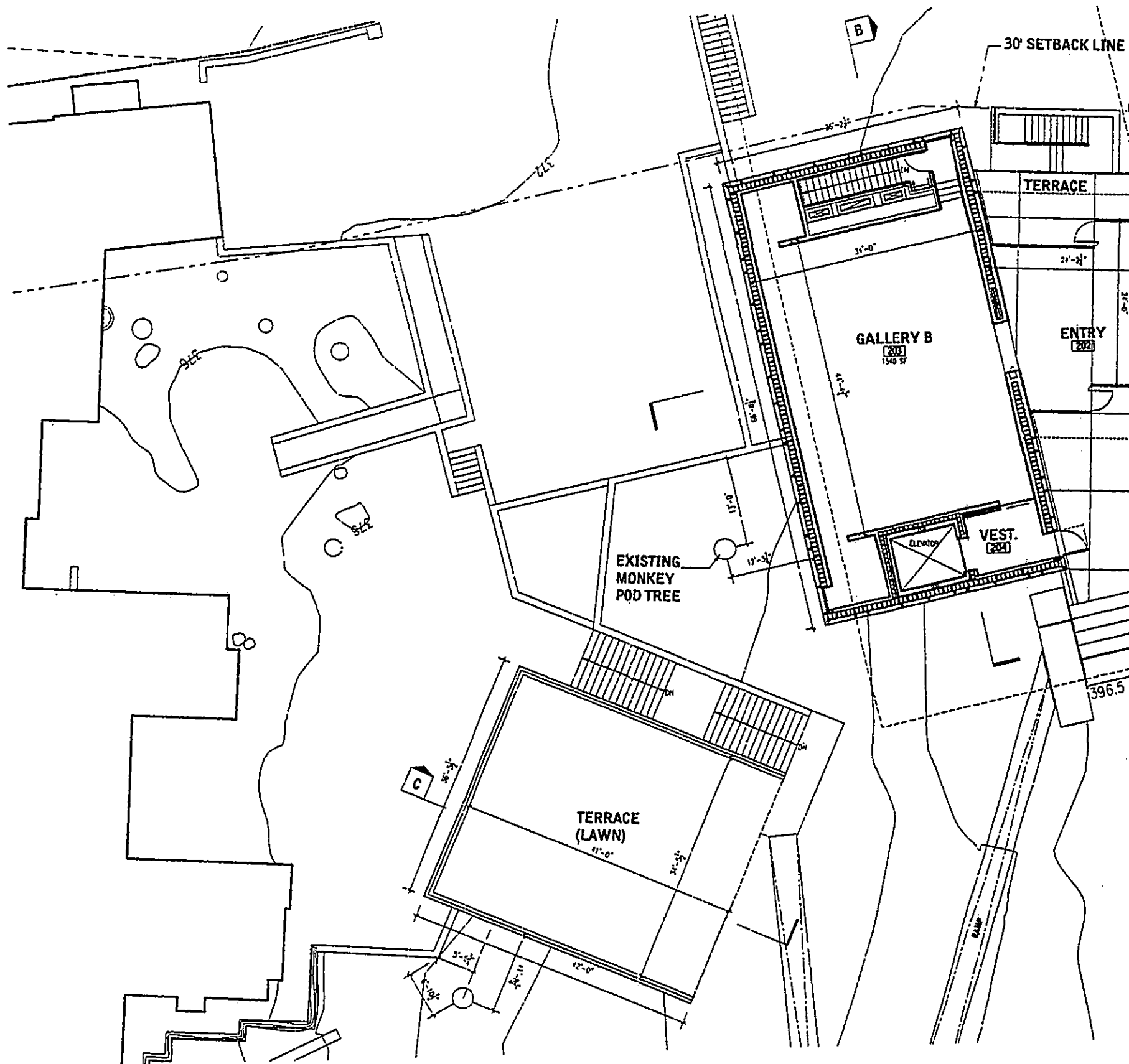


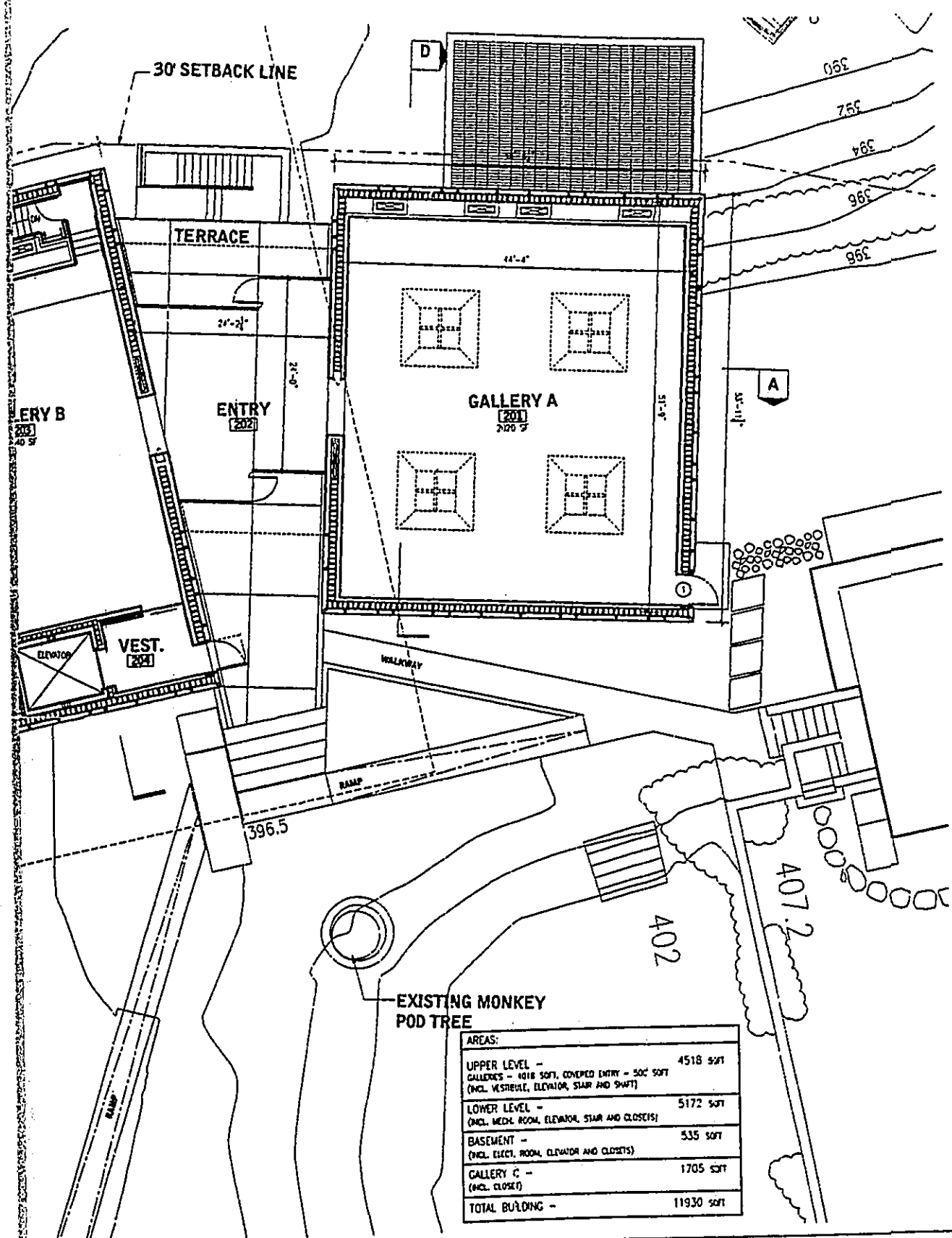
FREDERICK FISHER AND PARTNERS ARCHITECTS

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04010.00

12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.6680 f 310.820.6118 www.fisherpartners.net

2411 Makiki Heights Drive HONOLULU, HAWAII 96822





UPPER LEVEL PLAN

SCALE
1/16" = 1'-0"



EXISTING MONKEY
POD TREE

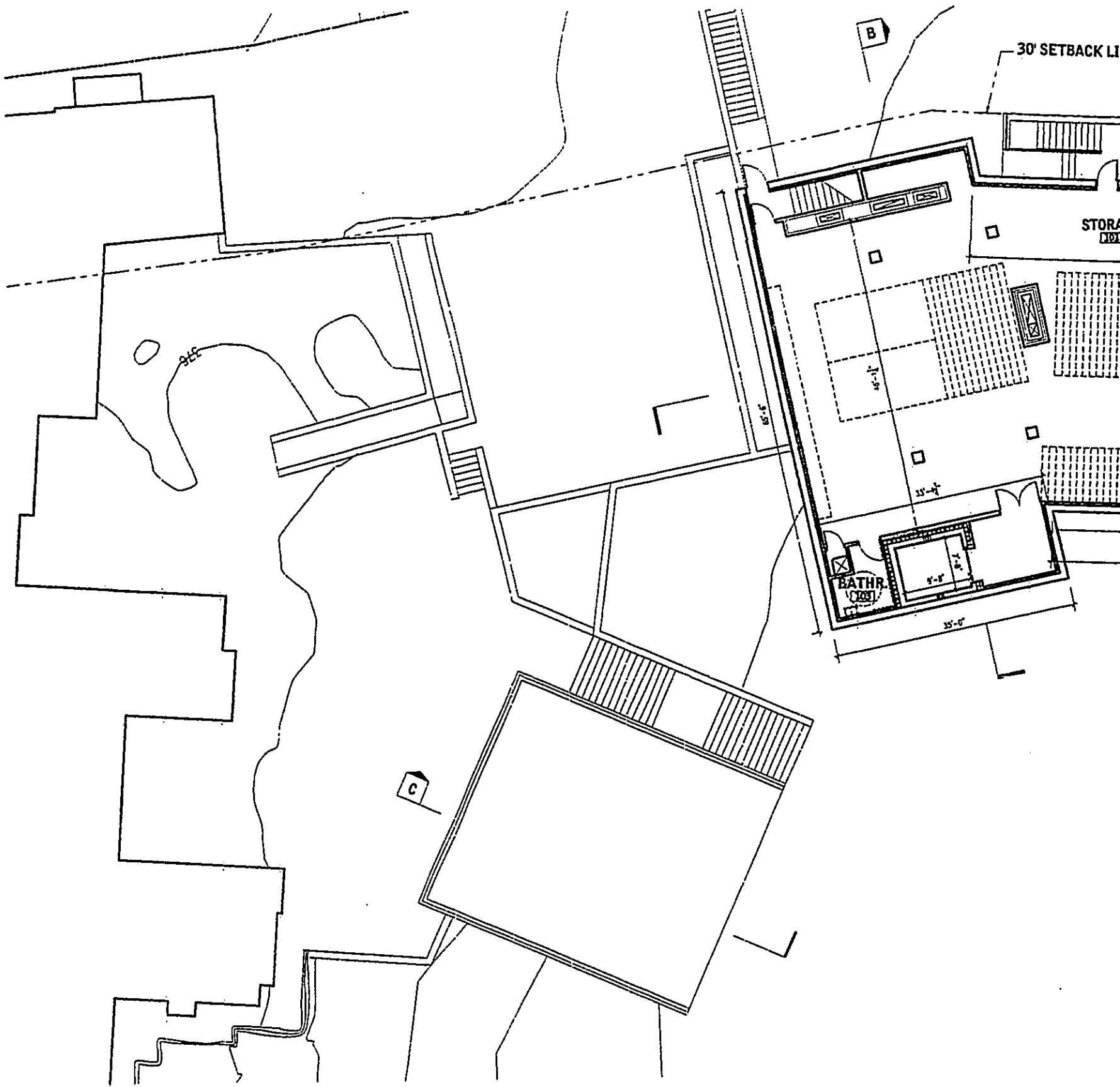
AREAS:	
UPPER LEVEL - GALLERIES - 1018 SQFT, COVERED ENTRY - 500 SQFT (INCL. VESTIBULE, ELEVATOR, STAIR AND SHAFT)	4518 SQFT
LOWER LEVEL - (INCL. MECH. ROOM, ELEVATOR, STAIR AND CLOSETS)	5172 SQFT
BASEMENT - (INCL. ELECT. ROOM, ELEVATOR AND CLOSETS)	535 SQFT
GALLERY C - (INCL. CLOSET)	1705 SQFT
TOTAL BUILDING -	11930 SQFT

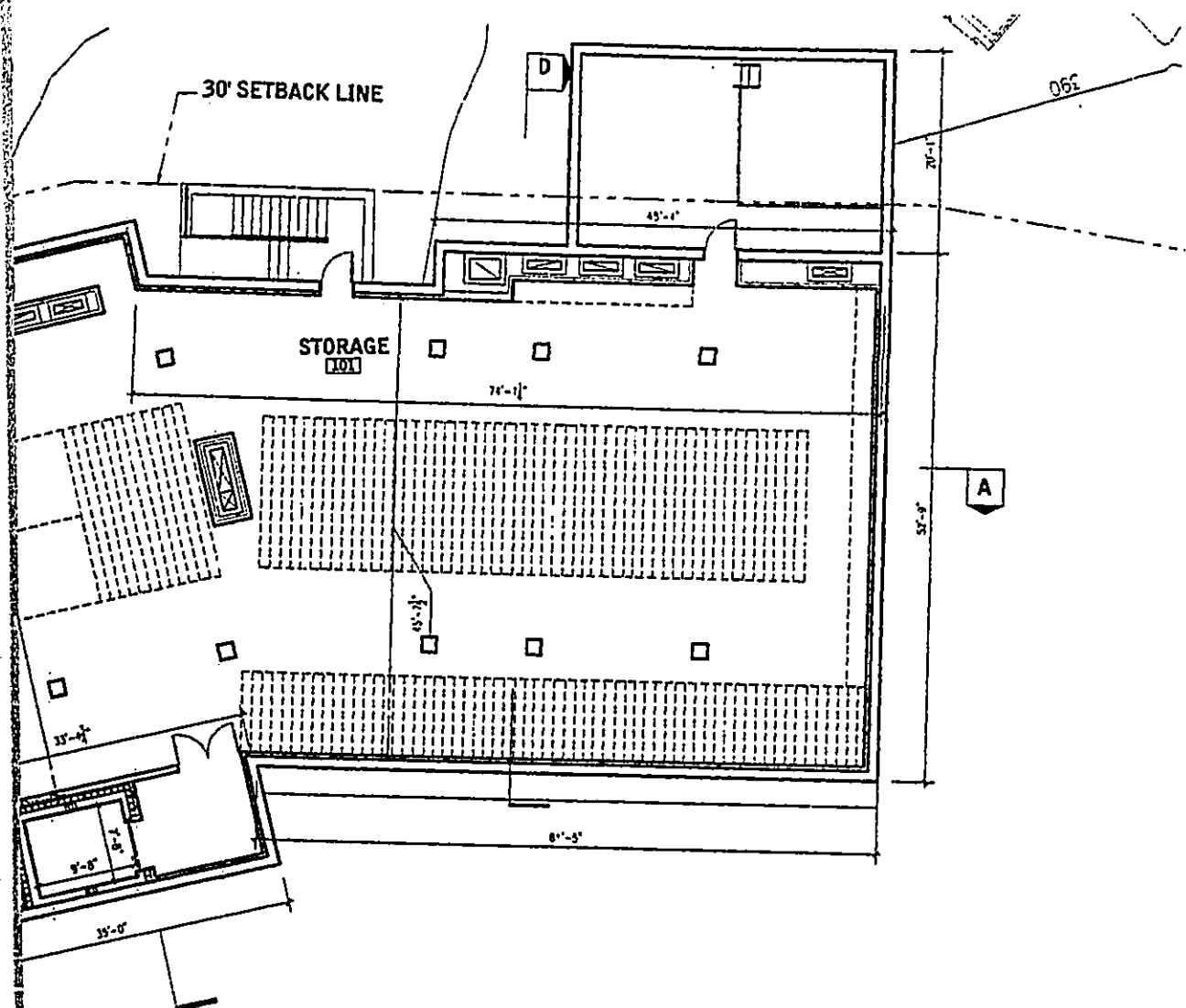
FREDERICK FISHER AND PARTNERS ARCHITECTS

12246 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.6680 (310.820.6118) www.fisherpartners.net

THE CONTEMPORARY MUSEUM
04010.00

2411 Makiki Heights Drive HONOLULU, HAWAII 96822





**LOWER LEVEL
PLAN**

SCALE
1/16" = 1'-0"



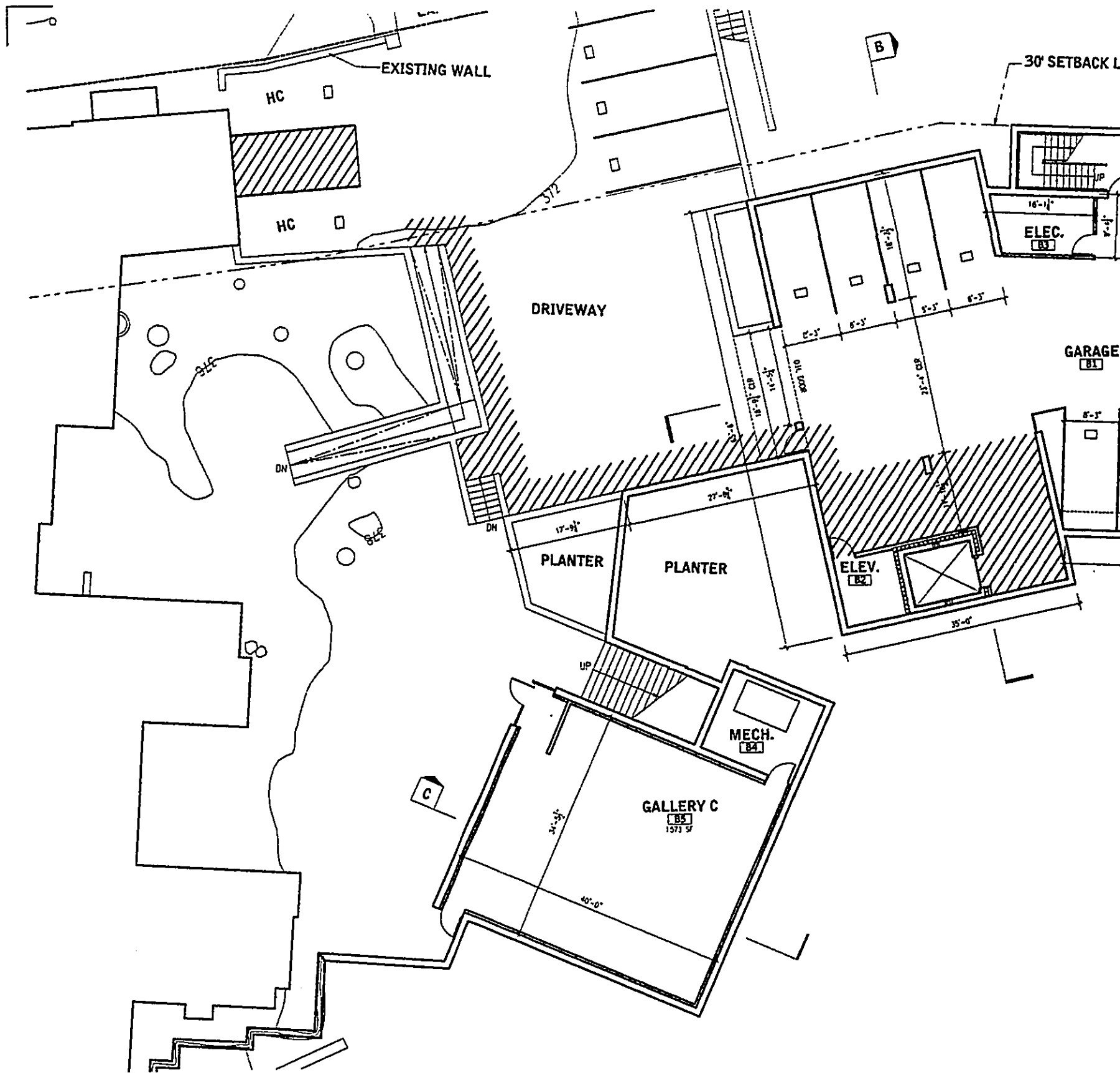
AREAS:	
UPPER LEVEL - GALLERIES - 4018 SQFT, COVERED ENTRY - 501 SQFT (INCL. VESTIBULE, ELEVATOR, STAIR AND SHFT)	4518 SQFT
LOWER LEVEL - (INCL. MECH. ROOM, ELEVATOR, STAIR AND CLOSETS)	5172 SQFT
BASEMENT - (INCL. ELECT. ROOM, ELEVATOR AND CLOSETS)	535 SQFT
GALLERY C - (INCL. CLOSET)	1705 SQFT
TOTAL BUILDING -	11930 SQFT

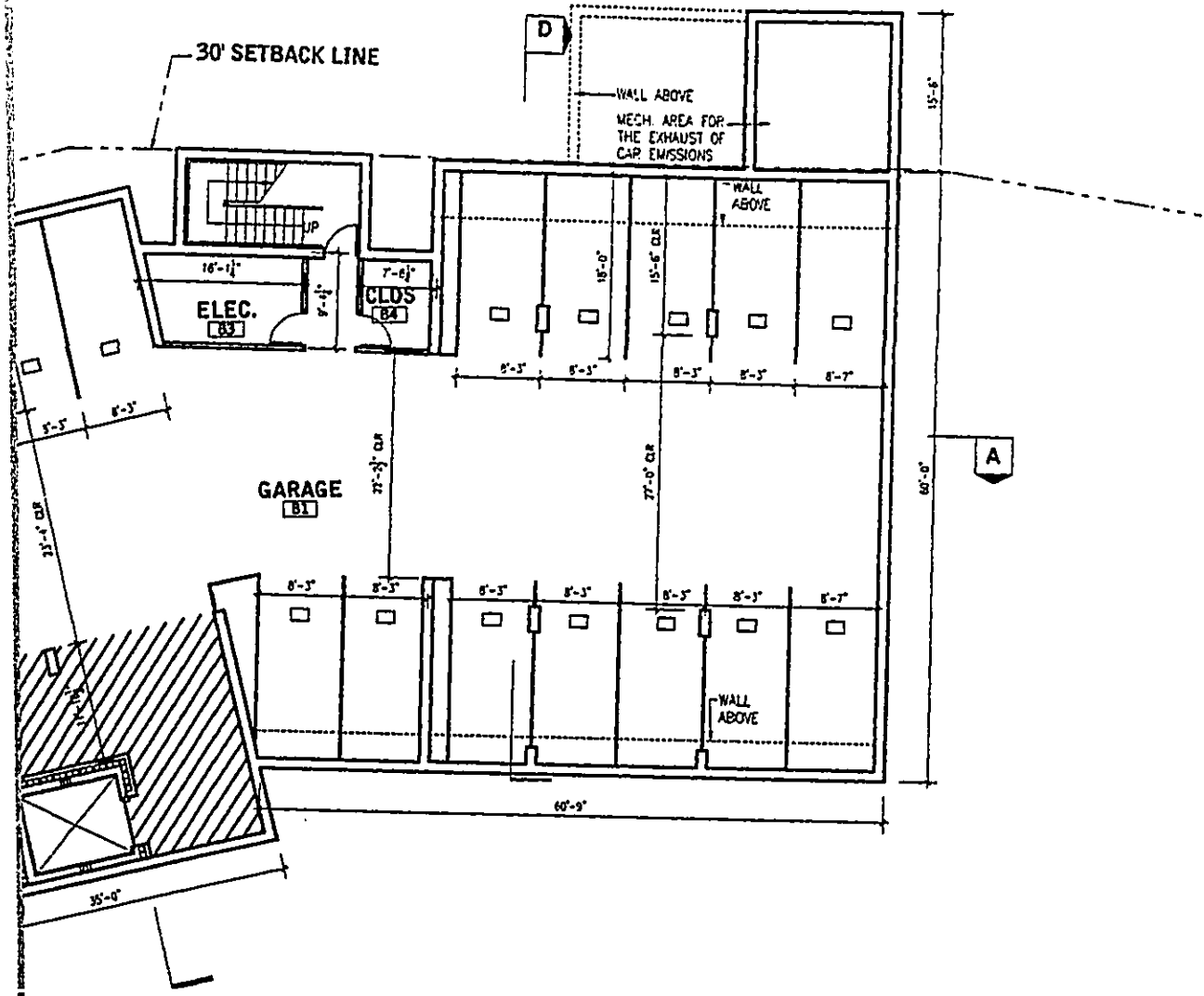
FREDERICK FISHER AND PARTNERS ARCHITECTS

12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.6680 310.820.6118 www.fisherpartners.net

THE CONTEMPORARY MUSEUM
04010.00

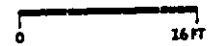
2411 Makiki Heights Drive HONOLULU, HAWAII 96822





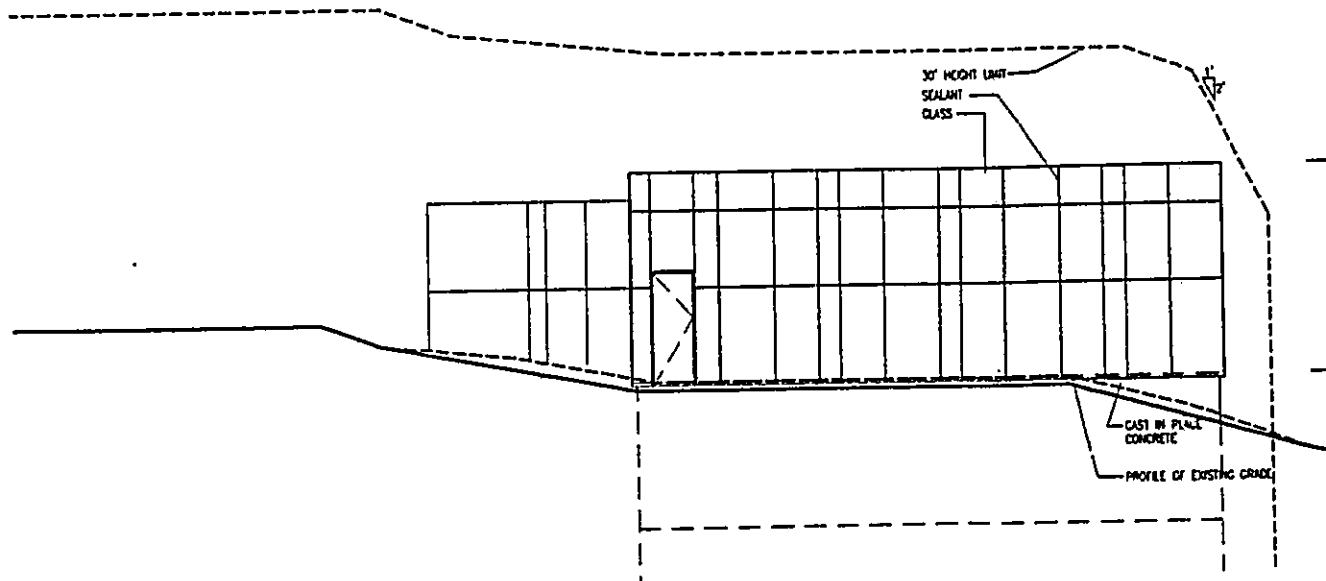
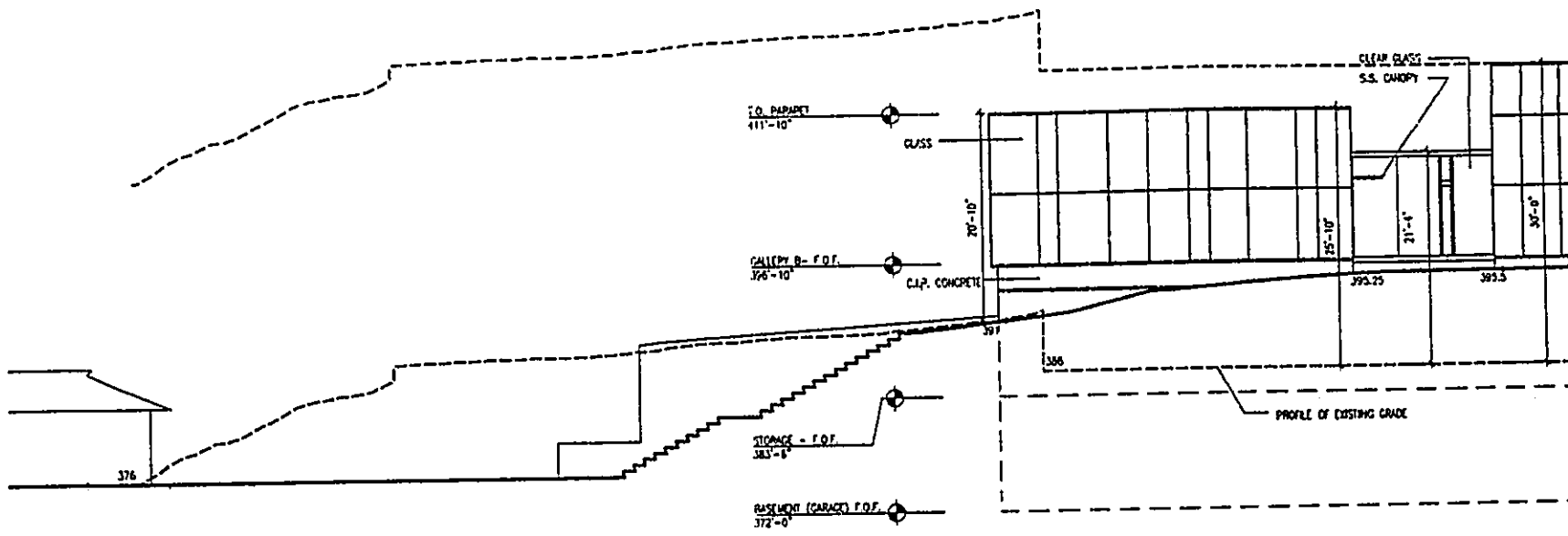
**BASEMENT
PLAN**

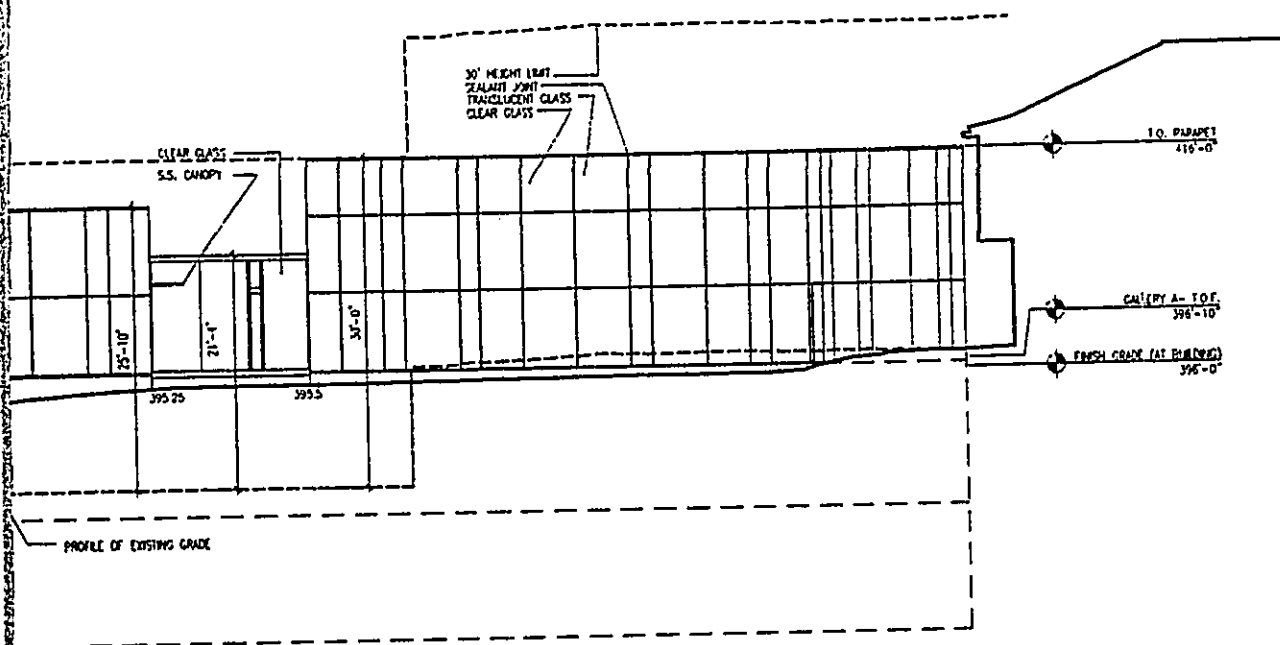
SCALE
1/16" = 1'-0"



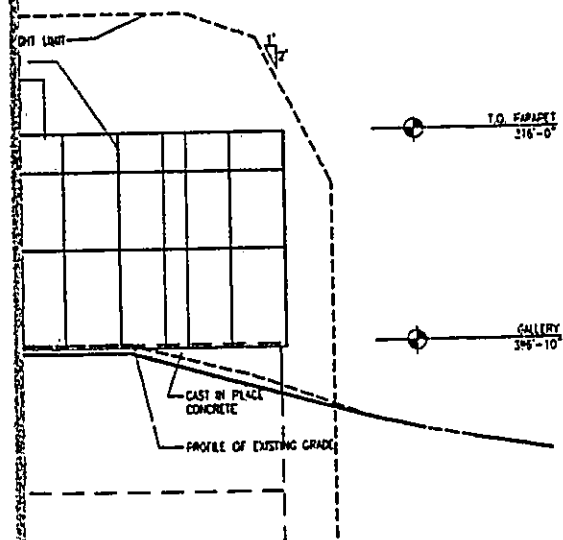
AREAS:	
UPPER LEVEL - GALLERIES - 4318 SQFT, COVERED ENTRY - 500 SQFT (INCL. VESTIBULE, ELEVATOR, STAIR AND SHUTT)	4518 SQFT
LOWER LEVEL - (INCL. MECH. ROOM, ELEVATOR, STAIR AND CLOSETS)	5172 SQFT
BASEMENT - (INCL. ELEC. ROOM, ELEVATOR AND CLOSETS)	535 SQFT
GALLERY C - (INCL. CLOSET)	1705 SQFT
TOTAL BUILDING -	11930 SQFT

DERICK FISHER AND PARTNERS ARCHITECTS 8 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 f310.820.6118 www.fisherpartners.net	THE CONTEMPORARY MUSEUM 04010.00 2411 Makiki Heights Drive HONOLULU, HAWAII 96822
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EAST ELEVATION



NORTH ELEVATION

ELEVATIONS

SCALE
1/16" = 1'-0"

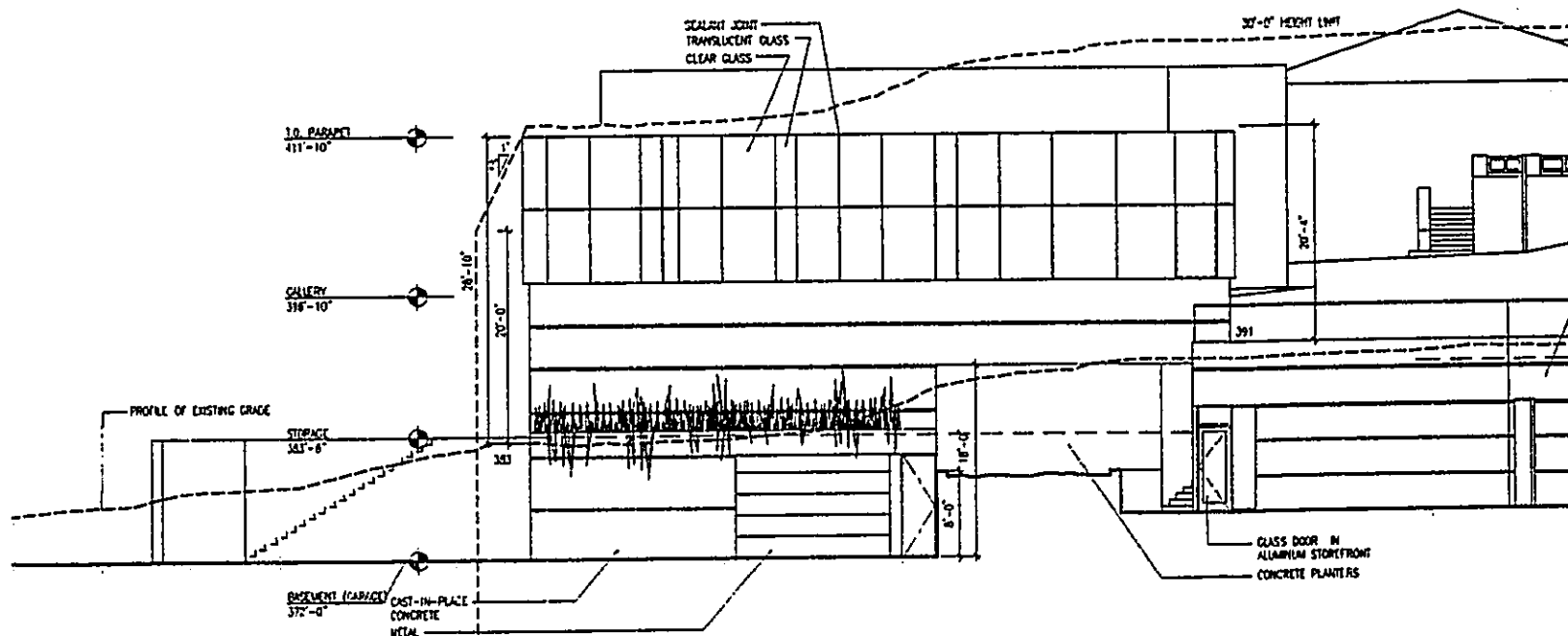
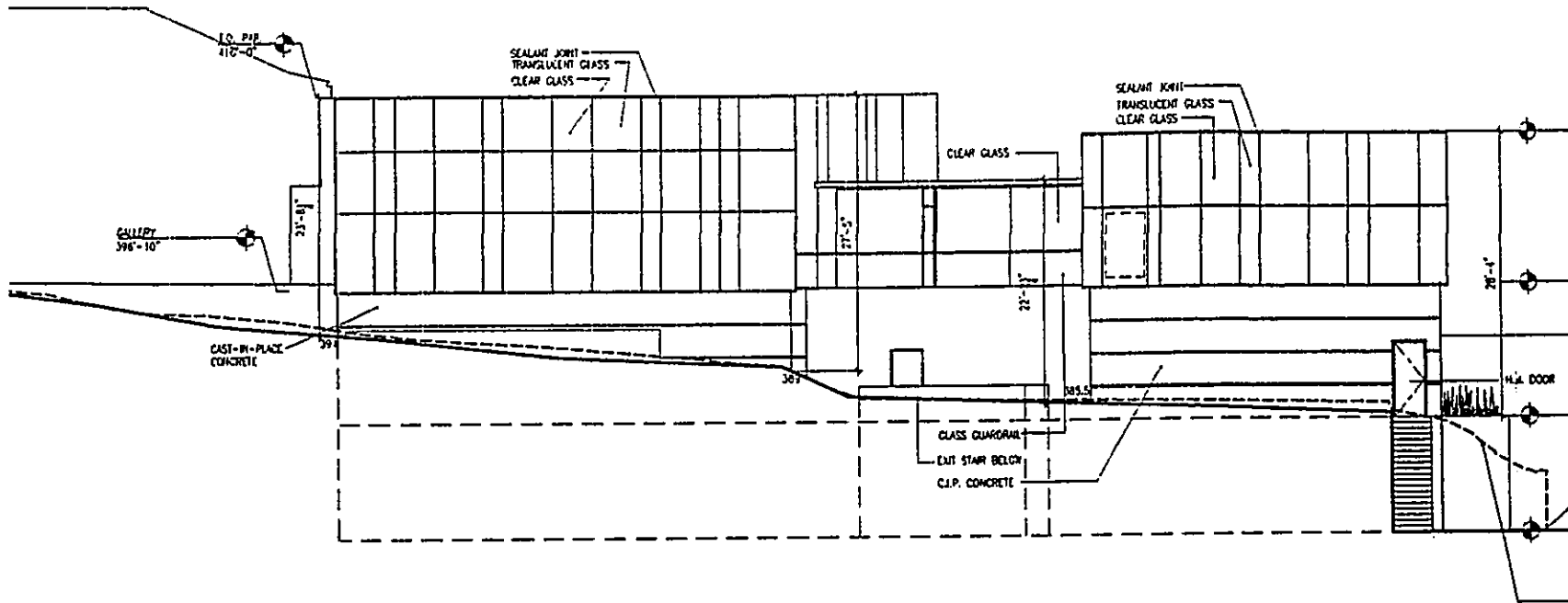


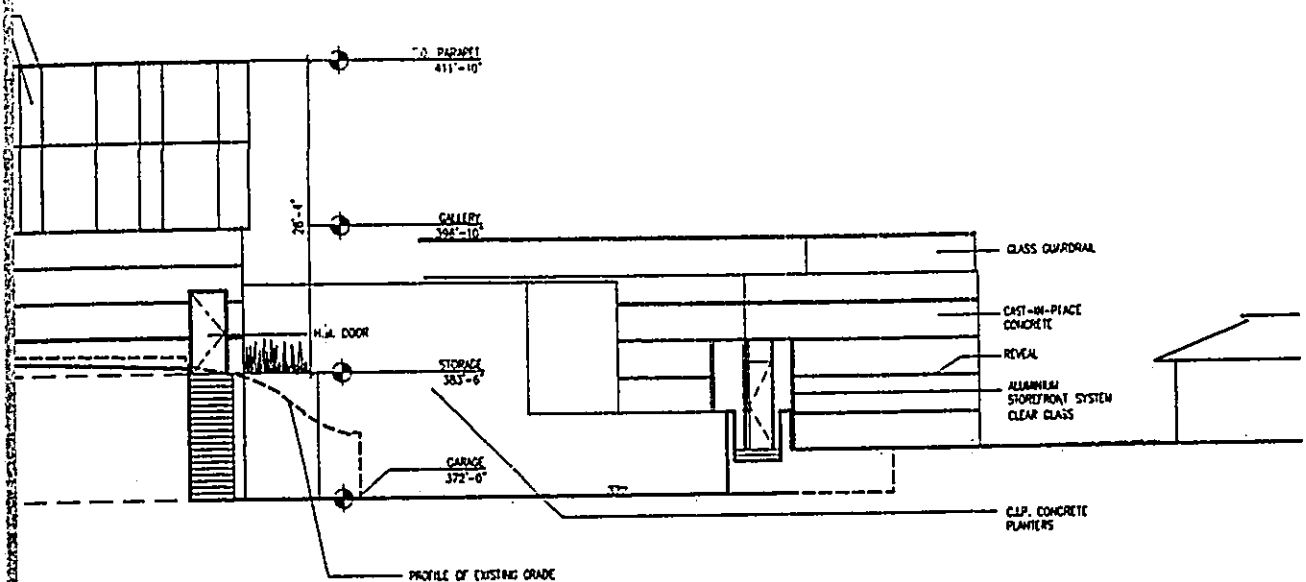
FREDERICK FISHER AND PARTNERS ARCHITECTS

12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.6680 1310.820.6218 www.fisherpartners.net

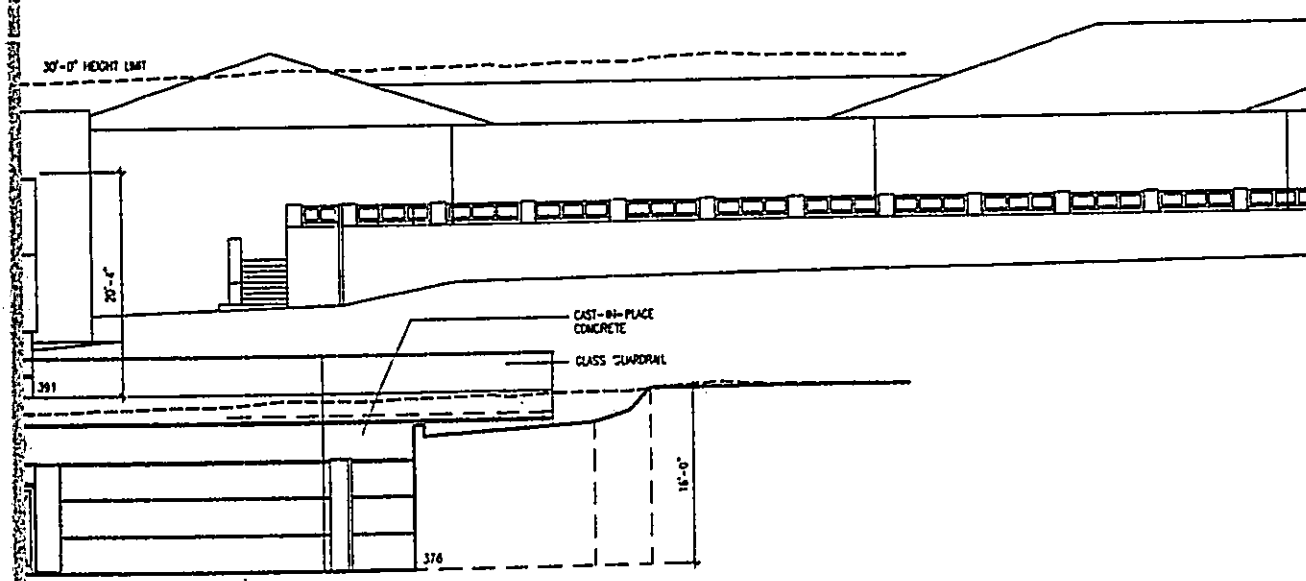
THE CONTEMPORARY MUSEUM
04010.00

2411 Makiki Heights Drive HONOLULU, HAWAII 96822





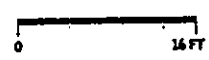
WEST ELEVATION



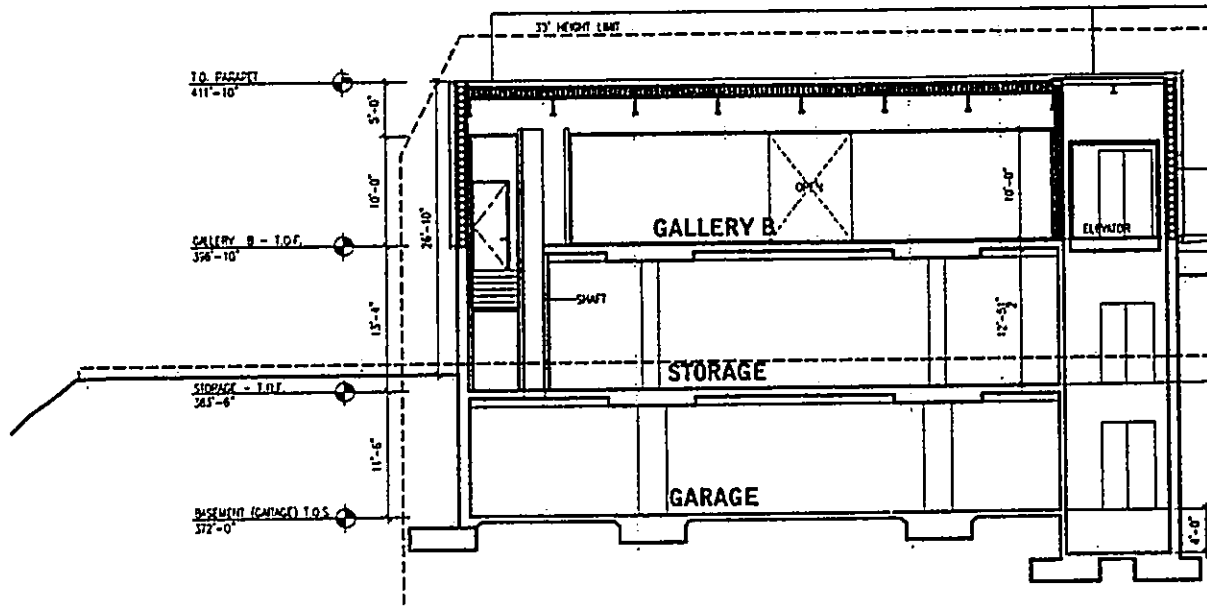
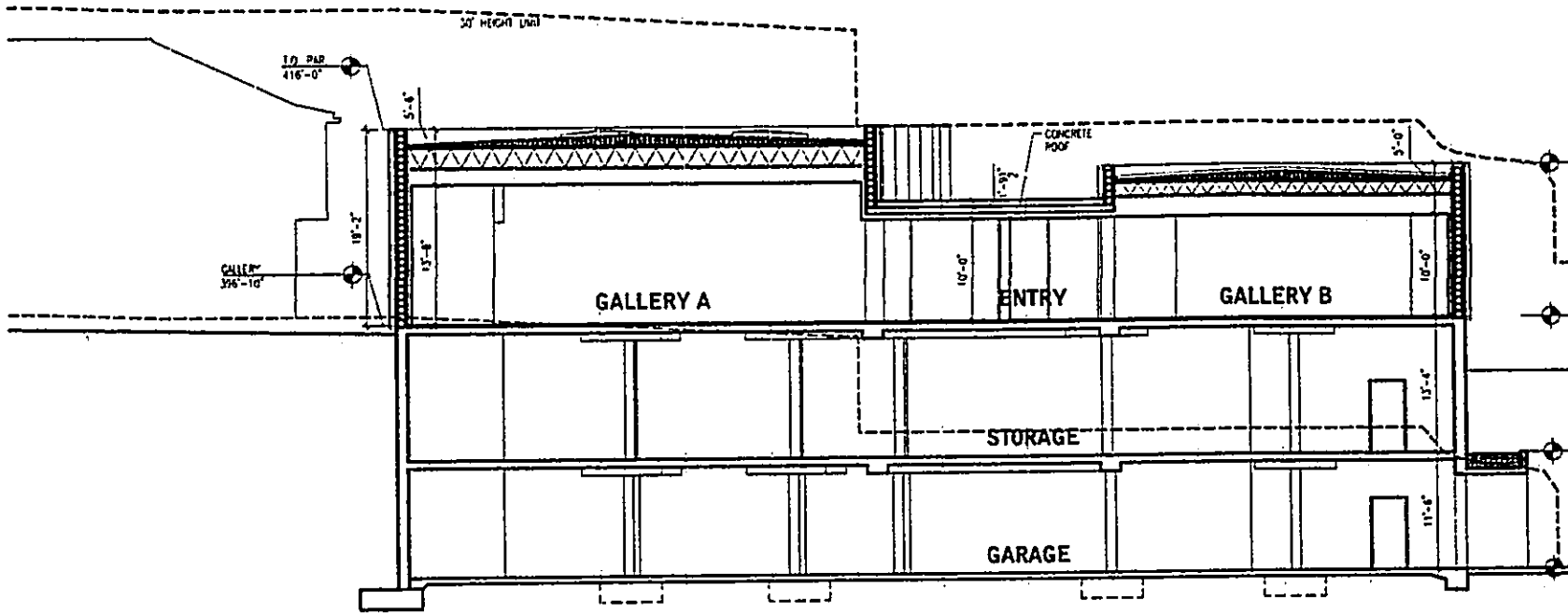
SOUTH ELEVATION

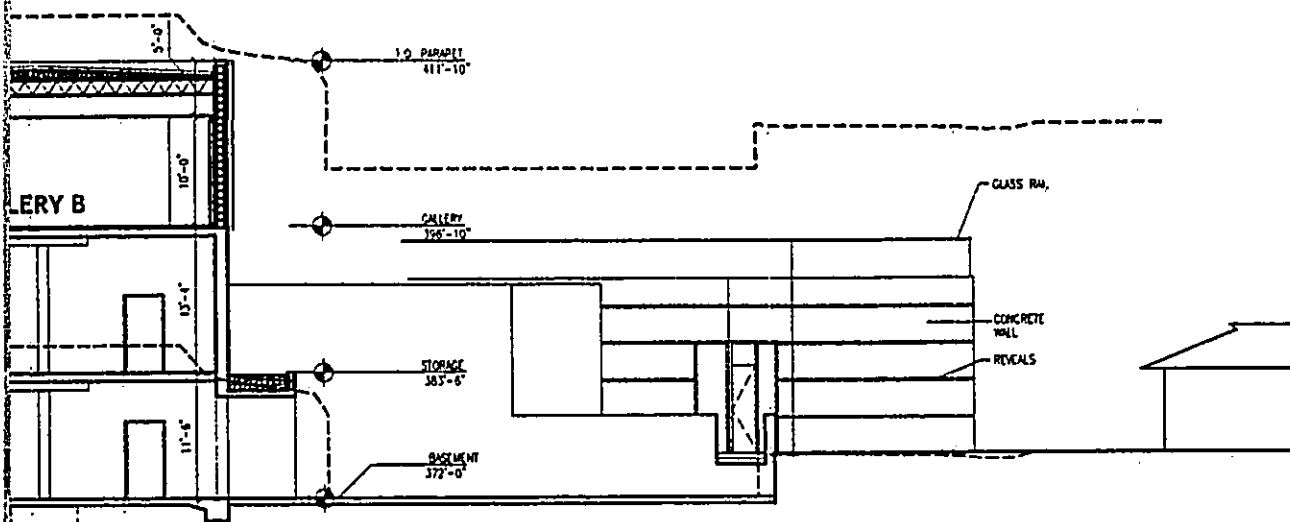
ELEVATIONS

SCALE
1/16" = 1'-0"

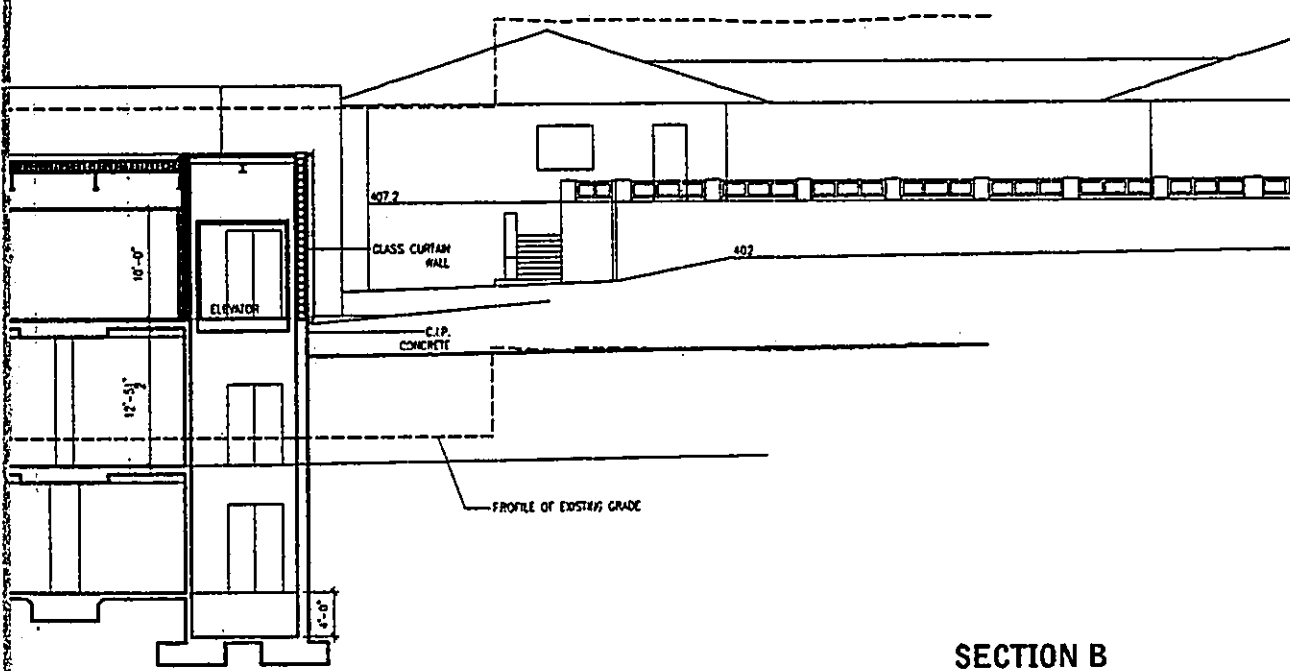


<p>FREDERICK FISHER AND PARTNERS ARCHITECTS</p>	<p>THE CONTEMPORARY MUSEUM 04010.00</p>
<p>12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 1310.820.6118 www.fisherpartners.net</p>	<p>2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>





SECTION A



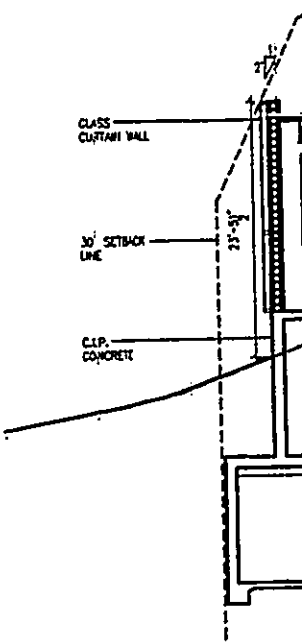
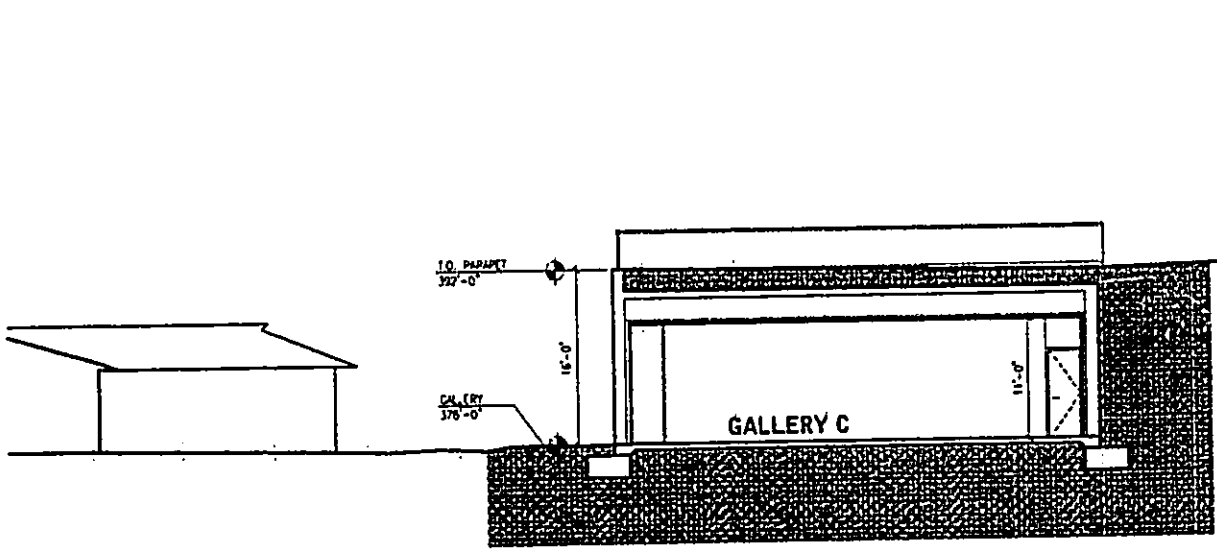
SECTION B

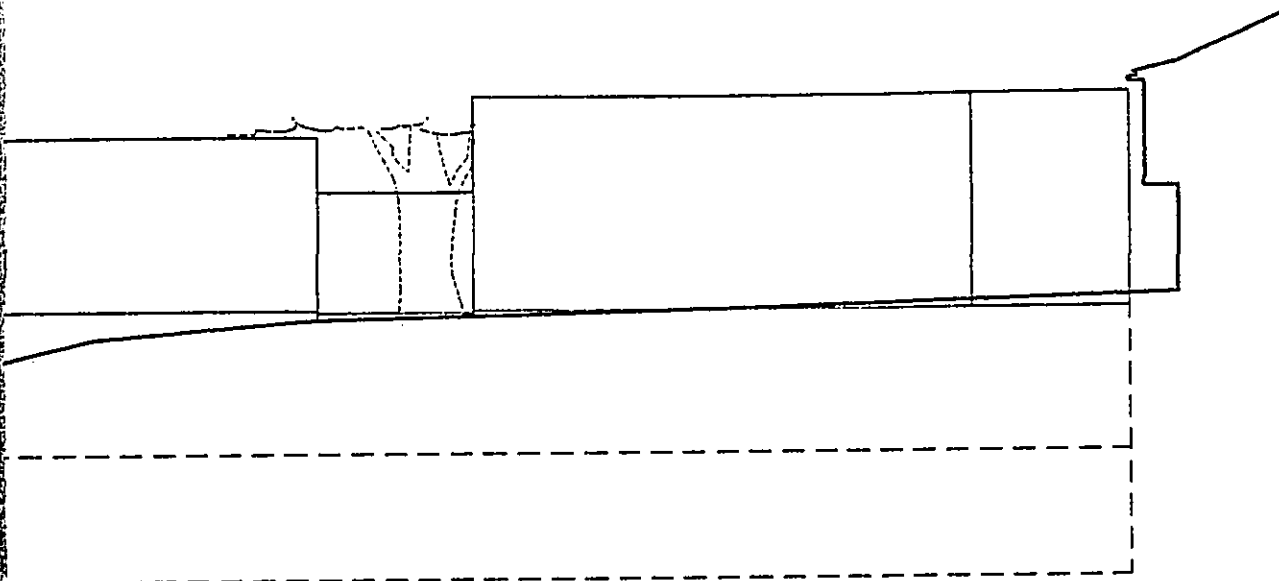
SECTIONS

SCALE
1/16" = 1'-0"

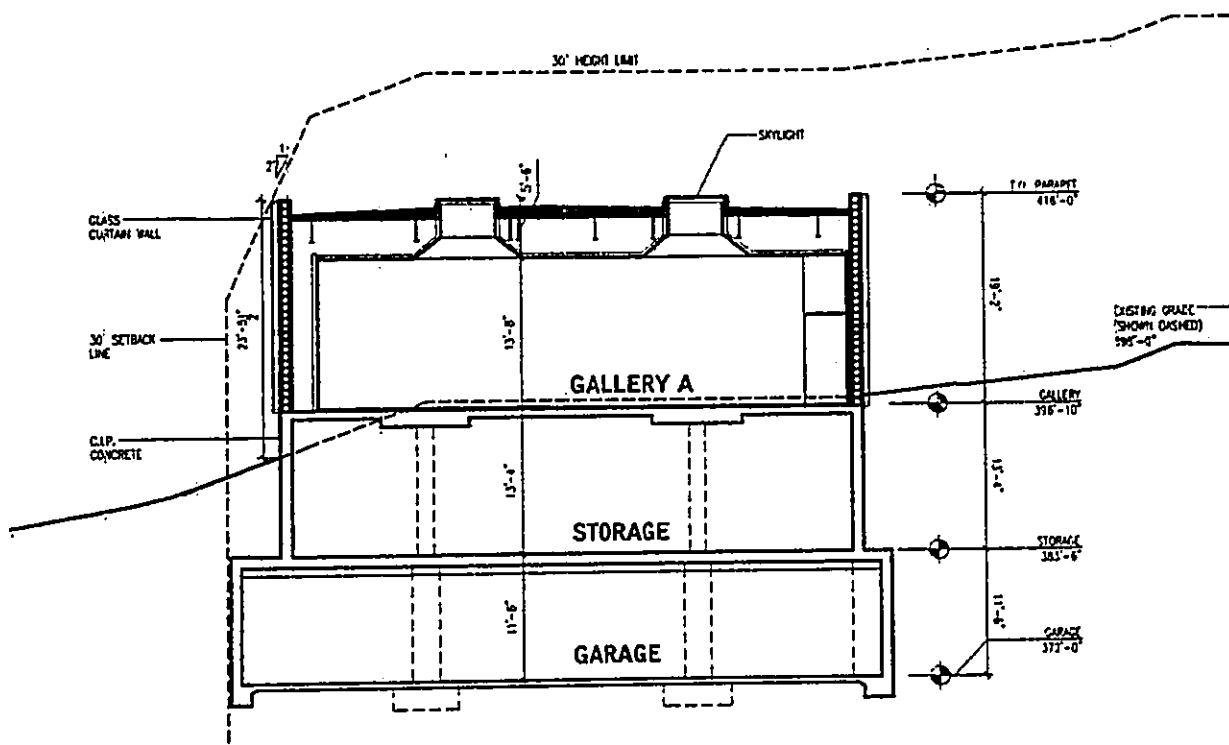


<p>FREDERICK FISHER AND PARTNERS ARCHITECTS</p>	<p>THE CONTEMPORARY MUSEUM 04010.00</p>
<p>12246 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 f 310.820.6118 www.fisherpartners.net</p>	<p>2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>





SECTION C



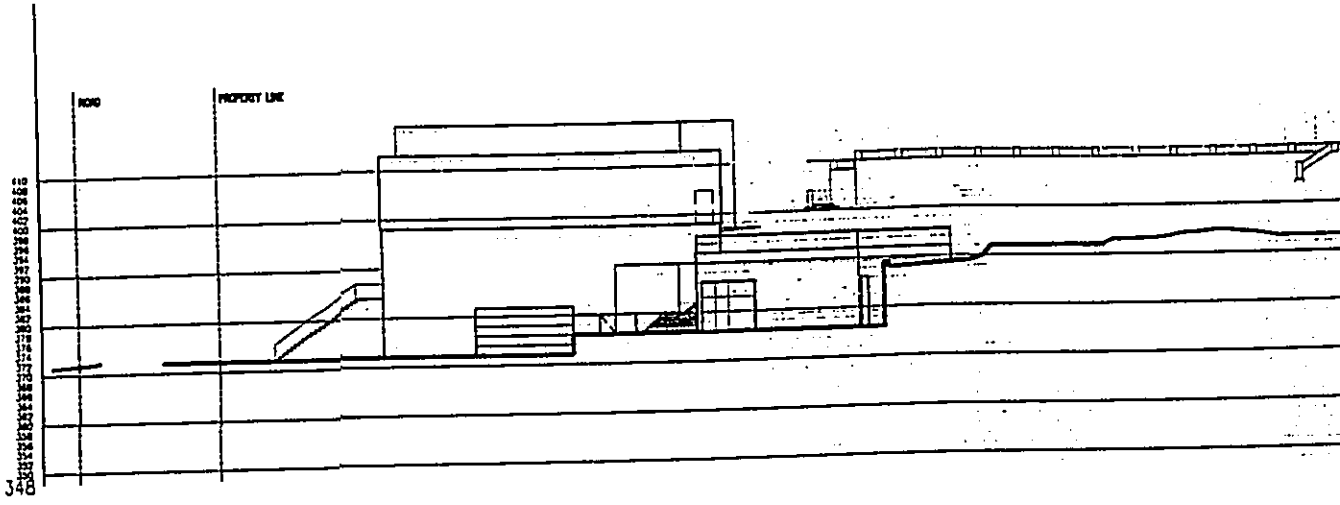
SECTIONS

SCALE
1/16" = 1'-0"

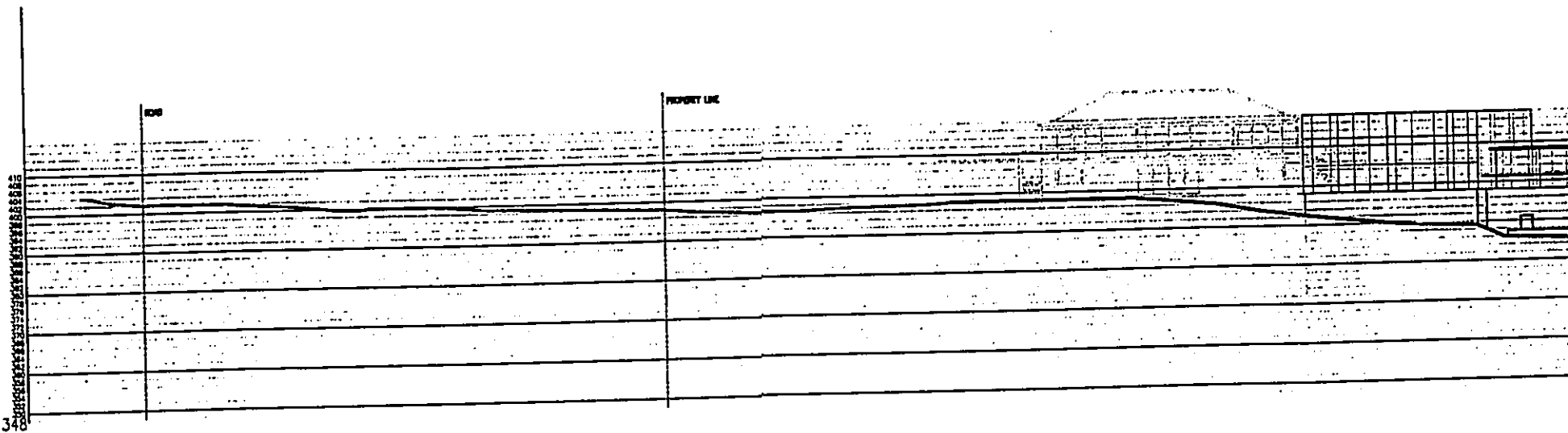


SECTION D

<p>FREDERICK FISHER AND PARTNERS ARCHITECTS</p> <p>12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 f310.820.6118 www.fisherpartners.net</p>	<p>THE CONTEMPORARY MUSEUM 04010.00</p> <p>2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>
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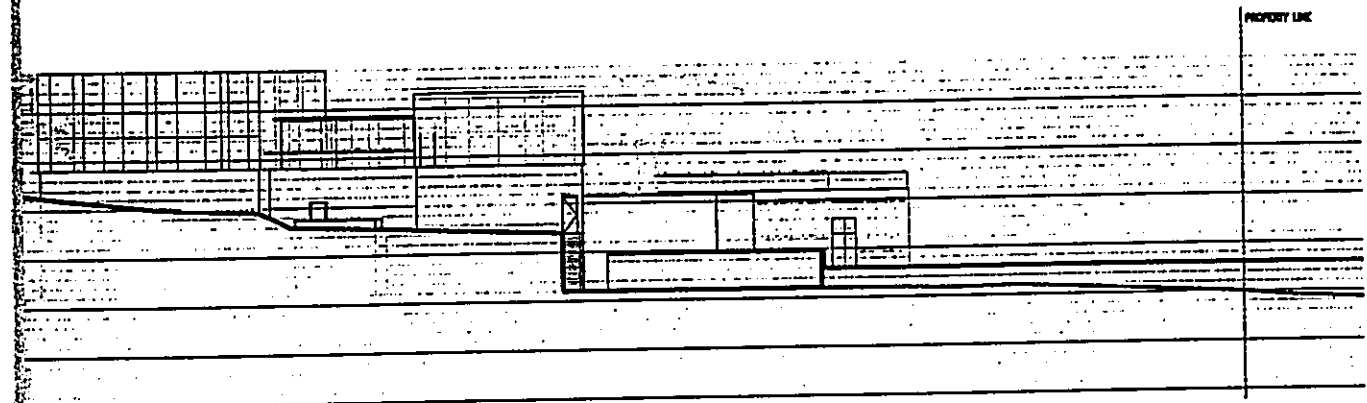
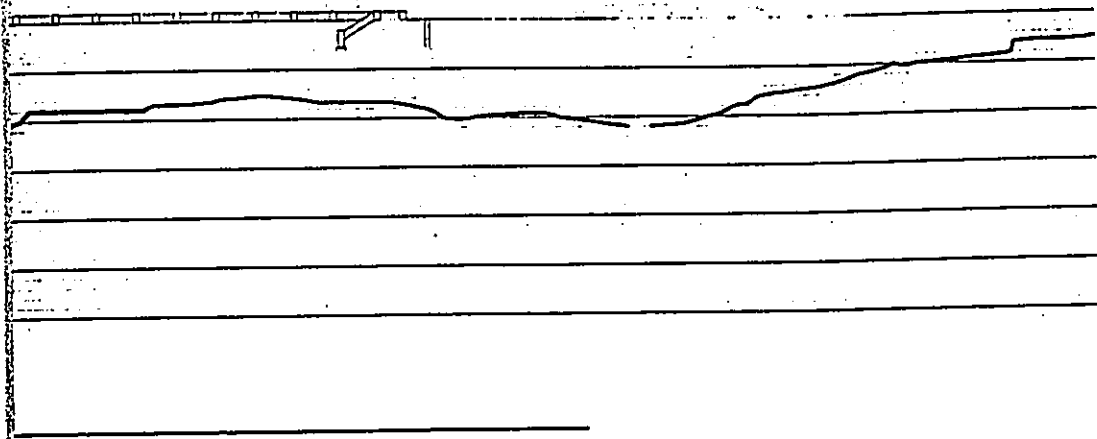


SITE SECTION B
SCALE: 1 : 20



SITE SECTION A
SCALE: 1 : 20

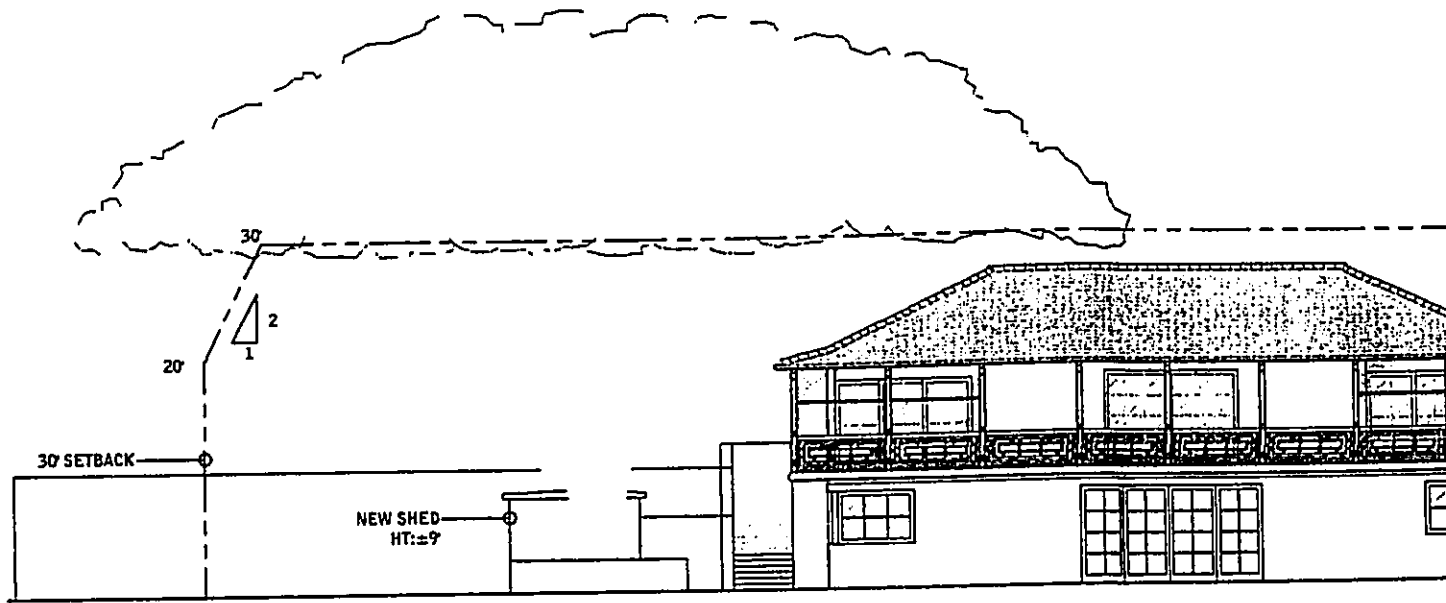
M MASON ARCHITECTS, INC.
 1000 North Street, Suite 100
 Chicago, Illinois 60610
 (312) 467-1000



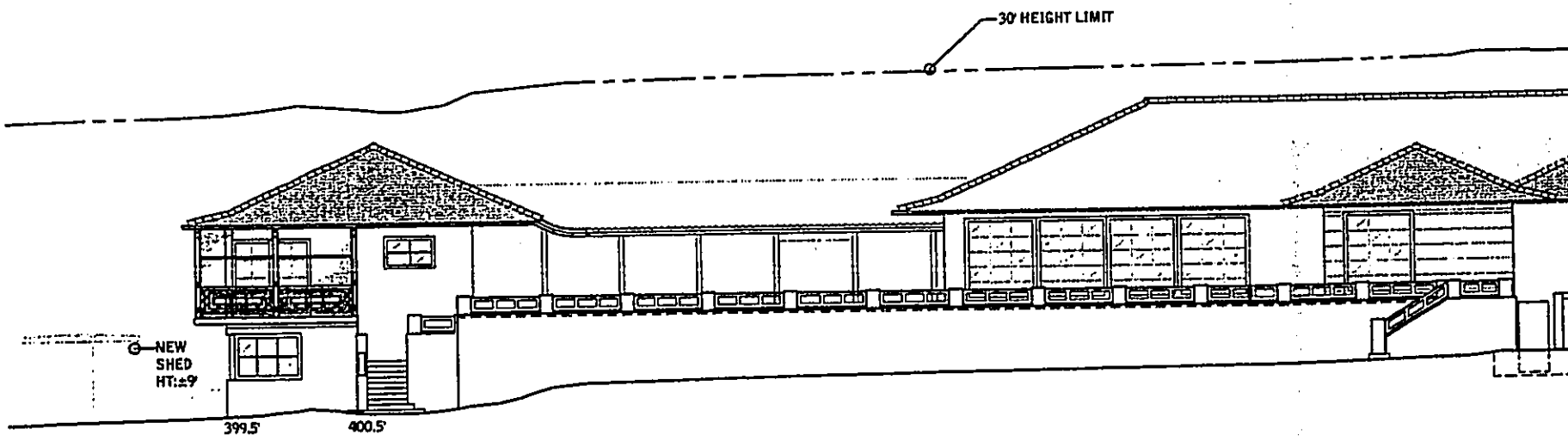
TCM:
SITE
SECTIONS



<p>FREDERICK FISHER AND PARTNERS ARCHITECTS 12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 f 310.820.6118 www.fishpartners.net</p>	<p>THE CONTEMPORARY MUSEUM 04010.00 2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>
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MAKAI WING, MAKAI ELEVATION



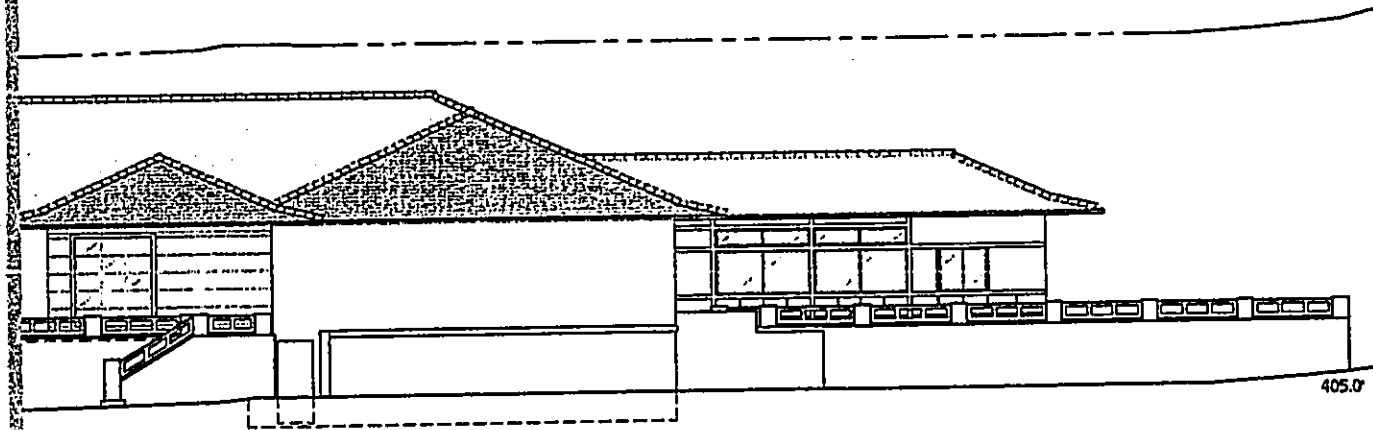
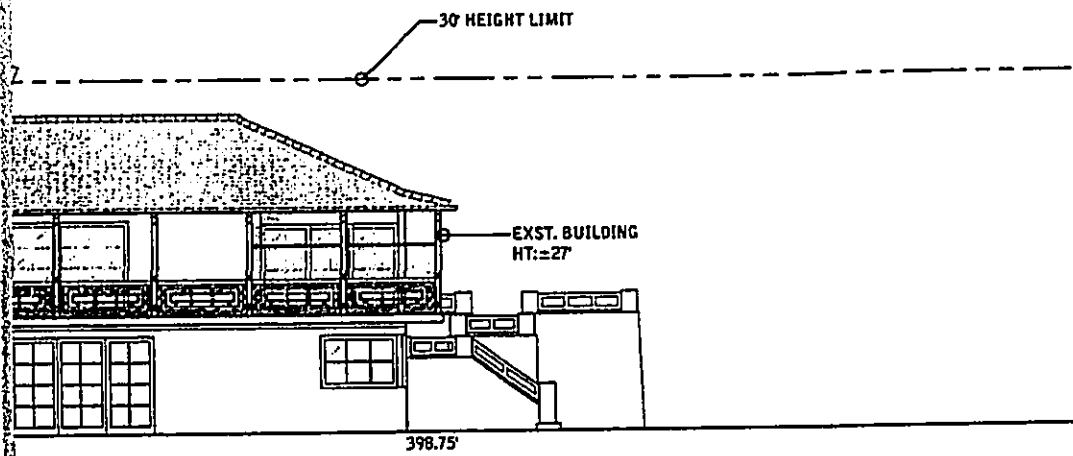
DIAMOND HEAD ELEVATION



MASON ARCHITECTS, INC.
 119 Sandford Street, Suite 201
 Honolulu, Hawaii 96813
 (808) 535-1000

COOKE-SPALDING BUILDING EXTERIOR ELEVATIONS

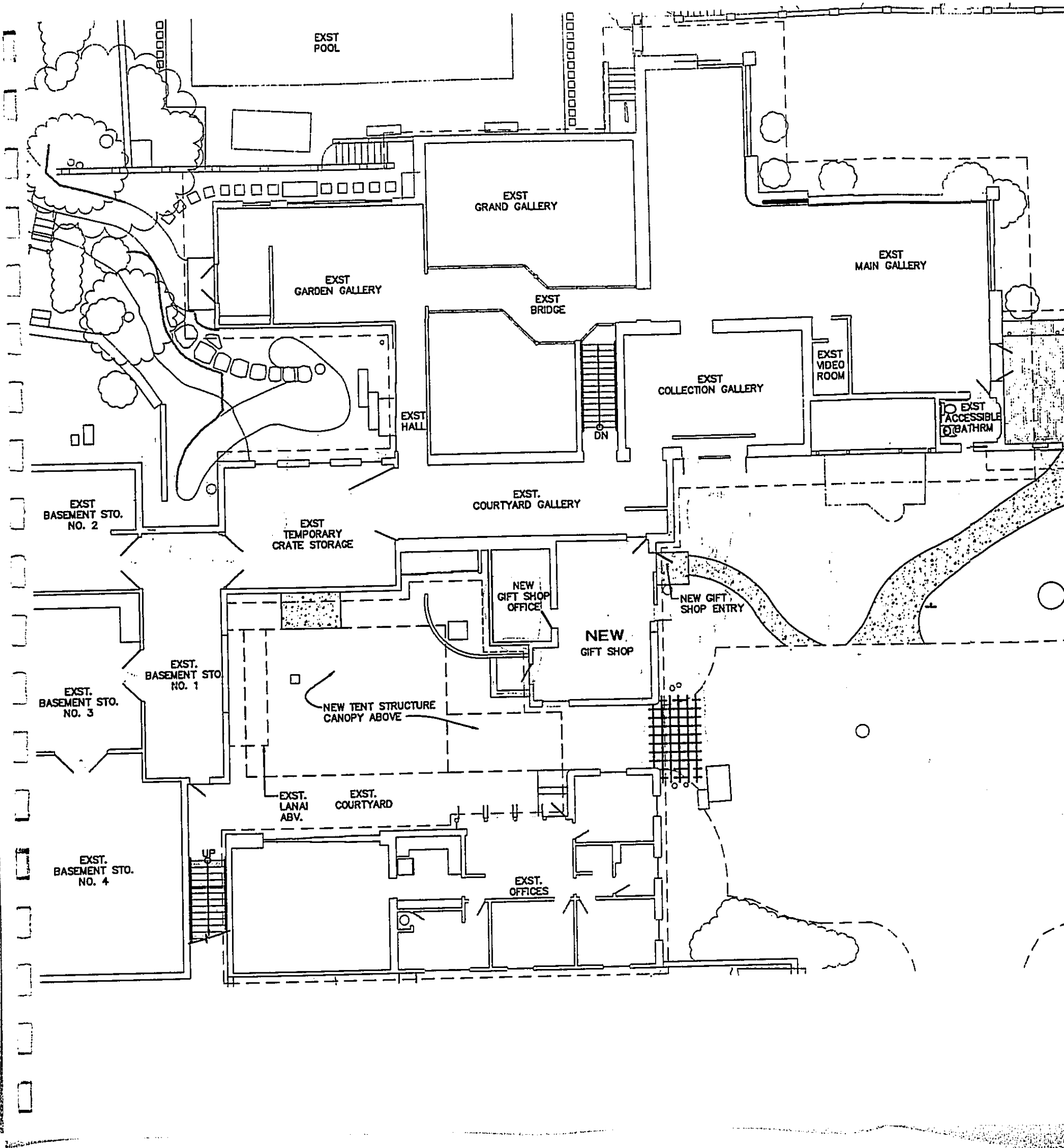
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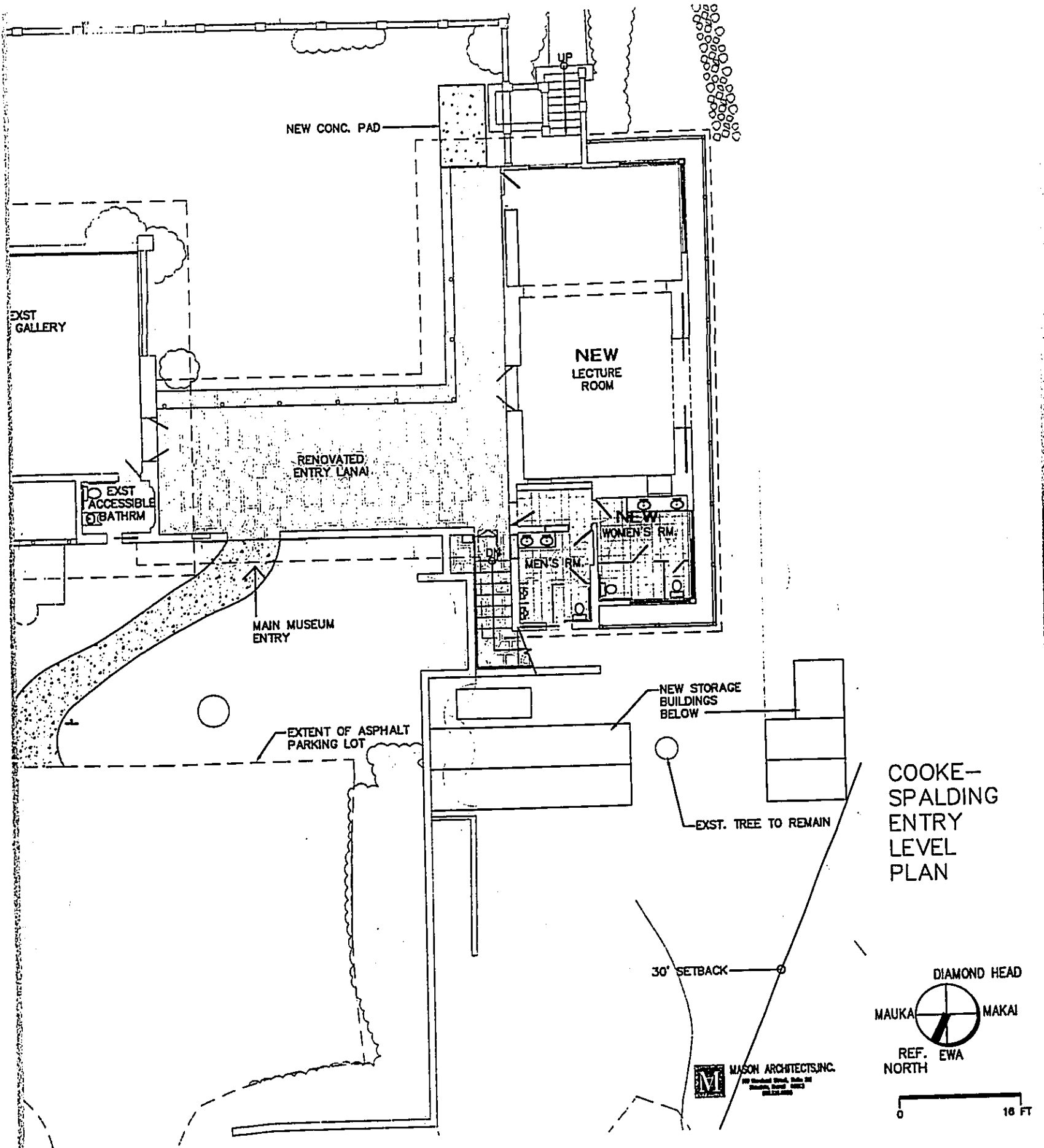


TCM:
 COOKE-
 SPALDING
 EXTERIOR
 ELEVATIONS



<p>FREDERICK FISHER AND PARTNERS ARCHITECTS</p> <p>12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 f 310.820.6118 www.fisherpartners.net</p>	<p>THE CONTEMPORARY MUSEUM 04010.00</p> <p>2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>
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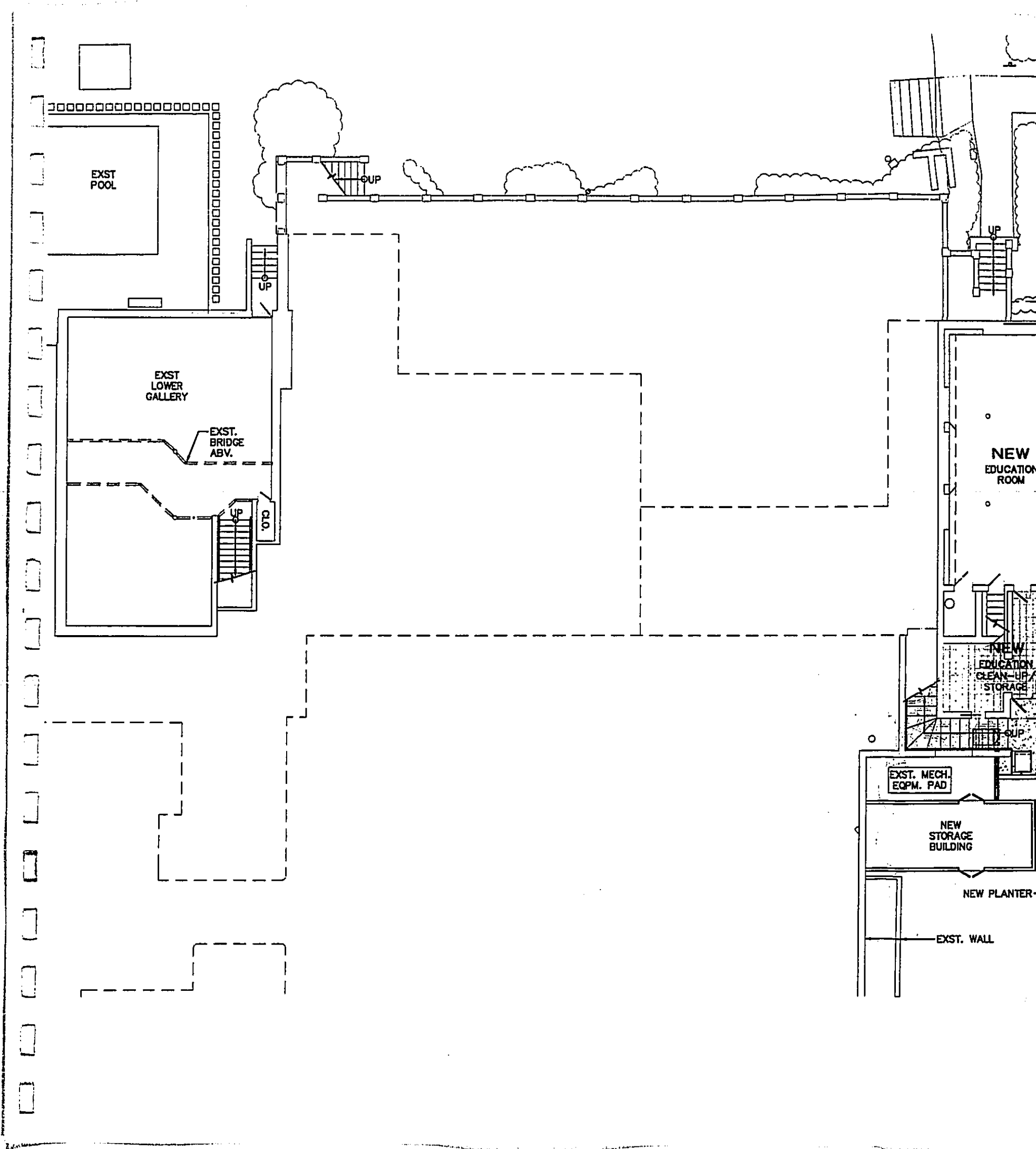
FREDERICK FISHER AND PARTNERS ARCHITECTS

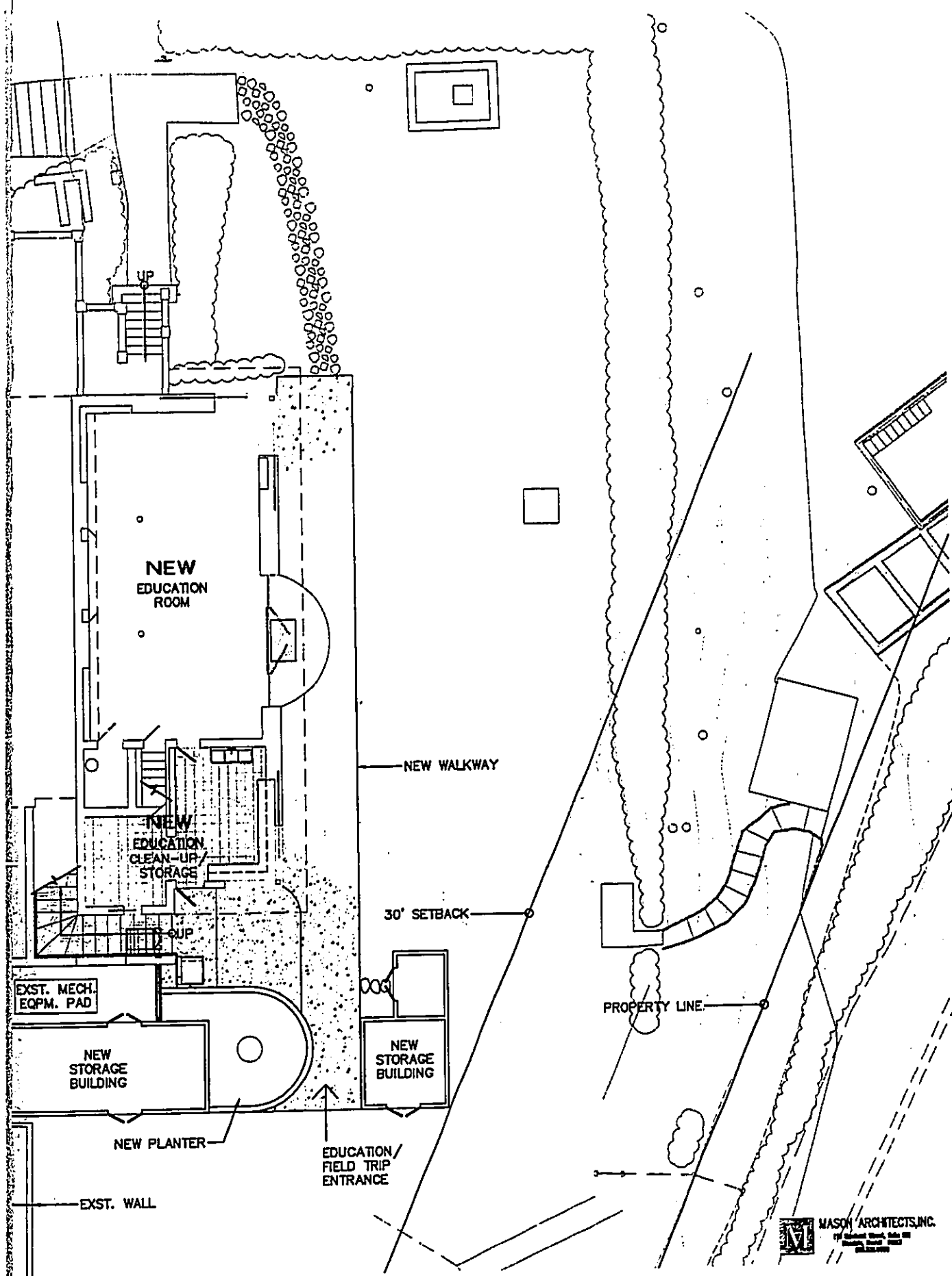
THE CONTEMPORARY MUSEUM
04010.00

12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.6680 f310.820.6118 www.fisherpartners.net

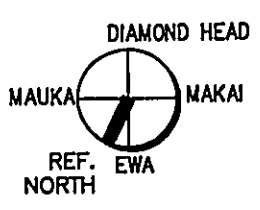
2411 Makiki Heights Drive HONOLULU, HAWAII 96822

M MASON ARCHITECTS, INC.
100 Kalia Road, Suite 200
Honolulu, Hawaii 96813
(808) 943-8888





COOKE-
SPALDING
LOWER
LEVEL
PLAN



MASON ARCHITECTS, INC.

FREDERICK FISHER AND PARTNERS ARCHITECTS
 12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
 310.820.6680 f 310.820.6118 www.fishpartners.net

THE CONTEMPORARY MUSEUM
 04010.00

2411 Makiki Heights Drive HONOLULU, HAWAII 96822



REMOVE PADDING INFIL

REMOVE DOORS

REMOVE SHELVING

REMOVE COUNTERS

REMOVE SHELVING

REMOVE WALLS

REMOVE STEPS

REMOVE WALL

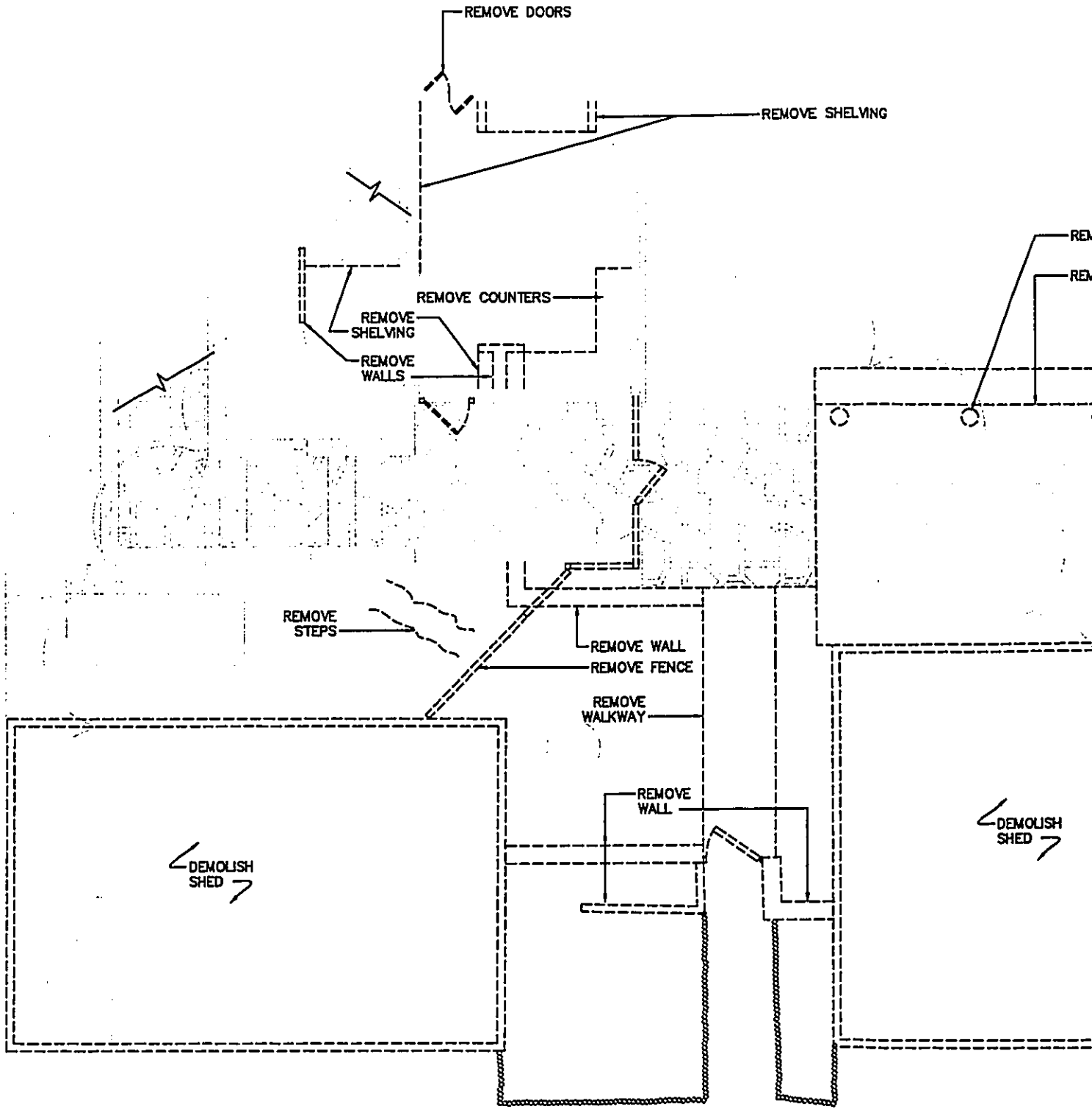
REMOVE FENCE

REMOVE WALKWAY

REMOVE WALL

← DEMOLISH SHED →

← DEMOLISH SHED →



PADDING INFIL

ING

REMOVE POSTS, TYP.

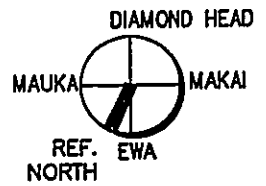
REMOVE CONC. PAD

REMOVE WALL

REMOVE LANAI ROOF

DEMOLISH SHED

COOKE- SPALDING LOWER LEVEL DEMOLITION PLAN



MASON ARCHITECTS, INC.
100 Kalia Road, Suite 100
 Honolulu, Hawaii 96813
 (808) 943-1111

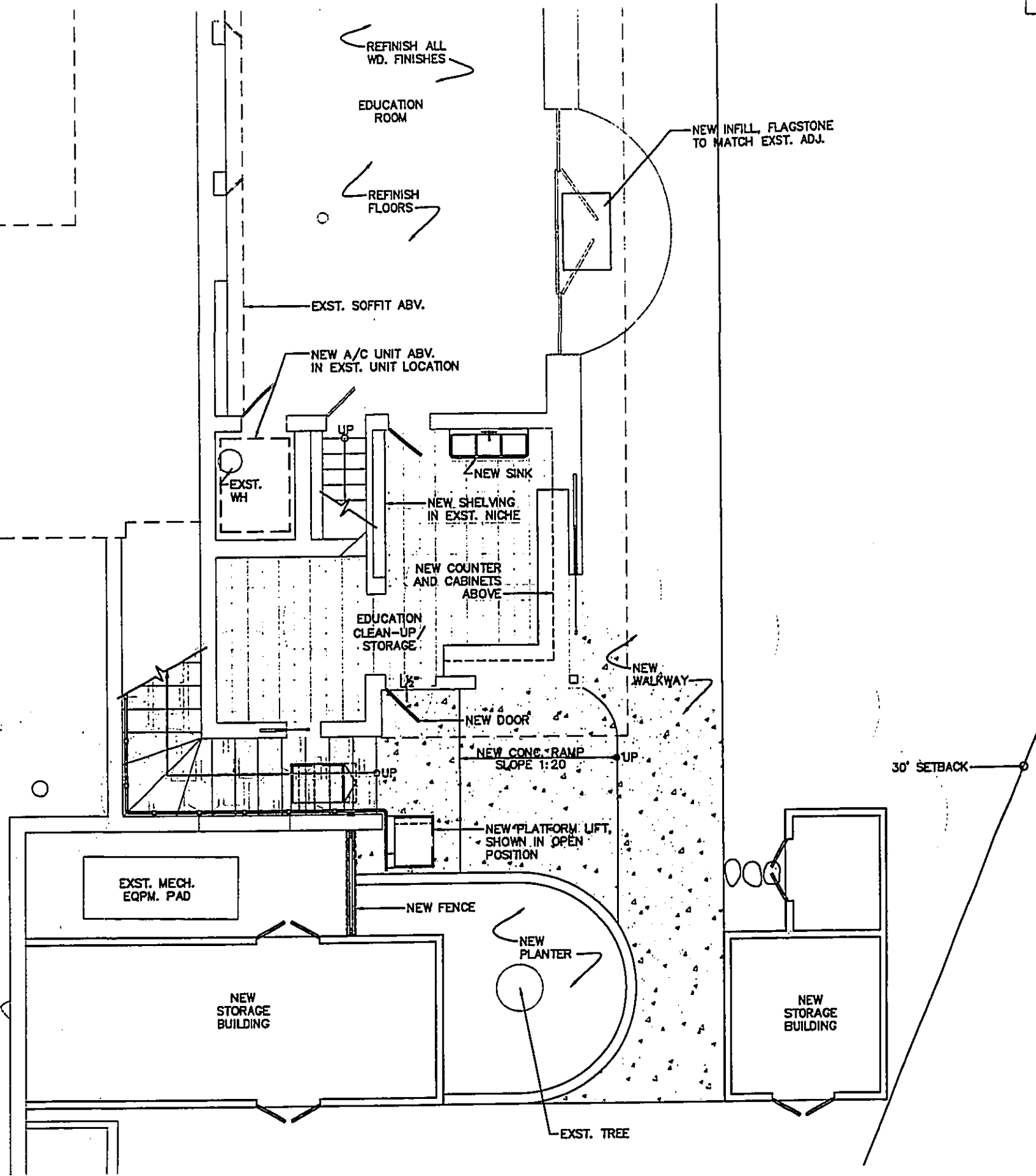


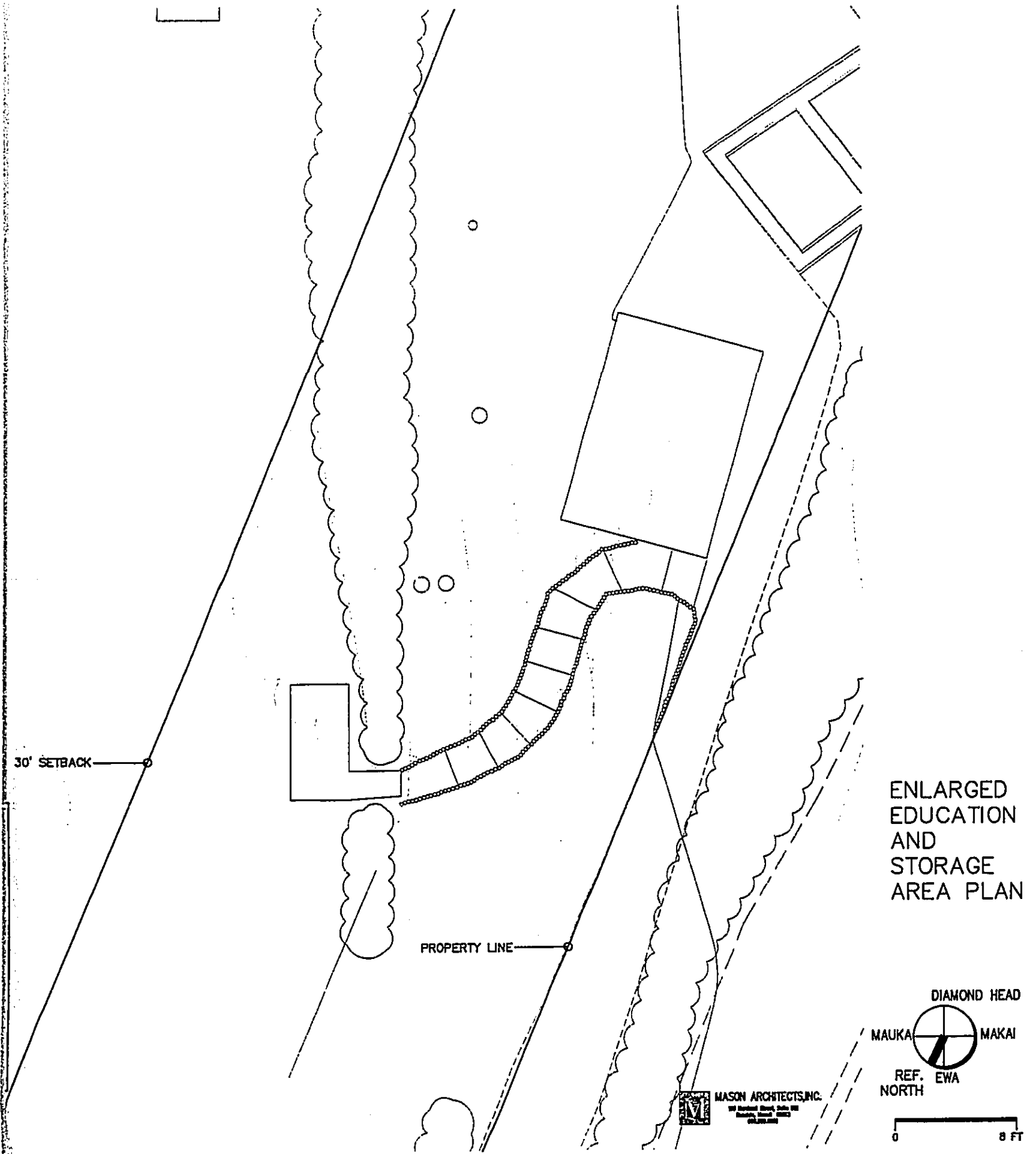
FREDERICK FISHER AND PARTNERS ARCHITECTS

THE CONTEMPORARY MUSEUM
04010.00

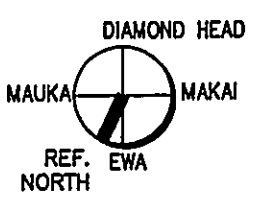
12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.6680 f 310.820.6118 www.fisherpartners.net

2411 Makiki Heights Drive HONOLULU, HAWAII 96822





ENLARGED
EDUCATION
AND
STORAGE
AREA PLAN



M MASON ARCHITECTS, INC.
100 Kalia Road, Suite 100
Honolulu, Hawaii 96813
PH: 832-2222

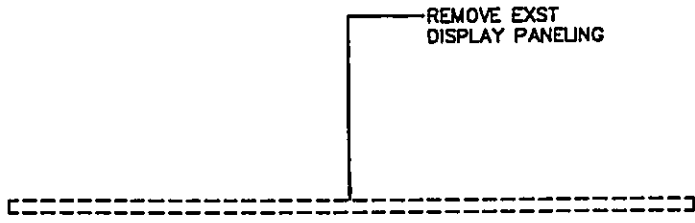
<p>FREDERICK FISHER AND PARTNERS ARCHITECTS</p>	<p>THE CONTEMPORARY MUSEUM 04010.00</p>
<p>12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6880 f 310.820.6118 www.fisherpartners.net</p>	<p>2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>

REMOVE EXST. CONC. PAD

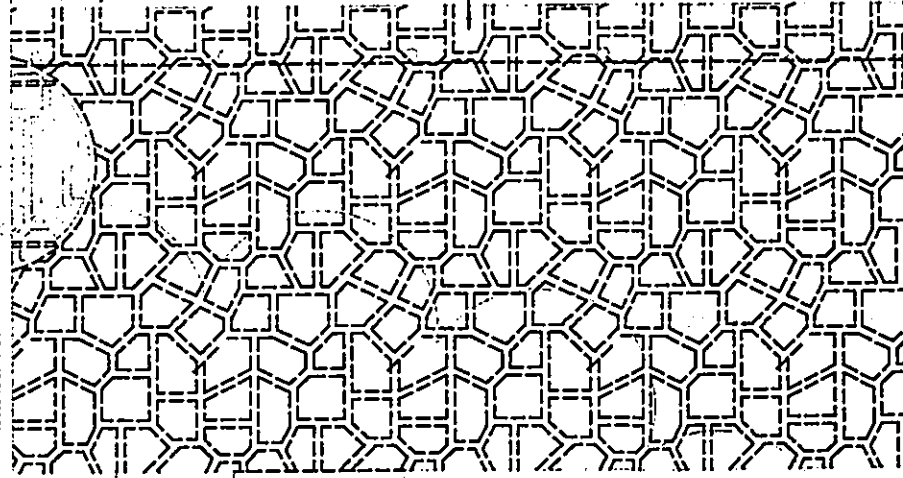
REMOVE DOOR AND DOORWAY

REMOVE WALLS

REMOVE EXST
DISPLAY PANELING

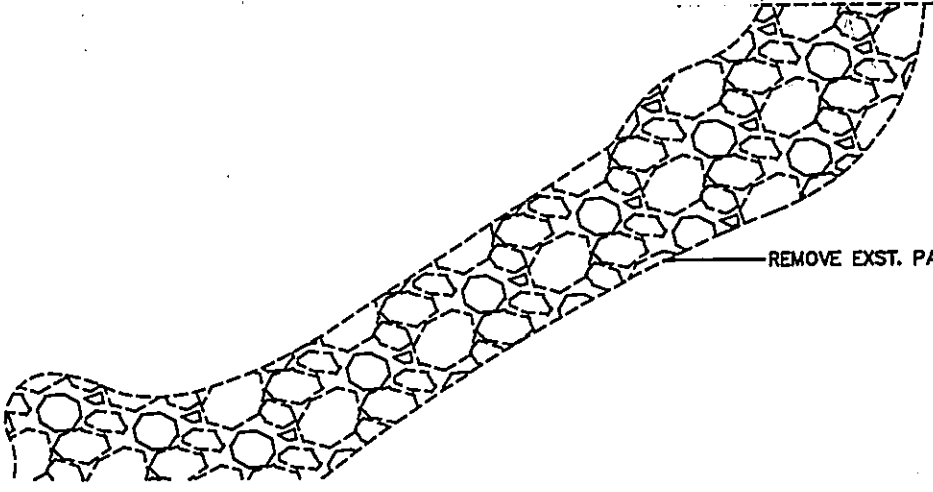


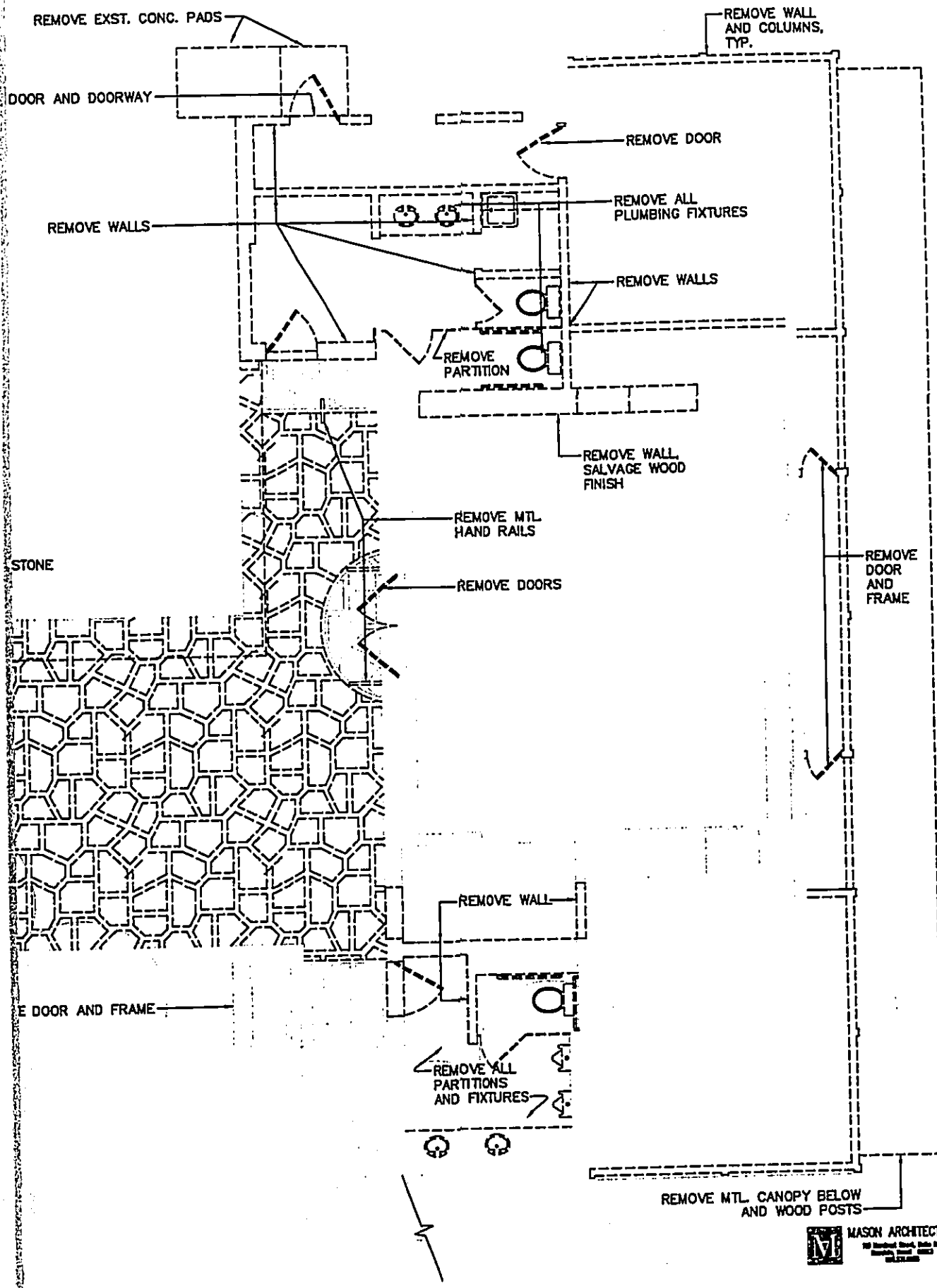
REMOVE FLAGSTONE



REMOVE DOOR AND FRAME

REMOVE EXST. PATHWAY





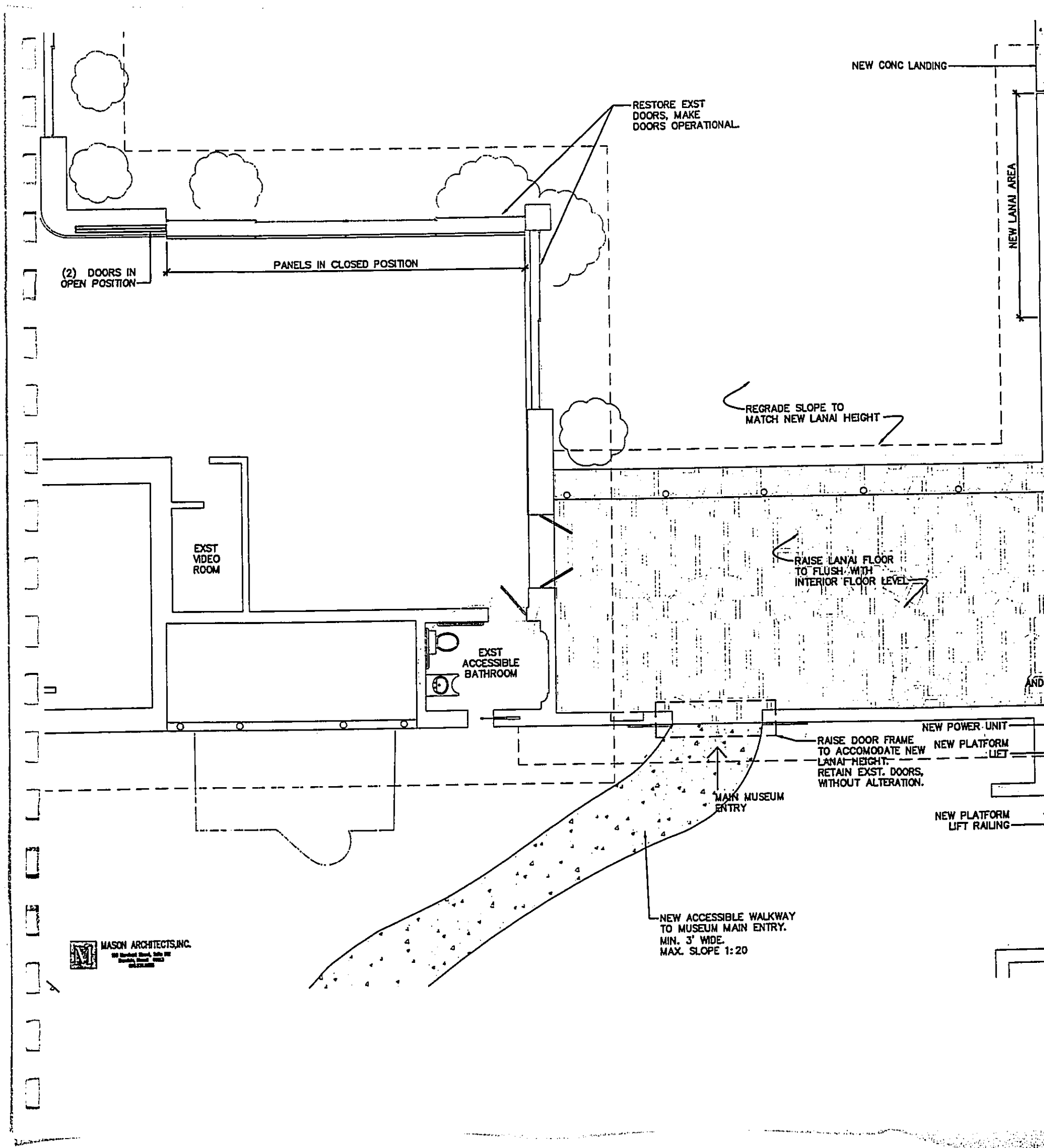
COOKE-
SPALDING
UPPER LEVEL
DEMOLITION
PLAN



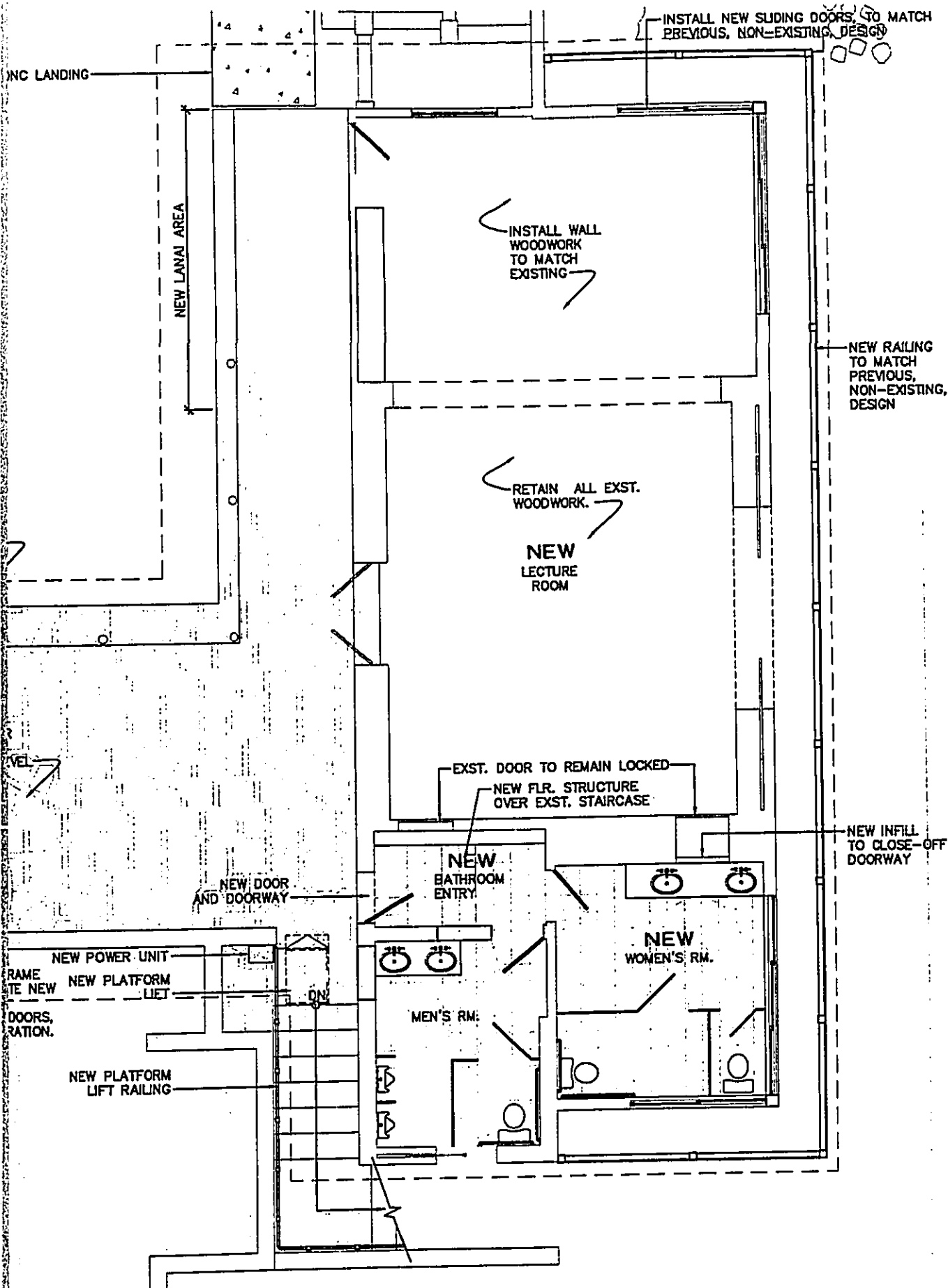
0 8 FT

MASON ARCHITECTS, INC.
1000 Kalia Road, Suite 100
Honolulu, HI 96813

<p>FREDERICK FISHER AND PARTNERS ARCHITECTS 12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.8680 f310.820.6118 www.fisherpartners.net</p>	<p>THE CONTEMPORARY MUSEUM 04010.00 2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>
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MASON ARCHITECTS, INC.
 100 ...
 ...
 ...



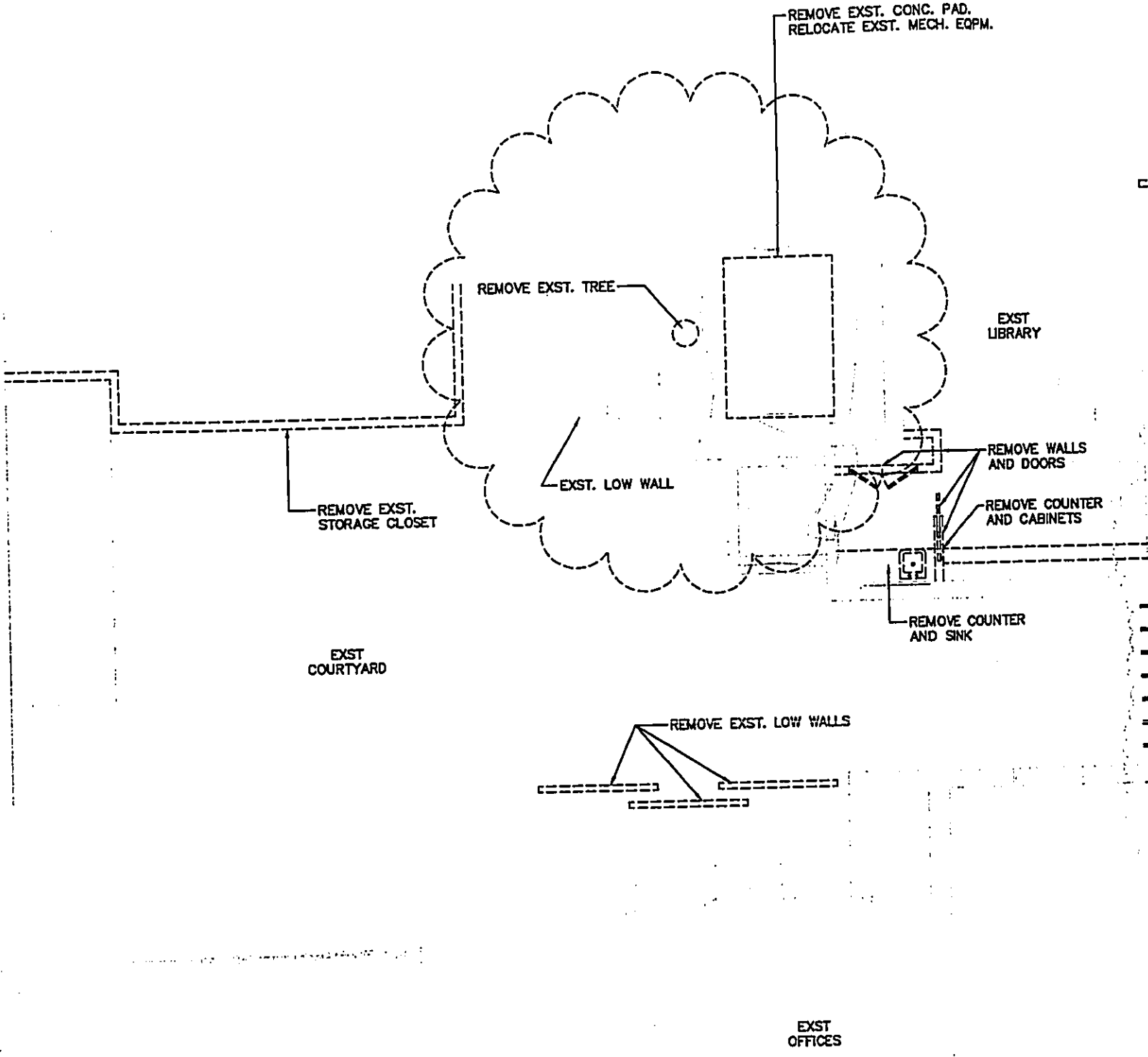
ENLARGED LECTURE AND LANAI PLAN

FREDERICK FISHER AND PARTNERS ARCHITECTS

THE CONTEMPORARY MUSEUM
04010.00

12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.6680 / 310.820.6118 www.fisherpartners.net

2411 Makiki Heights Drive HONOLULU, HAWAII 96822



PAD.
EQPM.

REMOVE DOOR, SALVAGE FOR REUSE

REMOVE WDW. AND EXPAND
OPENING DIAMOND HEAD

REMOVE EXST. PATHWAY

EXST
LIBRARY

REMOVE WALLS
AND DOORS

REMOVE COUNTER
AND CABINETS

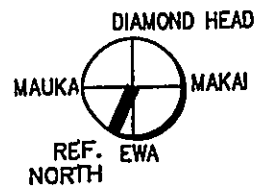
EXST. EXTENT OF
ASPHALT PARKING LOT

REMOVE EXST.
WALKWAY, FROM
PARKING LOT
TO ENTRY DRS.

REMOVE COUNTER
SINK

REMOVE EXST. CANOPY
WOOD SUPPORT STRUCTURE

COOKE— SPALDING COURTYARD VICINITY DEMOLITION PLAN



M MASON ARCHITECTS, INC.
90 Sandford Street, Suite 200
Honolulu, Hawaii 96813
201.1221.0000

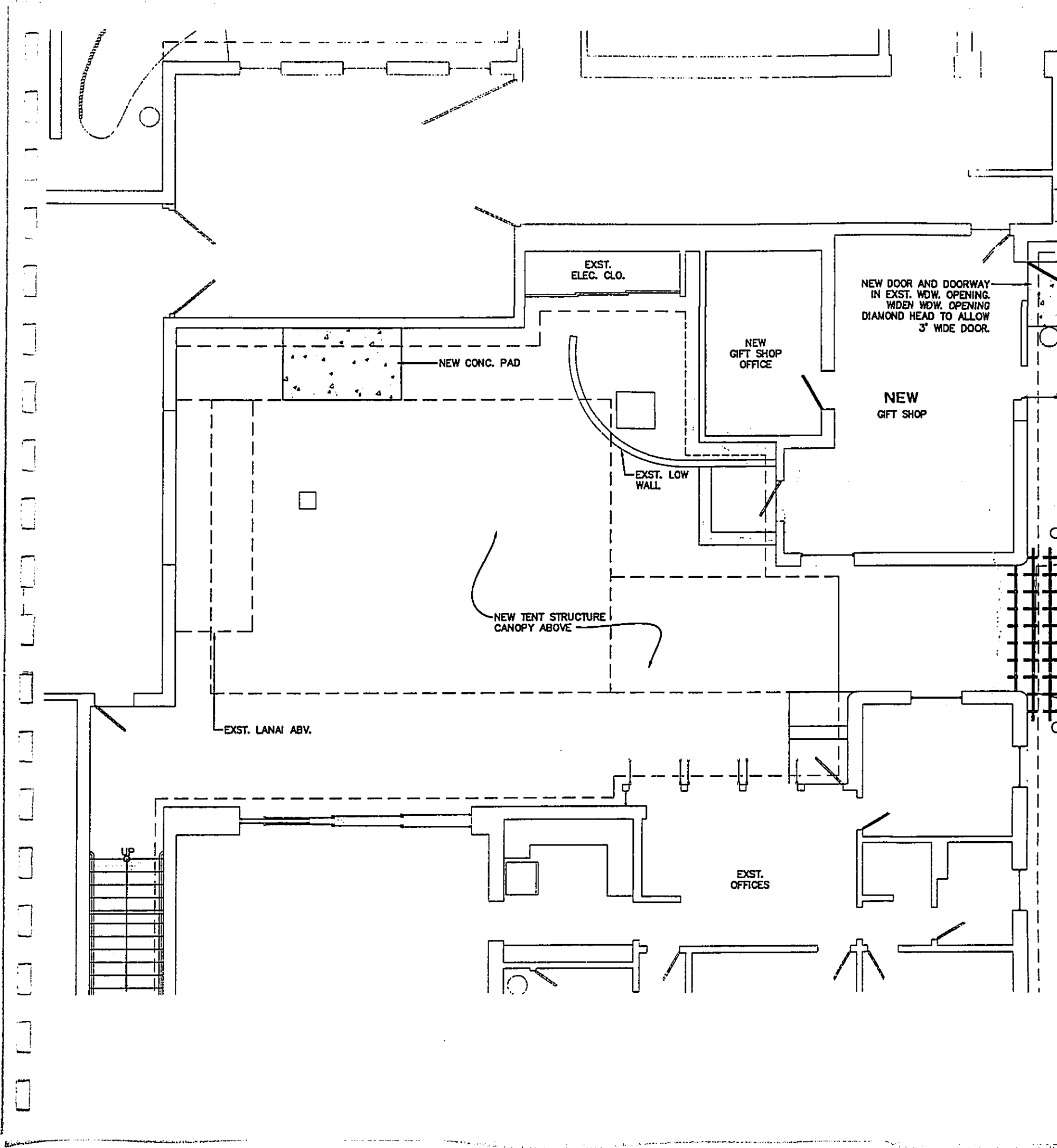
0 8 FT

FREDERICK FISHER AND PARTNERS ARCHITECTS

THE CONTEMPORARY MUSEUM
04010.00

12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.8680 f 310.820.6118 www.fisherpartners.net

2411 Makiki Heights Drive HONOLULU, HAWAII 96822



EXST.
ELEC. CLO.

NEW CONC. PAD

NEW
GIFT SHOP
OFFICE

NEW DOOR AND DOORWAY
IN EXST. WDW. OPENING.
WIDEN WDW. OPENING
DIAMOND HEAD TO ALLOW
3' WIDE DOOR.

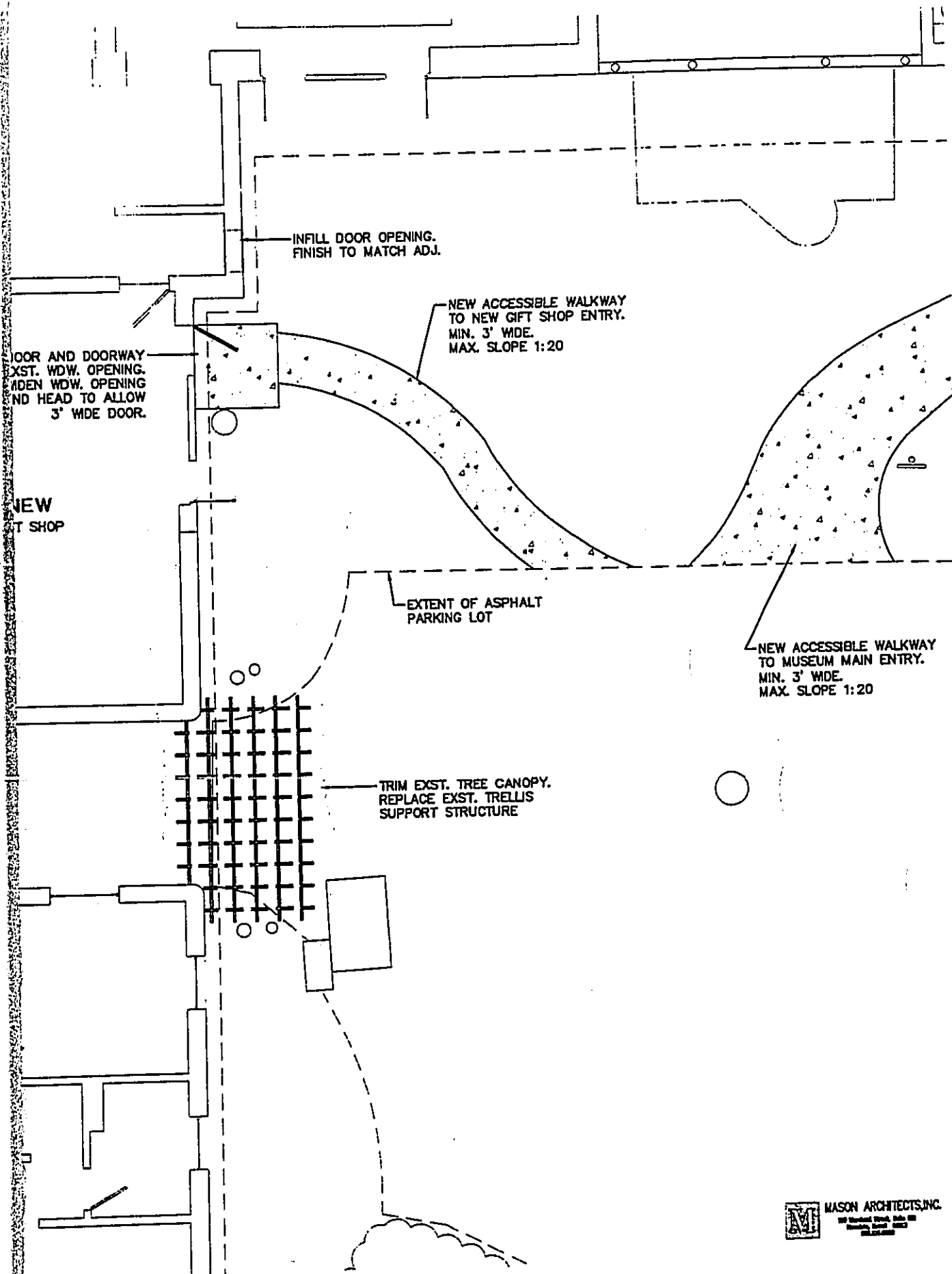
NEW
GIFT SHOP

EXST. LOW
WALL

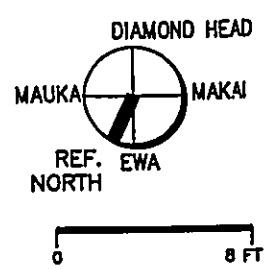
NEW TENT STRUCTURE
CANOPY ABOVE

EXST. LANAI ABV.

EXST.
OFFICES

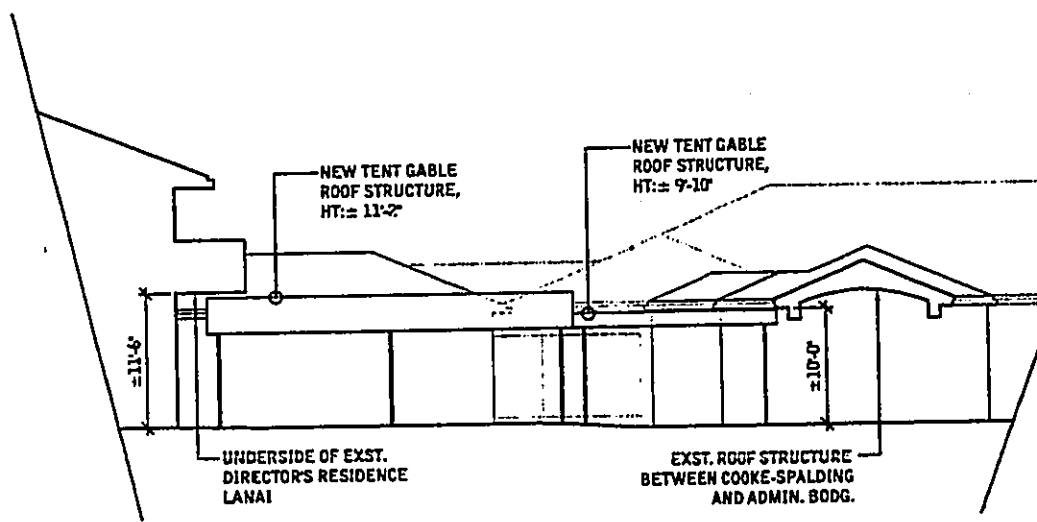


ENLARGED
COURTYARD
AND GIFT
SHOP PLAN



M MASON ARCHITECTS, INC.
90 Kalia Road, Suite 200
 Honolulu, Hawaii 96813
 (808) 943-8888

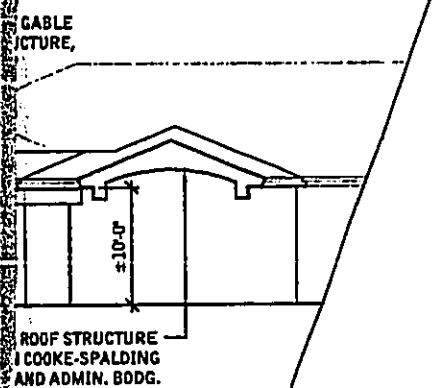
<p>FREDERICK FISHER AND PARTNERS ARCHITECTS</p> <p>12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.8880 f 310.820.8118 www.fisherpartners.net</p>	<p>THE CONTEMPORARY MUSEUM 04010.00</p> <p>2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>
--	--



COURTYARD CANOPY, EWA ELEVATION

M MASON ARCHITECTS, INC.
 110 Northland Street, Suite 200
 Honolulu, Hawaii 96813
 813.238.0228

COOKE-SPALDING BUILDING EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"



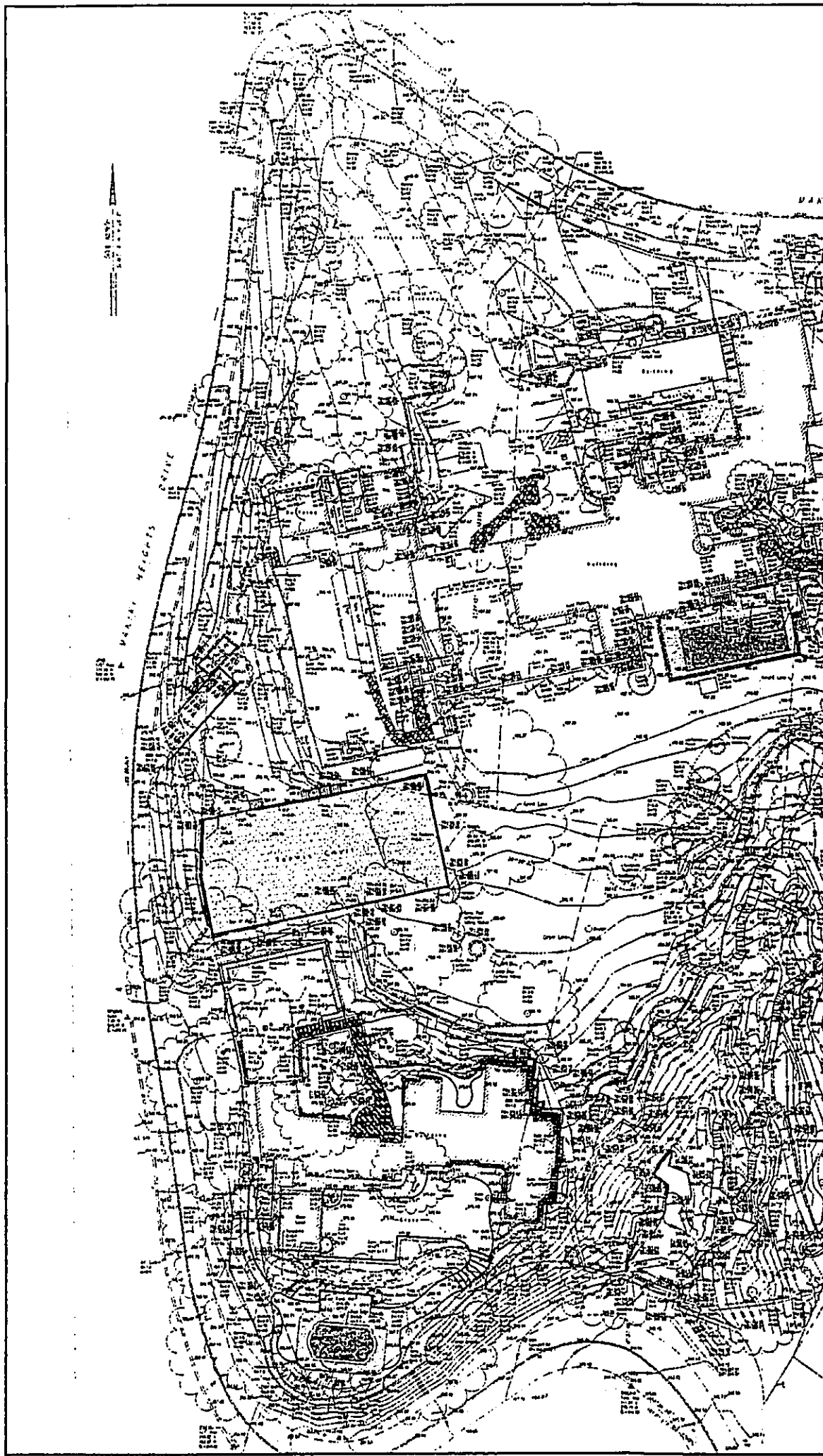
CABLE
STRUCTURE,

ROOF STRUCTURE
COOKE-SPALDING
AND ADMIN. BDDG.

TCM:
COOKE-
SPALDING
COURTYARD
CANOPY
ELEVATION

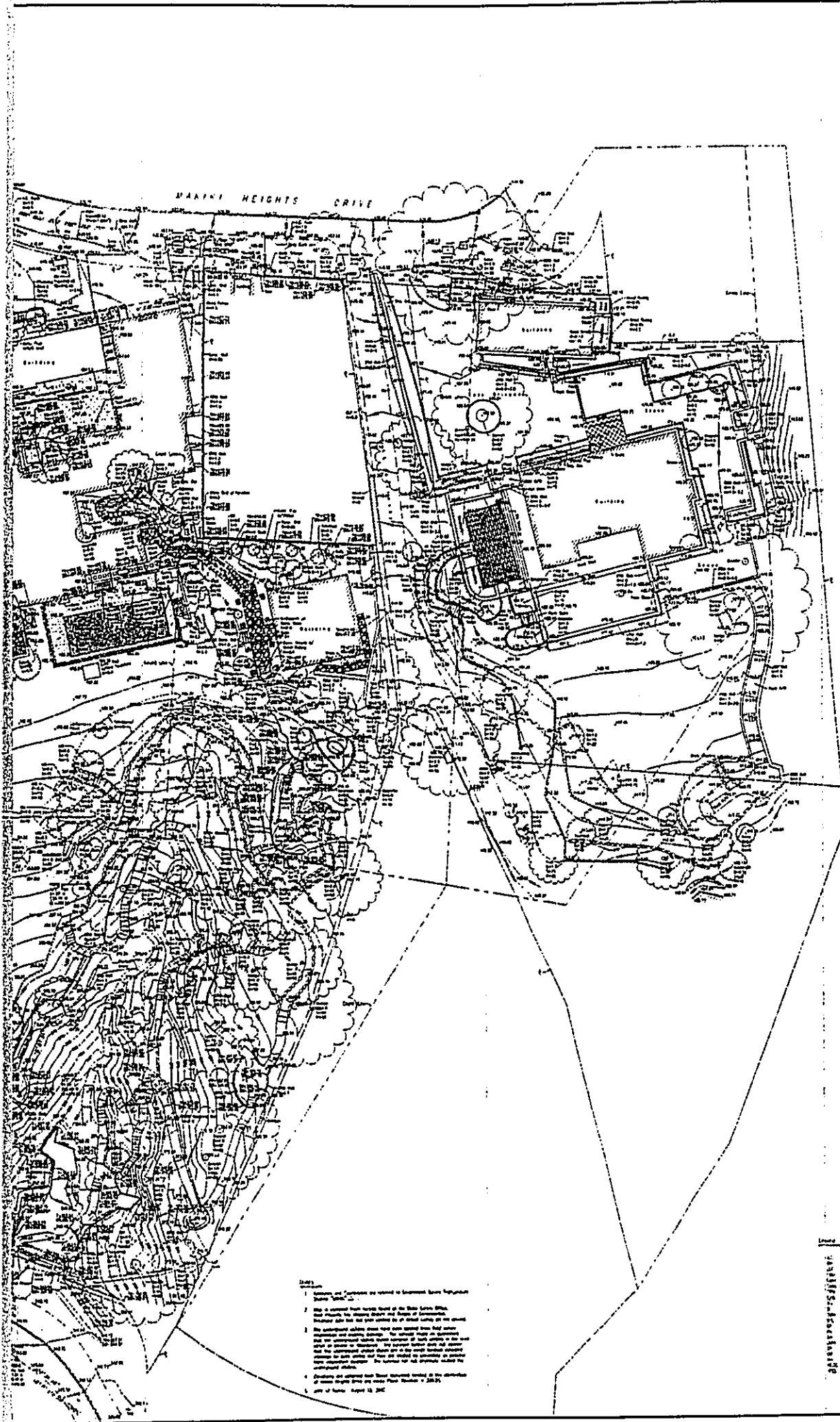
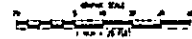


<p>FREDERICK FISHER AND PARTNERS ARCHITECTS</p>	<p>THE CONTEMPORARY MUSEUM 04010.00</p>
<p>12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 f 310.820.6118 www.fisherpartners.net</p>	<p>2411 Makiki Heights Drive HONOLULU, HAWAII 96822</p>



Topographic Survey of
 THE CONTEMPORARY MUSEUM
 2377 MAHIKI HEIGHTS DRIVE
 AND ADJACENT PROPERTIES

At Maiki, Honolulu, Oahu, Hawaii
 Tax Map Key: 2-5-8: 1, 2, & 4



TCM: EXISTING SITE
 LANDSCAPE PLAN

- 1. Existing Building Footprints
- 2. Proposed Building Footprints
- 3. Existing Site Lines
- 4. Proposed Site Lines
- 5. Existing Topography
- 6. Proposed Topography
- 7. Existing Elevation
- 8. Proposed Elevation
- 9. Existing Contours
- 10. Proposed Contours
- 11. Existing Spot Elevations
- 12. Proposed Spot Elevations
- 13. Existing Spot Elevations
- 14. Proposed Spot Elevations
- 15. Existing Spot Elevations
- 16. Proposed Spot Elevations
- 17. Existing Spot Elevations
- 18. Proposed Spot Elevations
- 19. Existing Spot Elevations
- 20. Proposed Spot Elevations

1. This is a preliminary site plan based on the site survey data.
 2. The proposed building footprints are shown in solid lines.
 3. The existing site lines are shown in dashed lines.
 4. The proposed site lines are shown in solid lines.
 5. The existing topography is shown in dashed lines.
 6. The proposed topography is shown in solid lines.
 7. The existing elevation is shown in solid lines.
 8. The proposed elevation is shown in solid lines.
 9. The existing contours are shown in solid lines.
 10. The proposed contours are shown in solid lines.
 11. The existing spot elevations are shown in solid lines.
 12. The proposed spot elevations are shown in solid lines.
 13. The existing spot elevations are shown in solid lines.
 14. The proposed spot elevations are shown in solid lines.
 15. The existing spot elevations are shown in solid lines.
 16. The proposed spot elevations are shown in solid lines.
 17. The existing spot elevations are shown in solid lines.
 18. The proposed spot elevations are shown in solid lines.
 19. The existing spot elevations are shown in solid lines.
 20. The proposed spot elevations are shown in solid lines.



MOCK ORANGE HEDGE
5 GAL. PLANTED AT 2' O.C.

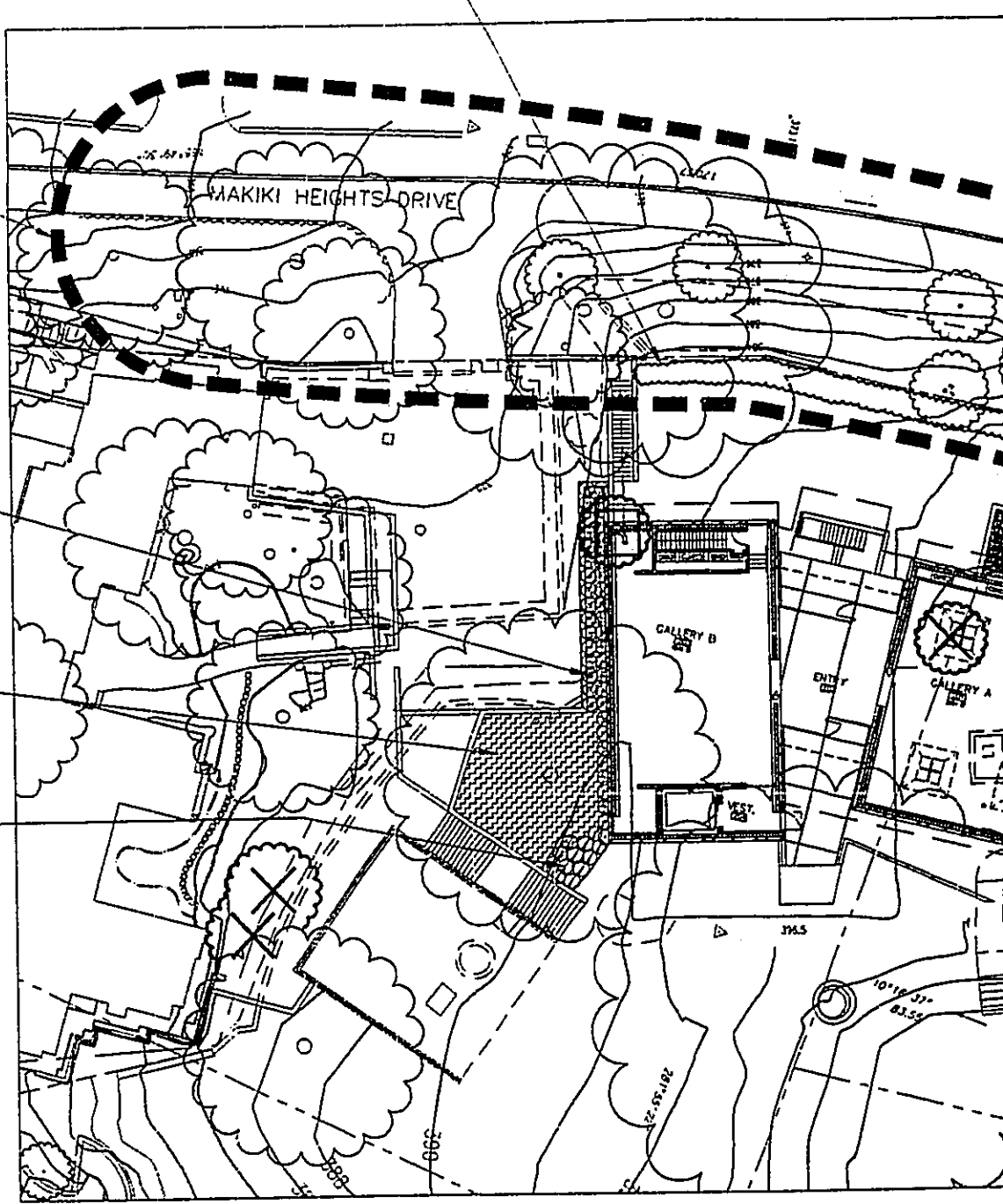
ANY LANDSCAPE DAMAGED, REMOVED,
OR DESTROYED DURING CONSTRUCTION
WILL BE RESTORED, TO BE CONSISTENT
WITH EXISTING CONDITIONS.

SCHEFFLERA ARBORICOLA 'LUCEANNE'
5 GAL. PLANT AT 8' O.C.
(SPECIMENS)

NEOMARICA CAERULEA
1 GAL. PLANT AT 18' O.C.

PITTOSPORUM 'WHEELER'S DWARF'
1 GAL. PLANT AT 3' O.C.

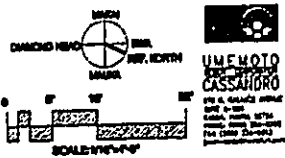
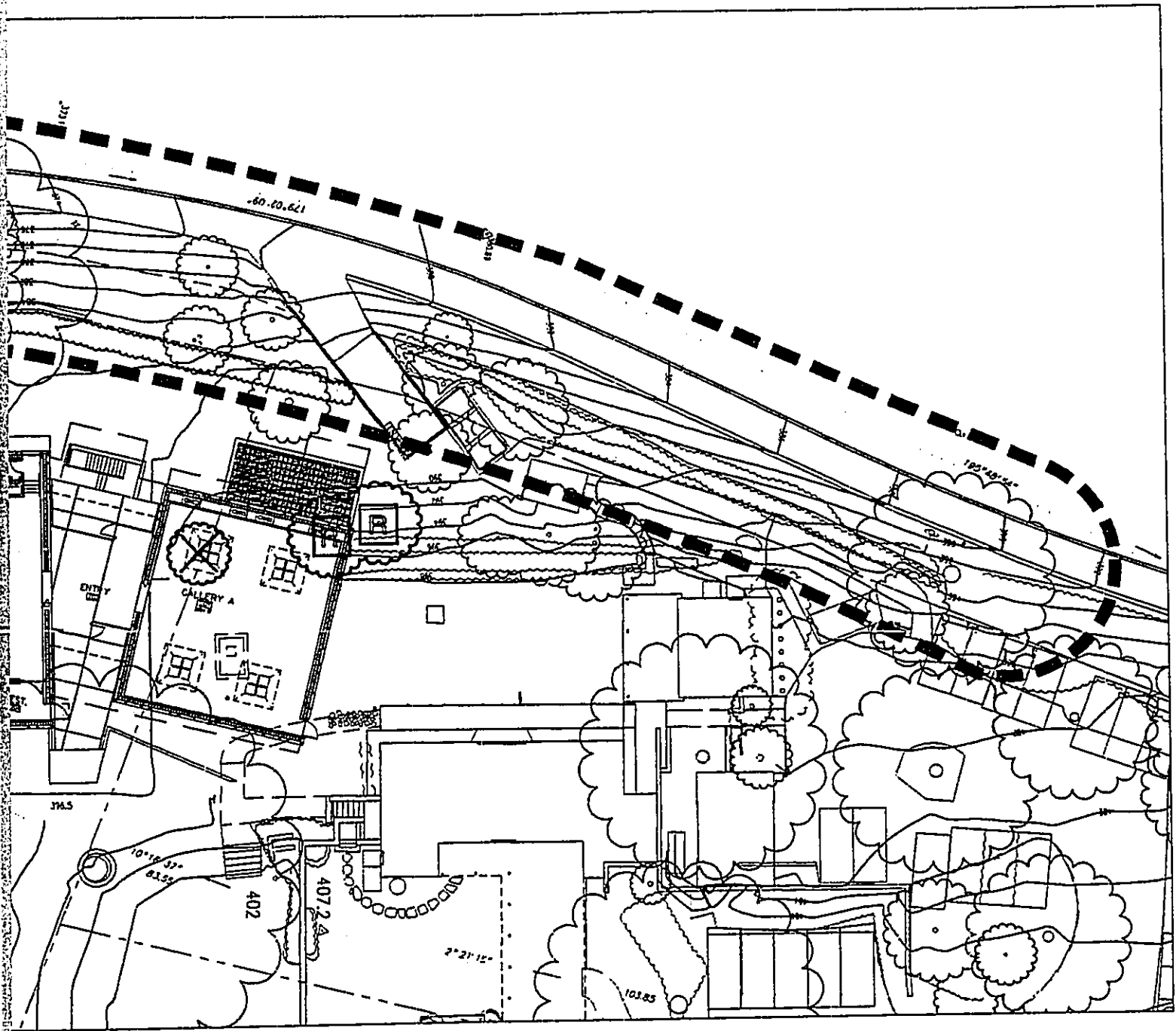
LEGEND	
	TO BE RELOCATED
	TO BE REMOVED



LANDSCAPE COORDINATION SITE PLAN

JULY 20, 2005





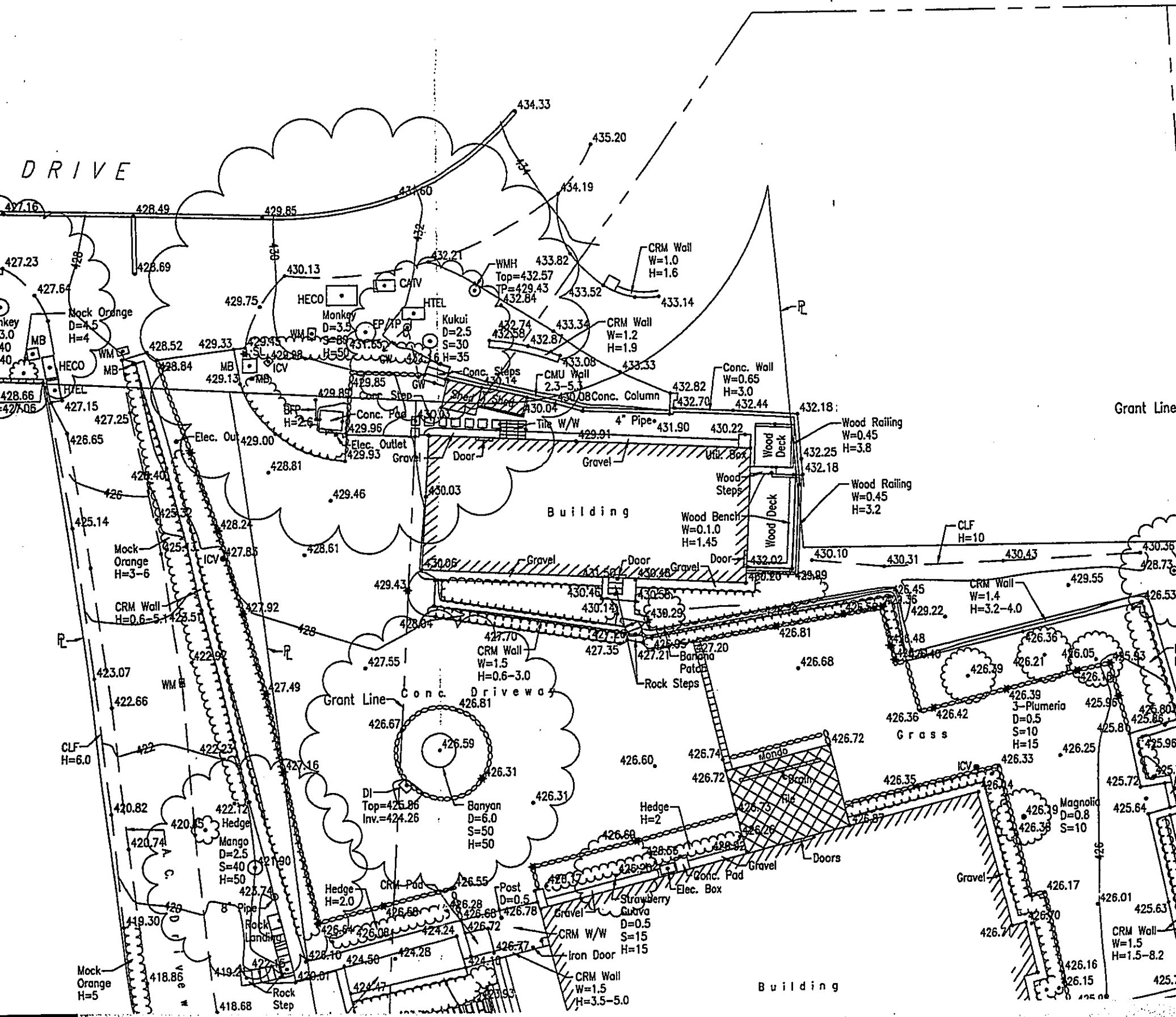
FREDERICK FISHER AND PARTNERS ARCHITECTS

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04010.00

12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025
310.820.6680 f 310.820.6118 www.fisherparkers.net

2411 Makiki Heights Drive HONOLULU, HAWAII 96822

DRIVE



Grant Line

Building

Grant Line

Building

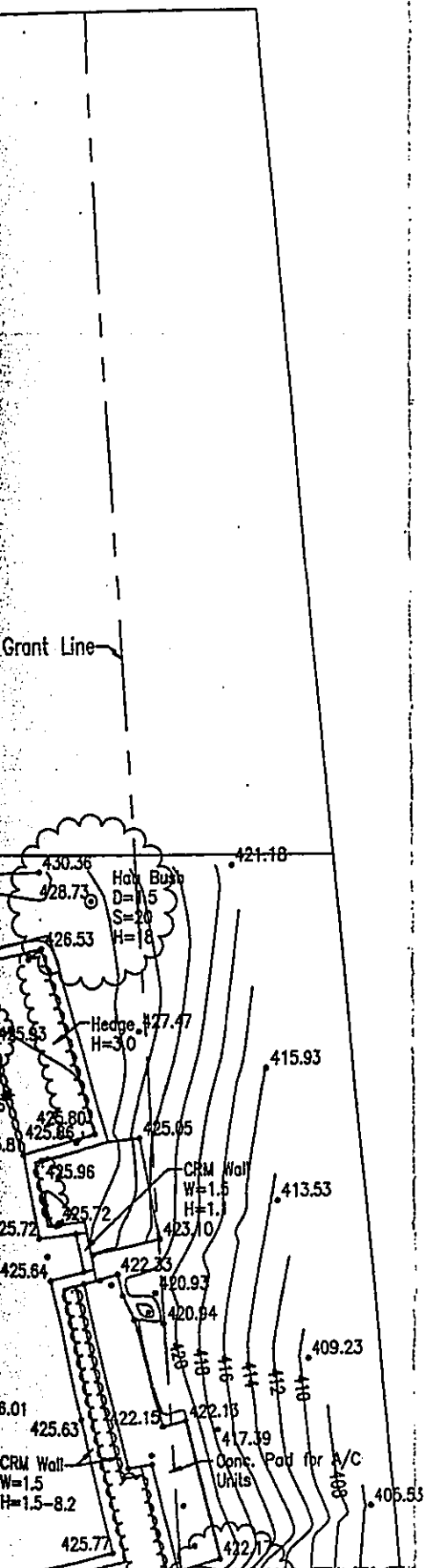
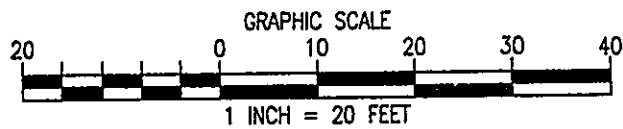
CORRECTION

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

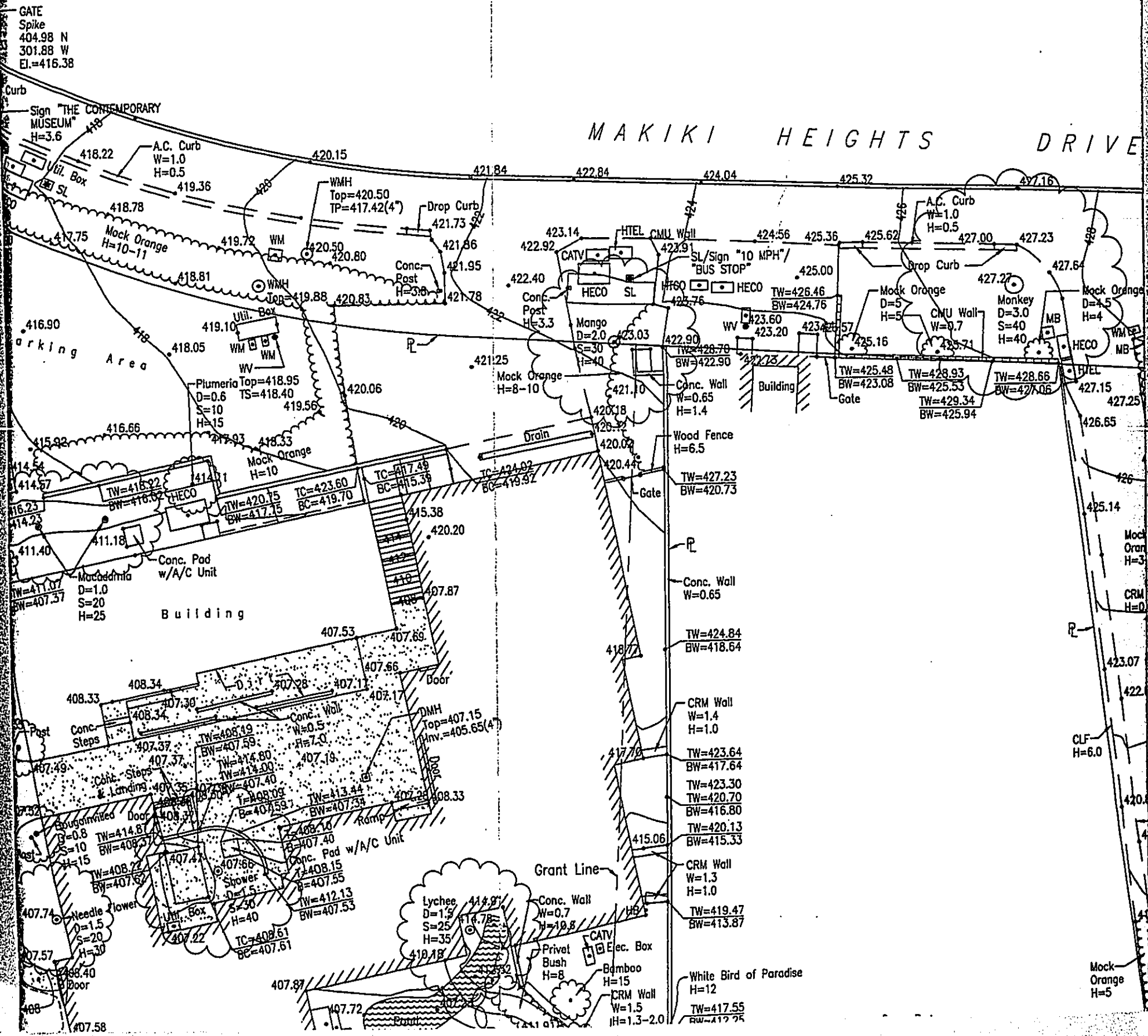
Topographic Survey of

THE CONTEMPORARY MUSEUM 2377 MAKIKI HEIGHTS DRIVE AND ADJACENT PROPERTIES

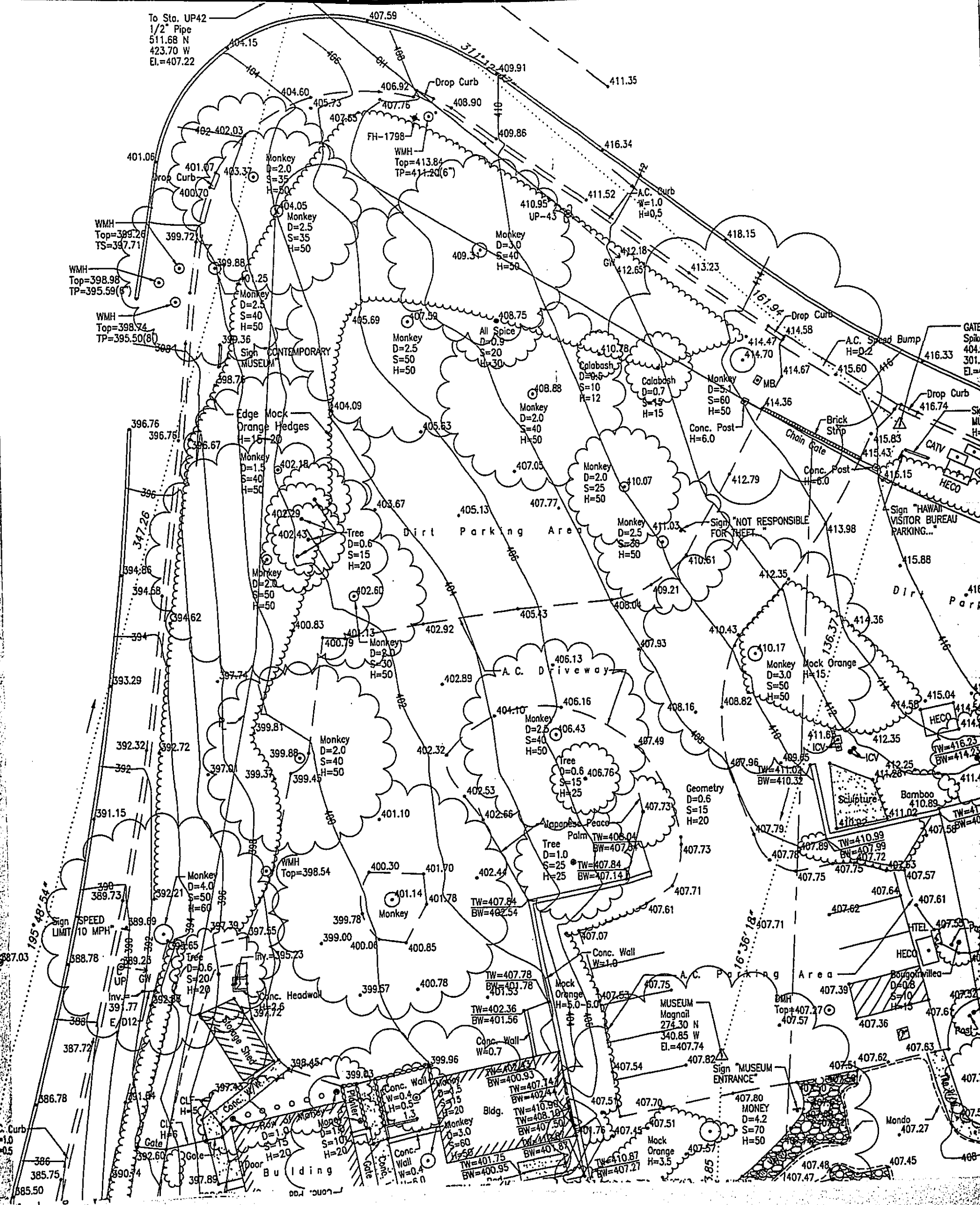
At Makiki, Honolulu, Oahu, Hawaii
Tax Map Key: 2-5-8: 1, 2, & 4



MAKIKI HEIGHTS DRIVE



To Sta. UP42
1/2" Pipe
511.68 N
423.70 W
El.=407.22



WMH
Top=398.26
TS=397.71

WMH
Top=398.98
TP=395.59(8)

WMH
Top=398.74
TP=395.50(8)

FH-1798
WMH
Top=413.84
TP=411.20(6")

GATE
Spike
404.9
301.8
El.=41

Sign "HAWAII
VISITOR BUREAU
PARKING..."

HECO
TW=416.23
BW=414.23

HECO
TW=410.99
BW=407.72

HECO
TW=410.99
BW=407.72

HECO
TW=410.99
BW=407.72

Sign
SPEED
LIMIT
10 MPH

Inv.
E/D12

A.C. Curb
W=1.0
H=0.5

Conc. Wall
W=0.4
H=0.5

Conc. Wall
W=0.4
H=0.5

MUSEUM
Magnail
274.30 N
340.85 W
El.=407.74

Mock
Orange
D=3.0
S=70
H=50

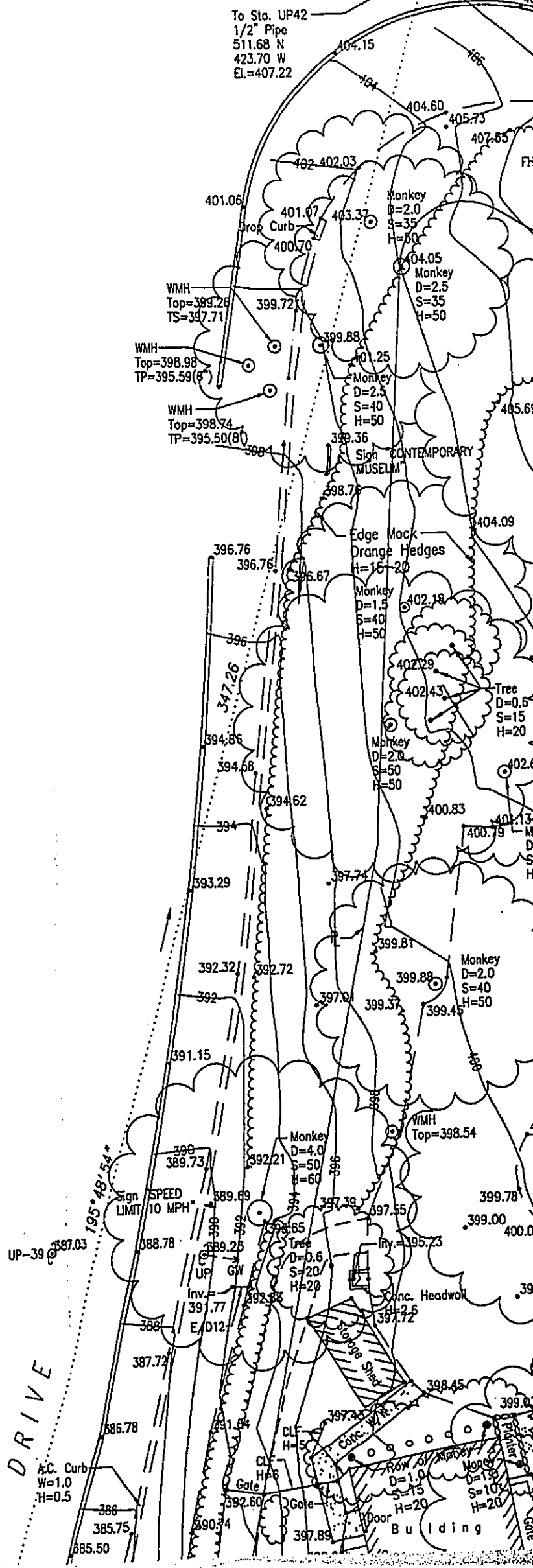
Conc. Wall
W=0.4
H=0.5

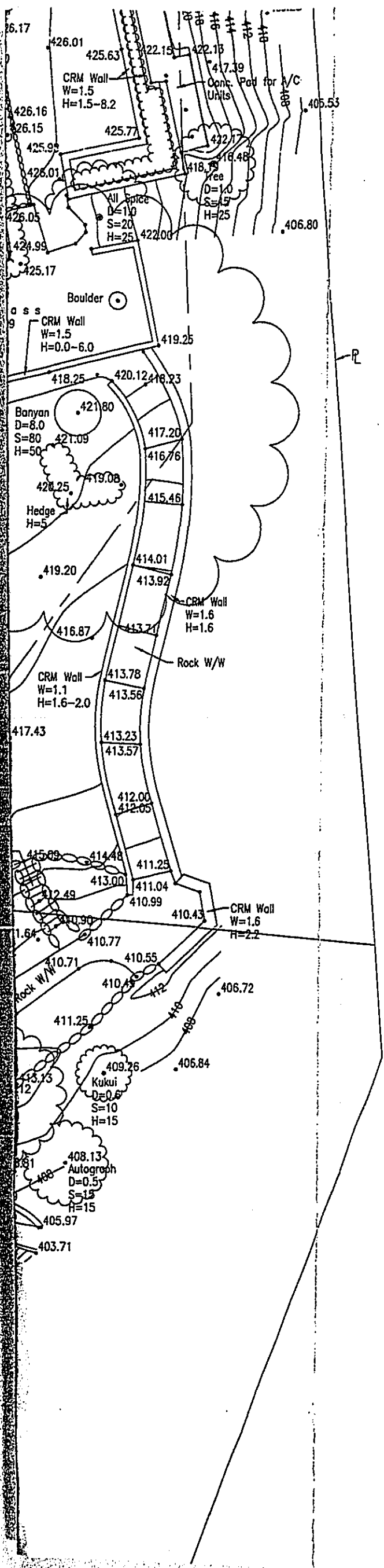
Conc. Wall
W=0.4
H=0.5

Conc. Wall
W=0.4
H=0.5

Conc. Wall
W=0.4
H=0.5

TRUE NORTH
SCALE: 1 in. = 20 ft.









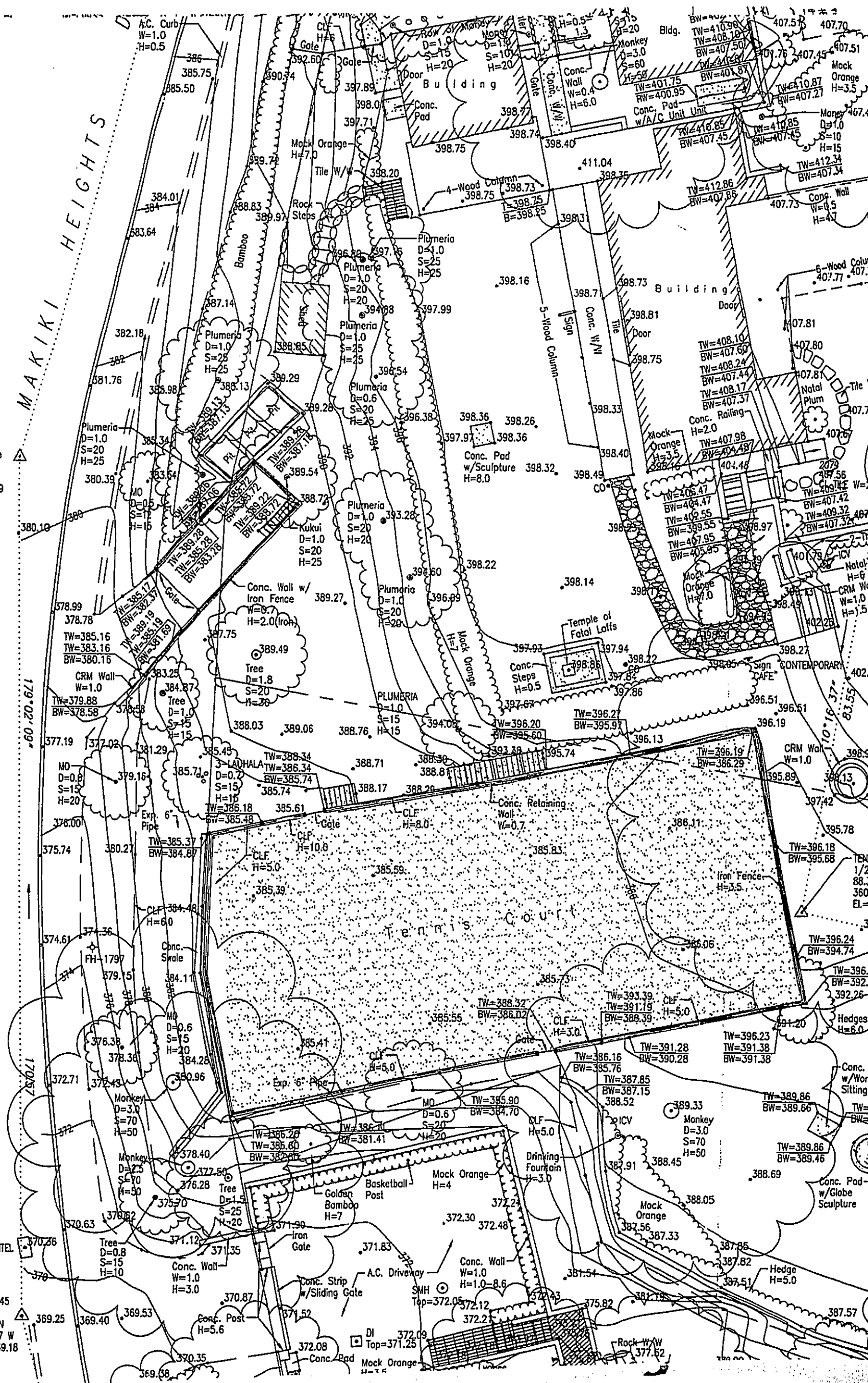
UP38
1/2" Pipe
177.56 N
518.34 W
EL.=380.79

MAKIKI HEIGHTS

179°02'09"

170°57'

STA2345
Spike
7.01 N
515.47 W
EL.=369.18



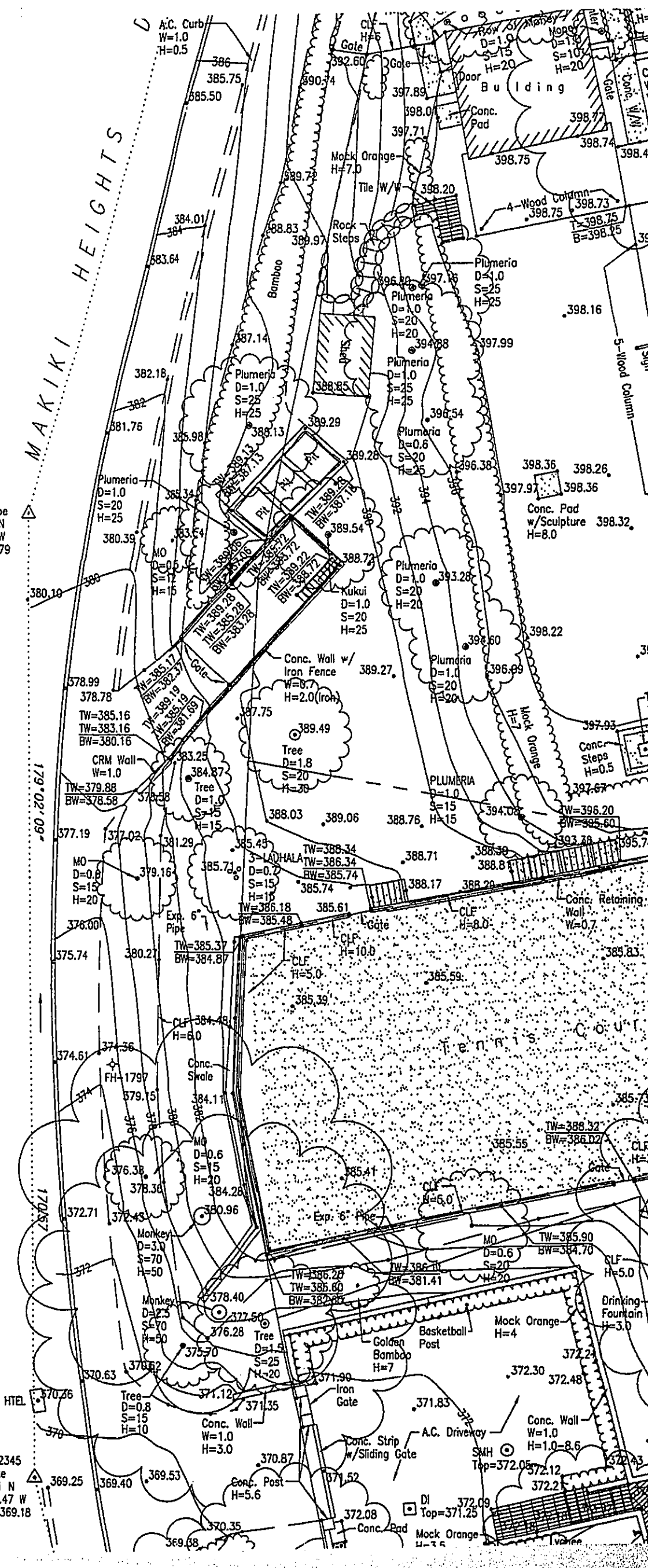
MAKIKI HEIGHTS

UP38
1/2" Pipe
177.56 N
518.34 W
El.=380.79

179°02'09"

170°57'

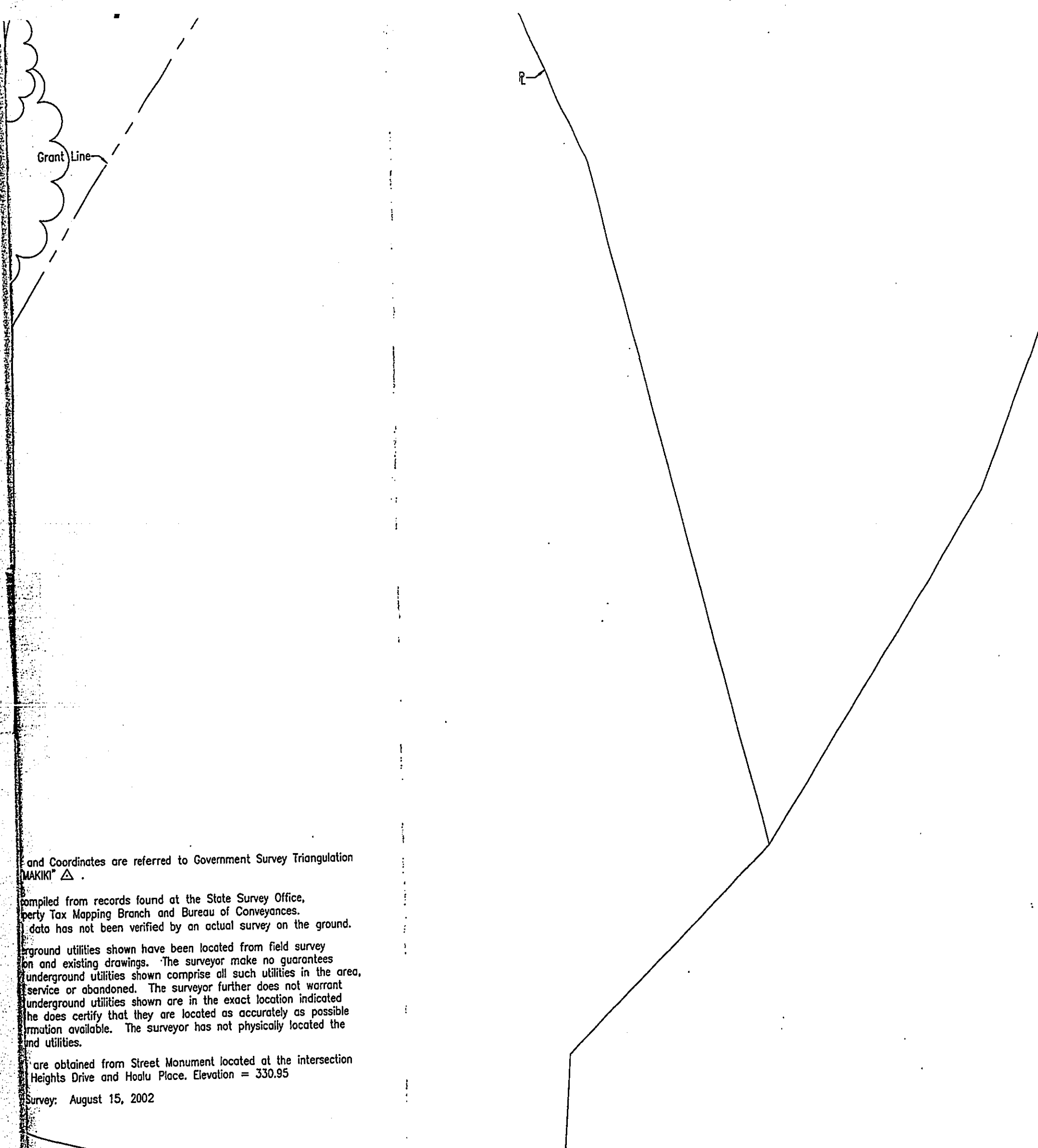
STA2345
Spike
7.01 N
515.47 W
El.=369.18



TCM: EXISTING SITE LANDSCAPE PLAN

Legend

A.C.	Asphaltic Concrete	Inv.=	Invert of Pipe
B=	Bottom Elevation	MO	Mock Orange
CLF	Chain Link Fence	Mon.	Survey Monument
CMU	Concrete Masonry Unit	S/W	Sidewalk
Conc.	Concrete	S=	Spread
Cons. Plan	Construction Plan	SL	Street Light
CRM	Concrete Rubble Masonry	SMH	Sewer Manhole
D/W	Driveway	TMK	Tax Map Key
D=	Diameter	T=	Top Elevation
DI	Drain Inlet	TS=	Top of Valve Stem Elevation
DMH	Drain Manhole	TS=	Top of Valve Stem Elevation
DYL	Double Yellow Pavement Stripe	W/W	Walkway
EP	Electrical Pole	WM	Water Meter
FH	Fire Hydrant	WMH	Water Manhole
G=	Ground Elevation	WV	Water Valve
GMH	Gas Manhole	☛	Garden Spot Light
GP	Guard Post	☼	Garden Light Unless Otherwise Labeled
GW	Guy Wire	⊖	Rock Edging, Height=0.5-4.0 & Width=0.5-1.5
H=	Height	⊖	Concrete Header
HECO	Hawaiian Electric Company Pullbox		
HTEL	Hawaiian Telephone Company Pullbox		



Grant Line

and Coordinates are referred to Government Survey Triangulation
"MAKIKI" Δ .

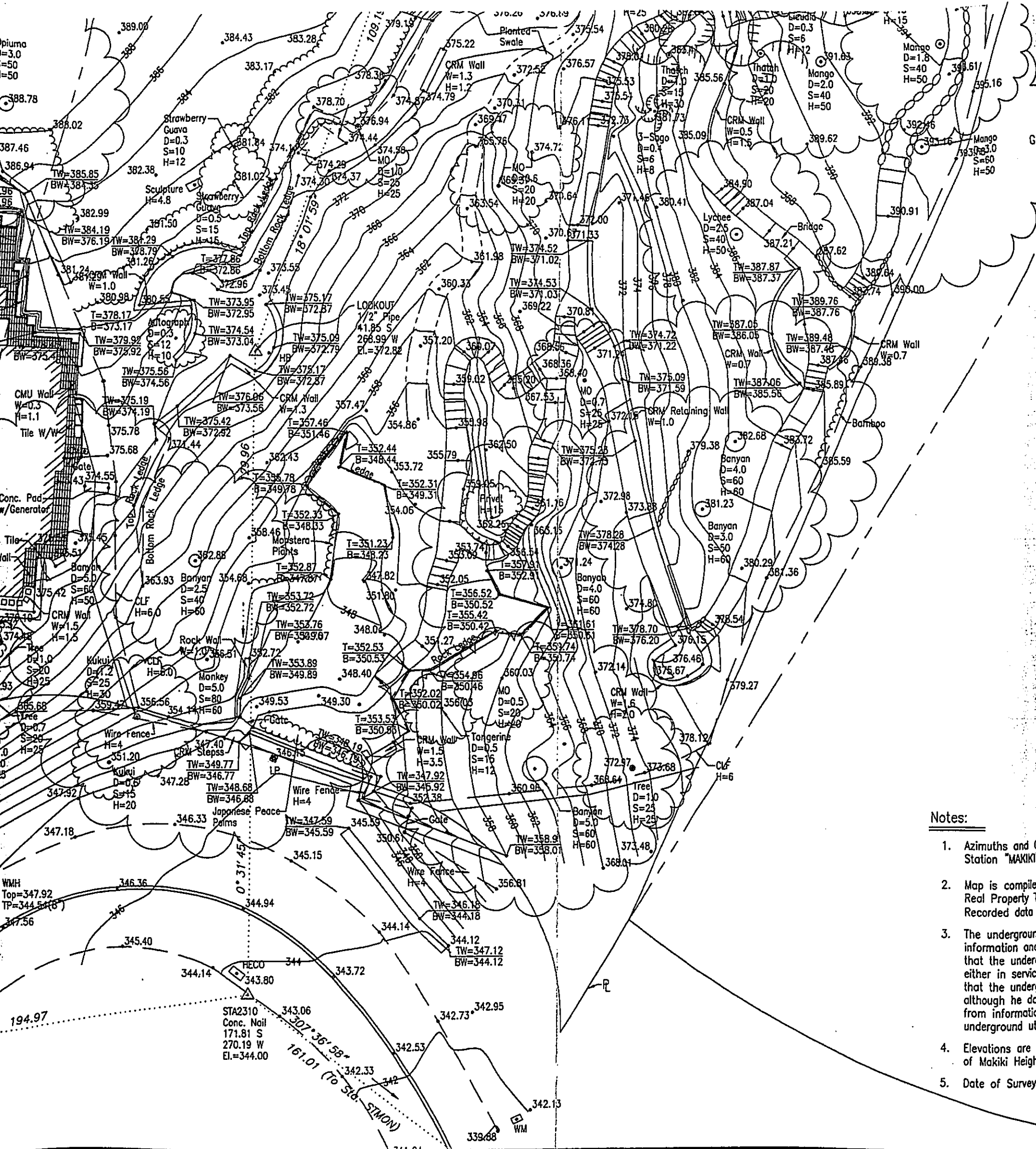
Compiled from records found at the State Survey Office,
Property Tax Mapping Branch and Bureau of Conveyances.
This data has not been verified by an actual survey on the ground.

Underground utilities shown have been located from field survey
on and existing drawings. The surveyor make no guarantees
underground utilities shown comprise all such utilities in the area,
service or abandoned. The surveyor further does not warrant
underground utilities shown are in the exact location indicated
he does certify that they are located as accurately as possible
information available. The surveyor has not physically located the
and utilities.

are obtained from Street Monument located at the intersection
Heights Drive and Hoalu Place. Elevation = 330.95

Survey: August 15, 2002

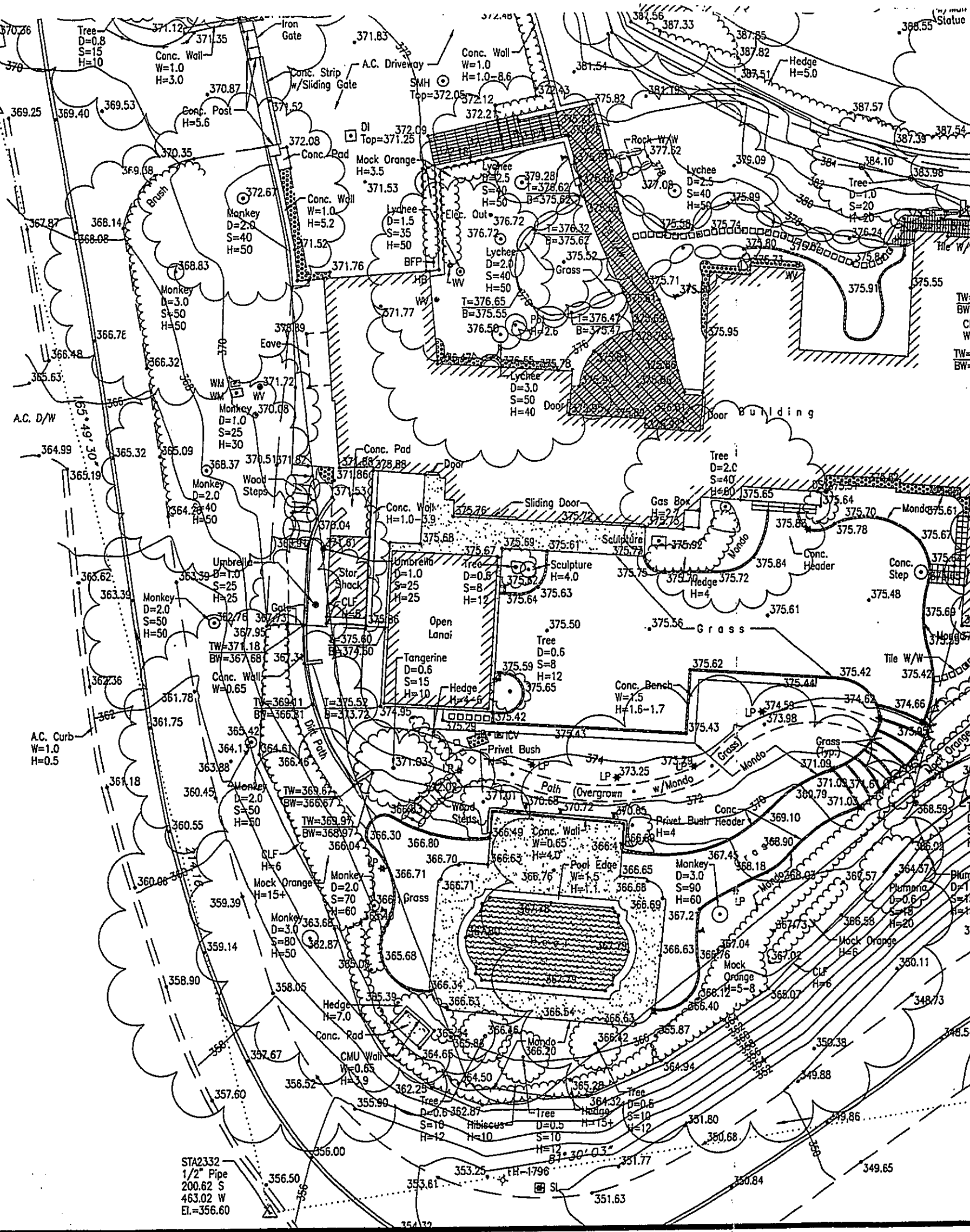
VILL CORPORATION



Notes:

1. Azimuths and Station "MAKIKI"
2. Map is compiled from Real Property Tax Recorded data
3. The underground information and that the underground that the underground although he do from information underground ut
4. Elevations are of Makiki Height
5. Date of Survey:

STA2345
Spike
7.01 N
515.47 W
El.=369.18



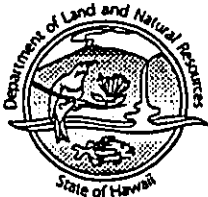
STA2332
1/2" Pipe
200.62 S
463.02 W
El.=356.60

Handwritten notes and annotations at the bottom of the page, including a scale bar and various markings.

APPENDIX II

**HAWAII REGISTER OF HISTORIC PLACES
DOCUMENTATION**

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

March 2, 2005

Mr. Keith Kurahashi
Kusad & Kurahashi, Inc.
Planning and Zoning Consultants
Manoa Market Place
2752 Woodlawn Drive, Suite 5-202
Honolulu, Hawaii 96813

LOG NO: 2005.0355
DOC NO: 0502tl20
Architecture

Dear Mr. Kurahashi:

**SUBJECT: 6E-10 and 6E-42 Review of Proposed Expansion of the Contemporary Museum on the ground of Cooke-Spalding Residence, the Hugh G. Peterson Jr. Residence, and the A.T. Cooke and P.E. Spalding Residence Located at 2452 Kalakaua Avenue Honolulu, Hawaii
TMK: (1') 2-5-008:001,002,004**

Thank you for the tour and meeting to introduce the proposed project to Susan Tasaki and Thomas Lim, SHPD architectural staff; and transmitting the Proposed Expansion of the Contemporary Museum on the ground of Cooke-Spalding Residence, the Hugh G. Peterson Jr. Residence, and the A.T. Cooke and P.E. Spalding Residence (Cooke-Spalding) located at 2452 Kalakaua Avenue Honolulu, Hawaii for an advance review. The project scope consists of the addition of a new permanent gallery building, a storage level for the Museum collection, a basement parking area, a satellite underground gallery, and renovation and restoration of Cooke-Spalding. The work at Cooke-Spalding will involve the relocation of the operational spaces of the gift shop and creation of a new lecture room and new storage structures. The project also involves the demolition of the existing tennis court, shed B and a lanai area west of Cooke-Spalding.

We agree with the design goals for the museum improvements. At this point, from the attached plans which show further development of the project beyond the site visit it appears both the new gallery addition building and the renovation/restoration work at Cooke-Spalding are suitable to maintain the character and setting of the historic property. The framing of new view corridors will add interest to the existing museum campus. We will be interested in the continued development of the design, in particular, the execution of the new gallery building. We look forward to seeing the new addition to fit in as a complimentary and backdrop-partner to the existing museum buildings. It will be a challenge "to mute" reflections. With the trimming of existing trees, it will be important to

Mr. Keith Kurahashi
Page 2.

ensure that the canopy shade provide overhang screening of the ribbon-glass spandrel façade to mitigate distractions to the pastoral setting of the museum and to Makiki Height Drive's viewpoint. As such the final landscaping plans are vital to understanding how the design manifests itself. We understand that Frederick Fisher and Partner have demonstrated a reputation for high quality design and we are confident that the design goal will be exceeded in the final plans and in the installations of the new additions. We also look forward to Mason Architect's restoration and renovation final plans to recapture the original beauty and character of Cooke-Spalding. We applaud the collaborative the efforts to advance the Contemporary Museum's future.

Thank you for the opportunity to comment. Should you have any questions regarding architectural concerns please call Thomas Lim at 692-8030.

Aloha,

Nathan Napoka
for
Melanie A. Chinen, Administrator
State Historic Preservation Division

TL:jen

c: Nathan, Napoka, History and Culture Branch

KUSAO & KURAHASHI, INC.

Planning and Zoning Consultants

MANOA MARKET PLACE
2752 WOODLAWN DRIVE, SUITE 5-202
HONOLULU, HAWAII 96822

BUS. (808) 988-2231
FAX. (808) 988-1140

E-Mail: kkurahashi@hawaii.m.com

February 14, 2005

Mr. Thomas Lim
Architecture Branch Chief
State Historic Preservation Division
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

Subject: Design Review of Proposed Expansion of the Contemporary Museum on the Grounds of the Cooke-Spalding Residence, the Hugh G. Peterson Jr. Residence, and the A.T. Cooke and P.E. Spalding Residence, Tax Map Key: 2-5-8: 1, 2, and 4

Dear Mr. Lim:

On behalf of the applicant, The Contemporary Museum, we respectfully request your review of our enclosed plans for the addition of a new permanent collection gallery building, a storage level for the Museum collection, a basement parking area, and a satellite underground gallery on the main Museum campus to the Cooke-Spalding Residence (parcel 1) and the Hugh G. Peterson Jr. Residence (Peterson Residence, parcel 4). We also request your support for the proposed use of the A.T. Cooke and P.E. Spalding Residence (Johnson Residence, parcel 2) for Museum offices. All three of these properties are on the Hawaii Register of Historic Places. No improvements are planned at the Johnson Residence which was formerly used for the Persis Offices.

These improvements are needed to attract new donors to provide the funding necessary to restore (the Cooke-Spalding Residence), maintain and upkeep these three historic structures. The new donors provide almost all of the funding to maintain the historic structures and operate the Museum. These improvements, coupled with planned donor functions at the site will help to perpetuate the continued preservation of these three historic properties.

Frederick Fisher and Partners has designed a new permanent collection gallery building for the Contemporary Museum of Honolulu. The design goals are to provide high quality galleries for the museum's collection of contemporary art and provide

Mr. Thomas Lim
Page 2

properly conditioned art storage space for its collection in a design sensitive to the surrounding environment and the extensive landscaped grounds. To accomplish this, the firm designed the building as three simple pavilions that are in scale with the houses of the neighborhood. The upper two pavilions (north and south galleries) are separated by a glass lobby with a lower ceiling to accentuate the two distinct masses of the galleries. This gap between the two galleries and the path between the structures is used to frame near and distant views. The third gallery, closest to the Peterson Residence, has been sunk into the ground to minimize its impact and provide a platform for a sculpture garden on its roof.

The design of the new gallery buildings with their minimal geometric forms are meant not to mimic the existing form and design of the historic buildings, but to contrast with them. The buildings are clad in glass to cover the walls' surfaces with muted reflections of the surrounding trees, sky and clouds. These muted reflections will allow the new gallery buildings to blend with the surrounding landscaped grounds and further reduce the visual impact from the Museum grounds. Inside the building, the entire lower floor consists of art storage. The basement level contains parking for museum staff. The heavy landscaping, the 25-foot or greater setback of the new gallery buildings and the grade separation between Makiki Heights Drive and the new gallery buildings will screen views of the new gallery buildings, storage level and basement parking, similar to the screening of the west wing of the existing Museum, which is indiscernible to motorists traveling on Makiki Heights Drive. The only point of visibility of the new development from Makiki Heights Drive will be the narrow window into the property provided by the existing driveway to the Peterson Residence.

The new permanent collection gallery building is reached from the lanai of the existing Cooke-Spaulding Residence, the current museum entry and gallery building. A curving path will follow the site's topography to provide access from the upper galleries to the lower sunken gallery. Stairs from the roof of the lower gallery extend down to the existing Peterson Residence which will become the museum's café and library. Site accessibility is provided via an elevator within the upper building that provides ADA access to all site levels. The new buildings will link the upper Cooke-Spaulding Residence with the lower Peterson Residence, unifying the site. The flow of the new buildings, along with the Peterson Residence will follow the contours of the existing grounds starting with the taller element of the pitched roof on the existing

Mr. Thomas Lim

Page 3

Cooke-Spaulding Residence (existing Museum building), dropping to the flat roof design of the northern wing of the new gallery building, dropping again to the southern wing, and finally ending at the southern base of the Museum at the Peterson Residence. Between the south wing and the Peterson Residence is the sculpture garden/roof line of the third gallery.

We appreciate your office's support in placing these three properties on the Hawaii Register of Historic Places and request your continued support in the review and approval of the enclosed plans, at your earliest convenience.

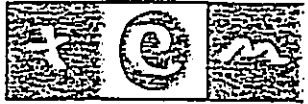
Very truly yours,



Keith Kurahashi

encl.

cc: The Contemporary Museum
Department of Planning and Permitting
Frederick Fisher and Partners
Mason Architects, Inc.



THE CONTEMPORARY
MUSEUM

2411 Makiki Heights Drive
Honolulu, Hawai'i 96822
Tel (808) 526-1322
Fax (808) 536-5973

www.tcmhi.org

December 2, 2003

Dr. Kiyoshi Ikeda
Chairperson
State of Hawaii
Department of Land and Natural Resources
Historic Preservation Division
Kakuhikewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

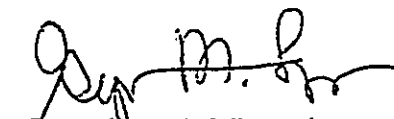
Dear Dr. Ikeda:

We are very pleased to have received your letter of November 24, 2003, stating that the Cooke-Spalding residence has been placed on the Hawaii Register of Historic Places and recommended to the National Register of Historic Places with the provision that The trustees of The Contemporary Museum send this commitment to restore the view from the main living room area, and to restore the gift shop area to reflect its original sleeping porch condition. In addition, we commit to following your recommendation to restore the original entry door should it be encapsulated in the wall.

As The Contemporary Museum moves into the future, historic designation will assure that the architectural integrity of these properties will be maintained. We are very fortunate to be the stewards of these equally beautiful and significant properties and, as such, we will uphold our responsibility to preserve the architectural integrity of these properties as we move forward with our plans to fully realize the museum's potential.

With gratitude and aloha,


Violet Loo
Board of Trustees President


Georgianna M. Lagoria
Director

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

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BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

November 24, 2003

Ms. Georgianna Lagoria
The Contemporary Museum
2411 Makiki Heights Drive
Honolulu, Hawaii 96822

Dear Ms. Lagoria,

Site: Cooke-Spalding Residence *TMK: 2-5-008:001*

The Hawaii Historic Places Review Board is pleased to inform you that at its hearing on November 22, 2003 a decision was made to place the property described above on the Hawaii Register of Historic Places and to recommend the State Historic Preservation Officer nominate the property to the National Register of Historic Places provided the Division receive a letter of commitment from the museum as discussed at the meeting. We request commitment to restore the view from the main living room area and to restore the gift shop area to reflect its original sleeping porch condition. Also, should the original entry door be in encapsulated in the wall, we recommend its restoration.

If you have any questions, please do not hesitate to call 692-8015.

Sincerely yours,


DR. KIYOSHI IKEDA
Chairperson

Kl:jen

c: Department of Planning, County of Honolulu

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KANOKILA BOULEVARD
KAPOLEI, HAWAII 96707

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

November 24, 2003

Ms. Georgianna Lagoria
The Contemporary Museum
2411 Makiki Heights Drive
Honolulu, Hawaii 96822

Dear Ms. Lagoria,

Site: Hugh G. Peterson Jr. Residence *TMK: 2-5-008:004*

The Hawaii Historic Places Review Board is pleased to inform you that at its hearing on November 22, 2003 a decision was made to place the property described above on the Hawaii Register of Historic Places and to recommend to the State Historic Preservation Officer that he place the property for eligibility on the National Register of Historic Places.

If you have any questions, please do not hesitate to call 692-8015.

Sincerely yours,


DR. KIYOSHI IKEDA
Chairperson

Ki:jeri

c: Department of Planning, County of Honolulu

July 5, 1991.

K.C. McCarthy Trust
c/o Lynn & Blake Johnson
2445 Makiki Heights Road
Honolulu, Hawaii 96822

Dear Mr. & Mrs. Johnson:

SUBJECT: A.T. Cooke & P.E. Spalding Residence *TMK: 2-5-005-002*

The Hawaii Historic Places Review Board is pleased to inform you that at its meeting on June 28, 1991 a decision was made to place the property described above on the Hawaii Register of Historic Places and to recommend to the State Historic Preservation Officer that he nominate the A.T. Cooke & P.E. Spalding Residence for placement on the National Register of Historic Places.

If you have any questions, please do not hesitate to call 587-0047.

Sincerely yours,

CHAIRMAN, HAWAII HISTORIC
PLACES REVIEW BOARD

KIYOSHI IKEDA
Chairperson

cc: County of Oahu
Planning Department

KI:jle 7/5/91
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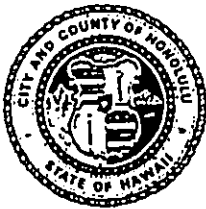
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APPENDIX III

**86/CUP-10, CONDITIONAL USE PERMIT
CONTEMPORARY ARTS CENTER**

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

JEREMY HARRIS
MAYOR



PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94-08842 (sn)
86/CUP-10

February 23, 1995

Mr. Christopher J. Smith, FAIA
The CJS Group Architects Ltd.
1188 Fort Street, Suite 200
Honolulu, Hawaii 96813

Dear Mr. Smith:

Minor Modification to Conditional Use Permit
for the Contemporary Museum
2411 Makiki Heights Drive; Tax Map Key 2-5-8: 1

This is to inform you that your December 5, 1994 request to hold a one day art-related fundraising function in May 1995 is APPROVED as a MINOR MODIFICATION. Based on your request, conditions of the previously approved Conditional Use Permit, reference file number 86/CUP-10, have been modified as follows (Ramseyer format - bracketed material to be deleted; underscored material to be added):

2. Hours of operation of the center and its accessory uses shall be limited to 10:00 a.m. to 4:00 p.m., Monday through Saturday, and 12:00 p.m. to 4:00 p.m. on Sundays and Holidays, except for four evening functions and one fundraising function, which may be an evening event.
3. All vehicle parking for museum functions shall be provided on-site. Valet and off-duty police assistance will be required to assist with parking and traffic movement during evening functions. If all parking cannot be provided on-site, then the applicant shall provide other alternatives, such as the parking system instituted at the July 16, 1994 "Artspreet '94" event. A written description of the alternative parking system shall be submitted to the Department of Land Utilization at least three weeks prior to the special or fundraising event.
7. Occupancy shall be limited to 80 persons during typical daily operations and limited to 200 persons at the [6] four evening functions. In addition to the four evening functions, one fundraising function shall be permitted per year. Occupancy

Mr. Christopher J. Smith, FAIA
Page 2
February 23, 1995

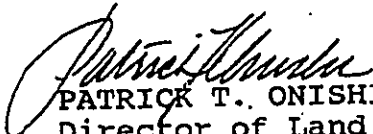
at this fundraising function shall be limited to 450 persons. The applicant shall inform the Department of Land Utilization of the date of each evening and fundraising function at least three weeks prior to the function.

12. In the event of noncompliance with any of the set forth conditions of approval, the Director may take action to terminate the use or halt its operation until full compliance is obtained or may declare this Conditional Use Permit null and void or issue civil fines. The Director may also terminate the use and revoke this Conditional Use Permit upon determination that such activity or activities prove harmful to the health, life safety, and welfare of the neighborhood and/or the general public.
13. Approval of this Conditional Use Permit does not constitute compliance with other Land Use Ordinance or governmental agencies' requirements. They are subject to separate review and approval. The applicant shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable Land Use Ordinance and other governmental agencies' provisions and requirements.

You propose to exchange two "special events" for the one fundraising function (we assume the "special events" you refer to are the six evening functions). Although you did not specifically request to have future fundraising functions, it is anticipated that as a non-profit entity reliant on contributions to support its operations, the Contemporary Museum will be making similar requests in the future. Therefore, Condition 7 has been modified to reduce the number of special functions from six to four per year and allow one fundraising function per year. Also, Condition 3 was modified to require the Museum to provide alternative parking plans if all parking for the functions cannot be accommodated on-site.

Should you have any questions, please contact Sharon Nishiura of our staff at 527-6274.

Very truly yours,


PATRICK T. ONISHI
Director of Land Utilization

PTO:lg
g:94-08842.snn
cc: Makiki Heights Community Assoc.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



86/CUP-10(MS)

July 16, 1986

Mr. Chris Smith
CJS Group Architects, Ltd.
1188 Fort Street Mall, #200
Honolulu, Hawaii 96813

Dear Mr. Smith:

Conditional Use Permit for a Museum
for the Contemporary Arts Center
Tax Map Key 2-5-8: 1 and 7 - Makiki Heights

Your request for a Conditional Use Permit for a museum for the contemporary arts located within an R-3 Residential District has been approved pursuant to the attached "Findings of Fact, Conclusions of Law, and Decision and Order."

Very truly yours,

J.P. Whalen
JOHN P. WHALEN
Director of Land Utilization

JPW:st
Attach.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

1. Development Plan: Residential.
2. Existing Zoning: R-3 Residential District.
3. State Land Use: Urban.
4. Existing Land Use: A residential estate of four dwellings totalling approximately 13,000 square feet of floor area: A main dwelling with attic and basement - 7,700 square feet of floor area, with attached dwelling (Spalding Wing) with two floors - 3,000 square feet of floor area, a guest dwelling - 500 square feet of floor area, and a maid's dwelling - 1,600 square feet of floor area. Also, a tennis court, two swimming pools, and a parking area. Approximately two-thirds of the site is landscaped with sculptured gardens.
5. Existing Surrounding Use: Residential single-family dwellings on varied lot sizes served by Makiki Heights Drive and Mott Smith Drive.
6. Proposal: To establish an art museum in the existing residential structures. Existing building interiors will be renovated to accommodate gallery and exhibition spaces, administrative offices, a dwelling for a resident supervisor, a library, and a gift shop and snack shop. Proposed additions to existing facilities include five kiosk pavillions for art displays scattered along the southeastern boundary of site, filling in one of two pools and conversion of a tennis court into outdoor exhibit decks, redesigning of the parking area to accommodate 65 parking stalls and the relocation of the existing vehicular entry on the west to the north side of the site.

The proposal incorporates the provisions of an agreement reached between the applicant and the Makiki Heights Community Association. (See Exhibit C.)

7. Public Agencies Review: Four public agencies reviewed the application and made specific recommendations to provide for the health, safety and welfare of the applicant's staff, visitors, and neighbors. Recommendations including fire protection, off-street parking and vehicular entry design, and sewage ground disposal capacity are discussed in Section III, Analysis. (See Attachment A.)
8. Community Concerns: Information letters were sent to adjoining property owners, community associations, public officials, and the Makiki/Lower Punchbowl/Tantalus Neighborhood Board No. 10. Two respondents, the Makiki Heights Community Association and the Neighborhood Board recommended approval subject to conditions (see Exhibit C) relating to operating hours, vehicular traffic and parking, landscaping, noise and light, and land use. These recommendations are discussed in detail in Section III, Analysis.
9. Public Hearing: The public hearing of June 25, 1986, conducted by the Department of Land Utilization, was attended by four representatives of the applicant and approximately 55 other people. Presentations describing the application by the Department of Land Utilization and the agent were followed by 3 testimonies in support of the request. A nearby resident recalled the site's previous use as a museum and endorsed its forthcoming sale to museum developers. Another neighbor praised the communication between applicant and community that identified potential adverse impacts and proposed mitigation measures. A third, the President of the Makiki Heights Community Association, supported the inclusion of the agreement between the applicant and Makiki Heights Community Association as part of the application documents (Exhibit C).

III. ANALYSIS

Background: The application site, the Alice Cooke Spalding House estate, was built in 1922 and expanded in 1937 and 1957. The Honolulu Academy of Arts operated a museum annex at the site under Conditional Use Permit 70/CUP-75 in 1970 until its sale in 1978. Subsequent purchase by the current landowner resulted in the submittal of a Conditional Use Permit application in 1984 to re-establish the museum use. This application, 84/CUP-9, was accepted by the Department of Land Utilization on July 12, 1984, and approved on November 23, 1984 with conditions relating to hours of operation, use of grass-block on parking areas, number of evening functions, and appropriate review by public agencies. Subsequently review by the Corporation Counsel advised the Director of Land Utilization that the approval was invalidly and urged resubmittal of the application because the Director had taken action after the maximum 90 day processing period prescribed in Section 21.1.13 of the Comprehensive Zoning Code. Accordingly, the Director of Land Utilization declared the permit null and void on April 10, 1985.

The present application is similar to 84/CUP-9, with modifications such as additional parking stalls, a relocated entry, a limitation of 6 evening functions per year, and construction of 6-foot high wall with landscaping adjacent to Tax Map Key 2-5-08: 05. These modifications were developed in consultation with the Makiki Heights Community Association.

Comprehensive Zoning Code Requirements: The Comprehensive Zoning Code permits museums and art galleries as conditional uses in residential zoning districts. Evaluation criteria for conditional uses considers the proposal's compliance with code requirements and effects on persons and property in the surrounding area.

- A. Bulk, Location, and Setback: The residential scale and exterior features of the existing building envelopes will not be altered by proposed interior renovations to accommodate the museum's program. However, the change in land use is subject to regulations applicable to non-dwelling uses in residential districts. Existing building heights meet the 25-foot height limit prescribed by the Comprehensive Zoning Code. However, the location of the existing guest house 15 feet from the west

property line, and the siting of 23 parking stalls fronting the west and north property lines will encroach into the required 30-foot front yard setback. The Director may vary setback requirements if off-site perception of the visual and noise impacts of these encroachments are mitigated by walls, landscaping, or other buffers. Three of the 5 kiosks will encroach into the east and west yards. Given the large area available for alternative sites for the kiosks which can meet setback requirements, these encroachments are unnecessary and should not be allowed.

- B. Open Space, Screening, and Buffering: The site's 3.44 acre area greatly exceeds the minimum required 20,000 square feet for non-dwelling uses. The proposed five kiosks will add 2,000 square feet to the existing 11,000 square feet of lot coverage by the existing four structures. The new lot coverage of 13,000 square feet would be substantially less than the allowable maximum of 50% of the site area.

The four buildings and proposed parking areas are adequately buffered to the south by existing extensive landscaping. However, street frontage to the east, west, and north would not be adequately protected from noise and lights and the visual impacts of cars parked perpendicular to the street frontages. Car headlights may be a nuisance or hazard to drivers using Makiki Heights Drive. Accordingly, a 4-foot high solid hedge or fence should be installed along the east, west, and north frontage to mitigate this concern.

- C. Parking: The Comprehensive Zoning Code requires that museums and art galleries provide no less than 10 parking spaces with one additional space per each 300 square feet of floor area. Accordingly, the facility's net floor area of approximately 11,000 square feet requires 46 parking stalls. The proposed 65 on-site stalls exceed the required 46 stalls by 19 stalls and are more than adequate to accommodate typical daily usage by the anticipated 60-80 daily visitors and infrequent usage by the 150-200 invited guests at the 6 evening functions per year. The Comprehensive Zoning Code requires two loading stalls 12 feet by 35 feet per 10,000-20,000 square foot of floor area to be specifically designated. However,

the need to retain landscaping by minimizing paved surfaces and the large degree of on-site parking area readily available adjacent to the existing structures may accommodate deliveries without requiring specific loading stalls.

The applicant proposes to utilize grass-block to expand existing asphaltic-concrete areas (Exhibit B-3) to enhance stormwater drainage and absorption. Although the proposed parking plan indicates that the site can accommodate the parking demand from the 6 evening functions, requiring the parking areas to be paved with asphalt or concrete would detract from the site's residential character. Based on the public's expressed desire to retain the site's landscaping and the infrequent occurrence of large group functions requiring use of all 65 parking stalls, the following design considerations are appropriate:

- a. Existing asphaltic-concrete paved parking areas may be retained, but should not be increased.
- b. Utilize grass-block or grasscrete paving for new parking areas to accommodate the 46 parking stalls required.
- c. Proposed excess parking over the required 46 stalls may be located on grass and lawn areas.

Implementation of these conditions and the parking plan's irregular alignment of aisles and turnaround areas in order to retain existing mature trees and landscaping would not pose an inconvenience for museum patrons because parking attendants and security personnel would be used to assist parking during the 6 scheduled evening functions.

- D. Signage: No signage is proposed at this time. The Comprehensive Zoning Code sign regulations permit a 6-square foot sign that is not directly illuminated, not located in a required yard setback, or in excess of 8 feet in height.

Community Concerns: The applicant proposes mitigative measures in response to concerns raised during the previous submittal and review of the proposal (84/CUP-9) by members of the Makiki Heights Community Association (MHCH) and the Makiki/Lower Punchbowl/Tantalus Neighborhood Board No. 10. Citizen input during the redevelopment of the site will be assured by the presence of a MHCH representative on the applicant's Board of Trustees.

- A. Incompatibility of Non-Dwelling Use: The museum is permitted at the site as a conditional use and will retain a residential function by serving as a dwelling for the museum administrator or a resident caretaker. The presence of atypical residential vehicles such as large buses and activities generating light and noise such as film production and large gatherings will be limited. The food service and retail shop are incidental uses for the benefit of museum users and will not be a primary traffic generator or otherwise impact public infrastructure. The applicant agrees that the property will not be converted to church or school use within the next three years, at minimum.
- B. Traffic: The applicant estimates that the typical daily attendance of between 60-80 visitors would add between 10 to 30 additional cars per hour to existing traffic. Since the hours of operation are from 10:00 a.m. to 4:00 p.m., Monday through Saturday, conflicts with the peak commuting hours would be avoided. Evening functions will be limited to 6 activities per year and 150-200 invited guests. Potential on-street parking impacts and congestion will be avoided by the use of parking attendants and security personnel. An existing vehicular entry to the northwest will be relocated to the northeast of the site for safety reasons. Finally, the scheduling of service vehicles such as refuse collections and artwork delivery should be limited to non-peak hours to avoid conflicting with commuter traffic by residents of the area.

- C. Aesthetic Concern: Landscaping can be preserved by minimizing additional paved surfaces required for parking. The preservation of the site's existing residential character can be assured by requiring review of all renovation plans by the Department of Land Utilization prior to approval of any building permits.

In the event that the site is placed on the Hawaii State Historical Register, all plans for renovations of the house or gardens on the site shall be submitted to the Department of Land and Natural Resources, State Historical and Preservation Office, for their review and approval.

Public Agencies Review: None of the public agencies reviewing the project objected to the proposal. However, approval of the permit can be made subject to compliance to conditions addressing specific concerns regarding public facilities and services. (See Attachment A.)

- A. Traffic: The access to the site is via Makiki Heights Drive and Mott-Smith Drive, each with 20-foot pavement widths that limit use to one lane in each direction. The Department of Transportation Services did not object to the proposal or raise any concern regarding traffic impacts with the exception of requesting that adequate sight distances at the driveway entries be provided. There is no curbside parking, and numerous switchbacks in the road limit sight distances. Accordingly, any site improvements which affect traffic safety such as the rounding of corners, signage, lighting, or landscaping should be coordinated with the Department of Transportation Services.
- B. Fire and Water: Prior to obtaining a building permit, the Fire Department requests that the applicant submit detailed plans identifying buildings open to the public, proposed occupant loads, and compliance to Fire Code requirements including installation of adequate safety exits and signage, fire fighting equipment, and sources of water available for fire fighting. The Board of Water Supply notes that water service is presently available to the site but that additional water is dependent upon approval of a formal request from the applicant that explicitly describes the museum's functions.

- C. Stormwater Drainage: Prior to obtaining a grading permit to develop the parking area, the County Department of Public Works requests that the applicant submit a detailed grading and stormwater runoff mitigation plan.
- D. Sewerage: The Department of Public Works notes that public sewerage to the locality, the "Makiki Heights-Puowaina Drive Sewer Improvement District Project," is included in the City's 6-Year Capital Improvement Program but timely construction is contingent on the availability of funds. The site's present single cesspool with a capacity of 800 gallons of sewage intake per day cannot be expanded because the Board of Water Supply notes that its location in the "No-Pass" zone prohibits additional ground disposal systems. Based on these circumstances, the applicant may choose to conserve water consumption by using smaller capacity toilets or limiting occupancy during evening functions. Accordingly, the operation of the facility including the special evening functions must be coordinated with the Board of Water Supply, Department of Health and Department of Public Works to ensure that all sewage requirements are met.

SUMMATION: Use of the existing structures and grounds for the Contemporary Arts Center is compatible to the surrounding locality given the residential character of existing buildings, the large lot size and extensive landscaping. The hours of operation, relocation of the vehicular entry, and use of parking attendants during evening functions will have minimal traffic impacts. Potential adverse operational impacts identified by the community can be alleviated by requiring compliance with specific conditions relating to building setbacks provision of landscaping to buffer noise and shield lights and limiting the number of users.

IV. CONCLUSIONS OF LAW

Based on the foregoing analysis, the Director concludes the proposed use to be compatible with the surrounding area and existing uses. The proposed use will not have any significant adverse effect on the health, safety or comfort of persons living or working in the area and will be no more injurious

economically or otherwise to property and improvements in the surrounding area than would any use generally permitted in the district, provided the use meets the concerns outlined in the analysis of this report and the conditions enumerated in the following Decision and Order.

V. DECISION AND ORDER

Pursuant to the foregoing Findings of Fact and Conclusions of Law, the Director of Land Utilization hereby approves the application for a Conditional Use Permit to establish a museum and art gallery in the R-3 Residential District, subject to the following conditions:

1. The applicant should submit a revised site plan within 60 days of the approved date of this permit to show the following:
 - a. Grass-block or grasscrete paving shall be used for the forty-six required parking stalls. The 19 excess parking stalls shall be located on grassed areas of the site. Existing asphalt or concrete paving may remain but shall not be increased in area. New access driveways may be paved in asphalt concrete.
 - b. A continuous hedge, a minimum of 4 feet in height, shall be provided along street frontages. Site improvements near street frontages such as retaining walls, landscaping, rounding of corners, signage or lighting shall be coordinated and approved by the Department of Transportation Services.
2. Hours of operation of the center and its accessory uses shall be limited to 10:00 a.m. to 4:00 p.m., Monday through Saturday, and 12:00 p.m. to 4:00 p.m. on Sundays and Holidays.
3. No picnicking, weddings or other non-museum programs shall be permitted. No exterior public address system shall be permitted. No filming shall be permitted with the exception of museum related educational or advertising functions.

4. All vehicle parking for museum functions shall be provided on-site. Valet and off-duty police assistance will be required to assist with parking and traffic movement during evening functions.
5. Service vehicle deliveries and pick ups shall be limited to the hours between 9:00 a.m. and 4:00 p.m.
6. A solid wall along the boundary of Tax Map Key 2-5-08: 05 shall be constructed no less than 6 feet in height and backed by foliage no less than 2 feet in thickness.
7. Occupancy shall be limited to 80 persons during typical daily operations and limited to 200 persons at the 6 evening functions.
8. Proposed kiosks shall meet the 15-foot side and rear yard setback required for non-dwelling uses.

Existing mature trees shall be retained on the site. Removal of trees over 6" in trunk diameter shall require the approval of the Director of Land Utilization prior to issuance of grading or building permits.
9. The operation of this facility including special evening functions must be coordinated with the Board of Water Supply, Department of Health and Department of Public Works to ensure that all requirements of sewage, drainage and water service are met.
10. In the event that the site becomes listed on the Hawaii State Historical Register, all plans for renovations of the house or gardens on the site shall be submitted to the Department of Land and Natural Resources, State Historical and Preservation Office, for their review and approval.
11. The Director may at any time impose additional conditions when it becomes apparent that a modification is necessary and appropriate in accordance with Section 21-2.32 of the Comprehensive Zoning Code.

Page 12

12. In the event of noncompliance with any of the setforth conditions of approval, the Director may take action to terminate the use or halt its operation until full compliance is obtained. The Director may also terminate the use and revoke this Conditional Use Permit upon determination that such activity or activities prove harmful to the health, life safety, and welfare of the neighborhood and/or the general public.

Dated at Honolulu, Hawaii, this 14th day of JULY, 1986.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By John P. Whalen
JOHN P. WHALEN, DIRECTOR

1986 MAR -4 PM 4:05

CITY OF HONOLULU
CITY & COUNTY OF HONOLULU

AGREEMENT RELATING TO CONDITIONAL USE PERMIT
FOR THE CONTEMPORARY ARTS CENTER
AT 2377 MAKIKI HEIGHTS DRIVE

WHEREAS Contemporary Arts Center (sometimes referred to as "CAC") as agent for Asa Properties Hawaii Inc., intends to apply for a Conditional Use Permit for the operation of the Contemporary Arts Center at 2377 Makiki Heights Drive, Honolulu, Hawaii; and

WHEREAS the residents of Makiki Heights through their newly formed association, the Makiki Heights Community Association (sometimes referred to "MHCA"), have been exploring for nearly a year with Contemporary Arts Center various limitations on usage of the property toward the end of best fitting the Arts Center into the residential environment without adverse effects on its neighbors; and

WHEREAS numerous letters from June 20, 1985 to February 28, 1986, have been exchanged on the subject and discussions have been held among the neighbors previously opposed to the issuance of a Conditional Use Permit;

NOW THEREFORE in consideration of the agreement of the Makiki Heights Community Association to support the issuance of the Conditional Use Permit, the Contemporary Arts Center, as agent for Asa Properties Hawaii, Inc. does hereby agree to the following provision in addition to those spelled out in the Conditional Use Permit granted in 1984 and later withdrawn, to minimize the impact of the Contemporary Art Center upon the Makiki Heights neighborhood:

1. The use of the Contemporary Arts Center or any of its ancillary facilities by the general public shall be limited to the hours of 10 a.m. to 4 p.m. on five days Monday through Saturday and 12 noon to 4 p.m. on Sunday and holidays.

2. The Contemporary Arts Center shall invite an individual selected yearly by residents of the Makiki Heights Community Association to become a voting member of its board of trustees.

3. No picnicking shall be permitted on the site.

4. Except for school buses being used to transport school children, no bus with a rated capacity in excess of twenty passengers will be permitted to bring visitors to the Contemporary Arts Center. All buses will be required to park on the site. No bus will be permitted to leave its engine running during visits to the Center.

5. Weddings will not be permitted at the site.

6. No filming will be permitted on the site; provided, however, filming for educational or advertising purposes for the benefit of the Contemporary Arts Center only will be allowed but will be restricted to film crews using hand held cameras and minimal equipment. During such filming, no large vans, buses or other support paraphernalia will be permitted, and all vehicles must park on the premises and will not be allowed to leave their engines running. There will not be any filming at night after sunset.

Should special circumstances arise under which CAC would like to vary these restrictions, it may apply to the MHCA for permission to do so on a case-by-case basis. Should the MHCA grant such permission, it shall not be considered a waiver by the association of its rights to enforce these restrictions in the future.

7. No public address system will be allowed. Music and all other noise must not exceed the decibel limits for normal residential usage as set forth in the code of the City and County of Honolulu, with sound limits being mutually agreed upon and review to be coordinated with the DLU and the neighborhood Board if disputes arise.

8. The Contemporary Arts Center will require its director and his family to live on the premises for a period of at least three years and thereafter will always maintain at least one resident caretaker.

9. All vehicle parking for the CAC shall be exclusively on site. For the six evening functions described in the 1984 Use Permit, CAC will employ extra security personnel and parking attendants to direct

traffic, supervise parking on the premises and to patrol the perimeter to prevent off-site parking.

10. The CAC will relocate the existing entrance to a new location as indicated on the plan dated . This entrance shall be treated as much like a normal residential entrance as possible, using modest outdoor lighting near the entrance and shall maintain the existing screening around the parking area, installing additional screening at the entrance to be closed at 2377 Makiki Heights Drive. Any gate shall be in keeping with normal residential design.

As a part of its overall development plan which shall be filed with the Department of Land Utilization at the time of its application for a permit, the CAC shall install a solid wall along the boundary with the Shimokawa's not less than six feet high. On the CAC's side of the wall, CAC shall install foliage no less than two feet thick.

11. Title to the property shall be conveyed as soon as practical to the CAC in fee simple. The conveyance may be subject to a condition subsequent or consist of a determinable fee. Asa Properties and CAC agree that neither will convey the property to a school or a church for a period of 3 years, i.e. January 1986 - January 1989, and all such changes in zoning must obtain the necessary approvals from the DLU.

12. The CAC will maintain the gardens in the same manner as Asa Properties has done in the past few years.

13. Food waste shall be carefully stored for refuse collection to prevent animal exploitation.

14. Wherever practical, CAC will provide grasscrete ground covering or its equal in parking areas so as to limit runoff on adjacent or lower properties.

15. The CAC will comply with Health Department requirements for sewage and snack bar operations.

16. The parties hereto agree to incorporation of this agreement into any Conditional Use Permit issued by the City and County of Honolulu.

17. Improvements will be designed in accordance with the regulations of the City and County of Honolulu Department of Waste Water Management which are for the purpose of avoiding any drainage of water which will cause damage to Makiki Heights residents.

18. Any failure of the Contemporary Arts Center to observe and perform the obligations of this agreement as determined by the Department of Land Utilization of the City and County of Honolulu will constitute a default which will result in termination or suspension of the Conditional Use Permit.

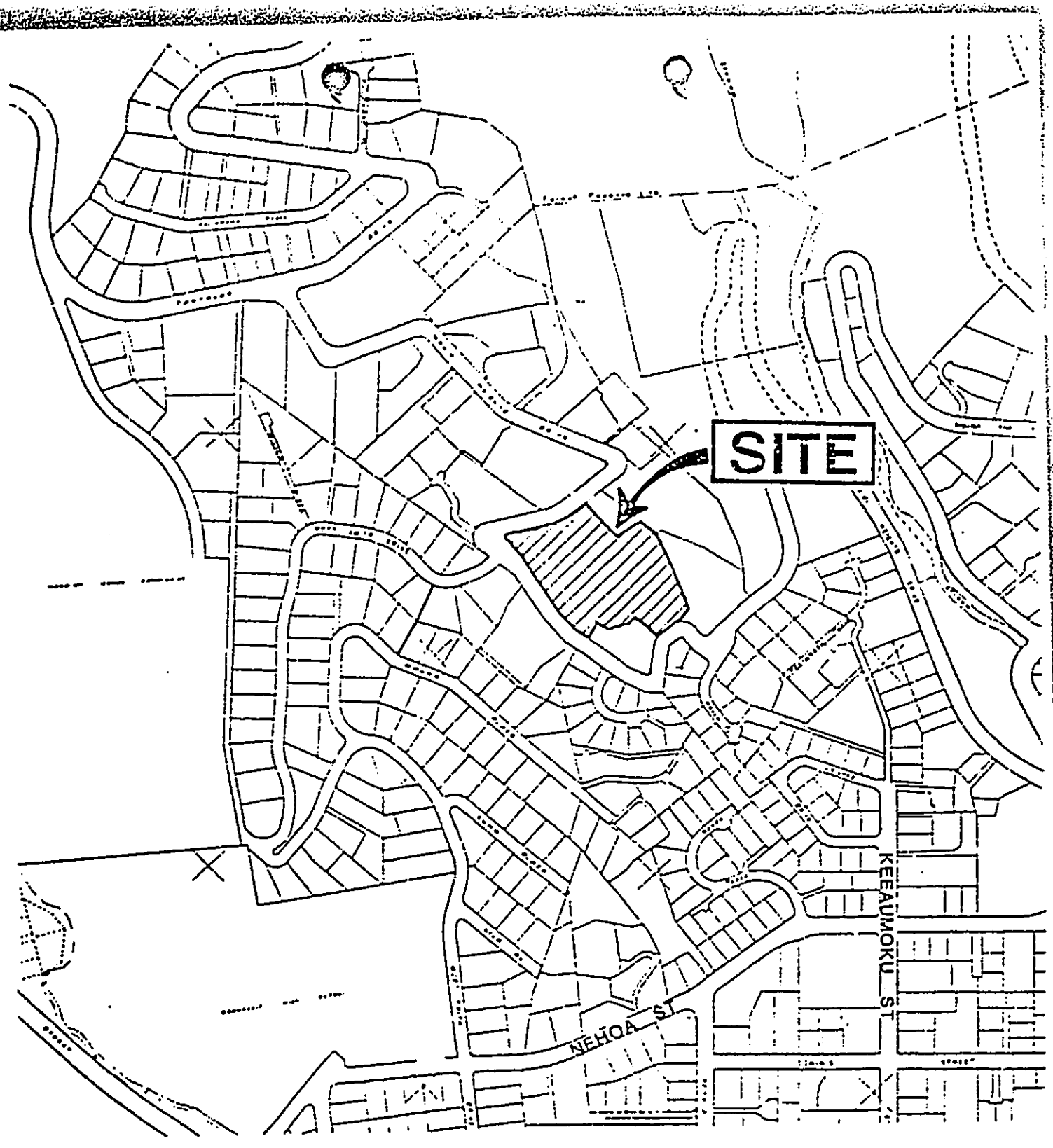
AGREED this 4 day of March, 1986.

CONTEMPORARY ARTS CENTER, as agent for
ASA PROPERTIES HAWAII, INC.

By *James F. Morgan*
Its Authorized Representative

MAKIKI HEIGHTS COMMUNITY ASSOCIATION

By *Carl M. Paul*
Its Authorized Representative



LOCATION MAP



EXHIBIT A

LOG #AT 12 7118 U1
DIT & EDWIN BARLOW

CONCEPTUAL
MASTER PLAN
CONTEMPORARY ART CENTER
GALERIES HOUSE

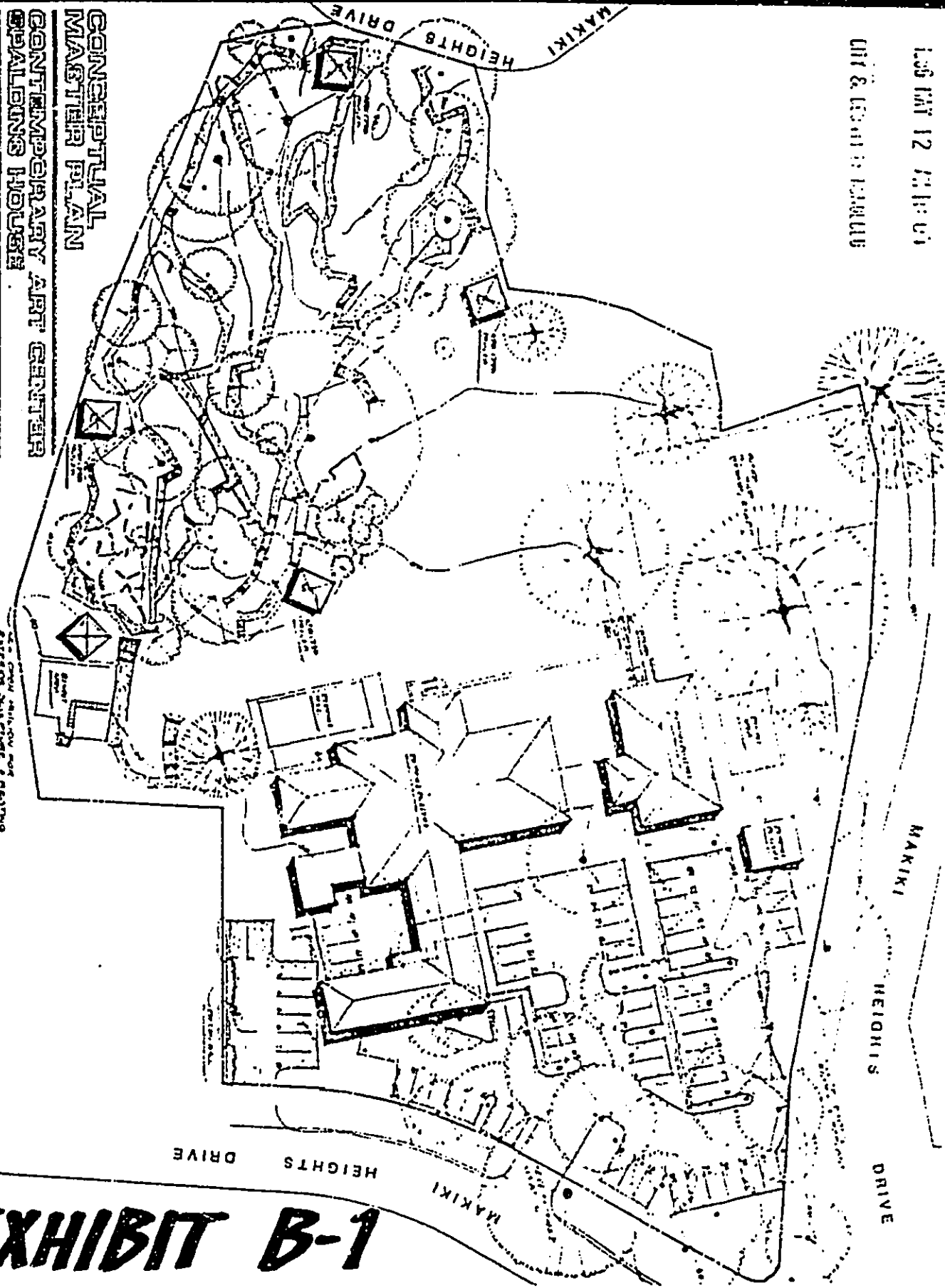


EXHIBIT B-1

100' 10" CONCRETE WALL

100' 10" CONCRETE WALL

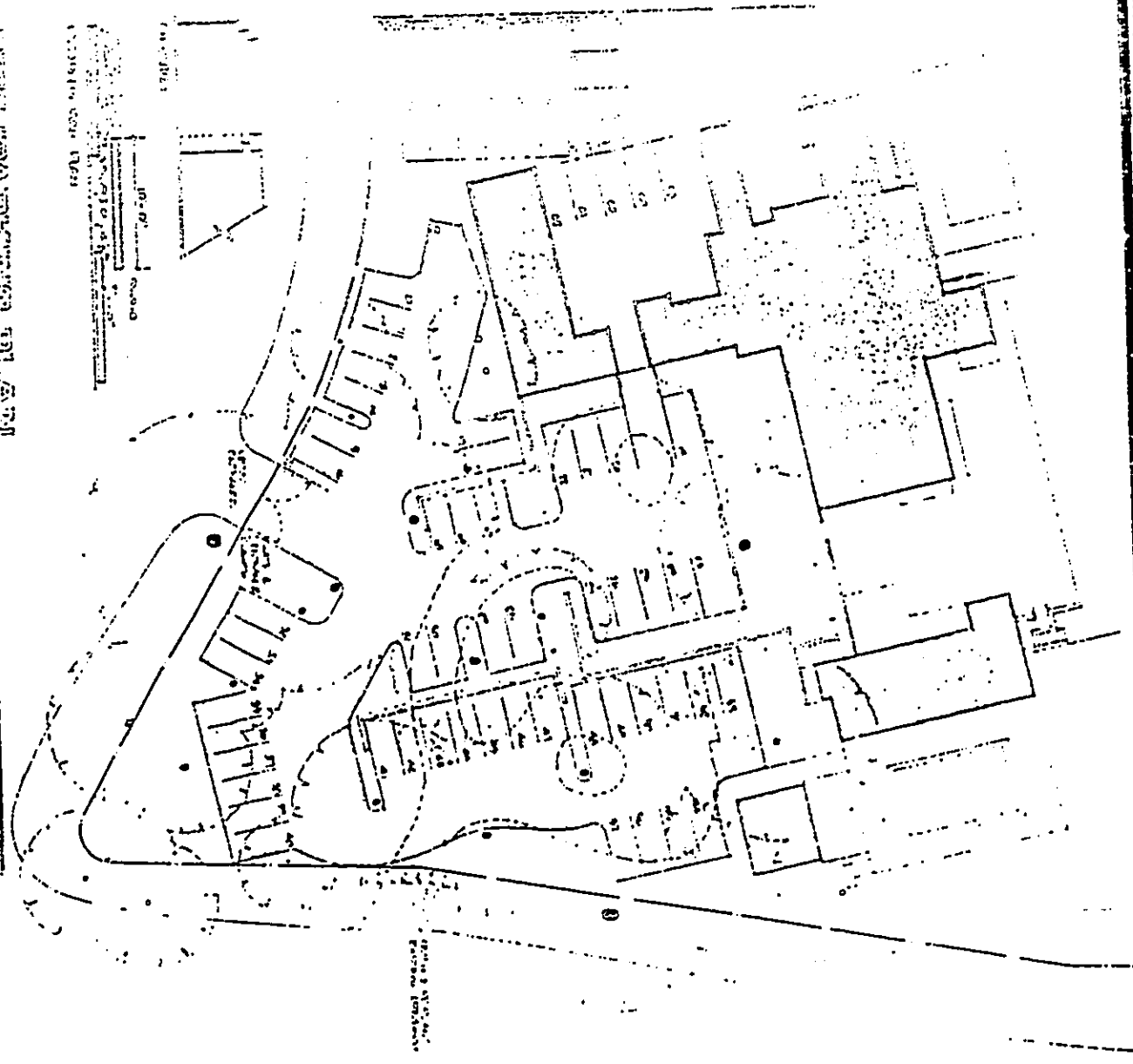
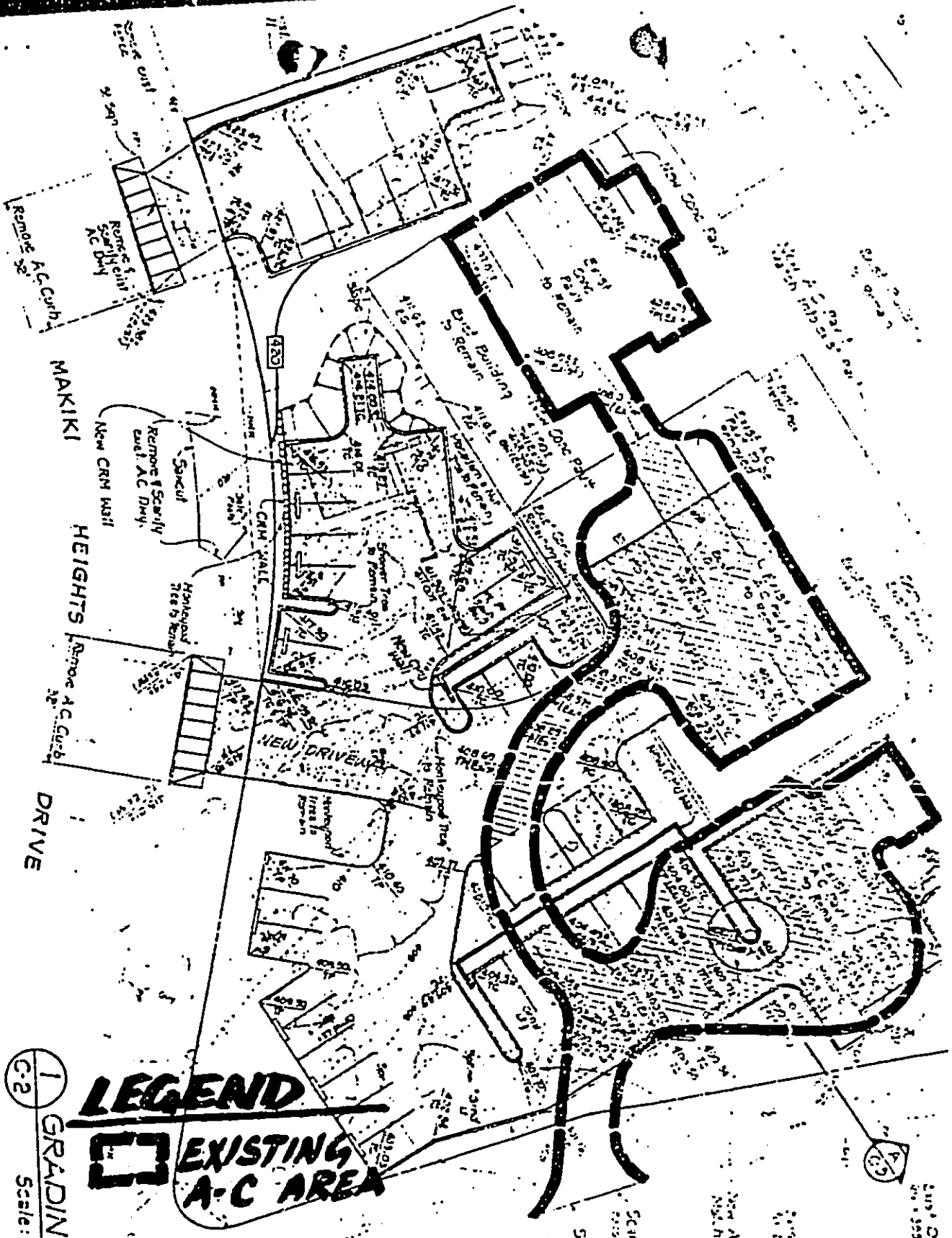


EXHIBIT B-2



LEGEND

EXISTING A-C AREA

1 GRADING PLAN
C-2
Scale:

EXHIBIT B-3

83 MAR -4 PM 4:05

LETTERS OF INTENTION
CITY & COUNTY OF HONOLULU

AGREEMENT RELATING TO CONDITIONAL USE PERMIT
FOR THE CONTEMPORARY ARTS CENTER
AT 2377 MAKIKI HEIGHTS DRIVE

WHEREAS Contemporary Arts Center (sometimes referred to as "CAC") as agent for Asa Properties Hawaii Inc., intends to apply for a Conditional Use Permit for the operation of the Contemporary Arts Center at 2377 Makiki Heights Drive, Honolulu, Hawaii; and

WHEREAS the residents of Makiki Heights through their newly formed association, the Makiki Heights Community Association (sometimes referred to "MHCA"), have been exploring for nearly a year with Contemporary Arts Center various limitations on usage of the property toward the end of best fitting the Arts Center into the residential environment without adverse effects on its neighbors; and

WHEREAS numerous letters from June 20, 1985 to February 28, 1986, have been exchanged on the subject and discussions have been held among the neighbors previously opposed to the issuance of a Conditional Use Permit;

NOW THEREFORE in consideration of the agreement of the Makiki Heights Community Association to support the issuance of the Conditional Use Permit, the Contemporary Arts Center, as agent for Asa Properties Hawaii, Inc. does hereby agree to the following provision in addition to those spelled out in the Conditional Use Permit granted in 1984 and later withdrawn, to minimize the impact of the Contemporary Art Center upon the Makiki Heights neighborhood:

1. The use of the Contemporary Arts Center or any of its ancillary facilities by the general public shall be limited to the hours of 10 a.m. to 4 p.m. on five days Monday through Saturday and 12 noon to 4 p.m. on Sunday and holidays.

2. The Contemporary Arts Center shall invite an individual selected yearly by residents of the Makiki Heights Community Association to become a voting member of its board of trustees.

EXHIBIT C-1

3. No picnicking shall be permitted on the site.

4. Except for school buses being used to transport school children, no bus with a rated capacity in excess of twenty passengers will be permitted to bring visitors to the Contemporary Arts Center. All buses will be required to park on the site. No bus will be permitted to leave its engine running during visits to the Center.

5. Weddings will not be permitted at the site.

6. No filming will be permitted on the site; provided, however, filming for educational or advertising purposes for the benefit of the Contemporary Arts Center only will be allowed but will be restricted to film crews using hand held cameras and minimal equipment. During such filming, no large vans, buses or other support paraphernalia will be permitted, and all vehicles must park on the premises and will not be allowed to leave their engines running. There will not be any filming at night after sunset.

Should special circumstances arise under which CAC would like to vary these restrictions, it may apply to the MHCA for permission to do so on a case-by-case basis. Should the MHCA grant such permission, it shall not be considered a waiver by the association of its rights to enforce these restrictions in the future.

7. No public address system will be allowed. Music and all other noise must not exceed the decibel limits for normal residential usage as set forth in the code of the City and County of Honolulu, with sound limits being mutually agreed upon and review to be coordinated with the DLU and the neighborhood Board if disputes arise.

8. The Contemporary Arts Center will require its director and his family to live on the premises for a period of at least three years and thereafter will always maintain at least one resident caretaker.

9. All vehicle parking for the CAC shall be exclusively on site. For the six evening functions described in the 1984 Use Permit, CAC will employ extra security personnel and parking attendants to direct

traffic, supervise parking on the premises and to patrol the perimeter to prevent off-site parking.

10. The CAC will relocate the existing entrance to a new location as indicated on the plan dated

This entrance shall be treated as such like a normal residential entrance as possible, using modest outdoor lighting near the entrance and shall maintain the existing screening around the parking area, installing additional screening at the entrance to be closed at 2377 Makiki Heights Drive. Any gate shall be in keeping with normal residential design.

As a part of its overall development plan which shall be filed with the Department of Land Utilization at the time of its application for a permit, the CAC shall install a solid wall along the boundary with the Shimokawa's not less than six feet high. On the CAC's side of the wall, CAC shall install foliage no less than two feet thick.

11. Title to the property shall be conveyed as soon as practical to the CAC in fee simple. The conveyance may be subject to a condition subsequent or consist of a determinable fee. Asa Properties and CAC agree that neither will convey the property to a school or a church for a period of 3 years, i.e. January 1986 - January 1989, and all such changes in zoning must obtain the necessary approvals from the DLU.

12. The CAC will maintain the gardens in the same manner as Asa Properties has done in the past few years.

13. Food waste shall be carefully stored for refuse collection to prevent animal exploitation.

14. Wherever practical, CAC will provide grasscrete ground covering or its equal in parking areas so as to limit runoff on adjacent or lower properties.

15. The CAC will comply with Health Department requirements for sewage and snack bar operations.

16. The parties hereto agree to incorporation of this agreement into any Conditional Use Permit issued by the City and County of Honolulu.

17. Improvements will be designed in accordance with the regulations of the City and County of Honolulu Department of Waste Water Management which are for the purpose of avoiding any drainage of water which will cause damage to Makiki Heights residents.

18. Any failure of the Contemporary Arts Center to observe and perform the obligations of this agreement as determined by the Department of Land Utilization of the City and County of Honolulu will constitute a default which will result in termination or suspension of the Conditional Use Permit.

AGREED this 4 day of March, 1986.

CONTEMPORARY ARTS CENTER, as agent for
ASA PROPERTIES HAWAII, INC.

By [Signature]
Its Authorized Representative

MAKIKI HEIGHTS COMMUNITY ASSOCIATION

By [Signature]
Its Authorized Representative

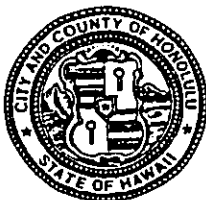
EXHIBIT C-4

APPENDIX IV

**96/CUP2-3, CONDITIONAL USE PERMIT
PERSIS OFFICES**

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

JEREMY HARRIS
MAYOR



PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

January 22, 1997

96/CUP2-3 (sr)

DECISION NOTICE

CONDITIONAL USE PERMIT, TYPE 2

APPLICANT	:	Persis Corporation
LANDOWNER	:	The Contemporary Museum
LOCATION	:	2447 Makiki Heights Drive
TAX MAP KEY	:	2-5-08: 02
ZONING	:	R-10 Residential District
APPROVAL DATE	:	December 26, 1996
MAILING DATE	:	January 21, 1997
FILE NUMBER	:	96/CUP2-3

This is to inform you that a Conditional Use Permit, Type 2 for the above use of a historic structure has been APPROVED WITH CONDITIONS. The Findings of Fact, Conclusions of Law and Decision and Order is on file at the Department of Land Utilization, 7th Floor, Honolulu Municipal Building, 650 South King Street and available to the public for inspection during office hours, 7:45 a.m. to 4:30 p.m., Monday through Friday. Please reference the project's file number, 96/CUP2-3 in future correspondence on this permit.

Pursuant to Section 1.40 of the Land Use Ordinance, the provisions of this Order shall become final 30 days after the date of mailing or delivery of this order. You may appeal this Order to the Zoning Board of Appeals (ZBA) as provided by Section No. 6-909 of the City Charter and the Rules and Regulations of the ZBA. Please note that an appeal to the ZBA does not stay any provision of this Order.

If you have any questions, please contact the Zoning District Changes Branch at 523-4299.

Very truly yours,

Patrick T. Onishi
PATRICK T. ONISHI
Director of Land Utilization

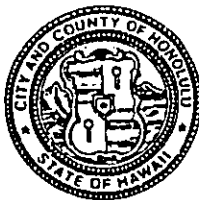
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DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

FILE COPY

Mailed w/attach. 1/21/97
cc: Persis Corporation

JEREMY HARRIS
MAYOR



PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

96/CUP2-3 (sn)

January 21, 1997

Christopher J. Smith, FAIA
The CJS Group Architects, Ltd.
1188 Fort Street Mall, Suite 200
Honolulu, Hawaii 96813

Dear Mr. Smith:

Application for a Conditional Use Permit, Type 2
Use of a Historic Structure - Persis Corporation
2447 Makiki Heights Drive
Tax Map Key 2-5-8: 2

This is to inform you that your request for a Conditional Use Permit, Type 2, for use of a historic structure, has been APPROVED with conditions. The analysis of your application and list of conditions of approval for this permit are contained in the attached Findings of Fact, Conclusions of Law and Decision and Order.

Pursuant to Section 1.40 of the Land Use Ordinance, the provisions of this Order shall become final 30 days after the date of mailing or delivery of this order. You may appeal this Order to the Zoning Board of Appeals (ZBA), as provided by Section No. 6-909 of the City Charter and the Rules and Regulations of the ZBA. Please note that an appeal to the ZBA does not stay any provision of this Order.

If you have any other questions regarding this approval, please contact the Zoning District Changes Branch at 523-4299.

Very truly yours,

A handwritten signature in cursive script, reading "Patrick T. Onishi".

PATRICK T. ONISHI
Director of Land Utilization

PTO:lg
Attachment
cc: Persis Corporation

g:96cup2-3.snn

DEPARTMENT OF LAND UTILIZATION OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)

OF)

PERSIS CORPORATION)

CASE NO. 96/CUP2-3

FOR A CONDITIONAL USE PERMIT, TYPE 2)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND
DECISION AND ORDER

I. APPLICATION

A. Basic Information

APPLICANT	:	Persis Corporation
LANDOWNER	:	The Contemporary Museum
LOCATION	:	2447 Makiki Heights Drive (Attachment 1)
TAX MAP KEY	:	2-5-8: 2
LAND AREA	:	1.172 Acres
STATE LAND USE DISTRICT	:	Urban District
DEVELOPMENT PLAN LAND USE MAP	:	Residential (Attachment 2)
PUBLIC FACILITIES MAP	:	Sewer Improvement District (Attachment 3)
EXISTING ZONING	:	R-10 Residential District (Attachment 4)
EXISTING USE	:	Two single-family dwellings (Attachment 5)
SURROUNDING LAND USE	:	Residential, the Contemporary Museum, Makiki Forest Reserve
REQUEST	:	Conditional Use Permit, Type 2, for use of a historic structure

B. Proposal

The applicant, Persis Corporation, proposes to utilize a historic structure, identified as the A.T. Cooke and P.E. Spalding Residence (also known as the Johnson/Moore Residence), as corporate offices.

The applicant proposes to convert the 6,600 square-foot historic residence into administrative offices including space for corporate art and stamp storage, library and meeting areas. Although the exterior of the structure will be refurbished, it will essentially remain unaltered. The interior of the structure will require some minor alterations to accommodate the proposed office use. A second, smaller 1,272 square-foot single-family dwelling will be retained as an accessory caretaker's residence. Ten parking spaces will be provided on the existing drive court.

The corporate offices will be used by a regular staff of 8 to 10 persons. Normal business hours will be from 8 a.m. to 5 p.m. The Persis Board of Directors will meet after-hours approximately 10 to 12 times per year with an average attendance of 13 members.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site/Surrounding Uses

The 1.172-acre site was listed on the Hawaii Register of Historic Places site number 80-14-9750 on June 28, 1992 under the title of "A.T. Cooke and P.E. Spalding Residence." It is currently developed with two single-family dwellings, extensive gardens, large lawn areas and a swimming pool.

Surrounding land uses consist of Makiki Heights Drive and single-family dwellings to the north; single-family dwellings to the south; the Makiki Forest Reserve to the east; and a private roadway easement, in favor of Parcel 8, to the west. This roadway easement separates the project site from an abutting single-family dwelling and the Contemporary Museum. Single-family dwellings are located further north, west and south.

The project site and the surrounding uses to the north, south and west are zoned R-10 Residential District. The Makiki Forest Reserve is zoned P-1 Restricted Preservation District.

B. Background

Previously, the Contemporary Museum had applied for a Conditional Use Permit, Type 2 (CUP2), to use the historic structure as administrative offices for the Museum (File No. 93/CUP2-14). The Contemporary Museum currently operates under another Conditional Use Permit (File No. 86/CUP-10).

In applying for the CUP2, the Museum proposed to expand its operation by relocating their administrative offices to the historic structure. The proposed uses included staff offices, special interest meetings, docent training and monthly Board meetings. The drive court at the front of the site and the open lawns at the rear were to be converted into parking lots containing a total of 46 spaces. The CUP2 was denied on May 6, 1994.

C. Public Agencies' Review and Comment

Public agencies were requested to evaluate the impact of the project on their facilities and services. Their comments, which are attached in their entirety as Attachment 6. Noteworthy comments are summarized in the following table:

AGENCY	COMMENTS
State Agencies	
Department of Health	Recommend, as a condition of approval, that the existing cesspools be upgraded into a treatment individual wastewater system.
Historic Preservation Division of the Department of Land and Natural Resources	The project should have "no effect" on the historic character of the residence. Alterations will be done according to the Secretary of the Interior's Standards for Rehabilitation.
City Agencies	
Honolulu Fire Department	<ol style="list-style-type: none"> 1. Fire protection services are adequate. 2. Access for fire apparatus, water supply and building construction shall be in conformance with existing codes and standards.
Planning Department	<ol style="list-style-type: none"> 1. Proposed use is inconsistent with the Primary Urban Center Development Plan Land Use Map which designates the site for Residential uses. 2. However, no objection if the proposed uses do not alter the existing residential character of the neighborhood. 3. Recommend that proposed uses be limited to low-key administrative activities which minimize potential traffic and noise impact to the residential neighborhood. Also, parking should be limited to on-site and the exterior of the historic structures should be unaltered.

AGENCY	COMMENTS
Honolulu Police Department	The project is expected to have no significant impact on police services.
Department of Public Works	<ol style="list-style-type: none"> 1. Adequate on-site parking should be provided. 2. If street parking is to be allowed, frontage improvements are required. 3. Access should be wide enough to accommodate two-way traffic. 4. City refuse collection service can be provided at a cost for the office use.
Board of Water Supply	<ol style="list-style-type: none"> 1. No objections. Water service is presently available to the proposed facility. 2. The availability of water will be confirmed when the building permit is submitted for review and approval.
Department of Wastewater Management	<ol style="list-style-type: none"> 1. The municipal sewer system is not available. 2. Plans to sewer the area under the Makiki Heights and Puowaina Drive Sewers Improvement District Project have been delayed. A new date for construction has not been scheduled.
Department of Transportation Services	<ol style="list-style-type: none"> 1. The driveway access should be wide enough to accommodate two-way traffic. 2. Landscaping should be placed in locations where it does not interfere with sight lines. 3. An on-site turnaround area should be provided for vehicles to avoid maneuvering within the City right-of-way. 4. Adequate on-site parking should be provided due to the limited amount of on-street parking available in the area. It should be noted that on-street parking will be removed should hazardous traffic conditions warrant it.

D. Community Concerns

Informational notices were sent to various community organizations, public officials and the Makiki/Lower Punchbowl/Tantalus Neighborhood Board No. 10. In addition, pursuant to Section 8.30-4 of the Land Use Ordinance, a public hearing was conducted by the Department of Land Utilization on November 26, 1996 at the 6th Floor Conference Room, Honolulu Municipal Building.

The Neighborhood Board No. 10 did not provide any comments. However, numerous comments both opposing and supporting the project were received from the surrounding community. The Makiki Heights Community Association, in particular, provided testimony opposing the project. A few people also commented that they would have no objection to the project provided that the proposed use is as stated in the application and there is minimal impact on the neighborhood.

Comments provided by supporters of the project are summarized as follows:

1. The small scale of the operation will not significantly impact the neighborhood; and
2. Aside from residential uses, the restoration and preservation of the property is more in keeping with the residential character of the neighborhood than other uses.

The concerns of those opposing the project include the following:

1. The proposed use will adversely impact (i.e. traffic, parking) the residential character of the neighborhood, particularly the single-family dwelling located between the Contemporary Museum and the project site. The residents of the single-family dwelling already experience a lack of privacy and traffic problems caused by the Museum.
2. The proposed commercial use is not consistent with the residential uses in the neighborhood. Approving the proposed use would set a precedent for other commercial uses to locate within the Makiki area and other residential neighborhoods.
3. Due to its close relationship with the Contemporary Museum, the Persis Corporation will allow overflow of museum traffic, parties or special functions on the historic site.

E. Chapter 343, Hawaii Revised Statutes (HRS)

In accordance with Chapter 343, Hawaii Revised Statutes, the Contemporary Museum prepared an Environmental Assessment (EA) for the processing of 93/CUP2-14. A Negative Declaration was issued on July 19, 1993 by the Department of Land Utilization (DLU). An addendum to the EA report was prepared by the applicant to meet Chapter 343 requirements for this project. On September 16, 1996, the DLU determined that the amended items are minor changes to the Final EA and, that a new EA will not be required.

III. ANALYSIS

A. Compliance with Land Use Ordinance (LUO) Requirements

1. Conditional Use Permit, Type 2, minimum development standards for Use of Historic Structures (LUO Section 4.40-18), which states in part:

"The Director may deny any request which is judged to have major adverse effects on the neighborhood that cannot be mitigated. Any structure on the State or National Register of Historic Places may be occupied by a use not otherwise permitted in the underlying zoning district, provided that any proposed alteration, repair or renovation beyond its original design and the proposed uses is approved by the State Historic Preservation Officer."

The State Historic Preservation Division (SHPD) of the Department of Land and Natural Resources reviewed the project proposal and stated that the project should have "no effect" on the historic character of the residence. The SHPD recommends that the alterations be done in accordance with the Secretary of the Interior's Standards for Rehabilitation and that any changes to the proposed improvements be subject to the review and approval of the SHPD. Therefore, as a condition of approval, the applicant will be required to obtain SHPD approval on all building permit applications. Further, minor modifications, beyond those described in this application, will require written approval from the SHPD.

2. R-10 Residential District Standards

STANDARD	LUO PROVISION	PROJECT SITE
Minimum Lot Area	10,000 s.f.	1.172 Acres
Lot Width/Depth	100'	153'
Front Yard	30' - Office Bldg 10' - Dwelling	40' - Office Bldg 5' - Dwelling
Side/Rear Yard	15' - Office Bldg 5' - Dwelling	25' - Office Bldg 7' - Dwelling
Maximum Building Area	50% of Zoning Lot	16%
Maximum Height	25'	22'

The use of the historic residence as an office building meets all of the R-10 development standards.

The existing dwelling encroaches into the required front yard. However, the dwelling appears to have met applicable yard requirements at the time it was constructed. Therefore, the dwelling, which will be retained as an accessory caretaker's unit, is considered a nonconforming structure and need not meet current underlying zoning district standards. Future modifications and/or expansions must comply with current zoning regulations.

A portion of the proposed parking area within the existing drive court will encroach into the required side yard. Pursuant to Section 3.30(d) of the LUO, parking is allowed to encroach into the required side yard in residential districts.

3. Parking/Loading

The parking requirements for the proposed uses are as follows:

USE	LUO REQUIREMENT	PARKING REQUIRED
Office Use @ 3,863 s.f.	1 per 400 s.f.	10
Kitchen, Bathrooms	Accessory	0
Single-Family Dwelling (accessory caretaker's unit)	2 per unit	2
TOTAL SPACES REQUIRED		12

Based on LUO standards, 2 spaces are required for the accessory caretaker's unit and 10 for the office use, for a total of 12 spaces. Currently, there is a carport attached to the proposed accessory caretaker's unit which can accommodate the required 2 spaces. For the office use, the applicant proposes to provide 4 compact and 6 standard sized spaces, for a total of 10 spaces, on the existing drive court. All parking and vehicle maneuvering will be attendant directed.

Under current amendments to the LUO, compact spaces are no longer permitted, except for: (1) dwelling uses; and (2) projects for which building permit applications were filed prior to November 1, 1996. However, if compact spaces are not permitted, the applicant may need to convert the open lawns into parking. Comments provided by the SHPD for the previous CUP2 application, 93/CUP2-14, indicate that the existing open lawns are an important characteristic of the historic structure. Based on SHPD's comments, it appears that additional parking could be permitted on the open lawns, however,

the least disturbance to the lawns is preferable. Compact spaces will allow the applicant to provide all of the parking on the existing drive court. Further, since all parking and vehicle maneuvering will be attendant directed, potential problems with larger vehicles can be addressed effectively. Therefore, in accordance with Section 4.30(c) of the LUO, the Director has determined that the applicant may provide 60 percent standard sized spaces and 40 percent compact spaces.

The existing and proposed site/landscape plans do not provide enough detail to determine whether the parking area complies with LUO landscape standards. A topographic survey of the site indicates that the banyan tree located within the drive court will meet part of the landscaping requirements for shade. However, the existing landscape strip adjacent to Makiki Heights Drive does not contain the required street tree. A kamani nut tree and monkeypod tree are located on the public right-of-way, directly in front of the landscape strip. The trees span over the entire landscape strip and meets the intent of the street tree. Therefore, in accordance with Section 4.30(c) of the LUO, the Director has determined that additional landscaping is not required. Since the topographic survey does not show proposed landscaping, the survey cannot be accepted as the landscape plan. As a condition of approval, the applicant will be required to submit a detailed landscape plan which shows all existing and proposed landscaping, including the two trees located within the public right-of-way.

The site plan indicates that a major portion of the existing driveway encroaches into a strip of land belonging to the adjoining property south of the site, identified as Parcel 8. The strip of land is identified as a "Roadway Access Area" under the "Roadway and Garden Easement, Maintenance and General Agreement; Right of First Opportunity to Negotiate Purchase" between the owner of Parcel 8 and the previous owner of the project site. The agreement was recorded in the Bureau of Conveyances as Document No. 92-000512 on January 3, 1992. Based on the above agreement, a portion of Parcel 2's driveway is permitted on the Roadway Access Area. However, if the agreement is ever terminated, the driveway serving the facility will be substantially reduced in width and rendered unusable. In addition, portions of the parking area will become inaccessible to vehicles. As a condition of approval, therefore, the applicant will

be required to notify the DLU of any changes to or termination of the agreement and construct a new driveway within the project site.

Due to the site's close proximity to the Contemporary Museum and the fact that an existing single-family dwelling (Parcel 5) will be located between two non-residential uses, a condition of approval will be imposed that restricts the use of the parking to persons associated with the on-site uses, including Persis Corporation employees and Board members and residents and guests of the accessory caretaker's unit. The use of the parking for other purposes, including support for off-site functions, will be prohibited.

The LUO requires that loading spaces be provided relative to the total floor area. Based upon a total floor area of 6,600 square feet for the office building, no loading spaces are required.

4. Signage

Under the LUO, one sign or bulletin board, not exceeding 24 square feet in area, is permitted for the site. However, under Section 4.30 of the LUO, the Director may consider, where applicable, signage in determining whether the proposed conditional use should be permitted.

The applicant did not indicate that a sign would be provided for the proposed use. However, a sign, as permitted under the LUO, may visually impact the residential character of the neighborhood. Surrounding residents have already expressed concerns that the proposed use will adversely impact the residential character of their neighborhood. Therefore, the design of the sign should be consistent with the residential character of the surrounding area and the historical significance of the structure. As a condition of approval, the applicant will be required to submit plans for signage to the DLU and SHPD for review and approval prior to the application for sign permits.

B. The site is suitable for the proposed use considering size, shape, location, topography, infrastructure and natural features.

1. Size, shape, location and topography

The site's size, shape and topography are suited to accommodate the use of historic structure as an office building. The rectangular-shaped site exceeds the R-10 minimum lot area of 10,000 square feet by 41,039 square feet. The site is gently sloping except for a steep drop on the east side of the property. Aside from minor exterior and interior improvements, the site does not need to be drastically altered to accommodate the proposed use. The open lawns will remain undeveloped.

The location of the project site, adjacent to the Contemporary Museum, will result in an existing single-family dwelling being sandwiched between two non-residential uses. The proposed use, which is not connected to the Museum, is strictly an office use. In order to ensure that the proposed use does not expand to include other activities and longer hours, a condition limiting the hours and use of the historic structure to daily office operations and monthly board meetings will be imposed. Other activities such as special events and social gatherings will only be permitted with the prior written consent of the Director of Land Utilization. These conditions should minimize potential adverse impacts on the adjoining residences and essentially does not detract from the residential character of the neighborhood.

2. Infrastructure

a. Water

The Board of Water Supply (BWS) indicates that the water system service is presently available for the proposed use. The availability of water will be confirmed upon review and approval of the building permit application by BWS.

b. Wastewater

The Department of Wastewater Management (DWM) indicates that the municipal sewer system is not available to serve the project site. Plans to sewer the area under the Makiki Heights and Puowaina Drive Sewers Improvement District Project have been delayed. A new date has not yet been scheduled.

The applicant contends that the two existing cesspools on the site will be able to accommodate the proposed office use and that the proposed use will actually decrease wastewater discharge. However, the State Department of Health (DOH) recommends that the existing cesspools be upgraded into a treatment individual wastewater system in accordance with the DOH's Administrative Rules, Chapter 11-62. Therefore, as a condition of approval, the applicant will be required to convert from cesspools to a treatment individual wastewater system.

c. Access and Circulation

The proposal consists of providing 14 parking spaces on the existing drive court. Access to the site and parking area is via Makiki Heights Drive.

Makiki Heights Drive is a narrow, winding road that serves the surrounding residential neighborhood, including the Contemporary Museum. A traffic assessment report, dated May 1993, was prepared for the Museum's CUP2 application. A May 1996 addendum to the report was prepared for this application. The addendum concludes that, with a peak hourly traffic of no more than 10 vehicles in the peak direction, the project is not expected to adversely affect traffic conditions in the area.

The Department of Transportation Services (DTS) did not object to or comment on the addendum to the traffic assessment report. The DTS did, however, provide the following recommendations:

- 1) The driveway access should be wide enough to accommodate two-way traffic.

Note: A follow-up telephone conversation on December 17, 1996 with DTS staff clarified the minimum driveway width needs to be 20 feet.

- 2) Landscaping should be placed in locations where it does not interfere with sight lines.
- 3) An on-site turnaround area should be provided due to the limited amount of on-street parking available in the area. It should be noted that on-street parking will be removed should hazardous traffic conditions warrant it.

It appears that the existing drive court should provide adequate space for both parking and a turnaround area. However, the current 14-foot wide driveway access will need to be widened to accommodate two-way traffic. Therefore, as a condition of approval, the applicant will be required to revise the plans to incorporate DTS' recommendations including, but not limited to, the access width, turnaround and landscaping.

As discussed in Section III.B.1., the use of the historic structure will be limited to only daily office operations and the monthly board meetings. Since both uses involve small numbers of people and adequate off-street parking will be provided, on-street parking should not be necessary. Therefore, on-street parking along Makiki Heights Drive should be discouraged.

The applicant's proposal does not indicate that any special events are anticipated. However, if special events are proposed, then the applicant will be required to address potential traffic impacts. If it is determined that traffic impacts cannot be mitigated, then the events will not be permitted.

3. Natural Features

There are no unique natural features either on the project site or in the surrounding environment with the exception of the existing open lawns on the project site. The SHPD identified the large lawns as an important feature of the historic site. The applicant proposes to leave the lawns undeveloped.

C. The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing, or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district.

The site and the surrounding areas are zoned R-10 Residential District. Detached dwellings are the primary uses within the residentially zoned district. Nondwelling uses are also permitted with Conditional Use Permits or Site Plan Review Permits.

The site and structure will be visually compatible with the surrounding uses since the exterior of the structure and the mature landscaping will not be significantly modified. Conditions of approval limiting the use, signage and parking

uses and to maintain the residential character of the neighborhood. Therefore, the proposed use will not adversely limit, impair or preclude the use of surrounding properties for the principal uses permitted in the R-10 zoning district.

There were concerns that permitting the proposed office use would set a precedent for commercial uses to locate within the Makiki area and other residential neighborhoods. Under the current zoning code, office buildings are not permitted within residentially zoned districts. However, historic structures may be occupied by uses not otherwise permitted under zoning regulations as long as a CUP2 is obtained.

As with all other conditional uses, each application is reviewed on a case-by-case basis. For a CUP2 for use of a historic structure, the structure must be registered on the State or National Register of Historic Places. Written approval from the SHPD for the proposed use and any improvements to the structure is also required. Although an applicant obtains written approval from the SHPD, a CUP2 application may still be denied if the proposed use is determined to have major adverse impacts on the surrounding neighborhood that cannot be mitigated. Therefore, the approval of this CUP2 will not set a precedent for other commercial uses to locate within residential neighborhoods.

- D. The use at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood.

There are few incentives to preserve historic structures because the combination of zoning laws and market forces make it more attractive to redevelop at a higher density or to achieve more efficient site design. One incentive is the CUP2 which allows historic structures to be occupied by uses that are not otherwise permitted in the zoning district.

Under this CUP2 proposal, the applicant will preserve the historic structure and enhance its physical appearance by refurbishing and maintaining the exterior of the structure. Also, the applicant will maintain the surrounding lawns and gardens which are important characteristics of the historic structure. Therefore, the proposed use will indirectly contribute to the general welfare of the surrounding neighborhood.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law:

The conditional use will have no more impact on nearby property or improvements than any principal use permitted in the district, provided the use meets the conditions listed in the following Decision and Order.

V. DECISION AND ORDER

Based on the FINDINGS OF FACT and CONCLUSIONS OF LAW, the Director of Land Utilization hereby APPROVES the application for a CONDITIONAL USE PERMIT, TYPE 2 (CUP2), to use a historic structure as corporate offices on a 51,039 square-foot site zoned R-10 Residential District, subject to the following conditions:

1. Prior to or at the time of building permit applications, the applicant shall submit a revised site plan to the Department of Land Utilization (DLU) for conceptual review and approval. The revised site plan shall be revised in accordance with the Department of Transportation Services' recommendations for a 20-foot wide driveway and turnaround.

Upon its approval, the revised site plan shall be the approved plan. Any modification to the approved plan shall be subject to review and approval of the Director of Land Utilization. Major modifications to the plan will require another Conditional Use Permit, Type 2.

2. Prior to or at the time of building permit applications, the applicant shall submit a detailed landscape plan to the State Historic Preservation Division (SHPD) and the Department of Land Utilization (DLU) for review and approval. The landscape plan shall include the names, sizes, locations and quantities of the plant materials to be installed.

Plant materials identified in the approved landscape plan shall be maintained in healthy conditions at all times.

3. The applicant shall comply with the recommendations of the Department of Transportation Services (DTS), including, but not limited to the following:
 - a. Provide a 20-foot wide driveway;
 - b. Provide an on-site turnaround area; and
 - c. Landscaping should be placed in locations where it does not interfere with sight lines.

To document compliance with DTS' recommendations, the applicant shall route the building permit applications to DTS for review and approval prior to submitting the applications to the DLU.

4. Use of the site shall be limited to the following:
 - a. Daily administrative/office operations of the Persis Corporation;
 - b. Meetings of the Board of Directors for the Persis Corporation; and
 - c. One accessory caretaker's dwelling.
 - d. Special events and social gatherings for which the prior written consent of the Director of Land Utilization (DLU) has been obtained.
 - 1) Written requests for permission to hold a special event or social gathering must be received by the DLU at least 90 days prior to the date of the proposed event.
 - 2) All requests for special events or social gatherings shall include an operational plan that addresses parking, safety and security.
 - 3) Requests for special events with an anticipated attendance in excess of 50 persons shall include the following additional information:
 - a) A traffic management plan;
 - b) Verification that the applicant has conducted an informational presentation at a regular meeting of the Makiki/Lower Punchbowl/Tantalus Neighborhood Board No. 10. The informational presentation shall provide details on the proposed operational and traffic management plans for the proposed event.
5. The hours of operation for the administrative offices shall be limited to 8:00 a.m. to 5:00 p.m., daily. The Board of Director meetings may be held during evening hours, on Sundays through Thursday evenings to 8:30 p.m., and on Fridays and Saturdays to 9:00 p.m.

6. Off-street parking shall be restricted to persons associated with the on-site use, including employees of the Persis Corporation, members of its Board of Directors, and residents and guests of the accessory caretaker's unit.

The use of the parking for other purposes, including support for off-site functions, shall be prohibited.

All vehicle parking and maneuvering shall be provided on the site.

7. The applicant shall be permitted to erect one sign, meeting LUO standards, which identifies the historic significance of the structure. The sign shall not include information that identifies the applicant or the office use.
8. Prior to application for a Certificate of Occupancy, the applicant shall be required to convert from cesspools to a treatment individual wastewater system, in accordance with State Department of Health (DOH) regulations. The applicant shall be required to obtain DOH approval on the building permit and Certificate of Occupancy applications prior to routing it to the DLU.
9. The applicant shall give prior written notice to the DLU of any changes to or termination of the "Roadway and Garden Easement, Maintenance and General Agreement; Right of First Opportunity to Negotiate Purchase", recorded in the Bureau of Conveyances as Document No. 92-000512 on January 3, 1992.

If the agreement is terminated, the applicant shall construct a new driveway within the project site. The applicant shall obtain prior approval of plans for the new driveway from the State Historic Preservation Division (SHPD) and the Department of Transportation Services (DTS). Written documentation of the SHPD's and DTS' approval shall be submitted at the time that the plans for the driveway are submitted for DLU's review and approval.

10. Prior to the application for sign permits, the applicant shall submit the signage plans to the DLU and SHPD for review and approval.
11. The applicant shall obtain approval on all building permit application from the SHPD prior to routing the applications to the DLU. Future requests for minor modifications, beyond those described in this application, will require the written approval of the SHPD prior to its submittal to the DLU.
12. Building permits for the proposed work shall be obtained within two years of the effective date of this approval.

13. The applicant shall immediately stop work and contact the SHPD for review and approval of proposed mitigation measures should any previously unidentified historic sites (including but not limited to artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls) be encountered during the development of the project approved under this Site Plan Review. Work in the immediate area shall be stopped until the SHPD is able to assess impacts and make further recommendations for appropriate mitigation measures.
14. Approval of this Conditional Use Permit, Type 2, does not constitute compliance with other Land Use Ordinance or governmental agencies' requirements, including building permit approval. They are subject to separate review and approval. The applicant shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable Land Use Ordinance and other governmental agencies' provisions and requirements.
15. The Director of Land Utilization may modify the conditions of this Conditional Use Permit, Type 2, by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved project have significantly changed so as to warrant a modification to the conditions of approval.
16. The applicant and/or landowner shall notify the Director of Land Utilization of:
 - a. Any change in uses on the property;
 - b. Termination of any uses on the property; and/or
 - c. Transfer in ownership of the property or any uses on the property.

The Director shall then determine the appropriate disposition of this Conditional Use Permit, Type 2, and facilities.

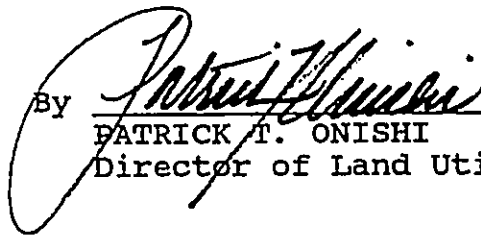
17. On an annual basis, corresponding with the anniversary of the effective date of this Conditional Use Permit, Type 2, the applicant shall submit a written status report to the Department of Land Utilization documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this permit. The status report shall be submitted until such time as the DLU has determined that all conditions of approval have been satisfied.

18. In the event of noncompliance with any of the conditions set forth herein, the Director of Land Utilization may terminate all uses approved under this Conditional Use Permit, Type 2, or halt their operation until all conditions are met or may declare this Conditional Use Permit, Type 2, null and void or issue civil fines.

Dated at Honolulu, Hawaii, this 26th day of December, 1996.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By



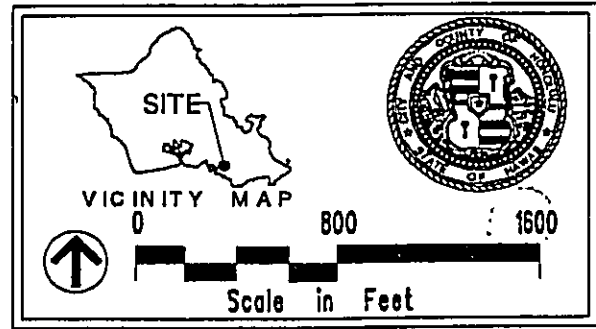
PATRICK T. ONISHI
Director of Land Utilization

PTO:lg
Attachments
g:96cup2-3.snn



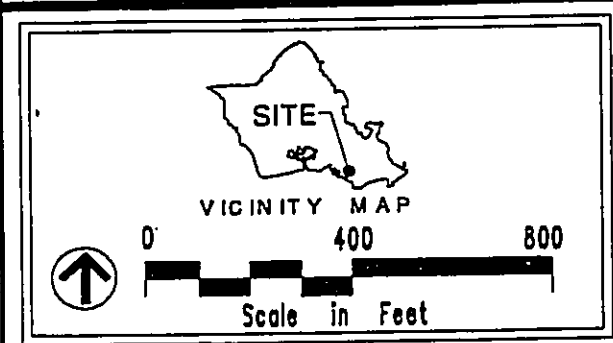
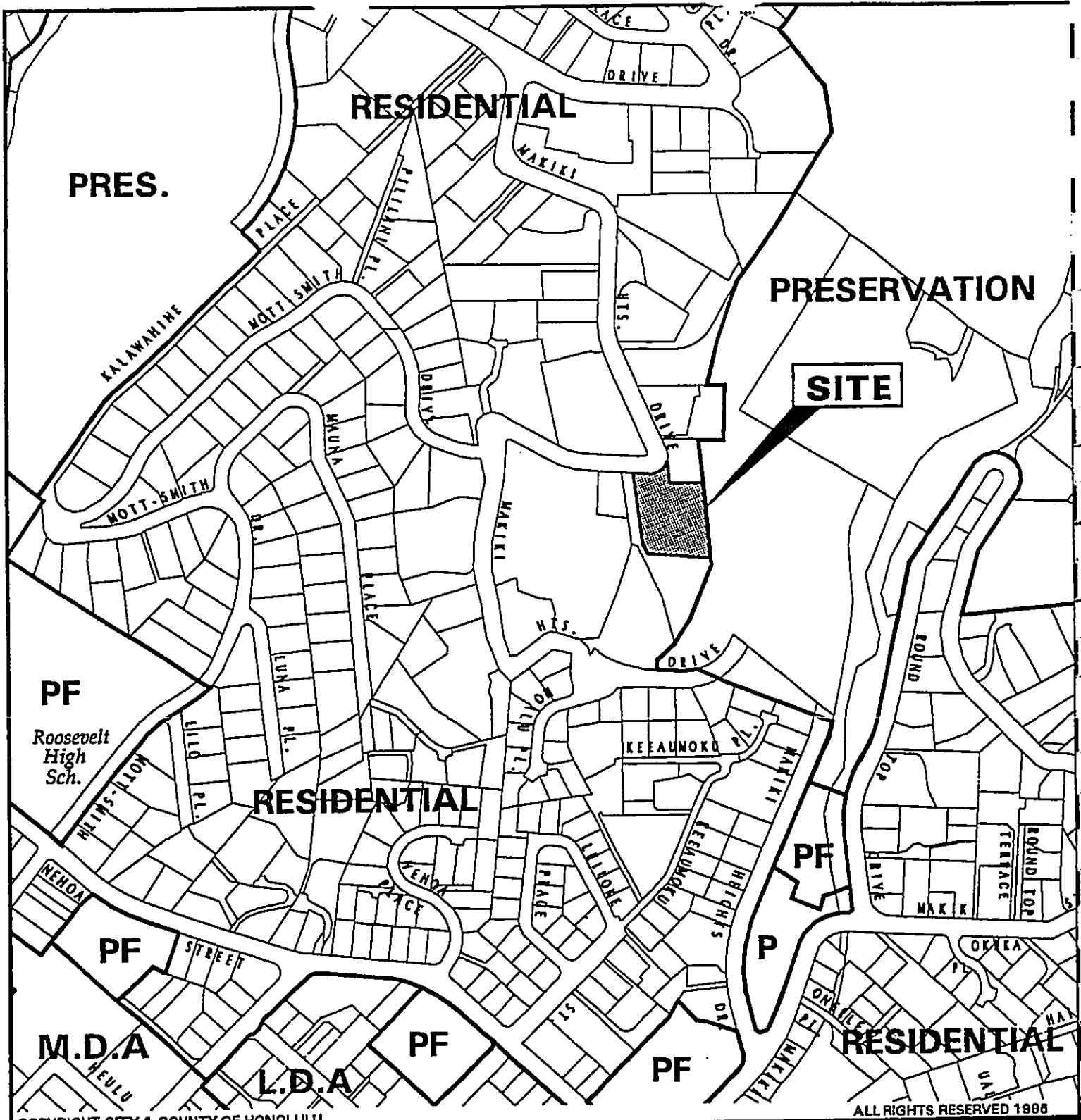
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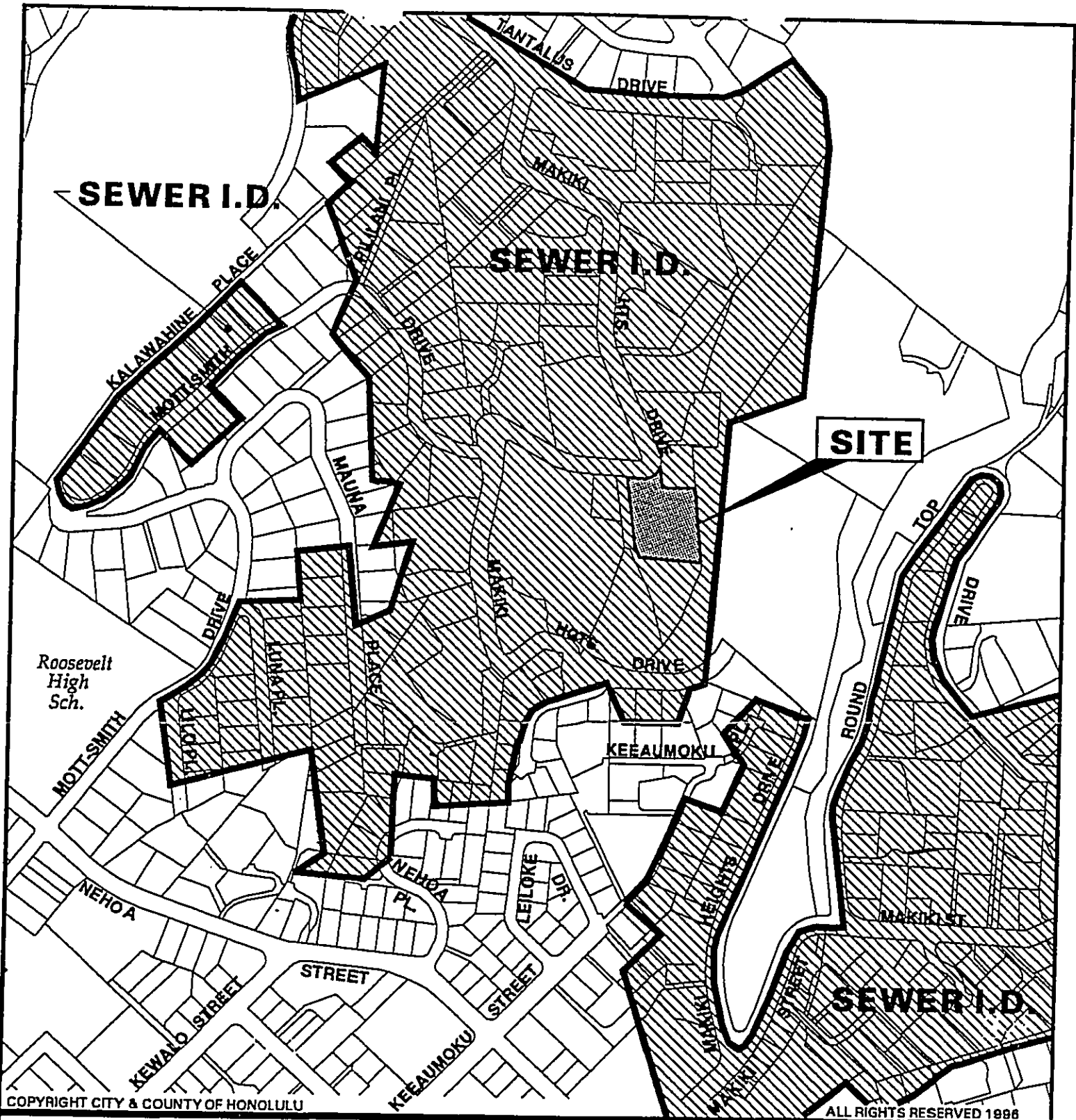
LOCATION MAP MAKIKI HEIGHTS

TAX MAP KEY: 2-5-08: 2
FOLDER NO.: 96/CUP2-3



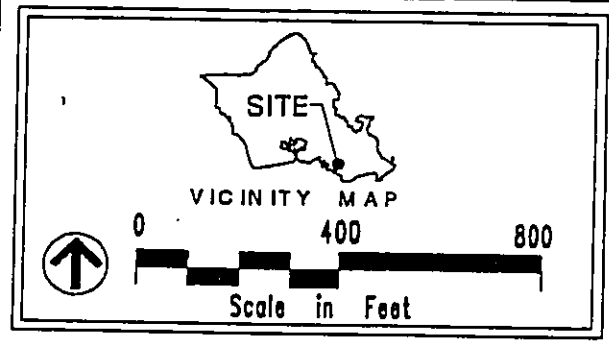
**PORTION OF
DEVELOPMENT PLAN
LAND USE MAP
PRIMARY URBAN CENTER**

TAX MAP KEY: 2-5-08: 2
FOLDER NO.: 96/CUP2-3



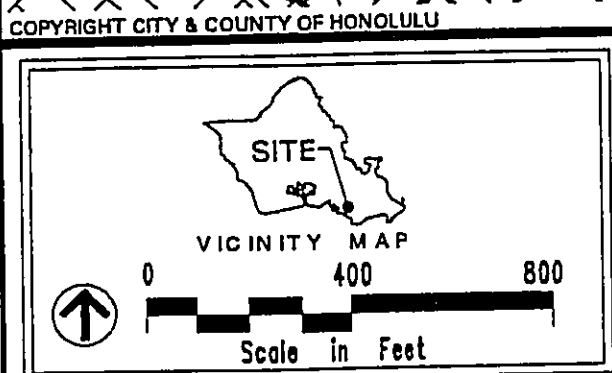
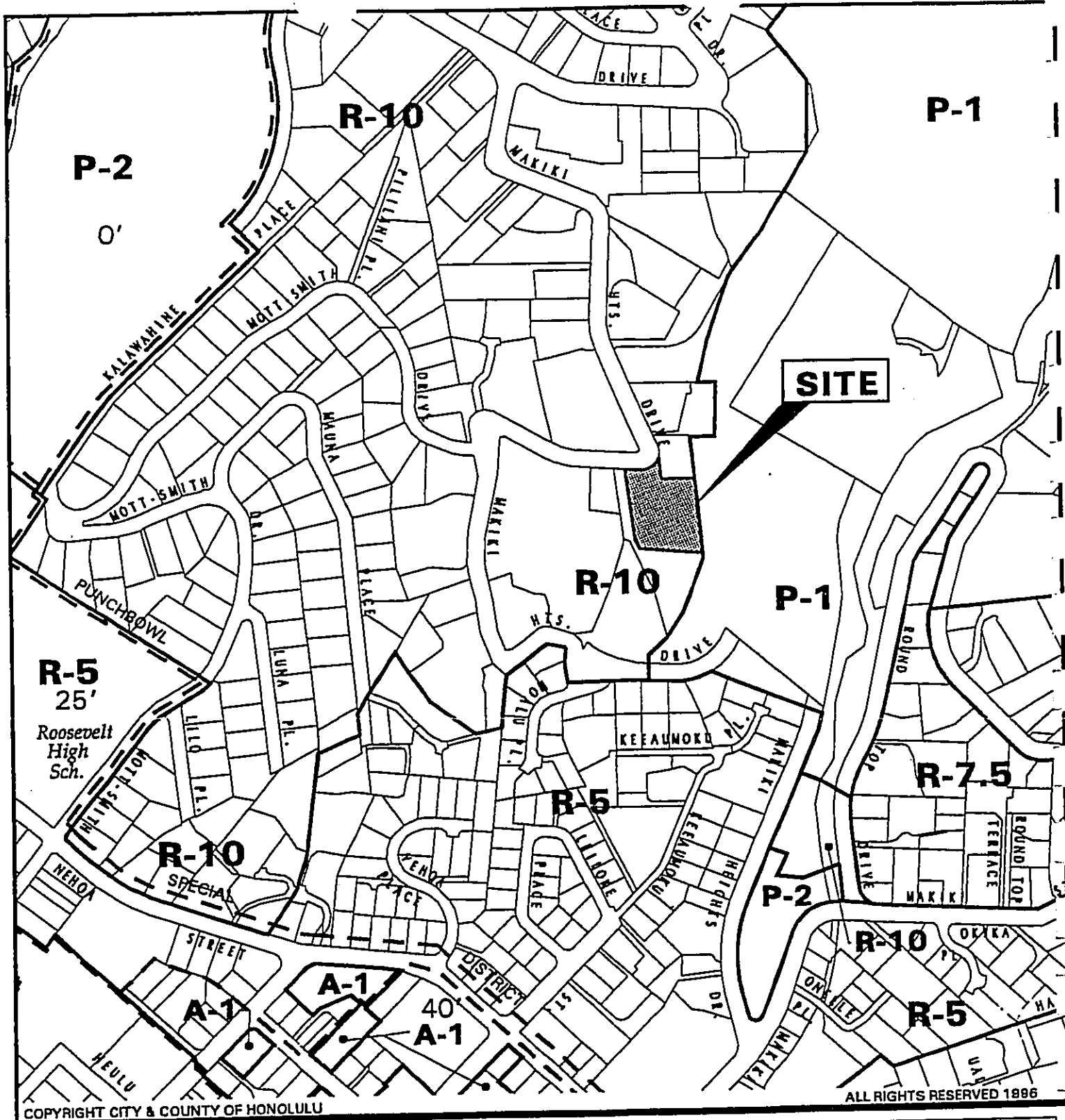
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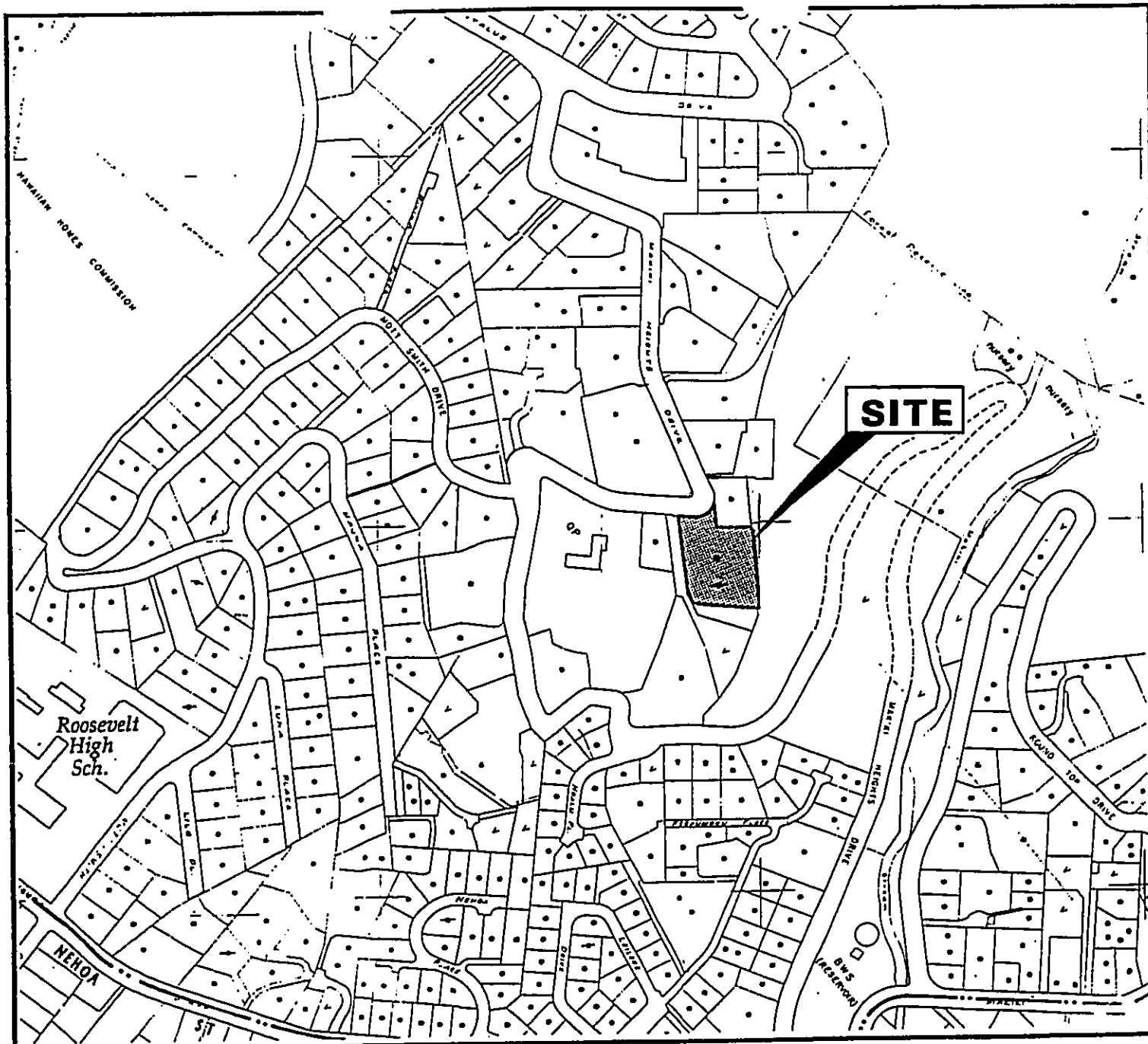
**PORTION OF
DEVELOPMENT PLAN
PUBLIC FACILITIES MAP
PRIMARY URBAN CENTER**

TAX MAP KEY: 2-5-08: 2
FOLDER NO.: 96/CUP2-3



**PORTION OF EXISTING ZONING MAP
NUUANU - McCULLY**

TAX MAP KEY: 2-5-08: 2
FOLDER NO.: 96/CUP2-3



LEGEND

	RESIDENTIAL SINGLE-FAMILY		QUASI-PUBLIC FACILITIES
	TWO-FAMILY		PARKS & RECREATION
	MULTI-FAMILY		CEMETERY
	MOTEL & HOTEL		TRANSPORTATION
	COMMERCIAL		UTILITIES
	INDUSTRIAL		MILITARY
	AGRICULTURAL		VACANT
	PUBLIC FACILITIES		UNDER CONSTRUCTION

**PORTION OF PAUOA - MAKIKI HEIGHTS
EXISTING LAND USE MAP**

TAX MAP KEY: 2-5-08: 2
 FOLDER NO.: 96/CUP2-3

Scale in Feet

DATA COMPILED BY: PLANNING DEPARTMENT
 MAP PREPARED BY: DEPARTMENT OF LAND UTILIZATION
 CITY AND COUNTY OF HONOLULU

DATE OF DATA: December 1988
 DATE PREPARED: September 1998

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



10-00717

LAWRENCE MIKE
DIRECTOR OF HEALTH

'96 NOV 29 AM 8 30

DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

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

In reply, please refer to:

November 21, 1996

94-054A/epo

Mr. Patrick Onishi, Director
Department of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Onishi:

Subject: Application for Conditional Use Permit, Type 2
Use of a Historic Structure, 96/CUP2-3(snn)
A.T. Cooke and P.E. Spalding Residence
2447 Makiki Heights Drive
Honolulu, Oahu
TMK: 2-5-08: 02

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

Wastewater

We recommend, as a condition of permit approval, that the existing cesspools be upgraded into a treatment individual wastewater system meeting the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". Please note that we have no cesspool survey card on the property.

We reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Should you have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4294.

Sincerely,

Handwritten signature of Bruce S. Anderson in cursive.

BRUCE S. ANDERSON, Ph.D.
Deputy Director of Environmental Health

c: Wastewater Branch

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

November 1, 1996

Mr. Patrick Onishi, Director
Department of Land Utilization
City and County of Honolulu
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

LOG NO: 18430
DOC NO: 9610co33
Architecture

Dear Mr. Onishi:

SUBJECT: Application for a Conditional Use Permit, Type 2
A.T. Cooke and P.E. Spalding Residence
TMK 2-5-08:02, Honolulu, Oahu

Thank you for the letter dated October 25, 1996, regarding the application for a Conditional Use Permit, Type 2 for the A.T. Cooke and P.E. Spalding Residence. As stated in our letter dated June 4, 1996, we concur with the preliminary drawings and believe that the project should have 'no effect' on the historic character of the residence. Alterations will be done according to the Secretary of the Interiors Standards for Rehabilitation, should any changes occur the applicant should contact the Historic Preservation Division.

Thank you for the opportunity to comment. If you have any questions, please contact Carol Ogata at 587-0004.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

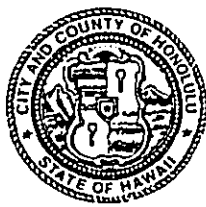
CO:jk

cc: Christopher J. Smith, FAIA
The CJS Group Architects Ltd.

'96 NOV 8 PM 3 16
MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
OLBERT COLOMA-AGAAAN
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU
AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

3375 KOAPAKA STREET, SUITE H425
HONOLULU, HAWAII 96819-1869



JEREMY HARRIS
MAYOR

ANTHONY J. LOPEZ, JR.
FIRE CHIEF

ATTILIO K. LEONARDI
FIRE DEPUTY CHIEF

November 7, 1996

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: ANTHONY J. LOPEZ, JR., FIRE CHIEF

SUBJECT: APPLICATION FOR A CONDITIONAL USE PERMIT, TYPE 2
USE OF HISTORIC STRUCTURE
A.T. COOKE AND P.E. SPALDING RESIDENCE
2447 MAKIKI HEIGHTS DRIVE; TAX MAP KEY 2 - 5 - 08: 02

We have reviewed the application for the above project. Fire protection services provided from the Makiki and Pawa'a engine companies with ladder service from Pawa'a are adequate.

Access for fire apparatus, water supply and building construction shall be in conformance to existing codes and standards.

Should you have any questions, please call Assistant Chief Arthur Ugalde of our Administrative Services Bureau at 831-7774.


ANTHONY J. LOPEZ, JR.
Fire Chief

AJL/MPN:ay

Attachments

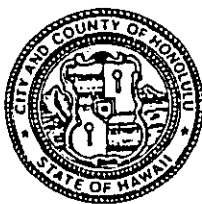
PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 8TH FLOOR • HONOLULU, HAWAII 96813-3017
PHONE: (808) 523-4711 • FAX: (808) 523-4950

1996 NOV 26 AM 11 20

JEREMY HARRIS
MAYOR

DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU



CHERYL D. SOON
CHIEF PLANNING OFFICER

CAROLL TAKAHASHI
DEPUTY CHIEF PLANNING OFFICER

LW 10/96-2137

November 25, 1996

MEMORANDUM

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: CHERYL D. SOON, CHIEF PLANNING OFFICER
PLANNING DEPARTMENT

SUBJECT: APPLICATION FOR A CONDITIONAL USE PERMIT, TYPE 2,
USE OF A HISTORIC STRUCTURE,
A.T. COOKE AND P.E. SPALDING RESIDENCE,
2447 MAKIKI HEIGHTS DRIVE, OAHU, TMK 2-5-8: 2, 96/CUP2-3

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

The proposed use of the subject site as corporate offices is inconsistent with the Primary Urban Center Development Plan Land Use Map which designates the site for Residential uses. However, we would not object to the application if the proposed uses do not alter the existing residential character of the neighborhood. We recommend that proposed uses be limited to low-key administrative activities which minimize potential traffic and noise impact to the residential neighborhood, and any adverse traffic and noise impact should be addressed to the satisfaction of your department prior to approval. We also recommend that parking be limited to on-site parking and the exterior of the historic residential structures on site be unaltered.

Should you have any questions, please contact Lin Wong of our staff at extension 4485.

Handwritten signature of Cheryl D. Soon in cursive.

CHERYL D. SOON
Chief Planning Officer

CDS:js

File No.: 96/CUP2-3(snn)

DEPARTMENT OF LAND UTILIZATION

SUMMARY DESCRIPTION

APPLICANT : Persis Corporation
LANDOWNER : The Contemporary Museum
REQUEST : Conditional Use Permit, Type 2 for
Use of a Historic Structure
LOCATION : 2447 Makiki Heights Drive
TAX MAP KEY : 2-5-08: 02
LAND AREA : 51,039 square feet
DEVELOPMENT PLAN
LAND USE MAP : Residential
PUBLIC FACILITIES MAP : Sewer improvement district
EXISTING ZONING : R-10 Residential District
EXISTING USE : Two single-family dwellings
SURROUNDING LAND USE : Residential, the Contemporary
Museum, Makiki Forest Reserve
PROPOSAL : Use the historic A.T. Cooke and
P.E. Spalding Residence (also known
as the Johnson/Moore Residence) as
corporate offices for the Persis
Corporation.

1996 OCT 29 PM 1:13
DEPT. OF LAND UTILIZATION
DIV. 8, OFFICE OF PERMITS

Honolulu Police
Department

Comments: File No. 96/CUP2-3(snn)

This project should have no significant impact on the operations of the Honolulu Police Department.


EUGENE UEMURA / 10-29-96

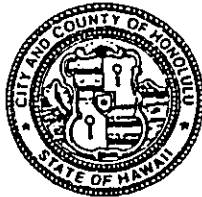
By Date
Assistant Chief
Administrative Bureau

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

JEREMY HARRIS
MAYOR

'96 NOV 25 AM 10 14
DEPT. OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU



KENNETH E. SPRAGUE
DIRECTOR AND CHIEF ENGINEER

IN REPLY REFER TO:

96-14-0660

November 22, 1996

MEMORANDUM

TO: MR. PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM:  KENNETH E. SPRAGUE, DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF PUBLIC WORKS

SUBJECT: YOUR MEMORANDUM 96/CUP2-3 (snn) OF OCTOBER 25, 1996
RELATING TO AN APPLICATION FOR A CONDITIONAL USE
PERMIT, TYPE 2, USE OF HISTORIC STRUCTURE, A.T. COOKE
AND P.E. SPALDING RESIDENCE, 2447 MAKIKI HEIGHTS DRIVE
TMK: 2-5-08: 02

We have reviewed the application and have the following comments:

ENGINEERING:

Adequate on-site parking should be provided. If street parking is to be allowed, frontage improvements are required. Clarify "nonstandard" parking stall dimensions and arrangements. Verify width of access to site - minimum width for two way traffic required - verify minimum width with the Department of Transportation Services. Should there be any questions, please contact Faith Kunimoto at extension 5084.

REFUSE COLLECTION:

We have no objections to this application.

We currently provide manual refuse collection service to this address, which has two single-family dwellings. When the larger dwelling begins serving as a corporate office, rubbish from the business must be separated from that of the resident family occupying the cottage. A business collection account must be opened with the Refuse Division, and the office facility will be charged for collection at the rate of \$ 0.50 per cubic foot per month (minimum charge \$15 per month). We will not collect debris generated by the renovation of buildings and grounds.

Mr. Patrick T. Onishi
Page 2
November 22, 1996

When the neighborhood is converted to automated refuse collection, we will allow business and residential rubbish to be combined. If only one automated cart is needed, the minimum monthly collection charge will be assessed. If the one cart capacity is exceeded, there will be a charge for the issuance and collection of the second cart. Should there be any questions, please contact David Shiraishi at extension 5697.

Department of Land Utilization
Summary Description
96/CUP2-3(snn)
Page 2

BOARD OF WATER SUPPLY
Department

Comments:

We have no objections to the proposed Conditional Use Permit for the Contemporary Museum. Water service is presently available to the proposed facility.

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

If a three-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for our review and approval.

If you have any questions, please contact Merele Leong at 527-6122.

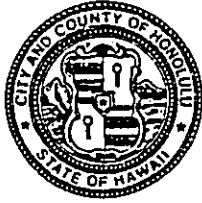

FOR RAYMOND H. SATO
Manager and Chief Engineer

NOV 15 1996

96-07806

DEPARTMENT OF WASTEWATER MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 527-6663 • FAX: (808) 527-6675



JEREMY HARRIS
MAYOR

FELIX B. LIMTIACO, P.E.
DIRECTOR

CHERYL K. OKUMA-SEPE, P.S.O.
DEPUTY DIRECTOR

In reply refer to:
WCC 96-122

October 30, 1996

MEMORANDUM

TO: MR. PATRICK ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

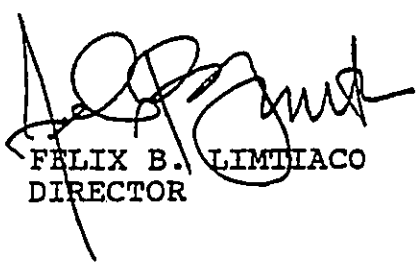
FROM: FELIX B. LIMTIACO, DIRECTOR
DEPARTMENT OF WASTEWATER MANAGEMENT

SUBJECT: APPLICATION FOR A CONDITIONAL USE PERMIT, TYPE 2
USE OF HISTORIC STRUCTURE
A. T. COOKE AND P. E. SPALDING RESIDENCE
2447 MAKIKI HEIGHTS DRIVE
TAX MAP KEY: 2-5-08:002 (FILE NO. 96/CUP2-3)

Our response relating to the availability and adequacy of the municipal sewer system for the subject project is as follows:

- Municipal Sewer System Available and Adequate
(This statement shall not be construed as confirmation of sewage capacity reservation. Sewage capacity reservation is contingent on submittal and approval of a "Sewer Connection Application" form.)
- Municipal Sewer System Not Available
- Municipal Sewer System Not Adequate
- Liable for Payment of a Wastewater System Facility Charge
- Other: Plans to sewer the area under the Makiki Heights and Puowaina Drive Sewers Improvement District Project have been delayed. A new date for construction has not been scheduled.

Contact Person:
Scott Gushi, Ext. 4886


FELIX B. LIMTIACO
DIRECTOR

70-48110

File No.: 96/CUP2-3(snn) -

'96 DEC 3 PM 1 28

DEPARTMENT OF LAND UTILIZATION

SUMMARY DESCRIPTION

DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

APPLICANT : Persis Corporation

LANDOWNER : The Contemporary Museum

REQUEST : Conditional Use Permit, Type 2 for
Use of a Historic Structure

LOCATION : 2447 Makiki Heights Drive

TAX MAP KEY : 2-5-08: 02

LAND AREA : 51,039 square feet

DEVELOPMENT PLAN
LAND USE MAP : Residential

PUBLIC FACILITIES MAP : Sewer improvement district

EXISTING ZONING : R-10 Residential District

EXISTING USE : Two single-family dwellings

SURROUNDING LAND USE : Residential, the Contemporary
Museum, Makiki Forest Reserve

PROPOSAL : Use the historic A.T. Cooke and
P.E. Spalding Residence (also known
as the Johnson/Moore Residence) as
corporate offices for the Persis
Corporation.

Dept. of Transportation Services
Department

Comments:

See Attached.

Ray T. Kanda 12/2/96
By Date

DEPARTMENT OF LAND UTILIZATION
SUMMARY DESCRIPTION

'96 DEC 3 PM 1 28
DEPT OF LAND UTILIZATION
CITY & COUNTY OF HONOLULU

Department of Transportation Services

Comments:

Based on our review, we have the following concerns:

1. The driveway access should be wide enough to accommodate two-way traffic.
2. Landscaping should be placed in locations where it does not interfere with sight lines.
3. An on-site turnaround area should be provided for vehicles to avoid maneuvering within the City right-of-way.
4. Adequate on-site parking should be provided due to the limited amount of on-street parking available in the area. It should be noted that on-street parking will be removed should hazardous traffic conditions warrant it.

Should you have any questions, please contact Lance Watanabe of my staff at 523-4199.

APPENDIX V

**THE CONTEMPORARY MUSEUM
ESTIMATED VEHICLES AND OCCUPANCY**

**THE CONTEMPORARY MUSEUM
ESTIMATED VEHICLES**

CURRENTLY	Onsite Workers Cars	Onsite School Buses	Onsite Visitors Vehicles	Onsite Total	Offsite
Daily Operation					
Monday	15	0	0	15	0
Tuesday - Friday					
8:30 am - 10:00 am	8	0	0	8	0
10:00 am - 12:00 pm	12	1	15	28	0
12:00 pm - 2:00 pm	12	0	32	44	0
2:00 pm - 4:00 pm	12	0	20	32	0
Saturday - Sunday					
12:00 pm - 2:00 pm	10	0	32	42	0
2:00 pm - 4:00 pm	10	0	32	42	0
Special Events					
		Shuttle Buses			
Exhibition Openings	15	0	45	63	100
ArtSpree	55	0	5	60	545

CURRENTLY	Onsite Workers Cars	Onsite	Onsite Visitors Vehicles	Onsite Total	Offsite
AFTER EXPANSION					
Daily Operation		School Buses			
Monday	17	0	0	17	0
Tuesday - Friday					
8:30 am - 10:00 am	12	0	0	12	0
10:00 am - 12:00 pm	22	1	18	41	0
12:00 pm - 2:00 pm	22	0	38	60	0
2:00 pm - 4:00 pm	22	0	24	44	0
Saturday - Sunday					
12:00 pm - 2:00 pm	12	0	38	50	0
2:00 pm - 4:00 pm	12	0	38	50	0
Special Events		Shuttle Buses			
Exhibition Openings	15	0	60	75	100
ArtSpree	55	0	5	20	545
Contempo	30	0	50	80	250
Small Evening Events	10	0	50	60	0

**THE CONTEMPORARY MUSEUM
ESTIMATED OCCUPANCY**

CURRENTLY	Workers	Visitors	Total
Daily Operation			
Monday	20	0	20
Tuesday - Friday			
8:30 am - 10:00 am	20	24	44
10:00 am - 12:00 pm	30	48	78
12:00 pm - 2:00 pm	30	60	90
2:00 pm - 4:00 pm	30	30	60
Saturday - Sunday			
12:00 pm - 2:00 pm	14	48	62
2:00 pm - 4:00 pm	14	48	62
Special Events			
Exhibition Openings	20	200	220

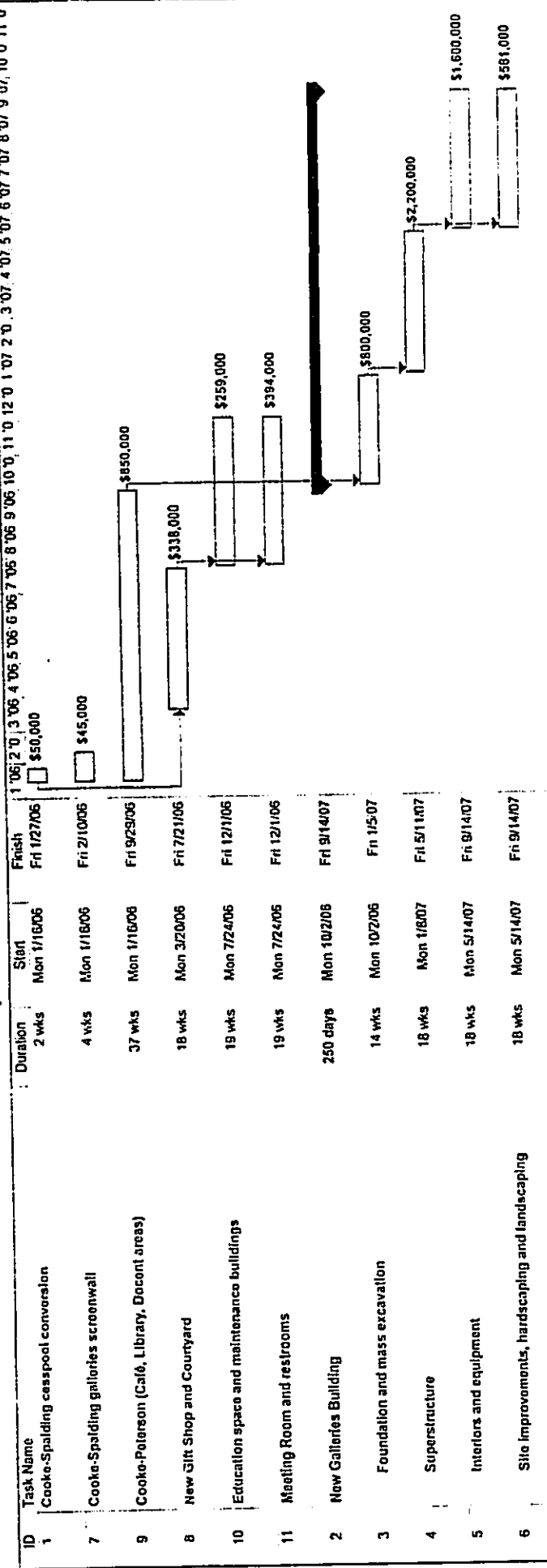
CURRENTLY	Workers	Visitors	Total
ArtSpree			
8:00 am - 10:00 am	80	0	80
10:00 am - 12:00 pm	200	500	700
12:00 pm - 2:00 pm	200	1,000	1,200
2:00 pm - 4:00 pm	200	750	950
AFTER EXPANSION			
Daily Operation			
Monday	24	0	24
Tuesday - Friday			
8:30 am - 10:00 am	24	29	53
10:00 am - 12:00 pm	34	58	82
12:00 pm - 2:00 pm	34	72	106
2:00 pm - 4:00 pm	34	36	70
Saturday - Sunday			
12:00 pm - 2:00 pm	14	58	72
2:00 pm - 4:00 pm	14	58	72

CURRENTLY	Workers	Visitors	Total
Special Events			
Exhibition Openings (300)	20	300	320
ArtSpree			
8:00 am - 10:00 am	80	0	80
10:00 am - 12:00 pm	200	500	700
12:00 pm - 2:00 pm	200	1,000	1,200
2:00 pm - 4:00 pm	200	750	950
Contempo (500)	30	500	530
Small Evening Events (100)	10	100	110

APPENDIX VI
PROJECT SCHEDULE

THE CONTEMPORARY MUSEUM

Project Phasing Schedule and Associated Construction Costs



Task
 Split
 Progress
 Milestone
 Summary
 External Tasks
 External Milestone

Project: CM - Phasing Plan
Date: Mon 7/25/05

Prepared By: HEATH CONSTRUCTION SERVICES, INC

File: CM - Phasing Plan

APPENDIX VII
TRAFFIC ASSESSMENT

**Makiki Heights Drive
Recommendations for Improvements to Address Traffic Concerns Raised
during the Environmental Review of The Contemporary Museum**

July 2005

This report is pursuant to the comment #7 under "Site Development Division" on page 5 of the letter dated May 6, 2005 from the City and County of Honolulu Department of Planning and Permitting to Mr. Keith Kurahashi regarding the Draft Environmental Assessment No. 2005/ED-2 (The Contemporary Museum), which states:

7. The traffic consultant should work with the City to identify which specific locations may have potential sight line deficiencies and which roadway curves should be modified to better facilitate traffic. This information must be included in the Final EA.

This report was prepared as a result of field observations and consultation with the City. A review of the existing roadway indicated that sight lines along Makiki Heights Drive are limited, but in most cases, warning signs and edge markers are in place to advise motorists of the roadway alignment. The volume of traffic on Makiki Heights Drive is adequately served by the existing roadway and modification of any of the curves within the roadway rights-of-way would not improve driving characteristics. The placement of warning signs was reviewed to determine if any changes are needed.

The existing traffic signs on Makiki Heights Drive provide warning to motorists of upcoming curves, including advising motorists of the appropriate speed at which the curve should be negotiated. In addition, regulatory signs alerting motorists of the statutory speed limit of 25 miles per hour are also posted. Some of the curves are also marked with reflective chevrons and raised pavement markers.

Makiki Heights Drive is a two-lane roadway that carries two-way traffic between Tantalus Drive to the north and Makiki Street to the south. Makiki Heights Drive is a local street that winds through the Makiki Heights (Tantalus Drive end) and Makiki Valley (Makiki Street end) areas, providing access to neighboring properties. Mott Smith Drive and Hoalu Place intersect Makiki Heights Drive at "T"-intersections; traffic approaching on these streets are controlled by "STOP" signs. A "STOP" sign also controls traffic leaving the Hawaii Nature Center at the hairpin turn in Makiki Heights Drive in Makiki Valley.

On several curves along Makiki Heights Drive, drivers are warned of the limited visibility around the curve and the radius of the curve. A graphic warning sign illustrating the curve is supplemented with an advisory speed plate that shows a recommended speed of 10 miles per hour. In the vicinity of Hoalu Place, two curves are very close together and signs indicating multiple curves provide the warning to approaching drivers.

The curves in the vicinity of The Contemporary Museum are better lit and the road edge is more visible, in comparison with other curves along Makiki Heights Drive and Tantalus Drive. Additional edge markers are not needed.

Much of the roadside includes hedges, trees, and other plants that limit visibility from driveways and intersecting streets, or around curves. High branches on some of the trees also affect both daylight and street lighting of the roadway. Signs are sometimes partially blocked by low hanging branches or hedges that have grown into the roadside.

Recommendations

The Contemporary Museum can assist in improving visibility for drivers along Makiki Heights Drive by maintaining the landscaping at the northwest and southwest corners of the museum site. A mock orange hedge at the northwest corner should be trimmed back to improve visibility around the curve just north of the Mott Smith Drive intersection. At the southwest corner, the land slopes from the museum property to the roadway, and ground cover growing on the slope contributes to the limited sight line around the curve, especially for northbound traffic. The ground cover should be kept as low as possible without compromising its ability to hold the soil.

The City or other property owners should maintain hedges and other plantings near the roadway. For example, low hanging branches near the Makiki Street intersection block warning signs for southbound traffic.

An additional curve warning sign with a 10 mile per hour warning plate should be placed for southbound traffic before the curve just north of the Mott Smith Drive intersection. A speed limit (25) sign should be placed for southbound traffic near Tantalus Drive.

<end of report>

**Traffic Assessment Report
Expansion at The Contemporary Museum
July 2004**

The proposed project is an expansion of The Contemporary Museum, located in the Makiki Heights area of Honolulu, Hawaii. The project site is near the intersection of Makiki Heights Drive and Mott Smith Drive as shown in Figure 1.

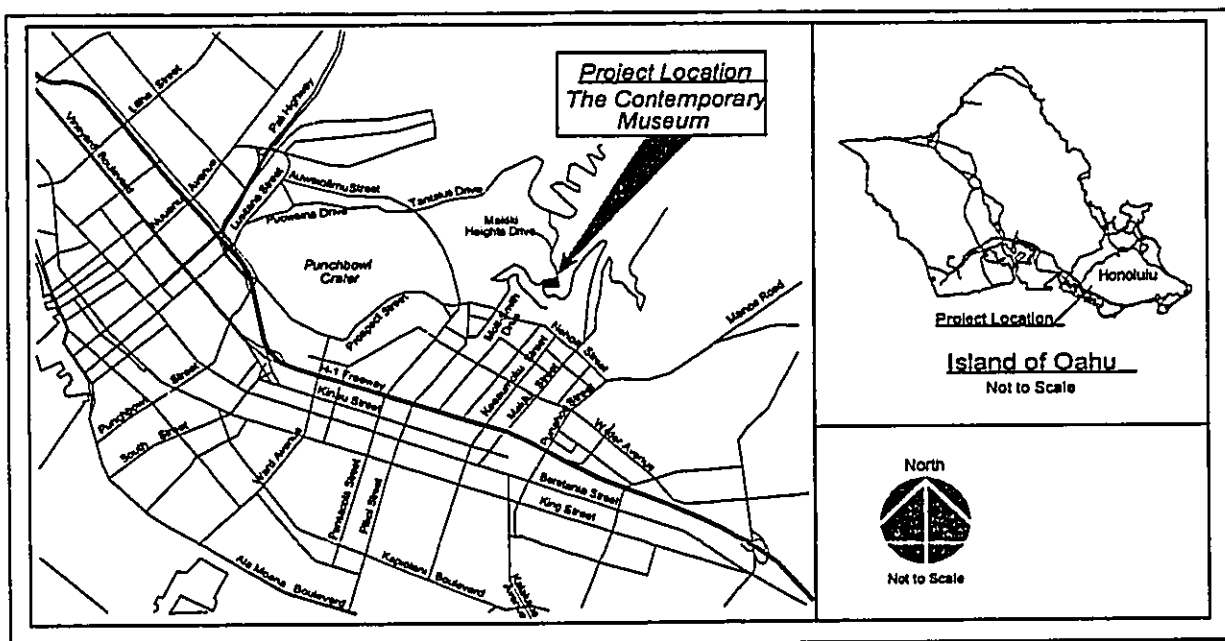


Figure 1 – Project Location

This report identifies the existing traffic conditions in the area and discusses the potential impact that the project will have on traffic conditions.

Existing Traffic Conditions

The project site is the existing museum located in Makiki Heights. Vehicular access to the site is primarily from the south via Mott Smith Drive from Nehoa Street, where traffic at the four-way intersection is controlled by a traffic signal. Alternative access routes are from the west via Puowaina Drive, Tantalus Drive, and Makiki Heights Drive, or from the east via Makiki Street and Makiki Heights Drive. Each of these streets is a local street whose primary purpose is providing access to adjoining properties.

All of the streets in the area carry two-way traffic with one lane for traffic in each direction. In addition to the project site, Roosevelt High School, Hanahauoli School, and several churches

are located in the area, which otherwise is comprised primarily of single-family residential dwellings. Lane widths on these streets vary from about nine feet to over fifteen feet at sharp turns. On-street parking occurs off the pavement in the shoulder area parallel to the roadway near residences on each of these streets. None of the aforementioned streets has sidewalks or other pedestrian facilities.

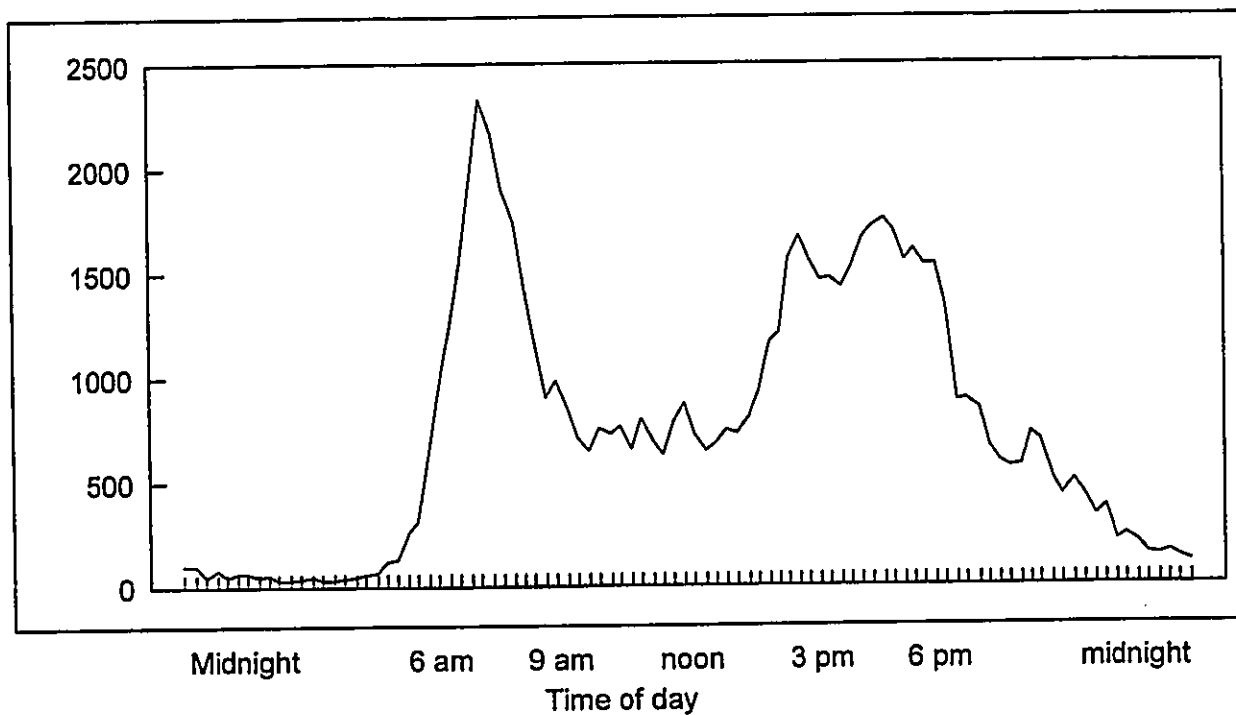
Nehoa Street is a collector street that carries through traffic between the upper Punchbowl area to the west and Manoa Valley to the east. Existing traffic volumes in the area have not changed significantly in recent years. Data from traffic counts taken at several locations in the vicinity of the project site are shown in Table 1.

Table 1 – Existing Traffic Volumes

	Counted traffic volumes		
	24-hour total	AM Peak Hour	PM Peak Hour
Tantalus Drive at Makiki Heights Drive (September 2003)			
Westbound departure	589	112	50
Eastbound approach	498	54	47
Nehoa Street at Pensacola Street / Auwaiolimu Street (May 1993)			
Westbound approach	3,495	377	417
Eastbound approach	7,647	1,091	775
Auwaiolimu Street / Pensacola Street at Nehoa Street (May 1993)			
Southbound approach	6,980	1,165	624
Northbound approach	2,208	252	239
Nehoa Street at Lewalani Drive (August 1999)			
Westbound approach	6,087	581	589
Eastbound approach	5,598	402	636
Lewalani Drive makai of Nehoa Street (August 1999)			
Northbound approach	402	33	39
Southbound departure	177	14	16
Nehoa Street at Mott Smith Drive (October 1993)			
Westbound approach	7,775	1,039	774
Eastbound approach	7,196	863	770
Mott-Smith Drive at Nehoa Street (October 1993)			
Southbound approach	1,753	201	146
Northbound approach	1,374	230	104
Nehoa Street at Kewalo Street (April 1998)			
Westbound departure	7,567	1,026	716
Eastbound approach	7,380	914	810

Source: City and County of Honolulu, Department of Transportation Services

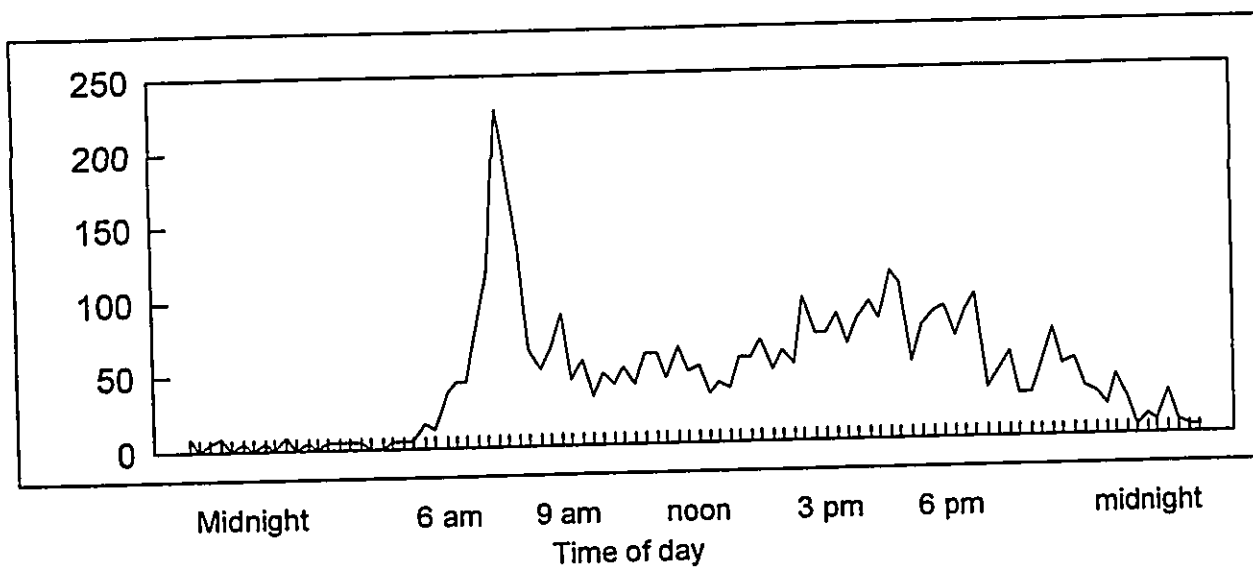
The traffic counts along Nehoa Street taken in 1993 and 1998 were higher than those taken on adjacent roadway segments in 1999. One explanation may be that the 1993 and 1998 counts were taken during months that schools in the area were in session and traffic volumes were higher. Figure 2 shows the pattern of traffic volumes over the entire day at the intersection of Nehoa Street and Mott Smith Drive, using data from the October 1993 counts. Traffic peaks occur before and after school, with traffic volumes during the remainder of the day being considerably less than during the peak hours.



**Figure 2 – Traffic Volumes During the Day
Nehoa Street and Mott Smith Drive**

As noted in Figure 2, traffic volumes at the intersection are highest in the morning peak period, at approximately 7:30 AM. By 9:00 AM, traffic volumes at the intersection are about one-third of the peak volume, remaining at that level until about 2:00 PM. From 2:00 PM to about 6:00 PM, traffic using the intersection is more than twice that of the midday (between 9:00 AM and 2:00 PM) period. Volumes drop below daytime volumes after 6:00 PM.

Figure 3 shows the pattern of traffic in the upper Makiki area, based on the September 2003 counts on Tantalus Drive. At this location, there was a distinct morning peak but a much smaller, broader afternoon peak period. Volumes in the midday period beginning at 9:00 AM and ending about 3:00 PM are about half of that during the later afternoon.



**Figure 3 – Traffic Volumes During the Day
Tantalus Drive at Makiki Heights Drive**

Traffic approaching on Mott Smith Drive north of Nehoa Avenue is about 10% of the total traffic entering the intersection of Nehoa Street and Mott Smith Drive. Since much of the traffic on that segment is due to the high school, volumes farther north would be less.

Data from manual turning movement counts taken at the main driveway to The Contemporary Museum are shown in the attached appendix. Traffic activity during the morning peak period is negligible (less than 10 vehicles per hour in either direction) and counts were not taken during that period. Figure 4 shows estimates of peak hourly volumes for midday and afternoon (PM) peak hours.

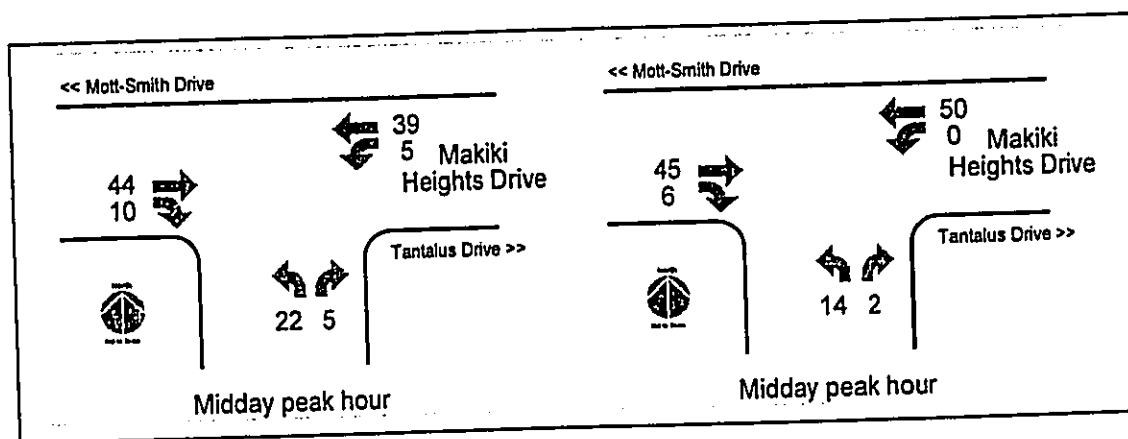


Figure 4 – Existing Traffic Volumes at Site Driveway

In the midday peak hour, about one-third of the traffic on Makiki Heights Drive (toward Mott-Smith Drive) originates from or is destined to The Contemporary Museum. The site-generated volume, however, is less than 40 vehicles per hour. In the other direction, site-generated traffic is only 10 vehicles per hour, about one-fourth of the total traffic. Total traffic on Makiki Heights Drive is less than 120 vehicles per hour.

In the PM Peak Hour, total traffic on Makiki Heights Drive is about the same as in the midday peak hour; site-generated traffic is less than one-fifth of the total traffic during the PM Peak Hour.

City bus service ("*TheBus*") is available on Makiki Heights Drive, where *TheBus* Route #15 passes in each direction once per hour. An additional bus is provided during peak periods in the morning and afternoon. Route #15 travels on Puowaina Drive, Tantalus Drive, Makiki Heights Drive, and Mott Smith Drive. On Nehoa Street, *TheBus* Route #17 provides an additional two buses per hour westbound as it loops from Ala Moana Center to Makiki. Other bus routes can be accessed via transfers from either Route #15 or #17.

The museum currently has several events per year that attracts sufficiently large attendance that off-site parking and shuttle service to the site are needed due to the lack of parking at the site. These include six evening events and the *ArtSpree* exhibit. Advertisements and other material promoting these events advise attendees of the alternative parking sites.

Shuttle buses are routed up Makiki Heights Drive and down Mott Smith Drive to minimize traffic impacts. In addition, the museum routes the buses to minimize reversing so that back-up safety beepers are not activated. A parking attendant is hired to manage on-site parking during the midday. The Contemporary Museum also places "CAUTION" tape temporarily in front of neighbors' properties, at the owners' requests, to deter event attendees from parking on roadway shoulder areas. The Contemporary Museum also reports that neighbors are permitted to utilize the museum's parking lot for their private events to reduce on-street parking.

Traffic Impacts

The proposed project will be a renovation of portions of the existing museum and an expansion to provide a permanent collection gallery, storage area, and additional parking. The project would increase the building floor area from 24,550 square feet to nearly 40,000 square feet and increase the number of off-street parking spaces on the site from 61 to 90. The increased floor area will permit the simultaneous display of more art pieces and provide additional working space for existing staff. The project is expected to permit the museum to increase employment by about six full-time and one part-time employees.

The proposed project's traffic impact is estimated to be an increase in traffic in proportion to the number of parking spaces on the site. Site-generated traffic volumes are summarized in Table 2.

Table 2 – Site Generated Traffic

	Midday peak hour		PM Peak Hour	
	<u>entering</u>	<u>leaving</u>	<u>entering</u>	<u>leaving</u>
Existing	15	27	6	16
Future with expansion	22	40	9	24
Net increase	7	13	3	8

For typical conditions, the proposed project's impact to traffic would be small. The impact during peak traffic hours would be due to the small increase in employment, and is estimated to be less than 10 vehicles per hour either traveling toward or away from the site. The project could also result in increased visitation, but this increase would occur at times that are typically non-peak for other traffic and the increase would total only 20 vehicles per hour in both directions. For either peak hour, the total project traffic is less than the threshold volume stated in the guideline published by the Institute of Transportation Engineers (from *Traffic Access and Impact Studies for Site Development, A Recommended Practice*, 1991) that "a traffic access/impact study be conducted whenever a proposed development will generate 100 or more added (new) peak direction trips to or from the site during the adjacent roadways' peak hours or the development's peak hour."

In addition to the peak hours of a typical day that are normally evaluated in traffic studies, traffic impacts during the highest hours were also considered. These conditions would occur less than ten times a year, when special events or evening functions are held at the site. The larger facility could be expected to have higher number of attendees (300 instead of 200 people), which would require increased capacity in off-site parking and shuttle capacities. The

proposed 90 parking spaces on-site would accommodate some of these visitors; others may need to park off-site and be transported to the property using shuttles. The project's potential impact to traffic on the adjoining streets has been estimated for full use of the off-street parking lot, with a complete turnover in one hour. Traffic in this highest hour would increase from an existing 61 vehicles per hour each way (arriving at the site and leaving the site) to 90 vehicles per hour each way. During special events, the additional traffic due to shuttle buses used to transport visitors from off-site parking areas to The Contemporary Museum is estimated to be less than ten vehicles per hour in each direction. The project traffic would still be less than the threshold for preparing a traffic report that was cited above. The increase in traffic would not create congestion, with the frequency of a vehicle on the street increasing from an average of about one every 30 seconds to one every 20 seconds with consideration of the maximum impact of the six larger evening events.

The potential increase in traffic from about 120 vehicles per hour (two-way volume) to 140 vehicles per hour on a typical day would not create congestion. Even during the infrequent special events, when traffic is estimated to double, from 90 vehicles per hour to 180 vehicles per hour (total in two directions), traffic volumes would be well below the capacity of the surrounding roadways (with capacities conservatively estimated at one vehicle every six seconds in each direction, or 600 vehicles per hour).

A level of service analysis of the intersection shows immeasurable differences between existing conditions (Figure 4) and future conditions (with the increases in driveway volumes added to existing volumes), as summarized in Table 3.

Table 3 – Level of Service at Site Driveway

	<u>Driveway exit</u>		<u>Left turn into driveway</u>	
	<u>ADPV</u>	<u>LOS</u>	<u>ADPV</u>	<u>LOS</u>
Midday peak hour				
Existing	9.2	A	7.4	A
Future with expansion	9.3	A	7.4	A
PM Peak Hour				
Existing	9.3	A	7.4	A
Future with expansion	9.3	A	7.4	A

ADPV = Average Delay Per Vehicle (seconds)
LOS = Level of Service

Recommendations

The project design should include verification that adequate sight lines are available from all driveways. Landscaping treatments should be such that the sight lines can be maintained with little effort, and when blocked by growth of the plant material, adequate steps be taken so that drivers can see approaching traffic. Warning signs, if appropriate, should be erected on Makiki Heights Drive.

The routing of construction vehicles and shuttle buses should include consideration of the impacts of the movements of these vehicles on other traffic and on adjoining properties. While volumes of other traffic are low, each of the alternate routes to the site includes tight turns at which oncoming traffic is not clearly visible, or switchback turns, where large vehicles would cross over the roadway centerline in order to make the turn. The most direct route from Nehoa Street, along Mott Smith Drive, has one sharp "hairpin" turn and two other tight turns. The route along Makiki Street and Makiki Heights Drive has one milder "hairpin" turn and five other tight turns. The route from the west from Puowaina Drive along Tantalus Drive and Makiki Heights Drive has three tight turns.

There are approximately 65 residential lots that front on Mott Smith Drive between Nehoa Street and the intersection of Mott Smith Drive and Makiki Heights Drive. Another 60 residences front dead-end side streets that connect to Mott Smith Drive (Luna Place, Lilo Place, Mauna Place, Kalawahine Place, and Pililani Place). The number of lots affected by the route along Makiki Street and Makiki Heights Drive are approximately 30 (plus 10 on Hoalu Place). The route from Puowaina Drive along Tantalus Drive and Makiki Heights Drive passes in front of 120 lots. The routing of construction vehicles or shuttles along Makiki Street and Makiki Heights Drive would directly affect the smallest number of residences.

Appendix – Manual Counts at Project Driveway

(Tuesday, June 29, 2004)	Makiki Heights Drive (from Mott-Smith Dr.)		Museum driveway (exit)		Makiki Heights Drive (from Tantalus Drive)	
	<u>through</u>	<u>right turn</u>	<u>left turn</u>	<u>right turn</u>	<u>left turn</u>	<u>through</u>
03:30 PM - 03:45 PM	13	1	5	0	0	7
03:45 PM - 04:00 PM	6	3	5	0	0	10
04:00 PM - 04:15 PM	11	1	5	0	0	14
04:15 PM - 04:30 PM	8	1	3	0	0	12
04:30 PM - 04:45 PM	20	1	1	2	0	14
04:45 PM - 05:00 PM	11	0	0	0	1	5

(Wednesday, June 30, 2004)	Makiki Heights Drive (from Mott-Smith Dr.)		Museum driveway (exit)		Makiki Heights Drive (from Tantalus Drive)	
	<u>through</u>	<u>right turn</u>	<u>left turn</u>	<u>right turn</u>	<u>left turn</u>	<u>through</u>
10:30 AM - 10:45 AM	12	2	0	0	1	10
10:45 AM - 11:00 AM	5	1	0	1	0	10
11:00 AM - 11:15 AM	5	4	0	1	0	8
11:15 AM - 11:30 AM	2	6	1	0	1	14
11:30 AM - 11:45 AM	7	7	0	1	0	4
11:45 AM - 12:00 PM	5	6	1	0	1	7
12:00 PM - 12:15 PM	5	4	2	0	2	6
12:15 PM - 12:30 PM	5	5	1	0	0	6
12:30 PM - 12:45 PM	7	4	1	1	0	5
12:45 PM - 01:00 PM	6	3	0	2	1	3
01:00 PM - 01:15 PM	8	4	5	2	2	3
01:15 PM - 01:30 PM	9	4	6	0	2	10
01:30 PM - 01:45 PM	12	1	3	1	0	10
01:45 PM - 02:00 PM	10	0	5	1	0	11

APPENDIX VIII

**TRAFFIC MANAGEMENT PLAN
ARTSPREE**



THE CONTEMPORARY
MUSEUM

2411 Makiki Heights Drive
Honolulu, Hawai'i 96822
Tel (808) 526-1322
Fax (808) 536-5973

www.tcmhi.org

July 20, 2005

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

Dear Mr Eng:

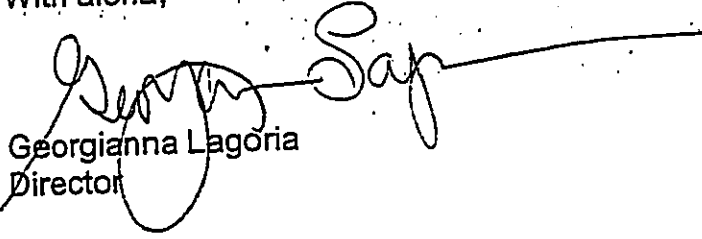
We are very grateful to the Department of Planning and Permitting, City and County of Honolulu for granting the Temporary Use Approval for ArtSpree 2005, The Contemporary Museum's community open house.

Enclosed, please find the last item requested in the TUA: an evaluation of the event including number of visitors, number of vehicles, number of staff and volunteers, and a summary of comments received.

Overall, we feel that this year's community open house was a success. ArtSpree was well attended; our visitors, volunteers, artists, performers, and staff felt that the mood was relaxed and happy; and parking, shuttling, and traffic all seemed to flow smoothly. We appreciate the recommendations made by the Dept of Planning and Permitting in our event planning stage as the modifications made based on these recommendations contributed to the success of the day.

On behalf of the Friends of The Contemporary Museum, our members, constituents, trustees, and staff, many thanks to you and Sharon Nishiura for your assistance and cooperation in presenting this wonderful event for the community.

With aloha,


Georgianna Lagoria
Director



THE CONTEMPORARY MUSEUM

EVALUATION OF ARTSPREE 2005

Submitted by The Contemporary Museum to
The City and County of Honolulu Dept of Planning and Permitting
July 21, 2005

a. Number of visitors, per hour and total number of visitors for the event.

ArtSpree ATTENDANCE	
time	number of visitors
10:00 AM - 11:00 AM	243
11:00 AM - 12:00 noon	279
12 noon - 1:00 PM	243
1:00 PM - 2:00 PM	193
2:00 PM - 3:00 PM	195
3:00 PM - 4:00 PM	69
Total	1,222

b. Number of vehicles that entered the site, per hour. Further, break down these numbers by identifying the purpose of the trip (i.e., shuttle bus, drop-off of visitors that require special assistance, accessible parking, staff/volunteer parking).

Total Entering Traffic – 2411 Makiki Heights Drive, July 9, 2005					
Trip Purpose:	Shuttle Buses	Special Assistance	Volunteers and Artists	Other*	TOTAL
9:30-10:00 AM	6	0	18	2	26
10:00-11:00 AM	21	0	15	4	40
11:00-12:00 PM	25	3	25	13	66
12:00-1:00 PM	19	2	31	15	67
1:00-2:00 PM	24	1	25	8	58
2:00-3:00 PM	26	0	35	13	74
3:00-4:00 PM	28	1	19	5	53
4:00-4:30 PM	17	0	13	0	30
EVENT TOTAL	166	7	181	60	414

* "Other" consisted of a) Visitors who didn't know about ArtSpree and just wanted to visit the museum and/or Café (approx 60%) and b) Visitors who wanted to attend ArtSpree but did not realize public parking was at Punahou (approx 40%)

c. Total number of staff and volunteers.

Event Personnel	# of people
Volunteers	155
Staff	41
Participants*	102
TOTAL	298

*Participants include Artists, Musicians, Dancers, Starbucks and Jamba Juice workers

d. A summary of the comments that the museum may receive regarding the special event's adverse impacts, if any, on the surrounding neighborhood including noise, traffic, and parking.

Comments by Traffic Engineer Julian Ng, PE, PTOE

Observations related to traffic impacts were made at TCM, Punahou School, Roosevelt High School, and along the shuttle routes, between 10 AM and 2 PM on Saturday, July 9, 2005.

In general, traffic impacts were minimal and the shuttle operation was smooth. Traffic on Makiki Heights Drive and Mott-Smith Drive was light. Traffic at the Roosevelt High School entrance was well managed and the TCM security personnel assigned there helped to redirect people looking for parking for a swim meet at the Roosevelt pool (to the Lincoln School parking lot).

At Punahou School, shuttle buses were queued on the approach to the designated loading area in front of the Science Center. Shuttle buses left as people arrived and boarded; the shuttles typically departed when they were either half-filled or within five minutes of the last departure. In the morning, the shuttles generally returned immediately after dropping off their passengers at TCM; later in the day, shuttles remained at TCM to wait for passengers on the return trip.

Two special duty police officers helped to direct traffic near TCM and to keep traffic moving. During the mid-morning, as much as five cars were observed queued on Makiki Heights Drive near the TCM entrance as cars entering TCM were stopped and directed by TCM security personnel to the appropriate drop-off area or parking, but this did not happen often and backups lasted only for limited time (15+ seconds). Drivers who ignored instructions from security personnel blocked circulation and added to the congestion in the area.

The stopping of entering vehicles at TCM was moved onto the dirt area to the right, which allowed a following shuttle bus or second vehicle to get off of Makiki Heights Drive; an arrow to direct unfamiliar drivers to the right was added at the entrance

(these changes were implemented mid-morning, and helped to mitigate blockage on the street).

Short duration counts of traffic on Makiki Heights Drive between the TCM entrance and Mott-Smith Drive were taken:

Vehicle counts on Makiki Heights Drive, makai of TCM driveway		
Time	makaibound	maukabound
11:15 AM - 11:30 AM	24	35
11:30 AM - 11:45 AM	32	31
11:45 AM - 12 noon	24	14
12 noon - 12:15 PM	17	28
1:15 PM - 1:30 PM	15	33

Comments by TCM Director Georgianna Lagoria:

Ms. Lagoria's phone number was listed on all printed notices of ArtSpree, and was distributed to residents of the neighborhood. She received 2 phone calls – one a week before the event from a neighbor thanking her for the invitation to attend, and the other on event day from a woman who wanted directions, which she then received from the museum's general information line. No complaints were received before, during, or after the event.

Comments by Traffic Counter and Observer Volunteers:

Overall went very smoothly. Security and parking staff did an excellent job. There was only one person who had difficulty complying with the directions given. A few people tried to drop off passengers on the street and were directed into the driveway. Shuttles seemed well timed as the line at TCM was never very long, and shuttles were waiting to bring passengers up from Punahou. The Police Officer stationed at Mott-Smith Drive and Makiki Heights Drive also indicated to a volunteer that the day ran smoothly for him, and he experienced no problems.

Comments by Security Staff, Parking Attendants, Punahou Security Staff:

Overall went very smoothly. The wording "Parking and Drop off is Prohibited" in all public notifications was very effective as there were far less people this year than in previous years who did not realize that all public parking was at Punahou. The Maryknoll School parking lot did not get used at all.

Comments by Attendees:

Out of 1,222 attendees, 204 filled out a survey as follows:

EXIT SURVEY OF ARTSPREE ATTENDEES			
Response to question: How did you enjoy yourself?		Summary of additional comments shared on back	
Very Much	188	Positive comments shared on back	158
Fairly Well	13	Traffic/parking comment	1
Not At All	0	Negative comment on back	0
No comment on front	3	No comment on back	45
	204		204

*Only one commented on the parking. To the question "how can we improve", this person responded: "parking - but not too bad"

Comments by Other Volunteers and Participants:

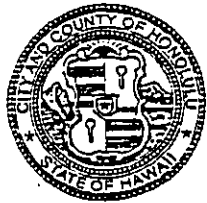
The use of park and ride shuttles was a great idea-minimized the traffic in the area.
Parking assignments were a great idea for those who stayed all day.

No other comments have been received.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. INTERNET: www.honolulu.gov • INTERNET: www.honolulu.gov

MUFI HANNEMANN
MAYOR



HENRY ENG. FAICP
DIRECTOR

DAVID K. TANQUE
DEPUTY DIRECTOR

2005/TUA-3 (sn)

PERMIT	: TEMPORARY USE APPROVAL (TUA)
File Number	: 2005/TUA-3
Applicant/ Landowner	: The Contemporary Museum
Project	: Art Spree, an open house for the community, on July 9, 2005 between 10 a.m. and 4 p.m.
Location	: 2411 Makiki Heights Drive
Tax Map Key	: 2-5-8: 1
Zoning	: R-10 Residential District
Date Received	: April 28, 2005
Expiration	: July 9, 2005

The proposed event will consist of artist demonstrations, music and dance performances and hands-on art activities. Outdoor speakers will be utilized and an estimated 2,500 visitors is anticipated. The visitors will be instructed to park off-site and will be shuttled to the Museum by 12 to 14 buses with seating for about 18 to 25 people.

As proposed in Attachment 1, 2 and 3 of the submitted application, the Art Spree will be allowed as a one-time event only, subject to the following:

1. Provide informational notices and public announcements of the upcoming Art Spree event, which includes the following information:
 - a. Public parking and drop-off is only permitted at off-site parking areas and that shuttle buses will transport visitors to the event. Clearly indicate that public parking and drop-off at the Museum is prohibited, except for visitors that require special assistance. Visitors requiring special assistance

- should be encouraged to make prior arrangements with the Museum.
- b. Parking along the streets of the surrounding neighborhood is not permitted.
 - c. Maps showing the location of the off-site parking areas.
 - d. A contact name and telephone number that the neighbors and interested visitors may call at any time should they have any questions or concerns.

At least two weeks prior to the event, please explain how these informational notices and public announcements will be distributed and/or advertised. Also, provide the contact name and telephone number. If the information is not received, then the Director may reconsider this approval.

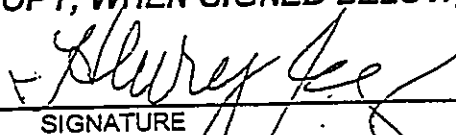
- 2. Accommodate all parking and loading of service vehicles (driven by vendors, performers, volunteers and staff) on the existing museum property (Parcel 1) and at designated off-site parking locations. There shall be no vehicles associated with the event parking on the streets of the surrounding neighborhood.
- 3. Determine the number of parking spaces that will be provided on the existing museum property and designate a portion of the spaces for accessible parking. The applicant shall assign the remainder of the spaces to specific service vehicles. All other vendors, performers, staff and volunteers shall be informed that they must park at the designated off-site locations. This will reduce the number of vehicles traveling to the project site.
- 4. Within two weeks after completion of the event, submit, to the Department of Planning and Permitting, an evaluation of the event which details the following:
 - a. Number of visitors, per hour and total number of visitors for the event.

- b. Number of vehicles that entered the site, per hour. Further, break down these numbers by identifying the purpose of the trip (i.e., shuttle bus, drop-off of visitors that require special assistance, accessible parking, staff/volunteer parking).
 - c. Total number of staff and volunteers.
 - d. A summary of the comments that the museum may receive regarding the special event's adverse impacts, if any, on the surrounding neighborhood, including noise, traffic and parking.
5. No permanent physical improvements to the site shall be permitted. Upon completion of the event, the applicant shall return the site to its original condition.

Enclosure - Receipt No. 56885

doc. 372674

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

	Director	5/31/05
_____ SIGNATURE	_____ TITLE	_____ DATE

The above approval does not constitute approval of any other required permits, such as building permits



THE CONTEMPORARY
MUSEUM

2411 Makiki Heights Drive
Honolulu, Hawai'i 96822
Tel (808) 526-1322
Fax (808) 536-5973

www.tcmhi.org

June 15, 2005

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


Dear Mr. Eng:

We are very grateful to the Department of Planning and Permitting, City and County of Honolulu, for granting a Temporary Use Approval for ArtSpree 2005, The Contemporary Museum's community open house.

Enclosed please find the items requested in the TUA. We understand that our use permit is conditional upon your receipt and approval of these items. We also understand that your office will be observing our compliance with these conditions and our management of this event, and that we are required to submit an evaluation of the event within two weeks of July 9.

On behalf of the Friends of The Contemporary Museum, our Members, Constituents, Trustees, and Staff, many thanks to you and Sharon Nishiura for your assistance and cooperation in presenting this wonderful event to the community.

With aloha,


Georgianna M. Lagoria
Director






THE CONTEMPORARY
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2411 Makiki Heights Drive
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Tel (808) 526-1322
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www.tcmhi.org

**Clarification of Additional Information previously submitted
regarding potential traffic impacts from the event
and measures to mitigate the potential impacts.**

1. CLARIFICATION OF ON-SITE PARKING (see revised attachment 2)

1. Green shaded area indicates 48 stalls + double-parked vehicles = 60 vehicles
2.  indicates handicapped stalls
3. Pink shaded area indicates shuttle travel route and circulation pattern
Of the 9 stalls available in the shuttle drop off area, 2 will be utilized for handicapped vehicles; the remaining 7 stalls will not be utilized for parking, but for the shuttle pick up and drop off of visitors.
4.  indicates the public turn-around
5.  indicates placement of Police Officers

The 60 stalls will be used by Starbucks, Jamba Juice, Special Needs guests, trustees, sponsors, and specific volunteers, performers and artists who will remain on site until 5pm.

Authorized Parking Pass: "Authorized Parking Passes" will be issued ahead of time and will be displayed on the dash of all vehicles parked at TCM on event day.

Deliveries: We expect 1 delivery on event day, which is for ice at 9 am (before we are open to the public.) We expect 2 additional vendor vehicles for Starbucks and Jamba Juice. One of these trucks will remain on site all day. The other vehicle may leave and return several times throughout the day. All other deliveries will be scheduled prior to event day. No caterers are utilized for ArtSpree.

Enforcement

Enforcement will be handled by a Museum Security Officer stationed at the museum entrance. Special Needs guests who have made prior arrangements will identify themselves at the entrance, be given an authorized pass, and directed to a designated stall. Volunteers and participants must show their pass and/or be on the "authorized list" and then will be directed to park by a parking attendant. We will also have an additional person at the entrance compiling vehicular information by quantity, type, and purpose.

Parking information notification for volunteers, artists, performers, and staff: Specific parking information and directions will be given to all artists, performers, volunteers, and staff 2 weeks prior to event day. This notification will include their authorized parking location with directions to said location as well as an authorized parking pass. All non-guests will be issued an authorized parking pass regardless of their assigned parking location.

Special Needs Access: We will compile a list of those calling ahead to make arrangements for accessible parking. Upon arrival and identification, these vehicles will be given an authorized parking pass and directed to a designated stall.

2. CLARIFICATION OF OFF-SITE PARKING (see attachment 4 for map)

Additional off-site parking for volunteers and staff: In addition to the 100 stalls secured at Roosevelt High School, the museum has received permission from property owners to utilize 4 off-site parking locations in the neighborhood. These off-site locations will give us an additional 47-52 parking spaces which will be utilized strictly for staff and specific volunteers who will remain all day. Here are the locations:

- Holt Residence @ 2505 Makiki Heights Drive 10 vehicles
- Perez de Ayala Residence @ 2490 Makiki Heights Drive 10-15 vehicles
- The Contemporary Museum (Johnson Property) 2447 Makiki Heights Drive 18 vehicles
- The Contemporary Museum (Petersen Property) 2345 Makiki Heights Drive 9 vehicles

Notification of off-site parking for volunteers and staff As previously stated, specific parking information and directions will be given to all artists, performers, volunteers, and staff 2 weeks prior to event day. This notification will include their authorized parking location with directions to said location as well as an authorized parking pass. All non-guests will be issued an authorized parking pass regardless of their assigned location.

Parking information notification for public: See attachment 6 for samples of public notification. Advertising: on our website, on flyers to be distributed via Starbucks, posters at these same locations, flyers to be distributed on-site prior to event day, on our recorded information phone line, print ads in the Honolulu Star Bulletin, Advertiser and Weekly, the Museum Newsletter, Press Releases and PSA's.

Exact Wording in Public Notification: "Public parking and drop-off is **prohibited** at the museum for ArtSpree. Parking along the streets of the surrounding neighborhood is also not permitted. (See map for off-site parking location.) Please call 526-0232 for general information, and if you need special assistance, please make prior arrangements with the museum by calling 526-1322 x10. For neighbors and visitors with questions and concerns, please call Director Georgianna Lagoria at 237-5214."

Those who have come up to park at TCM in error will be directed to circle right around ~ see revised attachment 2, black ⇌ line (in order to maintain the flow on the street) and go back out. Maps will be provided with directions to Punahou, Maryknoll, or Roosevelt as appropriate.

Supporting data for adequacy of parking: In previous years including 2004, Punahou School was the only parking location available for both the public and volunteers. Based on 2004 attendance, this year we have secured Maryknoll School as the secondary public parking location which provides an additional 145 parking spaces. Additionally, we have secured another 100 spaces at Roosevelt High School.

We estimate that this will be sufficient based on last year's numbers plus an estimated 9% increase in traffic or 225 people or 90 vehicles. We have secured an additional 245 spaces, which exceeds the 202 spaces (112 + 90 = the total increase from 2004 over 2003 + the projected generous 9% increase in attendance from this year)

Additionally, the 250 stalls stated for Punahou School represents a fraction of the total stalls available on campus. As there are always different activities on campus, the 250 stalls is a reasonable estimate of how many ArtSpree vehicles can be accommodated. Maryknoll Grade School's 145 stalls will be open exclusively for ArtSpree event parking. Lastly, the many volunteers who previously parked at Punahou along with the general public will not compete for stalls this year as 100 stalls of dedicated parking for them has been secured at Roosevelt.

See attachment # 5 for photos of signs that will be used on event day to direct traffic

3. CLARIFICATION OF SHUTTLE BUSES

Number of Round Trips: Based on an estimated 20 minute travel time between Punahou and TCM, each of the 11 shuttles will make 21 round trips beginning at 9:45 with a pick up at Punahou and ending at 4:30 with a final pick up from TCM. Based on the same estimated travel time, the 1 shuttle designated for Roosevelt will make 28 trips starting with the initial pick up at 7:45 at Roosevelt and the final pick up at 4:30 at TCM. There will be an estimated 231 round trips by the 11 shuttles traveling between Punahou and TCM, plus a maximum 28 trips for the shuttle from Roosevelt to TCM for a total of 259 total round trips.

Noise: The shuttle buses do back up in the lower lot and are directed and supervised by a parking attendant. The shuttles have back up alarms that sound when they're reversing. However, we have not had complaints regarding this noise in previous years. The shuttles will make a continuous trip with no backing up at Punahou, Maryknoll, and Roosevelt. (see routing on next page)

Quantity: We have secured the same number of shuttles as last year (12) from Kailua Local: 3 with a 24 person capacity, 6 with a 20 person capacity, and 3 handicapped with a 10, 6, and 6 person capacities. 11 shuttles will be dedicated to travel between Punahou and TCM, and one 6 person shuttle will be dedicated to the trip between Roosevelt and TCM for volunteers and participants. Feedback from last year indicates that there was adequate shuttle service. Shuttles were increased by 2 from the previous year.

Routing: (see attachment 4)

From Punahou:

The shuttles that start at Punahou will exit onto Wilder at Alexander Street, turn right onto Makiki Street and then turn left onto Makiki Heights Drive up to the museum. There will be no intermediate stops along the way. On the return trip, the shuttles will follow the same basic route, except that they will enter the Punahou campus at the Main Gate

(at Punahou Street and Wilder Avenue) and cue up on the side, along the Science Center where shuttle stop signs will be posted.

Between Punahou and Maryknoll

Shuttles and visitor vehicles will be instructed by parking attendant to exit Punahou School at Alexander Street, cross Wilder and make a left turn onto Dole Street. They will enter the Maryknoll campus from that entrance. Shuttles will drop off and pick up at that entrance. Once filled, shuttles will continue on Dole, make a right onto Punahou Street, a left onto Wilder, a right onto Makiki Street and then a left onto Makiki Heights Drive up to the museum. There will be no intermediate stops along the way. On the return trip, shuttles will follow the same basic path: left on Makiki Heights Drive, right onto Makiki Street, left on Wilder, right on Alexander, and left on Dole.

The shuttle that begins at Roosevelt will continue down Mott-Smith and turn left onto Wilder, make a left onto Makiki Street and then another left onto Makiki Heights Drive up to the museum. To greatly minimize use of the back up alarm, the shuttles will return to Roosevelt via Mott – Smith Drive: left onto Makiki Heights Drive, and right onto Mott-Smith.

Scheduling: The shuttle schedule for the public at Punahou School will be approximately every 5 minutes beginning at 9:45 am: 9:45, 9:50, 9:55, 10:00, etc. until the final pick up at TCM at 4:30. Shuttle Stop signs will be posted at Punahou School and there will be a parking attendant assisting with the boarding of these shuttles.

The Shuttle Schedule for the first shuttle from Punahou to TCM based on a 20 minute round trip is provided here as an example: 9:45, 10:05, 10:25, 10:45, 11:05, 11:25, 11:45, 12:05, 12:25, 12:45, 1:05, 1:25, 1:45, 2:05, 2:25, 2:45, 3:05, 3:25, 3:45, 4:05, and 4:30.

When and if parking shifts over to Maryknoll, shuttles may make stops at both parking locations, thereby changing the shuttle schedule from a 20 minute round trip to a 30 minute round trip. Shuttles traveling directly between Maryknoll and TCM should maintain the same 20 minute round trip.

The Shuttle Schedule from Roosevelt based on a 20 minute round trip will be as follows: 7:45, 8:05, 8:25, 8:45, 9:05, 9:25, 9:45, 10:05, 10:25, 10:45, 11:05, 11:25, 11:45, 12:05, 12:25, 12:45, 1:05, 1:25, 1:45, 2:05, 2:25, 2:45, 3:05, 3:25, 3:45, 4:05, and 4:30. These shuttles will be asked to depart only when they have 6 people (its capacity)

There will be a large (approximately 2' square) sign at the main entrance to each lot. (see attachment 5)

4. CLARIFICATION OF POLICE OFFICER DUTIES

The officer at TCM will be focused on keeping a smooth traffic flow along Makiki Heights Drive. This officer will direct vehicles wishing to turn left into TCM (downhill) to continue down Makiki Heights Drive to Punahou School. Any uphill vehicles will be allowed to

turn right into TCM, utilize the easy turn-around in our parking lot and will be given a map and directions to Punahou and Maryknoll.

The officer at the intersection of Mott-Smith Drive and Makiki Heights Drive could divert anyone wishing to go to TCM, either to make a right turn from Mott-Smith Drive to Makiki Heights Drive (for visitors) or left from Makiki Heights Drive to Mott-Smith Drive (for volunteers and participants,) and direct them to the off-site parking lots. We will be happy to provide them with directional maps to give out.

The officer at the Punahou School Main Gate at Wilder Avenue and Punahou Street should be concerned mainly with keeping the intersection clear and facilitating a safe left turn for makai-bound traffic from Punahou Street into the campus

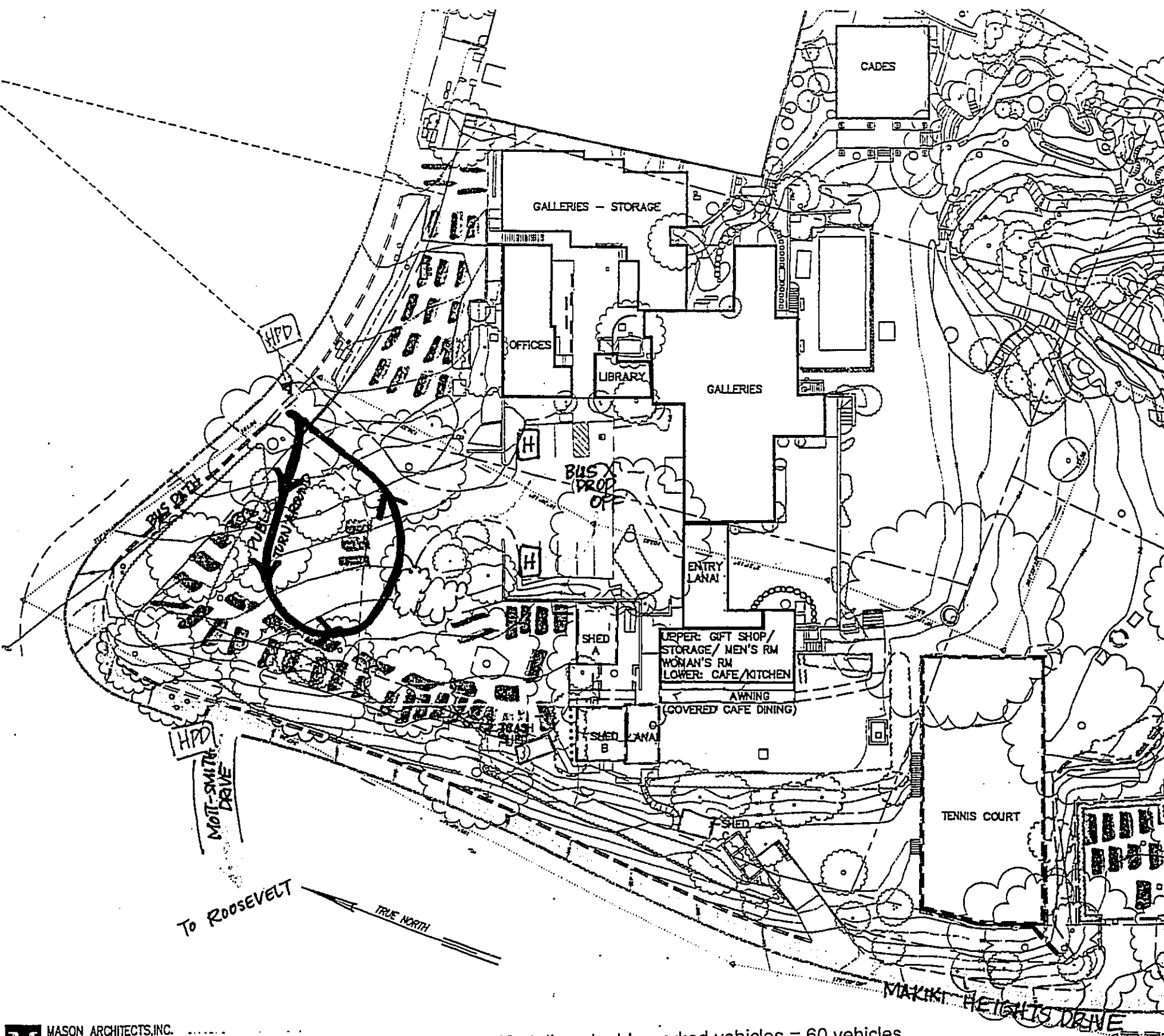
5. CLARIFICATION OF PARKING ATTENDANTS

Parking Attendants is the more appropriate term instead of valet service. All parking is self-parking. TCM Security Officers and Parking Attendants will authorize parking and direct vehicles. At Punahou and Maryknoll, Parking attendants will direct vehicles and maintain a smooth and orderly flow onto the shuttles. At Roosevelt, Parking Attendants will authorize parking and maintain an orderly flow onto shuttles.




6. CLARIFICATION OF PUBLIC NOTIFICATION See attachment 6 for samples of public notification. Advertising: on our website, on flyers to be distributed via Starbucks, posters at these same locations, flyers to be distributed on-site prior to event day, on our recorded information phone line, print ads in the Honolulu Star Bulletin, Advertiser and Weekly, the Museum Newsletter, Press Releases and PSA's.

7. EVALUATION

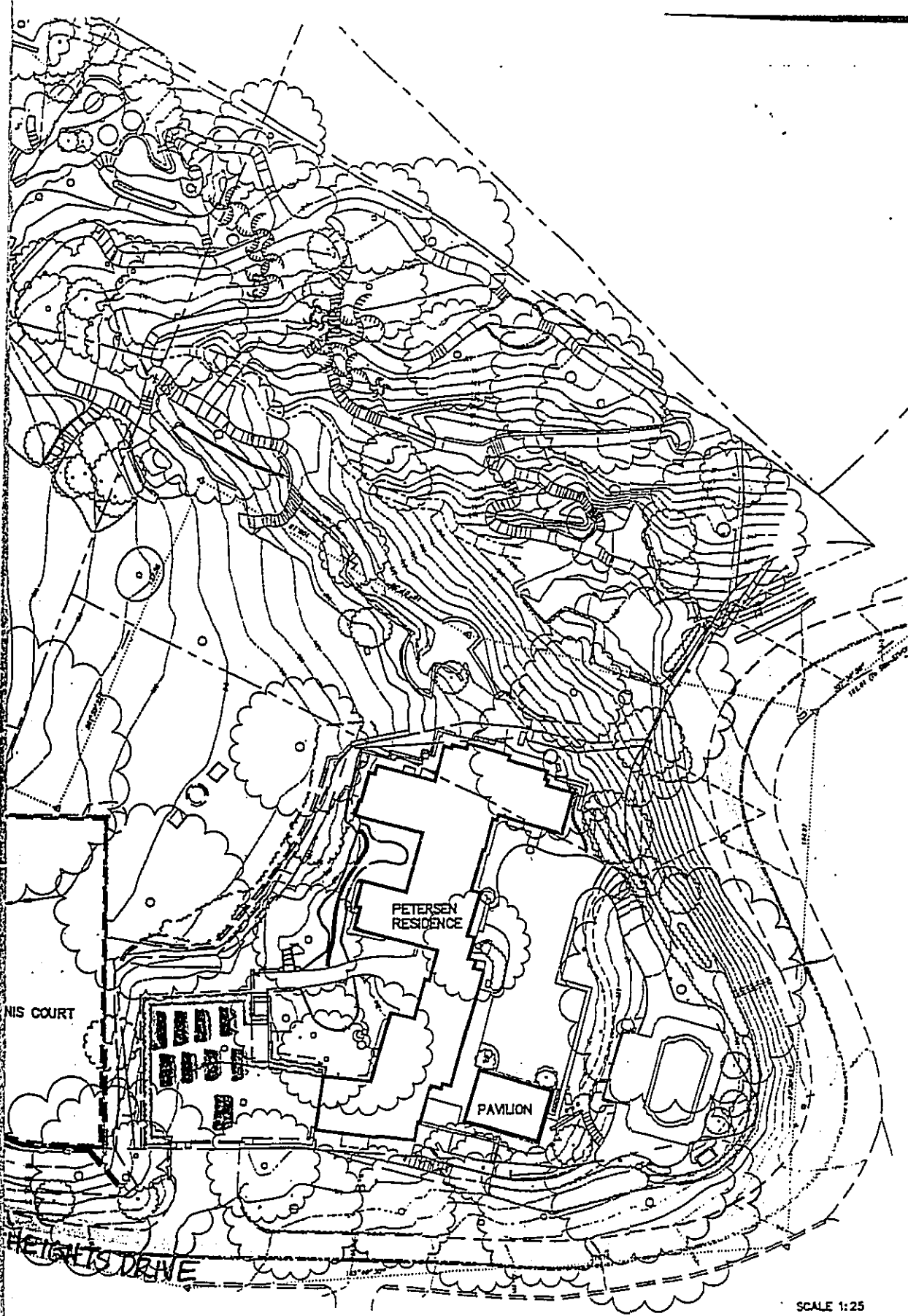
Evaluation is a routine part of every year's event. Our goal always is for ArtSpree to run as smoothly, safely, and efficiently with minimal impact on our neighbors. We welcome all comments that will help us with this goal. We would appreciate the insight the city and a professional such as Mr. Julian Ng can add to this process.



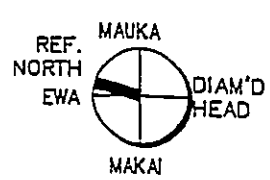
M MASON ARCHITECTS, INC.
 175 Monument Street, 2nd Fl.
 Honolulu, Hawaii 96813
 (808) 535-1000

1. Green shaded area indicates 48 stalls + double-parked vehicles = 60 vehicles
2.  indicates handicapped stalls
3. Pink shaded area indicates shuttle travel route and circulation pattern
 Of the 9 stalls available in the shuttle drop off area, 2 will be utilized for handicapped vehicles; the remaining 7 stalls will not be utilized for parking, but for the shuttle pick up and drop off of visitors.
4.  indicates the public turn-around
5.  indicates placement of Police Officers

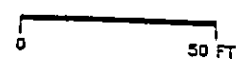
REVISED ATTACHMENT 2



TCM:
EXISTING
SITE
CONDITION



SCALE 1:25



FREDERICK FISHER AND PARTNERS ARCHITECTS	THE CONTEMPORARY MUSEUM 04010.00
12248 Santa Monica Boulevard LOS ANGELES CALIFORNIA 90025 310.820.6680 f310.820.6118 www.fisherpartners.net	2411 Makiki Heights Drive HONOLULU, HAWAII 96822

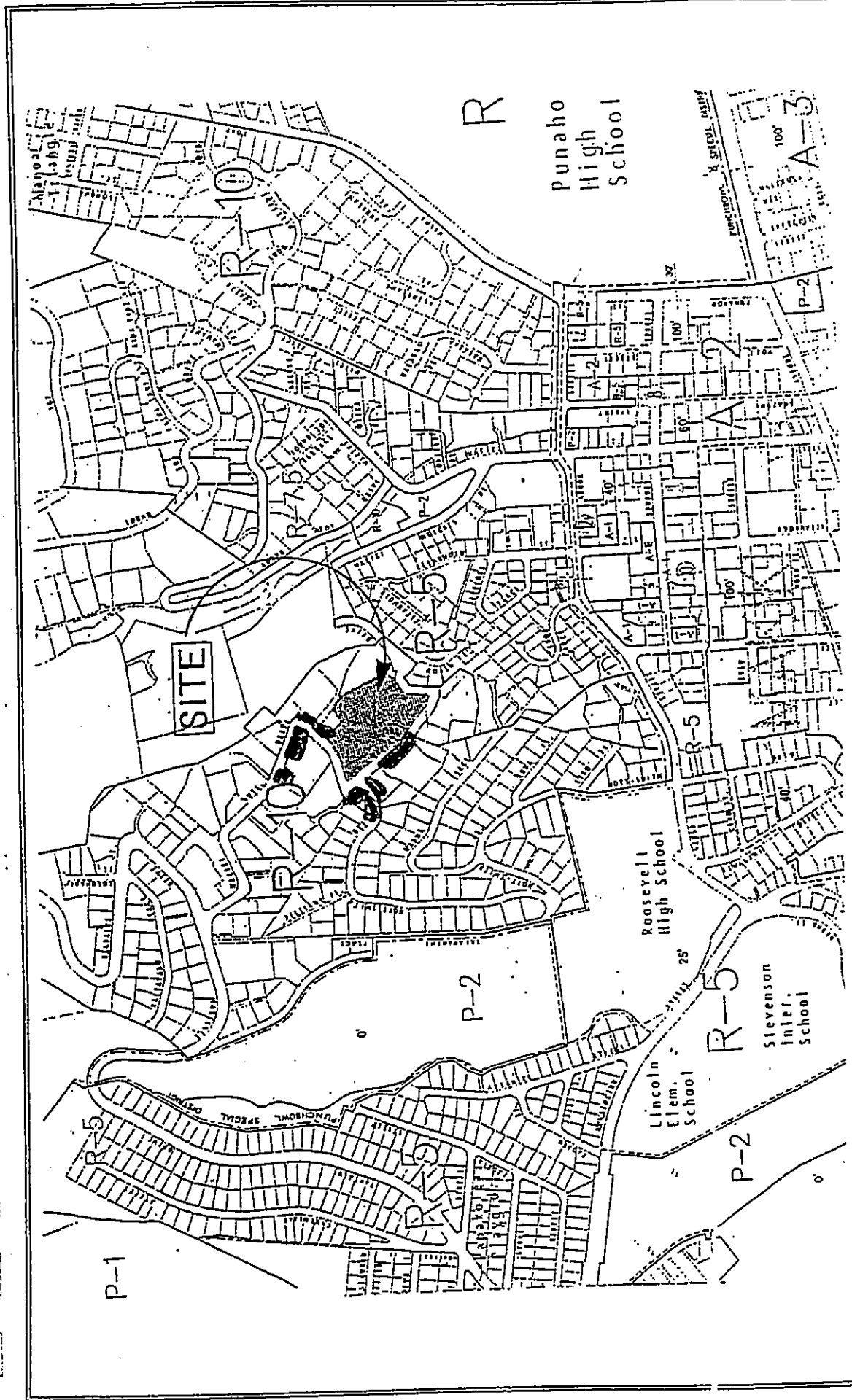


EXHIBIT I
LOCATION AND ZONING MAP

BARRICADES IN GREEN SHADED AREAS AT THE FOLLOWING LOCATIONS:

Mott-Smith #2174	240 feet
Mott-Smith #2177	94 feet
Corner of Mott-Smith and Makiki Heights #2439	60 feet
#2447	24 feet
#2490	30 feet
#2364	144 feet, 40 feet
	120 feet

#2177 94 feet

Corner of Mott-Smith and Makiki Heights

#2439

60 feet

#2447

24 feet

#2490

30 feet

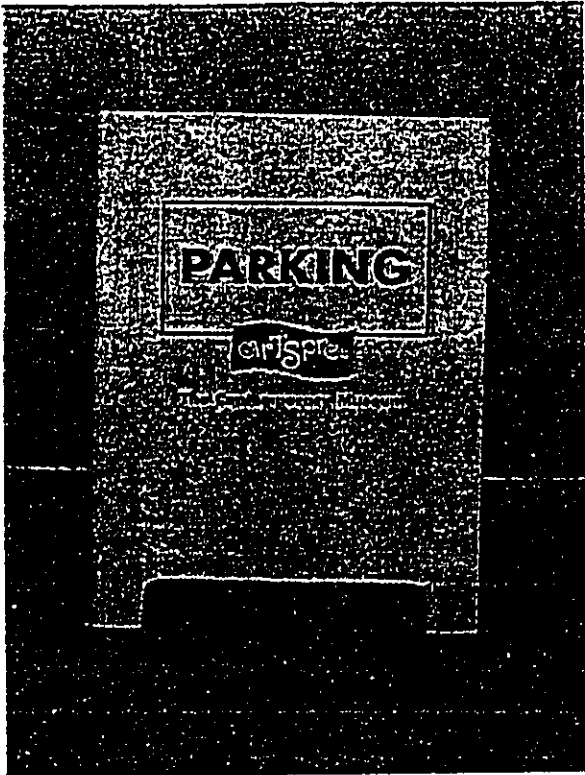
#2364

144 feet, 40 feet

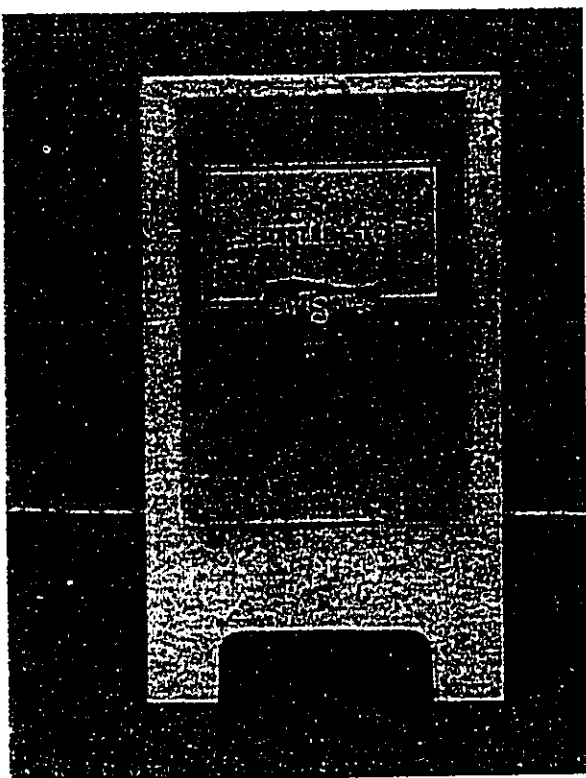
120 feet

Signage for ArtSpree 2005

ATTACHMENT 5
ARTSPREE 2005 SIGNAGE SAMPLES



Location: On Punahou campus Main Gate entrance at Punahou Street and Wilder Avenue.
Size: 24x36" laminated and mounted onto wooden a-frame sandwich board style frames



Location: On Punahou Campus to be placed in front of Science Center. At Maryknoll School campus at Dole Street entrance
Size: 16 x 24" laminated and mounted on wooden a-frame sandwich board style frame

MORE PARKING
at Maryknoll School



The Contemporary Museum

Proceed straight on Alexander St
Turn Right on Dole St

Location: On Punahou campus, just before the exit
onto Alexander Street
Size: 24x36" laminated and mounted onto wooden a-
frame sandwich board style frames

Authorized Parking
BY PERMIT ONLY



The Contemporary Museum

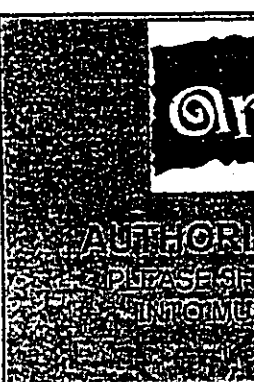
Location: On Roosevelt High School campus, at Mott-
Smith Drive entrance
Size: 24x36" laminated and mounted onto wooden a-
frame sandwich board style frames

EXIT

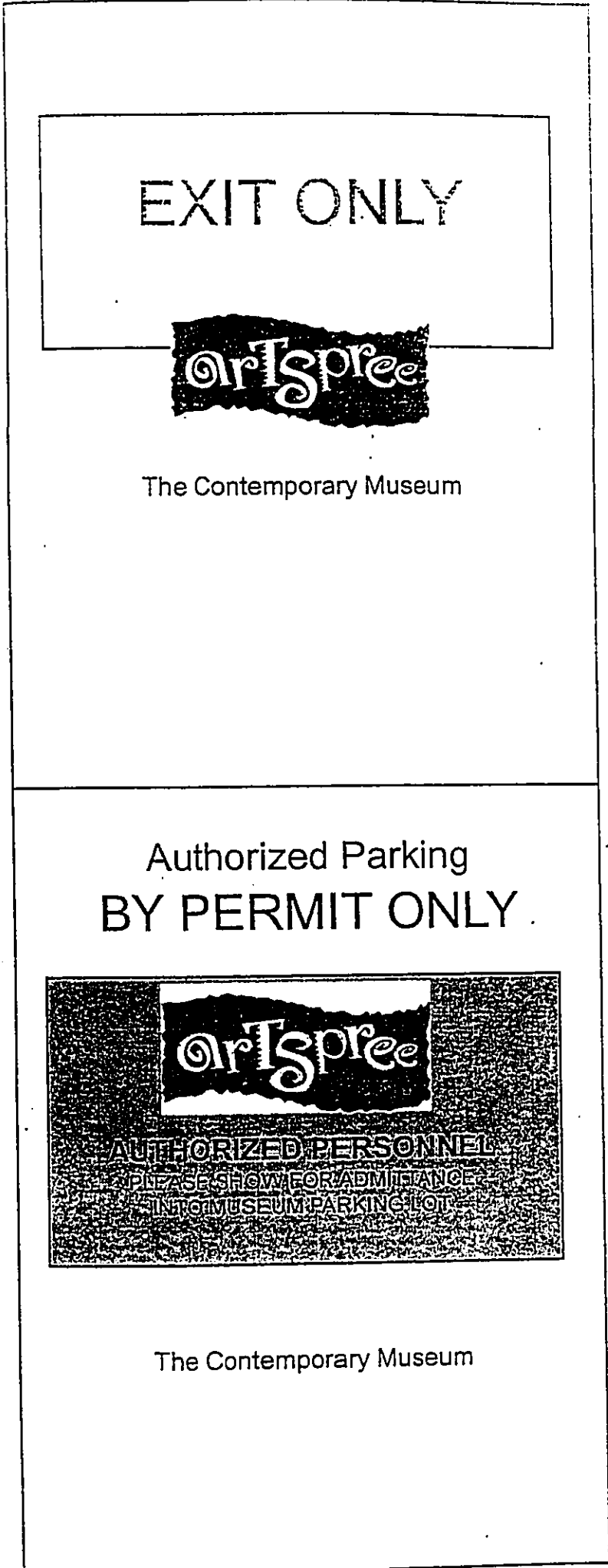


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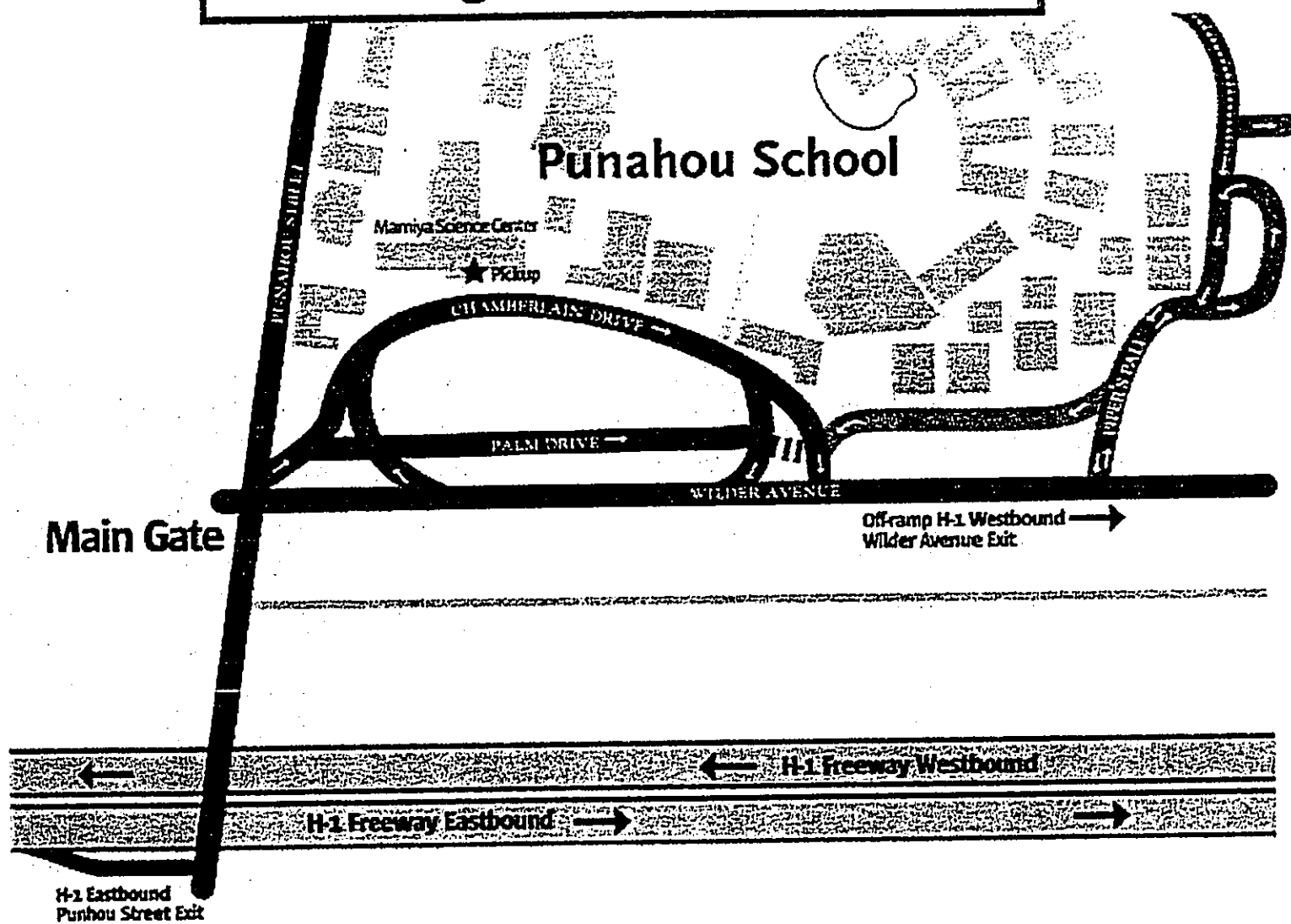
Location: On Maryknoll School campus Wilder Avenue entrance

Size: 24x36" laminated and mounted onto wooden a-frame sandwich board style frames

Location: At The Contemporary Museum parking lot entrance on Makiki Heights Drive

Size: 24x36" laminated and mounted onto wooden a-frame sandwich board style frames

Parking for ARTSPREE



Public parking and drop-off is prohibited at the museum for ArtSpree. Visitors requiring special assistance must make prior arrangements with the museum by calling 526-1322 x10.



THE CONTEMPORARY
MUSEUM

2411 Makiki Heights Drive
Honolulu, Hawai'i 96822
Tel (808) 526-1322
Fax (808) 536-5973

www.tcmhi.org

June 30, 2005

Dear Neighbor:

The Contemporary Museum invites you to a very special event: ArtSpree 2005, which will take place from 10 am to 4 pm on Saturday, July 9. The Museum will open its galleries and grounds to the public for this 12th annual open house, organized by The Friends of The Contemporary Museum with generous support from the Ron and Sanne Higgins Family Foundation.

Hands-on art activities such as printmaking, ceramics, assemblage and many others, will take place throughout the day. ArtSpree 2005 will also feature dance and musical performances, as well as light refreshments. The *Biennial of Hawaii Artists* exhibition will be on view in the galleries and *Michael Lin: Tennis Dessus* is installed on the tennis court. In addition to showcasing the talent of Hawaii's artists, dancers, and musicians, ArtSpree 2005 gives TCM an opportunity to share with the public our exemplary grounds and historic architecture.

We understand the concerns of our neighbors and, as in previous years, are taking careful measures to prevent any inconvenience to those of you who live nearby. Shuttle buses will convey our guests to and from parking areas at Punahou School, and police attendants will be on hand to see that traffic flows smoothly. We will also avoid any loud music or speakers that might be intrusive.

We surely hope that you and your family will come to participate in the festivities, which promise an enjoyable day for all. We encourage you to attend! I enclose an informational flyer, and invite you to phone me directly at 237-5214 should you have any questions or concerns.

With Aloha,

Georgianna M. Lagoria
Director

THE CONTEMPORARY MUSEUM HONOLULU

2411 HAKIKI HEIGHTS DRIVE | HONOLULU, HAWAII 96822 | 808.526.0232

[museum info](#) [exhibitions](#) [education & public programs](#) [collection](#) [calendar](#) [membership](#)



EDUCATION & PUBLIC PROGRAMS

PUBLIC PROGRAMS

- [Teacher Resources](#)
- [Public Programs/Tours](#)
 - [Programs for Adults](#)
 - [Programs for Children](#)
 - [Guided Tours](#)
 - [ArtSpree](#)
 - [Special Programs](#)
- [L'Enfant et les Sorcières](#)
- [Docents](#)

Mark your calendars for ARTSPREE 2005.

Presented by the Friends of The Contemporary Museum, ArtSpree is an all-day event held at the museum and features opportunities for visitors to interact with contemporary art through hands-on workshops, demonstrations and performances. ArtSpree is open to the public and free for the entire family, and is sponsored by the Ron and Sanne Higgins Family Foundation.

Date: Saturday, July 9, 2005
Location: The Contemporary Museum, Honolulu
Parking: Free Public Parking and drop-off is permitted only at Punahou School. Continuous free shuttle service available from Punahou School. Enter Punahou School from the Main gate, located at the corner of Wilder Avenue and Punahou Street. [Click here for map](#)
Time: 10:00 a.m. - 4:00 p.m.
Admission: Free

Public parking and drop-off is **prohibited** at the museum for ArtSpree. Parking along the streets of the surrounding neighborhood is also not permitted. (See map for off-site parking location.) Please call 526-0232 for general information, and if you need special assistance, please make prior arrangements with the museum by calling 526-1322 x10. For neighbors and visitors with questions and concerns, please call Director Georgianna Logoria at 237-5214

[Click here to download flyer](#)

[Click here to view ARTSPREE 2004](#)



at
The Contemporary Museum

NEWS RELEASE

ARTSPREE 2005 IS COMING JULY 9th AT THE CONTEMPORARY MUSEUM

Honolulu--The Contemporary Museum has announced their annual family event ArtSpree 2005 will be held on Saturday, July 9, 2005 from 10:00 a.m. to 4:00 p.m. at 2411 Makiki Heights Drive, Honolulu, Hawaii 96822.

ArtSpree 2005 is a **FREE**, fabulous, fun-filled day for folks of all ages, with continuous art-related activities, demonstrations & performances of dance, music and art by local artists.

Highlights include:

Family Fun

Children participate in artist-guided, hands-on art activities as performance artists share their talents throughout the day with extraordinary comedy and dance performances at The Contemporary Museum.

Free Shuttle Service

Free Public Parking and drop-off is permitted **only** at Punahou School where there will be continuous free shuttle service throughout the day. Visitors can enter Punahou School from the Main Gate, located at the corner of Wilder Avenue and Punahou Street.

Current Exhibition

Continuing a tradition begun in 1993 and celebrating its seventh year, The Contemporary Museum Biennial Exhibition of Hawai'i Artists offers a selection of some of the best recent work by artists living and working in the state. Docents will be available to answer questions in the galleries and artists will be on hand to work with visitors.

The Contemporary Café

The Hale Aina award winning Contemporary Café has planned a special ArtSpree menu with cuisine by its newly appointed head chef.

Additional note: Public parking and drop-off is **prohibited** at the museum for ArtSpree. Parking along the streets of the surrounding neighborhood is also not permitted. Please call 526-0232 for general information, and if you need special assistance, please make prior arrangements with the museum by calling 526-1322 x10.

Schedule/Listing of Activities on next page...

ArtSpree is sponsored by Ron and Sanne Higgins Foundation
& presented by the Friends of The Contemporary Museum
& supported by Starbucks & Jamba Juice
& special thanks to the USTA

For more information call 808-526-1322 or visit the Web Site: www.tcmhi.org



at
The Contemporary Museum

Hands-On Interactive Arts

Hawaii Glass Artists – Glass Blowing Demonstration
Carl Fieber and Rochelle Lum – Ceramics – Hand building with dry-hard clay
David Landry and Kim Chai – Horse Sculptures
Linda von Geldern – Printmaking
Cheri Keefer – Assemblage – sculptures with cardboard boxes
Lori Uyehara and May Izumi – Mixed-Media Pins
David and Jamie Merkel – Mobiles are Fun – making mobiles
Yvonne Manipon – Puppets – paper bags and mixed-media
Lauren Okano – ArtMobile docent (@ Punahou School)

PERFORMANCE SCHEDULE

Company	Times	Brief Description	Performance Style
Tangentz	10:50 - 11:05	A contemplative and comedic journey through the sights & sounds of TCM.	A blend of Butoh & theatre elements
Kealoha	11:10 - 11:25	Slam poetry is the art of performance poetry. It infuses spoken word, storytelling, poetry, drama, and hip-hop as a form of entertainment and education.	Performance Poetry
inSynergy Performance Group	12:15 - 12:30	Dancers Maile Baran, Laura Brucia Hamm, and Jamie Nakama along with musician Joe Lohmeier and friends, explore movement and sound with the brush strokes of local visual artist Solomon Enos.	Performance Art
UpsideDown Dance	1:15 - 1:30	Not if but when.. explores the support and lack there of in a relationship. "Four for three" is four minutes of fun dance for three dancers.	Contemporary Modern Dance
Onium Ballet Project	1:35 - 1:50	A ballet inspired by a painting by James Lallemand, music is by Jocelyn Pook.	Contemporary Ballet
The Mermaids	2:30 - 2:45	Synchronized swimming.	Synchronized Swimming

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For more information call 808-526-1322 or visit the Web Site: www.tcmhi.org



at

The Contemporary Museum

PUBLIC SERVICE ANNOUNCEMENT - RADIO

TITLE: ArtSpree 2005

LIVE READ

Bring your family and friends to ArtSpree 2005 at The Contemporary Museum on Saturday, July 9th from 10 am to 4 pm.

It's a hands-on celebration of art ... for the young and the young at heart featuring local artists, dancers, musicians, and more. Admission is free.

Parking and drop off at the museum and the surrounding neighborhood is prohibited during ArtSpree. Please remember to shuttle from Punahou School. If you need special assistance please call 526-1322 x10 or visit www.tcmhi.org for more information.



at

The Contemporary Museum

Phone recording script

ArtSpree 2005 at The Contemporary Museum will be held on Saturday, July 9th from 10 am to 4 pm. Admission is free.

Public parking and drop-off is **prohibited** at the museum for ArtSpree. Parking along the streets of the surrounding neighborhood is also not permitted. Please call 526-0232 for general information, and if you need special assistance, please make prior arrangements with the museum by calling 526-1322 x10.

Free Public Parking and drop-off is permitted **only** at Punahou School where there will be continuous free shuttle service throughout the day. Visitors can enter Punahou School from the Main Gate, located at the corner of Wilder Avenue and Punahou Street. Visit www.tcmhi.org for a map to the shuttle area.

For neighbors and visitors with questions and concerns, please call Director Georgianna Lagoria at 237-5214.



at
The Contemporary Museum

Poster & Flyer distribution

ArtSpree Posters:

All 26 Jamba Juice locations will have one 11 x 17 poster on display.

Coffee Partners Hawaii (Jamba Juice) will be responsible for distribution in their stores

50 posters will be posted in community and local public library locations.

The Friends of The Contemporary Museum will be responsible for distribution in the community

ArtSpree Flyers:

11 Starbucks locations will have flyers located in their community racks.

Coffee Partners Hawaii (Starbucks) will be responsible for distribution in their stores

100 flyers will be available at The Contemporary Museum

The Contemporary Museum will be responsible for distributing flyers at the entry lanai, café and shop.

ArtSpree is sponsored by Ron and Sanne Higgins Foundation
& presented by the Friends of The Contemporary Museum
& supported by Starbucks & Jamba Juice
& special thanks to the USTA.

For more information call 808-526-1322 or visit the Web Site: www.tcmhi.org

ARTSPREE!

2005!

FREE annual open house. Presented by the Friends of The Contemporary Museum, ArtSpree is an all-day event held at the museum and features opportunities for visitors to interact with contemporary art through hands-on activities, demonstrations, music and dance performances. ArtSpree is open to the public and free for the entire family, and is sponsored by the Ron and Sanne Higgins Family Foundation.

Date.....Saturday, July 9, 2005

LocationThe Contemporary Museum, Honolulu

ParkingFree Public Parking and drop-off is permitted only at Punahou School. Continuous free shuttle service available from Punahou School. Enter Punahou School from the Main Gate, located at the corner of Wilder Avenue and Punahou Street (see map).

Time10:00 a.m. - 4:00 p.m.

AdmissionFree



Including

Musical Performances by:

- James McCarthy Irish Band
- Greg and Junko McDonald
- Jeff Peterson
- Thick Tubes
- Eleven Gallon Hat
- Sheryl Bartlett

Performance Art by:

- Tangentz
- Kealoha Slam Poetry
- Upside-Down Dance
- Minou Lallemand
- Mermaids

Hands-on art activities by Biennial artists:

- Christopher Reiner: Assemblage with mixed-media
- Michael Lee: Woodcarving demonstrations

For a complete listing of performances and hands-on art activities, please visit our website www.tcmhi.org

The Galleries will feature The Contemporary Museum Biennial Exhibition of Hawaii Artists:

- Charles Cohan (printmaking, Oahu)
- Sergio Goes (photography, Oahu)
- Claudia Johnson (fiber, Maui)
- Jacqueline Rush Lee (sculpture, Oahu)
- Michael Lee (wood vessels, Oahu)
- Michael Marshall (painting, Hawaii)
- Christopher Reiner (mixed media, Oahu)

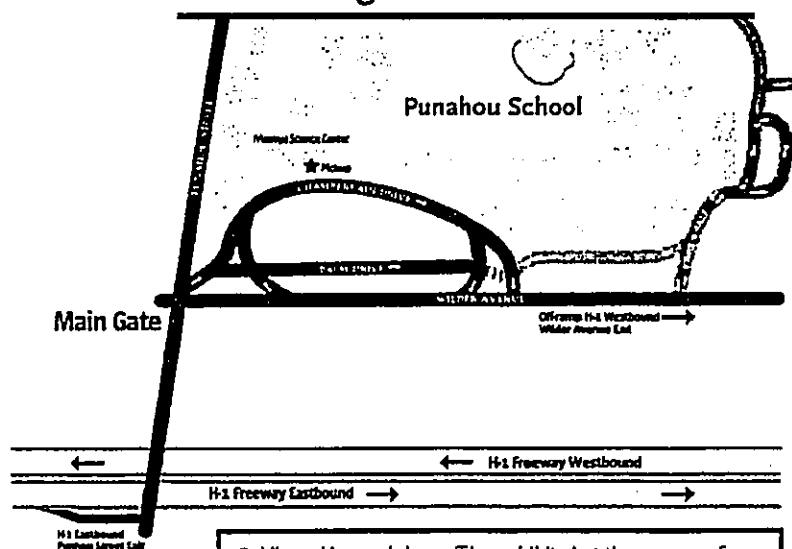
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Ron and Sanne Higgins Family Foundation



Parking for ARTSPREE



Public parking and drop-off is prohibited at the museum for ArtSpree. Visitors requiring special assistance must make prior arrangements with the museum by calling 526-1322 x10.

A

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Location The Contemporary Museum, Honolulu

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Isacavelino Pusch Lee (sculpture, Oahu)

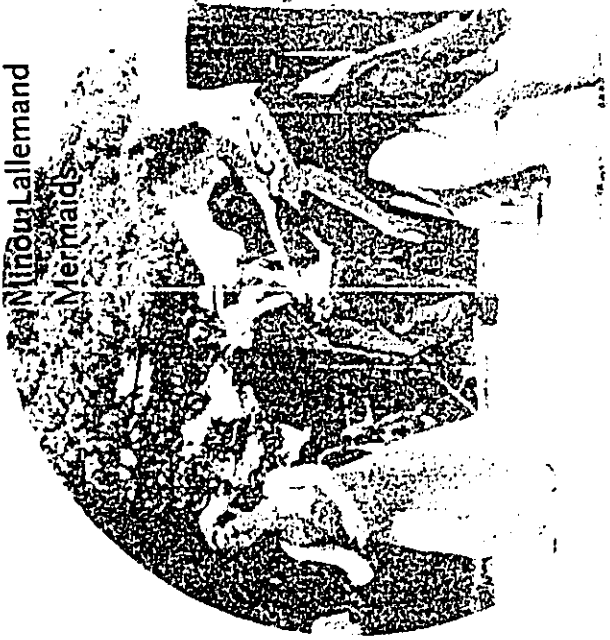
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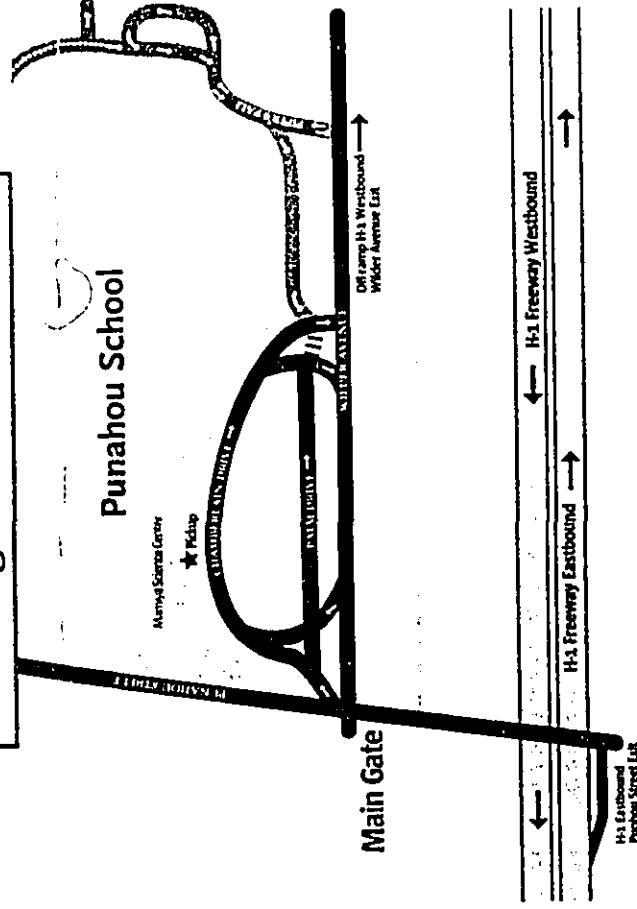
FREE

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- Christopher Reiner (mixed media, Oahu)



Parking for ARTSPREE



Public parking and drop-off is prohibited at the museum for ArtSpree. Visitors requiring special assistance must make prior arrangements with the museum by calling 526-1322 x10.

- ArtSpree
- THE CONTEMPORARY MUSEUM
- Ron and Sanne Higgins Family Foundation
- Friends
- SUSTA HAWAII PACIFIC SECTION
- Kapuleia
- ICMNI



THE CONTEMPORARY
MUSEUM

2411 Makiki Heights Drive
Honolulu, Hawai'i 96822
Tel (808) 526-1322
Fax (808) 536-5973

www.tcmhi.org

April 27, 2005

Henry Eng, Acting Director
Department of Planning and Permitting
City of Honolulu
650 S. King Street
Honolulu, HI 96813

Regarding: Art Spree Event Permit

Dear Mr. Eng:

Enclosed please find The Contemporary Museum's application for a Temporary Use Permit to present ArtSpree '05 on Saturday, July 9. We also enclose our fee payment of \$100.

We greatly appreciate your assistance in presenting this event to the public and your assistance in expediting this request for a permit from the City of Honolulu to hold ArtSpree in 2005 will be greatly appreciated.

Yours truly,

Georgianna M. Lagoria
Director

cc: Keith Kurahashi, Kusao & Kurahashi

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING & PERMITTING
650 South King Street
Honolulu, Hawaii 96813

LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing". PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information.

SUBMITTED FEE: \$100.00

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

<input type="checkbox"/> Cluster: <input type="checkbox"/> Agricultural <input type="checkbox"/> Country <input type="checkbox"/> Housing	<input type="checkbox"/> Plan Review Use	Special Management Area Use Permit: <input type="checkbox"/> Minor <input type="checkbox"/> Major
Conditional Use Permit: <input type="checkbox"/> Minor <input type="checkbox"/> Major	Planned Development: <input type="checkbox"/> Housing <input type="checkbox"/> Commercial (WSD Only) <input type="checkbox"/> Resort (WSD Only)	<input type="checkbox"/> Variance from LUO Sec.(s): _____ <input type="checkbox"/> Waiver from LUO Sec.(s): _____
<input type="checkbox"/> Existing Use: _____ (Indicate Type of Use)	<input type="checkbox"/> Shoreline Setback Variance	<input type="checkbox"/> Zoning Adjustment, LUO Sec.(s): _____
<input type="checkbox"/> Minor Shoreline Structures Permit	Special District Permit: <input type="checkbox"/> Minor <input type="checkbox"/> Major _____ (Indicate District)	<input type="checkbox"/> 201G Project
<input type="checkbox"/> Modify Approved Permit: _____ (Indicate Reference File No.)	<input type="checkbox"/> Downtown Height >350 Feet	TEMPORARY USE APPROVAL

TAX MAP KEY(S): 2-5-008:001
LOT AREA: 149,532 sq. ft.
ZONING DISTRICT(S): R-10 Residential STATE LAND USE DISTRICT: Urban
STREET ADDRESS/LOCATION OF PROPERTY: 2411 Makiki Heights Drive Honolulu 96822

RECORDED FEE OWNER:
Name (& title, if any) The Contemporary Museum
Mailing Address 2411 Makiki Heights Drive
Honolulu, HI 96822
Phone Number 526-1322
Signature _____
PRESENT USE(S) OF PROPERTY/BUILDING:
Art Museum, historic site

APPLICANT:
Name same as owner
Mailing Address _____
Phone Number _____
Signature _____
AUTHORIZED AGENT/CONTACT PERSON:
Name Georgianna M. Lagoria, Director
Mailing Address same as owner
Phone Number 237-5214
Signature _____

PROJECT NAME (if any): ArtSpree 2005

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project): See enclosed Attachment 1
(event fact sheet)

POSSE JOB NO. _____



**THE CONTEMPORARY
MUSEUM**

2411 Makiki Heights Drive
Honolulu, Hawai'i 96822
Tel (808) 526-1322
Fax (808) 536-5973

www.tcmhi.org

**Additional information on potential traffic impacts from the event
and measures to mitigate the potential impacts.**

Please note that this information was *not* prepared in consultation with a licensed traffic engineer or similar professional in order to comply with the application deadline. Mr. Julian Ng has agreed to review the submitted information if necessary, but was unable to do so before the end of this month.

a. The number of vehicles parking on the site and the parking layout. The location of the shuttle drop-off area and the onsite traffic circulation pattern must also be identified.

60 vehicles can park on site. Please see Attachment 2 for location of the shuttle drop off area and on-site traffic circulation pattern

b. The anticipated number of vehicular trips to the site, by types of vehicles (i.e. passenger vehicles, buses, etc.)

12-14 shuttles (18-25 pp capacity depending on model): 18 trips each
Passenger Vehicles: 60

c. The off-site parking location(s) and approximate size of the lot(s).

Punahou School (public parking): 250 spaces
Maryknoll School (public parking once the Punahou lot fills): 145 spaces
Roosevelt High School (volunteers, performers & staff parking): 100 spaces

d. The number, location and duties of special duty police officers.

3 Special Duty Police Officers to facilitate and ensure the safety of and smooth traffic flow for the community and our visitors to be located as follows:

- 1 at TCM entrance on Makiki Heights Drive
- 1 at intersection of Mott-Smith and Makiki Heights Drive
- 1 at Punahou School main gate (Punahou Street & Wilder Ave)

e. Other strategies to reduce potential traffic impacts and congestion.

1. Placement of 30 barricades (see Attachment 3) with city permit for street usage from the City's Dept of Transportation.

2. Use of Valet Service and museum staff at TCM parking lot and 3 off-site parking locations.



THE CONTEMPORARY MUSEUM

2411 Makiki Heights Drive
Honolulu, Hawai'i 96822
Tel (808) 526-1322
Fax (808) 536-5973

www.tcmhi.org

ArtSpree 2005, The Contemporary Museum, 2411 Makiki Heights Drive

ArtSpree is our annual open house presented by our volunteer support organization, The Friends of The Contemporary Museum. ArtSpree has been held successfully since 1993, and is the Museum's free community open house. The event is funded through private donations and is organized and staffed by 150 volunteers from teenagers to seniors who live throughout the island of Oahu.

When:

Saturday, July 9, 2005. 10 a.m. to 4 p.m.

Where:

ArtSpree will be held on the grounds of The Contemporary Museum, 2411 Makiki Heights Drive, and involves every area of our property - galleries, grounds, and amenities.

On this date, we plan to present artist demonstrations, music and dance performances, and hands-on art activities. Outdoor speakers will be utilized on our grounds during ArtSpree so that performers and the public can hear the live and recorded music, however, the volume will be carefully and closely monitored so as not to be audible at the perimeter of the property. As we have done in each previous year, we mail a letter the week prior to the ArtSpree to a list of approximately 125 neighboring residents notifying them of and inviting them to the event, and encouraging them to phone the museum should they have any questions or concerns.

As in all previous years, parking onsite will be limited to performers, volunteers, and staff. Through notices in local publications, the public will be instructed to park at Punahou School and Maryknoll School. Volunteers, artists, and performers will park at Roosevelt High School. Twelve to fourteen shuttle buses seating 20 passengers each will be rented from Kailua Local and run regularly from these sites. The buses travel up and down Makiki Heights Drive.

Along with offsite parking and shuttles, traffic mitigation will include "caution" tape and permitted "no parking" barricades placed 24 hours ahead on neighboring properties to prevent event parking on neighborhood streets, and a uniformed police officer will be stationed at the Museum's entrance. Last year, attendance rose to 2,500 visitors over the six hour period of the event. We anticipate similar attendance this year. At the suggestion of neighbors monitoring the 2004 event, this year we will be hiring additional uniformed police officers to be stationed at the top of Mott-Smith, along with an added officer at Punahou and Wilder.

APPENDIX IX

AGENCY COMMENTS PRIOR TO DRAFT EA

BOARD OF WATER SUPPLY

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



RECEIVED

2004 JUN 23 PM 2:35

BELT COLLINS HAWAII

June 23, 2004

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
CHARLES A. STED, Vice-Chairman
HERBERT S.K. KAOPUA, SR.
DAROLYN H. LENDIO

RODNEY K. HARAGA, Ex-Officio
LARRY J. LEOPARDI, Ex-Officio

CLIFFORD S. JAMILE
Manager and Chief Engineer

DONNA FAY K. KIYOSAKI
Deputy Manager and Chief Engineer

Mr. Walter A. Billingsley, P.E.
Belt Collins Hawaii Ltd.
2153 North King Street, Suite 200
Honolulu, Hawaii 96819

Dear Mr. Billingsley:

Subject: Your Letter Dated May 28, 2004 Regarding Water Availability
for Proposed Site Improvements at The Contemporary Museum,
TMK: 2-5-008: 001, 002, 004, Makiki Heights Road

Thank you for your letter regarding water service for the proposed renovation and expansion at The Contemporary Museum in Honolulu.

The existing water system is presently adequate to accommodate the proposed renovation and expansion project.

The development plan may require approval by the Department of Planning and Permitting before the Board of Water Supply processes the building permit on the proposed development. The availability of water will be confirmed when the building permit is approved.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

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

Very truly yours,

CLIFFORD S. JAMILE
Manager and Chief Engineer

Attachment

_____	Bell, J.	_____
_____	Mapes, A.	_____
_____	Vierra, J.	_____
_____	Agana, L.	_____
_____	Palesh, C.	_____
_____	Billingsley, W.	<i>WLB</i>
_____	Chung, J.	_____
_____	Cunningham, B.	_____
_____	Hamura, S.	_____
_____	Ishii, R.	_____
_____	Kato, A.	_____
_____	Kondo, C.	_____
_____	Lee, L.	_____
_____	Len, C.	_____
_____	Matsunaga, R.	_____
_____	Miyashiro, E.	_____
_____	Onuma, T.	_____
_____	Rivers, A.	_____
_____	Tamashiro, E.	_____
_____	Turo, Y.	_____
_____	Uejo, Susan	_____
_____	Young, J.	_____
_____	Young, G.	_____



HAWAII STATE LEGISLATURE
STATE CAPITOL
HONOLULU, HAWAII 96813

April 20, 2004

Mrs. Cheryl Soun, Director
Department of Transportation Services
650 King St., 3rd floor
Honolulu, Hawaii 96813

Mr. Eric Crispin, Director
Department of Planning & Permitting
650 King Street
Honolulu, Hawaii 96813

Dear Mrs. Soun and Mr. Crispin:

We have recently discussed The Contemporary Museum's proposed CUP expansion plans with representatives of The Contemporary Museum staff, and a presentation on the project was provided at the April 2004 Makiki/Lower Punchbowl and Tantalus Neighborhood Board meeting.

While the CUP application has not yet been submitted to City agencies for processing, we are concerned that recent accidents and hillside slides have occurred on Makiki Heights Drive and Inalu Place. Enclosed for your information and review are copies of photos of an October 28, 2003, auto accident involving two vehicles on the hairpin curve, and reported rockslides on November 20, 2003, and January 1, 2004.

We are therefore requesting that your departments respond to the following questions regarding the stability and safety of the Makiki Heights Drive/Inalu Place roads, and advise us and our City Council colleagues of any corrective actions which may be required:

1. What actions has the Department of Transportation Services taken to improve traffic safety on the blind "S curve" on Makiki Heights Drive (e.g., immediately below the Contemporary Museum) since 2000? During 2002-2003, a number of meetings were convened by district legislators to address resident concerns over late-night speeding by motorcycles and motor vehicles. At that time, recommendations included traffic calming alternatives sought by Makiki Heights Drive residents (*see attached December 18, 2002, summary*).
2. How often does Department of Transportation Services or Department of Design & Construction schedule foliage trimming in the area bounding Makiki Heights Drive?


Mrs. Soon and Mr. Crispin
April 20, 2004
Page 2


3. What recommendations do your departments have for improving the stability of the hillside along Makiki Heights Drive so that the rockslides reported by Mr. Muck Kamikawa are halted? Please identify other appropriate agencies whose involvement or review would be necessary in developing these recommendations.

We will also be following up with Councilmember Tam and Councilmember Kobayashi to apprise them of our concerns regarding the unsafe road conditions identified in these photos and via this letter. We would appreciate your departments' written responses by Friday, April 30, 2004.

Please call us at 586-6890 (Sen. Fukunaga) and 586-9425 (Rep. Schatz) if you have questions on this matter.

Sincerely,


Carol Fukunaga
State Senator, 11th District


Brian Schatz
State Representative, 25th District

Attachments

cc: Councilmember Ann Kobayashi, 5th District
Councilmember Rod Tam, 6th District

Makiki Heights/Tantalus Speeding Meeting Summary • December 18, 2002 • Conference Room 224

Attendees: Cheryl Soon Paul Won (DTS), Captain Ed Nishi (HPTD), Eric Hirano and Dan Quinn, (DLNR), John Steelquist (Makiki Neighborhood Board), Cedric Chun (Makiki Heights resident), Tony Gill (Tantalus resident), JJ Johnson (Makiki resident), Georgiana Lagoria (Makiki Heights/Contemporary Museum), Kii McMannen (Makiki resident), Jim Shon (Tantalus Community Association), Bill Tam (Makiki Heights resident), Senator Carol Fukunaga (Kathy Harter and Philip Jiu, staff), Representative Brian Schutz (Karin Gill, staff) and City Councilman-Elect Rod Tam.

Meeting Summary

Major Problems

Residents want to end speeding in the Makiki Heights and Tantalus neighborhoods; two speeding issues of greatest concern were "drifting" and drag racing.

Drifting was characterized as fishtailing that occurs when cars go around a turn at high speeds. The car briefly loses control of the back wheels and the car proceeds sideways on the turn taking two lanes at once. It was pointed out that 5 cars actually went off the road at the 7.5 mile-marker, near "Beer Alley", in 2001.

Drag racing takes place late at night or early mornings. Bikers race most evenings, and are particularly active on weekends. This poses significant concerns to residents on the basis of public safety and noise disturbance. Several of the bikes in each group are often equipped with police receivers making it near to impossible for police to catch them.

Agency recommendations

Remedies under Department of Transportation Services jurisdiction (examples: speed bumps) and Honolulu Police Department jurisdiction (e.g. special duty officers) were generally favored by participants. Potential remedies under Department of Land and Natural Resources jurisdiction (example: gaining access to Tantalus, Round Top or Makiki Heights roadways) were generally not favored.

Potential funding sources

1. Mrs. Soon/Mr. Won (DTS) recommended that the two neighborhood groupings identify the type of speed bumps or solutions that they could collectively support before pursuing funding for the project. DTS does not have monies available for speed bumps in the FY04 budget, but the City Council can add projects to address community needs.
2. Makiki Neighborhood Board and its Vision Team can initiate traffic calming projects or speed humps (NR = \$500,000; CVT = \$1 million). The NB/CVT funds are limited to CIP projects and can not be used for operating needs or maintenance.

Short Term Solutions

Speed Bumps: Primary advantage of speed bumps = vertical deflection works to slow speeding vehicles. The speed bumps do not generate additional noise, can be installed rapidly, and temporary speed humps can be moved. Average costs of an asphalt speed bump (12 ft long, 2 ft wide) are between \$5-8,000; pre-formed rubber is not as wide at \$3-4,000. Additional funds are needed for engineering studies to establish proper locations.

Special Duty Officers: Assignment of special duty officers is immediate, effective, and easily modifiable. Officers also serve as a deterrent for other crimes, including burglary. The assignment of special duty officers at Ala Moana Beach Park has been very successful.

The major drawback of using special duty officers is that costs are ongoing. Estimated costs of this option are \$160 per night; \$53,000 annually. Costs can be reduced by limiting the number of days officers are assigned.

Rumble Strips: Participants agreed that the use of rumble strips would not provide much of a solution to speeding problems.

Pilot Program

Participants agreed to pursue a pilot program of actions they found most favorable. Funding for them will be pursued by Councilman Rod Tam from the City Council.

1) **Speed Bumps** - Based on the recommendation from residents for one location each in Makiki Heights and 2 locations in Tantalus, DTS will provide a cost estimate for the installation of temporary speed bumps, and proceed with installation. Senator Fukunaga and Representative Schatz will send notices to residents on pilot program plans. If the pilot works well, Makiki Neighborhood Board and Rod Tam can proceed to more fully implement the project.

Suggested pilot locations were: Makiki Heights - Aliamanu Place, and Tantalus - between Manoa Lookout and Plumeria Row.

2) **Special Duty Officers** - HPD will do a cost estimate for special duty officers between 10pm and 3pm for assignment during weekends and holidays. If funding is available, HPD can assign officers to the area.

3) **Traffic Cameras** - The costs of setting up/maintaining a camera on Bill Tam's property will be assessed. A camera will then be installed by HPD on Mr. Tam's property. If this option proves successful, more other residents may be identified to install cameras on their property.

4) **Neighborhood Sign-Waving** - Participants supported mobilizing neighbors to sign hold with "slow down" messages.

Long-term solutions

1) **Neighborhood Education** - District legislators and the Makiki Neighborhood Board agree to mail out a notice regarding the pilot program and longer-term recommendations to residents and to solicit input in mid-January.

2) **Biker Outreach** - Another idea was to identify which biker clubs and organizations are racing in the area, and to outreach to them directly. One resident suggested enlisting the assistance of the military commanders, and bike dealers in identifying such clubs and organizations.

3) **Youth Outreach** - JPD agreed to also follow up with youth education efforts through schools and organizations on the issue.

APPENDIX X
CULTURAL IMPACT ASSESSMENT

**Cultural Impact Assessment for Use of an Historic Site
The Contemporary Museum
O'ahu, Hawai'i**

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TABLE OF CONTENTS

	Page
Table of Contents	i
Introduction	1
Purpose of the Study	1
State of Hawaii Guidelines for Cultural Impact Assessments	1
The Project Area	2
Study Methods	3
Documentary Research	3
Ethnographic Research	3
The Traditional History of Makiki Heights and the Contemporary Museum Project Area	3
The History of Land Ownership and Land Use Change in Makiki Heights	7
Findings of the Study	9
Characteristics of the Project Area of relevance to Cultural Impact Analysis	9
Protocol 1: Identify and Consult with Individuals and Organizations with Expertise Concerning the Types of Cultural Resources, Practices and Beliefs found within the Broad Geographical Area, e.g., District or Ahupua'a	10
Protocol 2: Identify and Consult with Individuals and Organizations with [cultural] Knowledge of the Area Potentially Affected by the Proposed Action	11
Protocol 3: Receive Information from or Conduct Ethnographic Interviews and Oral Histories with Persons having [cultural] Knowledge of the Potentially Affected Area	11
Protocol 4: Conduct Ethnographic, Historical, Anthropological, Sociological, and Other Culturally Related Documentary Research	11
Protocol 5: Identify and Describe the Cultural Resources, Practices and Beliefs Located within the Potentially Affected Area	11
Protocol 6: Assess the Impact of the Proposed Action, Alternatives to the Proposed Action and Mitigation Measures on the Cultural Resources, Practices and Beliefs Identified	12
Potential Cultural Impacts	13
Cultural impacts from the modification/reuse of a property nominated to the National Register of Historic Places	13
Summary	13
References	14

List of Table and Figures

Table 1.	Land Commission Awards in Makiki	8
Figure 1.	The Contemporary Museum	2
Figure 2.	Makiki Heights	4
Figure 3.	Aerial View of Makiki Valley showing the Oahu Forest Reserve and Pu'u 'Ualaka`a at right	5
Figure 4.	Land Commission Awards in Makiki	7

List of Appendices

Appendix A.	Guidelines for Assessing Cultural Impacts Adopted by the Environmental Council, State of Hawaii, November 19, 1997
Appendix B.	Individuals and Groups who provided information for "Cultural Impact Assessment for Use of an Historic Site The Contemporary Museum, O'ahu, Hawai'i"

INTRODUCTION

The following report presents the results of a Cultural Impact Assessment study for "Use of an Historic Site, The Contemporary Museum, Tax Map Key: 2-5-8: 1, 2 and 4". The Contemporary Museum is located in Makiki Heights, on O'ahu, Hawai'i". The study was done by Social Research Pacific, Inc., for the Contemporary Museum, and was completed during the months of May and June, 2005.

The Contemporary Museum is proposing to develop a new structure and reuse/modify existing structures on the (a) main museum property (Cooke-Spaulding Residence), (b) the adjacent Pietsch/Peterson property (Hugh G. Peterson Jr. Residence) located to the southwest of the Museum property, (c) and the nearby Johnson property (A.T. Cooke & P.E. Spaulding Residence) located two lots east of the Museum property (Kusao and Kurahashi 2005). The primary tasks identified for completing this study, as explained in the main Cultural Impact Assessment (CIA) guidance document (Environmental Council 1997), are ethnographic and documentary research. Ethnographic information gathered from interviews and discussions helped identify areas of traditional significance in and around the Contemporary Museum project area, and any potential cultural impacts from the actions to be undertaken by the proposed project. Information from archival research has attempted to recreate the traditional native Hawaiian context of the project area.

Due to the relatively small land area involved in the reconstruction efforts, its history with regards to recent historical and current uses of the land, it is felt that the potential or no impacts found during this brief study is adequate for the Environmental Impact Assessment. A short introduction discussing the purpose of the study, applicable state guidelines, project area and study approach are presented next. The results of the study are presented followed by a summary assessing the potential impacts of the proposed project. Included in this summary is a review of the six areas identified for assessing cultural impacts.

Purpose of the Study

The purpose of this CIA is to identify potential cultural impacts that may result from the Contemporary Museum's proposal to make changes to its existing properties. It is important to note that two of the properties affected – the Hugh G. Peterson (Pietsch) Residence (TMK: 2-5-008:004) and the Cooke-Spaulding Residence (TMK: 2-5-008-001) – are listed on the Hawaii Register of Historic Places. Both have subsequently also been nominated to the National Register of Historic Places. Modifications will be made only to the Cooke-Spaulding residential structure and its adjoining grounds; changes to the Johnson and Pietsch/Peterson residences will only be in the form of 'reuse'. Following State of Hawaii guidelines for completing CIA studies, this study addresses what if any cultural impacts may result from the proposed modifications and reuse plans.

State of Hawai'i Guidelines for Cultural Impact Assessments

Articles IX and XII of the State Constitution of Hawaii (Chapter 343, HRS), require government agencies to promote and preserve cultural beliefs, practices, and resources of Native Hawaiians and other ethnic groups. As such, environmental impact assessments and statements need to study the impacts of a proposed action on cultural practices and features associated with a project area. Act 50 (April 26, 2000),

Section 343-2, of the Hawaii Revised Statutes further amends the definition of environmental impact statement to include 'effects of a proposed action on the economic [and] welfare, social welfare, and cultural practices of the community and State'. The "Guidelines for Assessing Cultural Impacts", (Appendix A) adopted by the Environmental Council of the State of Hawaii, on November 19, 1997, identifies the protocol for conducting cultural assessments. This study follows the guidelines established by the Environmental Council

It is important to note that the community being studied is not predominantly Hawaiian or any other particular ethnic group. Makiki Heights is a multiethnic - multicultural community. However, Makiki Heights also has a rich historical past that reflects a once predominantly native Hawaiian community. The study addresses the area's historical past and its cultural present. As part of EC guidelines for addressing matters of cultural importance in Hawaiian communities, attempts were made to contact *kūpuna* (Hawaiian elders) who are knowledgeable about the area. Assistance in identifying *kūpuna* was sought from the State Office of Hawaiian Affairs (OHA), the Department of Education's *kūpuna* program, and the Native Hawaiian Land Trust Board.

The Project Area

The Contemporary Museum is located on Makiki Heights Drive in Honolulu (Fig. 1). As can be seen in figure 1, the project area consists of several structures, all of which lie adjacent to one another.

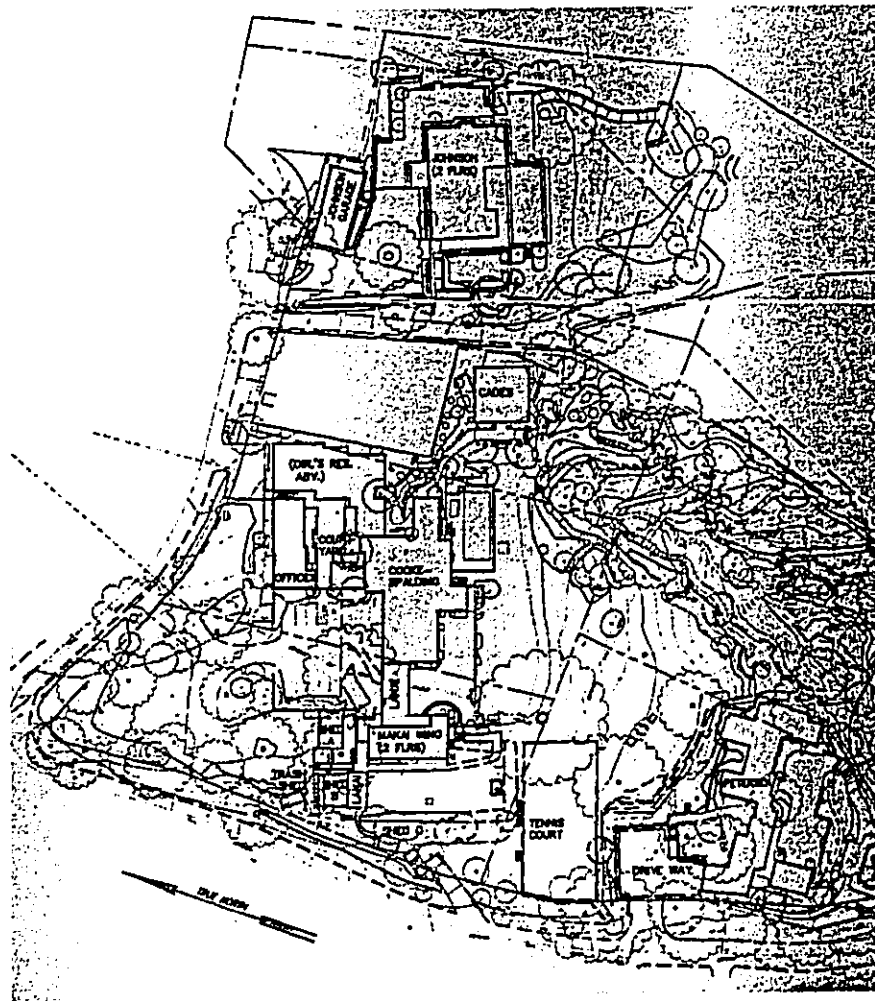


Figure 1. The Contemporary Museum (Frederick Fisher and Partners Architects 2005).

These structures lie on three separate segments/parcels that combine to make up an area of approximately 5.17 acres in size. The Johnson Residence forms the uppermost (*mauka*) segment, the main Museum facilities are in the central Cooke-Spalding Residence, and the Peterson Residence forms the lowermost (*makai*) segment.

Study Methods

This CIA study involved gathering written information on the project area, and ethnographic information from interviews, discussions and meetings with area residents, community elders and others with knowledge about potential cultural impacts from the proposed project. Information from written sources largely helped develop the historical context of the area and its cultural resources, while information gathered orally has helped to assess what if any cultural impacts will result from the proposed project.

Documentary Research

A search for archival literature, including historical and archaeological studies of the area, was completed. Information from these documents forms an important part of this study. Largely because the Makiki Heights area has a long been settled by non-Hawaiians, written material helps identify what traditional or cultural practices may have been known from the area. Most CIA studies rely on the cultural or 'ethnic' population of the project area to assess the types and extent of cultural impacts. As mentioned previously, the community within the immediate and general vicinity (Makiki Heights) of the Contemporary Museum is not native Hawaiian. This is not to say that no native Hawaiians live in the area, as they most certainly do. (Residents of Makiki Heights include descendants of the Holt, Cooke, etc., families, all of who have some Hawaiian ancestry).

Ethnographic Research

Ethnographic research – looking at the present day culture of Makiki Heights – was also completed. Like many non ethnic-specific communities in Hawaii, Makiki Heights is a multiethnic - multicultural community. The culture [community] of Makiki Heights however, is also concerned about issues and changes that impacts its immediate environment. With this context in mind, cultural impacts were looked at from two directions: 1) the traditional native Hawaiian cultural practices and land use of the area's historic past; and 2) the present day [primarily] non native Hawaiian concerns associated with the proposed project.

Along with general observations, interviews and discussions were held with individuals who are residents of the Makiki Heights area, and those who could provide information about the area. A major goal of the interviews was to identify what, if any, cultural impacts could be identified or associated with the proposed project. Attempts were also made to locate and interview Hawaiian *kūpuna* with knowledge about the area. It was learned that some *kūpuna* may reside in the Maunalaha homesteads, east of the project area. However, none of these elders could be reached prior to the completion of the study.

The Traditional History of Makiki Heights and the Contemporary Museum Project Area

Makiki Heights (Fig. 2) bears a rich historical past; the houses along its slope are among the most noted in Hawaii's architectural history. While the recent historical past (within 100 years) is fairly well known and documented, little information is available on the area's prehistoric and traditional Hawaiian uses. A review of written historical documents, archaeological studies, and land transfer records help to recreate some of the early history of the Contemporary Museum project area. The latter are particularly useful for establishing land ownership and land use patterns.



Figure 2. Makiki Heights (Kolb et al. 1993).

Archival information maintained at the Bernice P. Bishop Museum Library indicates that the Makiki Heights (slopes of Tantalus) area was used for sweet potato cultivation at the time of European contact. The fact that some of the agriculture was still to be seen at the time (late 1800s to the early 1900s) this information was being recorded, testifies to the area's economic importance in traditional Hawaiian society. According to Handy and Handy:

“The steep cinder-covered sides of Round Top and Makiki Heights were famous for their sweet-potato plantations. The old Hawaiian name for this area was ‘Ualaka’ a meaning “Rolling-sweet-potato.” The slope is such that is said that if a potato was displaced at the bottom end of a row that ran up the hillside, all the ‘uala would roll down. Kamehameha revived the used of this locality for sweet-potato cultivation. The place is ideal, because all the year round there is enough rain for ‘uala, and even in rainy winter months the drainage on the cinder slopes is complete.

Sweet potatoes flourish in volcanic cinders, with a little infiltration of humus, and in crumbling lava" (Handy and Handy 1991:478).

According to Fornander (1918-1919, Vol. 5:532), Kamehameha is said to have had the whole hillside of Makiki planted in sweet potato. Photographs from the early 1930s on display at the Contemporary Museum show that the slopes of Tantalus, above Maunalaha, also had extensive 'cultivated' fields. Pu'u 'Ualaka'a, the next ridge (east side) over from Makiki Heights, is named for 'uala (sweet potato). As this aerial photograph (Fig.3) shows, the western slopes of Pu'u 'Ualaka'a was still under cultivation in 1927.



Figure 3. Aerial View of Makiki Valley showing the Oahu Forest Reserve and Pu'u 'Ualaka'a at right (Carpenter and Yent 1994).

In his earlier writing, Handy (1940), describes that "here Hawaiians still have many small plantations, mostly for domestic use, though occasionally they market their products". Handy also notes that *Puu-o-Waina* (Punchbowl) was also a famous for sweet potatoes; the side of the crater near Papakolea, was said to be an especially good locality (Handy 1940:156).

Documents maintained at the State Historic Preservation Office (SHPO) include recent archaeological studies done in the general vicinity of the project area. In addition to these, there are reports that have resulted from inadvertent [prehistoric] finds during construction projects near the present day Nature Conservancy Center, and further uphill on Tantalus. Archaeological features identified for the Makiki Heights area are primarily associated with agriculture; these include retaining walls, terraces, rock shelters, planting holes, *lo'i*, platforms, enclosures, and an old carriage road (Yent and Ota 1980). Most of this evidence points to post-contact use of the area (Kolb et al. 1993:39). In the *Sites of Oahu* (Sterling and Summers 1978), only one legend (described in three forms) is found for the Makiki area. (No archeological sites are recorded for Makiki *ahupua'a*.) The legend talks about Anianiku or Papakolea:

"A girl lived near there and would go up onto this place from where you can look into Manoa. In Manoa lived a girl who chanted beautifully. This girl was entranced by it and would go up there and wave. The girl in Manoa said, "If that is a girl waving, she will be my friend; if it is a man, he

shall be my husband." She found out it was a girl. The place where she used to stand is called Aniani-ku, meaning "Beckoning" (Mrs. M.K. Pukui 3-16-54, in Sterling and Summers 1978:290).

"Above Makiki is Mauna-laha. There is a stone there called Aniani-ku (Stand-beckoning) where kamapua'a was tied" (M.K. Pukui, 9-15-53, in Sterling and Summers 1978:290).

"Turn to look at Pauoa. Gaze on the beauty of the land and you will see lying in full view Pohaku-o-Papakolea on the edge of Pauoa and the crown land back of Punchbowl. That is the stone that I like for it has a fine and famous legend" (J.K.W. Makanikeoe, Oct. 2, 1908, in Sterling and Summers 1978:290).

Surveys of lands in and around Makiki Valley in the late 1870s indicate that the area was largely denuded in the nineteenth century as a result of sandalwood harvesting, cutting trees for use as local firewood and possibly cattle grazing. In 1853, Serano E. Bishop described "brown Punchbowl with its dry slopes [Fitzpatrick 1989:9], as a result of the roving cattle herds belonging to missionaries (Kolb et al. 1993:16). The earliest description of Makiki Valley is believed to be a narrative of the German botanist Dr. F.J.F. Meyen, who visited Oahu in 1831. Excerpts of Meyen's narrative that describe what he found while traveling through Makiki include the following:

"As we descended further into the charming valley the small stream which flows in it became larger and larger. Some Indians [Hawaiians] had built their huts beside it and had prepared some land for the cultivation of taro...As soon as the valley became wider the beautiful vegetation disappeared. The slopes of the mountain were covered only with low grasses, the huts of the Indians became more numerous and here and there large boulders appeared again. The end of a low ridge which runs through the center of this transversal valley had been artificially cleared of vegetation and of the cover of humus. The rock which came to light here is a very attractively colored basalt conglomerate [of black basalt and white calcite crystals]. The Indians were just then busy chipping flat pieces from this rock which they wanted to use to hunt octopus.¹ The rock on the sides of the valley, however, is the usual porous basalt which is found all around Honolulu. Here and there one can find caves in this rock, some of which are inhabited...In the course of our excursion we saw the mountains everywhere covered with grazing horses and cattle. One is amazed at the great number of cows which thrive here beautifully with the slightest care...Many and extensive fields through which we have just wandered and which are presently being used as pasture land were formerly covered with sweet potatoes. Today one can still see the remaining traces of their civilization. They say that in the days of Kamehameha a great part of the Honolulu Valley was used for the cultivation of field-produce. Now there are meadows there and the valley is far less productive than in former times" (Meyen in Pultz 1981:44-47, in Carpenter and Yent 1994:9-10).

The narrative above describes Meyen's daytrip to the summit of Pu'u Kakea (Sugarloaf), via the ridge behind Punchbowl, over to Kakea, and then down through Makiki Valley (Carpenter and Yent 1994:8). Native plants Meyen noted on this trip include *ma'aloa*, *olona*, *maile*, *'ilima*, *papala*, *kukui* and *koa*. He also notes coming across a fresh water spring, which likely would have been either Makiki or Herring Springs.

During the present study, it was learned that a small dairy existed *mauka* of the project area. The dairy is believed to have been fairly small, perhaps 'mom and pop' type operation. One long-term resident knew the Portuguese family who owned the dairy but could not recall their name. Gary Ka'aihue² pointed out the site where the former dairy is believed to have been located; it now has several residential units.

¹ According to David Malo, *makiki* refers to "the stones used in making *lu-hee* for squid-fishing [which] are peculiar and were of many distinct varieties" (Malo 1951).

² A visit with the present day owners of the property did not yield any additional information about the former dairy operation. Also, no remnants could be found of the original dairy structure(s).

The History of Land Ownership and Land Use Change in Makiki Heights

Since one of the most significant 'cultural' relationships people have is with their land, it is important to note land ownership and land use in the general and immediate vicinity of the project area. In the preceding section, land use before and shortly after Kamehameha's time was presented. When the *Great Mahele* was instituted (c. 1842-46), land use in the Makiki area largely reflected what Meyen had witnessed. Most of the Land Commission Awards (LCA) were small parcels that could accommodate houselots; a few of these had taro *lo'i* and *kula* (Carpenter and Yent 1994:11). There were also a few large land awards, such as that given to John Ii. Figure 3 is a map showing the LCA lots in Makiki; Table 1 shows the size, name and land use of each lot by the LCA award number.

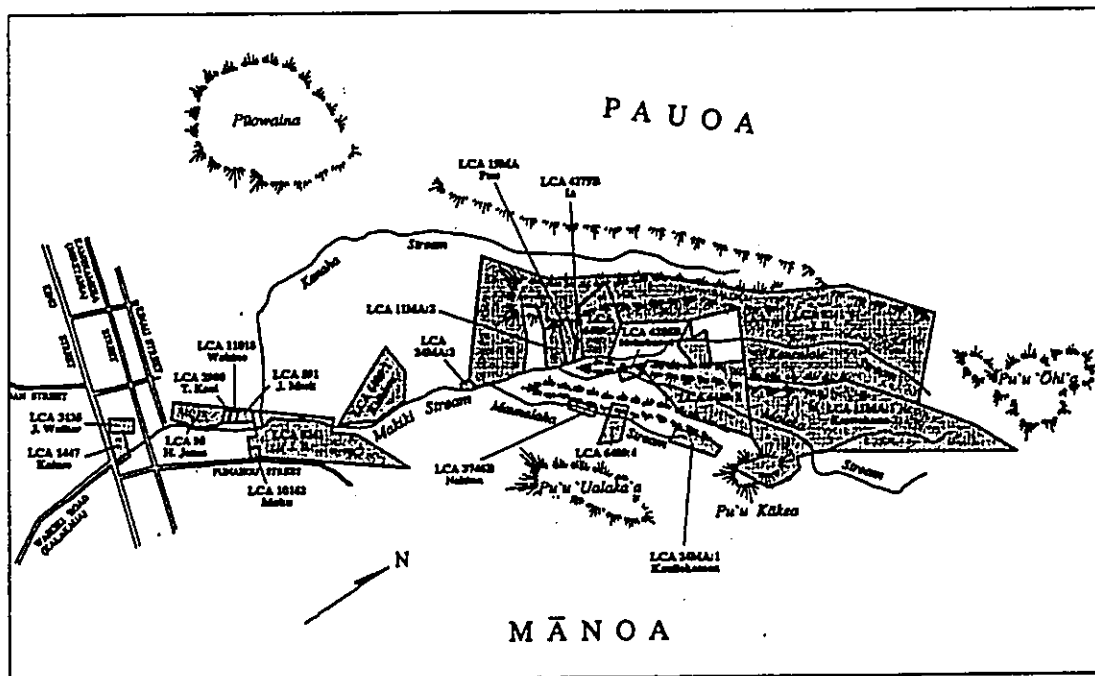


Figure 4. Land Commission Awards in Makiki (adapted from Reg. Map No. 813 by W.D. Alexander, 1874).

Land that went unawarded in Makiki was either claimed by Kamehameha III as Crown Lands, or became Government Lands (Indices of Awards, Part I). By 1874, Kamehameha V (Prince Lot) inherited the crown lands. In lower Makiki, large parcels of land were being granted to various people, mostly foreigners (Alexander 1874, in Carpenter and Yent 1994). J.M. Herring purchased several parcels along Kanealole and Moleka streams to begin his coffee plantation. Aerial photographs circa 1900 (housed at the Bishop Museum archives) from the top of Punchbowl shows a clear view (with no obstruction) between Makiki Heights and the ocean.

By 1897, there appears to have been substantial development in and around Tantalus. Based on the maps prepared by Monsarrat, other than Tantalus Drive, there were no other roads *mauka* of Punchbowl, only one road in Pauoa Valley and two in Manoa (Monsarrat 1901). By 1901, however, Punchbowl road circled around the *mauka* side of the crater and roads to Pacific Heights (Kapalama) are in place. By 1912, Makiki Heights Road is seen adjoining Tantalus on the ridge to the east of Kalawahine Valley, and a road is shown leading into Makiki Valley (Dove 1912). By 1920, the expansion of Honolulu is seen as far as Kalihi Kai on the west and Kaimuki on the east (and all points in between); residential lots first appear on Round Top and there are more roads, houses, a church and a

Table 1. Land Commission Awards in Makiki.

L.C.A.#	Name of Awardee	Size of lot (in acres)	[designated] land use
11MA	Keawehano	119.99	None found
19MA	Kanehiwa	3.25	None found
24MA	Kauliokamoa	Unknown	None found
95	Hannah Jones	8.02	<i>Kula</i>
591	Capt. John Meek	1.73	<i>Pahale</i> (2 houses)
1447	Kahue	.39	<i>Pahale</i> and <i>lo`i</i>
2900	T. Kaoi	.42	<i>Pahale</i>
3135	James Walker	1.15	<i>Kula</i> (w/3 houses)
3746B	Nahina	.66	<i>Moo`aina</i> (agriculture)
4263B	Kaaihua	.61	None found
4279B	Ia	.40	None found
4283C	Moo	.56	None found
4285B	Mokuhanui	.67	<i>Pahale</i> and <i>lo`i</i>
6489	Kaihiwa	73.80	<i>Pahale</i>
8241	John Ii	.77	<i>Lo`i</i> (3) and <i>kula</i>
8241	John Ii	2.59	None found
8241	John Ii	250.80	<i>Pahale</i> (14+ families)
10162	Moku	.56	<i>Pahale</i> , <i>lo`i</i> and <i>kula</i>
11018	Wahine	.42	<i>Pahale</i> (w/2 houses)

pahale = house/lot *lo`i* = taro *kula* = crop garden

school in Pauoa Valley (Kolb et al. 1993:18). At the same time, a large number of squatters were residing in Kalawahine (as elsewhere in Honolulu) (ibid). "In general, the occupied parcels of land lay either along the dirt road/trail that runs north off of Mott-Smith Ave., fronting the Kahawai o ka Po`opo`o Gully, or along one of the three trails that crosses down slope between the road and the gully" (Kolb et al.: 1993:19). Eventually, the lands occupied by the squatters who were primarily of Hawaiian ancestry, were incorporated into the Hawaiian Homes Act of 1920. In 1952, Bill 4197 required that these lands in Kalawahine revert back to the Territory of Hawaii for use by its Board of Water Supply. Most of the squatters were forced off the lands. According to an interview completed with Mrs. Ether Kekoa, a former resident of Kalawahine:

"Everyone had to tear down their houses and remove their possessions. A bulldozer tore down all of the structures...only the residences of McShane, Santos and Maui remained. Approximately 12 families located on the *makai* end of the parcel refused to leave at this time...she did not know what became of them. Prior to 1950, the squatter grew vegetables, sweet potatoes, and fruit trees on the land; her family had a cement lined *lo`i*, but due to a lack of water very few others attempted to grow taro. One resident, Andrew Asagra, however, used a wooden flume to irrigate his crops in the up slope southern portion of the parcel" (in Kolb 1993:19-20).

At present, there are two Hawaiian Home Lands subdivisions in the general vicinity of the project area – Papakolea and Maunalaha. Papakolea Homestead is a subdivision immediately west of the project area, between Makiki Heights and Punchbowl. Maunalaha Homestead, which lies mostly in the valley floor and slopes of Pu`u `Ualaka`a east of the project area, is a smaller subdivision with approximately 11 families. According to Puni Kekauoha, prior to the passage of the Hawaiian Homes Act there may have been Hawaiian families occupying the lands in and around the Contemporary Museum. At the time, the

area was referred to as Kalawahine.³ The present population of Papakolea includes descendants of the families who once lived at Kalawahine, Auwaiolimu and Kewalo...three areas that had been settled by squatters. Unlike Papakolea, the present day residents of Maunalaha are lineal descendants of the same families who were using the lands before the 20th century.

FINDINGS OF THE STUDY

The presentation of this report has included a significant amount of information on the cultural history of the Makiki Heights area. This has been done largely to demonstrate the 'sequence of traditional and cultural land use of the project area'. Most known historical information points to the absence of Native Hawaiians from the immediate vicinity of the project area by as early as 1920. At the time that the Hawaiian Homes Act (1920) was passed, there were Native Hawaiians, as well as members of other ethnic and cultural groups, 'squatting' on lands in and around Makiki Heights. It is possible that some of these Native Hawaiians occupied lands within the immediate vicinity of the project area. However, there are no written records indicating their presence.

For the most part, by 1920, the upper Makiki Heights area appears to have been residential lots owned largely by non-Hawaiians. Efforts to learn of information about the area's traditional sweet potato cultivating days and the legend of Aniani-ku from oral information did not provide any new information.⁴ Efforts were also made to learn about the dairy operation on lands in close proximity to the project area but these were unsuccessful.

Characteristics of the Project Area of relevance to Cultural Impact Analysis

Before proceeding, it is important to summarize some key factors that directly reflect the 'cultural community' that this CIA is addressing.

1. Cultural uses of the project area and its immediate surroundings have been limited to non-existent for nearly 85 years.
 - a. Residential development within the immediate vicinity of the project area and on Makiki Heights, of which many of the original homes remain in either their original or some modified form, dates to at least the 1920s.
 - b. The three structures – Cooke Spalding Residence, Hugh G. Peterson Jr. Residence, A.T. Cooke & P.E. Spalding Residence – are documented historic properties that demonstrate the late 19th and early 20th century cultural influences [primarily Asian] on Hawaiian architecture.
2. The proposed project – modification and reuse of the existing Contemporary Museum properties – does not entail changes that have cultural impacts per se. Change(s) resulting from project related activities may have potential social and economic impacts, but these do not fall within the purview of a CIA study.
3. Traditional (native Hawaiian) uses of the project area and its immediate surroundings have long been discontinued. Information known about these traditional uses comes primarily from written sources, and, to a lesser extent, from oral histories.

³ Based on oral histories the land on which the Contemporary Museum sits is likely to have been included as part of Kalawahine.

⁴ It is possible that the elders of Maunalaha Homestead may have knowledge about traditional land use in the general vicinity of the project area. However, attempts to contact them were not successful during the present study period.

- a. The project area and its nearby surroundings are a combination of former 'Crown' Land, which would have reserved its use exclusively for/by Hawaiian royalty, and *kuleana*. Land use change, converting the area to residential use primarily by non Hawaiians, began in the early 1920s (see above).
 - b. In the early to mid 1800s, Makiki Heights was known for its sweet potato fields. However, this traditional Hawaiian agricultural practice was largely abandoned by the time *kuleana* awards were made following the Great Mahele.
 - c. Although use of the area as a dairy was not a traditional activity, it is of historical cultural significance. However, as with sweet potato farming, the dairy operation appears to have ended around the time of residential development in the area.
4. No other features/sites of cultural [Native Hawaiian and otherwise] significance are known to be located within the immediate vicinity of the project area; there are no ties to other cultural (historic) resources in the general Makiki Heights area.
 5. The present cultural community of the immediate vicinity of the project area, as with Makiki Heights in general, reflects a modern-day multicultural setting that is generally representative of Hawaii. There is not one predominant culture or ethnic group. There also does not appear to be cultural practices or cultural resources that can be attributed to any one group. In many ways, the museum itself is an excellent example of the modern, multicultural setting of this area.

As stated in the Environmental Council's guidelines (1997:1), "Cultural impacts differ from other types of impacts assessed in environmental assessments or environmental impact statements... [they contain] information relating to the practices and beliefs of a particular cultural or ethnic group or groups". Because of the unique circumstances often presented by the ethnic [human] community being addressed by a CIA, the results of the completed study are equally unique. Likewise, presentation of the results is often tailored to meet the needs of the particular project. The Contemporary Museum is situated in a unique cultural setting but not one that easily lends to identifying and assessing cultural impacts. Added to this is the fact that the actions that would result from the proposed project appear to have minimal impacts on a whole. It is felt that it would be best to present the results in accordance with the 6 protocols established by the EC since it will best demonstrate the appropriateness of the CIA evaluation. The CIA results that follow are organized by each of the six EC protocols:

Protocol 1: Identify and Consult with Individuals and Organizations with Expertise Concerning the Types of Cultural Resources, Practices and Beliefs found within the Broad Geographical Area, e.g., District or Ahupua'a

Interviews and discussions were completed with individuals and organizations that could help identify the types of cultural resources, practices and beliefs of the Makiki Heights area. Efforts were also made to locate and interview native Hawaiians who had previously lived in the vicinity of the project area and/or had knowledge about its traditional uses. Among those interviewed are the following:

1. Individuals who had knowledge about traditional and/or historic uses of the project area.
2. The Office of Hawaiian Affairs.
3. The Native Hawaiian Land Trust Board.
4. Papakolea Development Corporation.

Protocol 2: Identify and Consult with Individuals and Organizations with [cultural] Knowledge of the Area Potentially Affected by the Proposed Action

The following is a list of the individuals and organizations contacted and interviewed for this study. Although none could provide cultural information about the area, some were able to share information about the area's historic context.

1. Residents within the immediate vicinity of the project area.
2. The Makiki Neighborhood Board.
3. The Makiki District Park Seniors Program.
4. Papakolea Development Corporation.
5. Staff of the museum.

Protocol 3: Receive Information from or Conduct Ethnographic Interviews and Oral Histories with Persons having [cultural] Knowledge of the Potentially Affected Area

Appendix B contains a list of all persons and groups contacted and/or interviewed for this study, including those that are above in Protocols 1 and 2. Information from these sources has been incorporated in the report, as well as in the presentation of EC protocols.

Protocol 4: Conduct Ethnographic, Historical, Anthropological, Sociological, and Other Culturally Related Documentary Research

Ethnographic research was the primary method for gathering data for this study. As is often the case with ethnographic studies, general anthropological and sociological information is inclusive of the data gathered. (Ethnographic studies are rarely, if ever, conducted in a vacuum, least of all in multicultural complex settings such as that which surrounds the current project area.) Other culturally related documentary research was also completed. Much of the information presented in the earlier portions of this report, e.g., "The Traditional History of Makiki Heights and the Contemporary Museum Project Area," come from research of culturally related (relevant) documents.

Protocol 5: Identify and Describe the Cultural Resources, Practices and Beliefs Located within the Potentially Affected Area

The cultural resources, practices and beliefs within the project form a part of the present-day multicultural community of the Makiki Heights area. This includes area residents who are of Hawaiian ancestry. In most instances, there is some continuity between the traditional past and the culture of the present. This is often seen in communities where land continues to be used by newer generations of the native or original residents. However, the original occupants or land users of Makiki Heights departed long ago. At least for this century, the area is best known for its residential use by wealthy *kama'aina*. The sections below discuss the traditional past and multicultural present of Makiki Heights.

A. *Traditional Hawaiian Resources, Practices and Beliefs of the Makiki Heights Cultural Landscape*

For CIA studies done in the state of Hawai'i, it is very important to gather the response of *kūpuna* and elders; they hold much of the traditional and cultural knowledge about native Hawaiian resources, practices and beliefs. During the course of this study, at least 2 *kūpuna* who may have traditional cultural knowledge about the area were identified. However, none of the Hawaiian families that were on *kuleana*⁵ lands in the area were found.

Based on information gathered from interviews and information from written sources, the following conclusions can be made about cultural resources, practices and beliefs in the immediate vicinity of the project area:

- No present native Hawaiian cultural practices were observed or learned of in the project area.
- No native Hawaiian cultural beliefs, particularly those associated with the traditional features/landscape of the immediate vicinity of the project area were identified. There are however, legends about Anianiku or Papakolea.

B. *The Multicultural Community of Makiki Heights*

As important as it is to know about traditional uses of an area, it is equally important to talk to the residents of the community being directly affected; they represent the people who will live with the consequences of the impacts and project-related change. It is this living community that serves as the context within which a CIA takes place. The present residents of Makiki Heights, the community located closest to the project area, are of many different ethnic backgrounds. Some of these individuals are long-term residents of the area. While some of these residents are of Hawaiian or mixed Hawaiian ancestry, it is difficult to estimate what their actual numbers are. Those who do live here, regardless of ancestry, take great pride in their 'backyard' (this is most evident from the attendance and participation at the local neighborhood board meeting regarding the current project).

Regardless of cultural background, the residents of Makiki Heights value the land/community in which they live. There is no question that all of these residents care about land use changes in and around their community. But the changes that are likely to result from the proposed project have no value as 'cultural impact' issues.

Protocol 6: Assess the Impact of the Proposed Action, Alternatives to the Proposed Action, and Mitigation Measures on the Cultural Resources, Practices and Beliefs Identified

No negative cultural impacts were identified for the proposed Contemporary Museum. This conclusion is based on the information gathered from ethnographic interviews and documentary sources. There are potentially positive cultural impacts and these would relate largely to the community's wishes

⁵ Based on known written records, major changes in land use in and around Makiki Heights were in affect by the mid 1800s. Before it became a prime residential area, sweet potato was grown on these slopes and a small dairy operation existed. It may also have been a cattle and horse pasture. The land was both *kuleana* (commoner) and owned by the Crown. But the transfer - sale, lease, etc., was completed close to a century ago and there appear to be no individual's who can share personal histories or familial ties to the land.

and desires to see 'modern [cultural] art' be strengthened and perpetuated. In many ways, the museum is symbolic of the modern culture that surrounds the immediate vicinity of the facility.

It is important to note that many of the residents of Makiki Heights and its immediate vicinities are well aware of the proposed project. Most voiced their support while some have objected. While the support is for growth of contemporary art [and culture], the objections relate primarily to social and economic issues.

Generally in CIA studies, impacts are identified according to their potential long-term, short-term and 'no' affect result. In addition, they may be categorized as either 'direct' or 'indirect'. For the current study, there do not appear to be any negative cultural impacts, either short or long-term; there may be potential 'positive' impacts. There may be social impacts, but these are not within the purview of a CIA study. These are summarized below.

Potential Cultural Impacts

No negative cultural impacts were identified for the proposed plans to modify/reuse the facilities at Contemporary Museum.

1. No negative impacts identified.
2. Potential positive cultural impacts include the following:
 - a. greater exposure to contemporary cultural art. This would benefit Hawaiians and other ethnic communities in Hawaii.
 - b. increased access/awareness of what cultural benefits the museum has to offer.
 - c. retention (caretaking and upkeep) of the known historical cultural value that the museum's major properties hold for area residents.
 - d. increasing the public's access to culturally significant historic architecture in our state.

Cultural impacts from the modification/reuse of a property nominated to the National Register of Historic Places

No negative cultural impacts are foreseen from the modification/reuse of the National Register eligible sites – the Cooke Spalding Residence and the Hugh G. Peterson Residence. Neither the modification nor the reuse will entail changes to the physical structure, and thereby possibly compromising any historical cultural value, or the surroundings in any way that will negatively impact cultural uses and access to the project area.

Positive impacts are likely to result from greater access by the public to these known historic sites that form a significant segment of Hawaii's history.

SUMMARY

No "cultural practices and features associated with the project area" were identified that could potentially be negatively impacted as a result of the proposed project. No additional cultural issues or concerns were identified during the course of the ethnographic study. Information gathered on traditional and historic land use of the immediate and general vicinity of the project area is presented in this report. It is the conclusion of this study that any impacts that may result from the proposed project will have positive cultural impacts.

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APPENDIX A

GUIDELINES FOR ASSESSING CULTURAL IMPACTS Adopted by the Environmental Council, State of Hawaii November 19, 1997

I.

INTRODUCTION

It is the policy of the State of Hawaii under Chapter 343, HRS, to alert decision makers, through the environmental assessment process, about significant environmental effects which may result from the implementation of certain actions. An environmental assessment of cultural impacts gathers information about cultural practices and cultural features that may be affected by actions subject to Chapter 343, and promotes responsible decision making. Articles IX and XII of the State Constitution, other state laws, and the courts of the state require government agencies to promote and preserve cultural beliefs, practices, and resources of native Hawaiians and other ethnic groups. Chapter 343 also requires environmental assessment of cultural resources, in determining the significance of a proposed project.

The Environmental Council encourages preparers of environmental assessments and environmental impact statements to analyze the impact of a proposed action on cultural practices and features associated with the project area. The Council provides the following methodology and content protocol as guidance for any assessment of a project that may significantly affect cultural resources.

II.

CULTURAL IMPACT ASSESSMENT METHODOLOGY

Cultural impacts differ from other types of impacts assessed in environmental assessments or environmental impact statements. A cultural impact assessment includes information relating to the practices and beliefs of a particular cultural or ethnic group or groups.

Such information may be obtained through scoping, community meetings, ethnographic interviews and oral histories. Information provided by knowledgeable informants, including traditional cultural practitioners, can be applied to the analysis of cultural impacts in conjunction with information concerning cultural practices and features obtained through consultation and from documentary research.

In scoping the cultural portion of an environmental assessment, the geographical extent of the inquiry should, in most instances, be greater than the area over which the proposed action will take place. This is to ensure that cultural practices which may not occur within the boundaries of the project area, but which may nonetheless be affected, are included in the assessment. Thus, for example, a proposed action that may not physically alter gathering practices, but may affect access to gathering areas would be included in the assessment. An ahupua'a is usually the appropriate geographical unit to begin an assessment of cultural impacts of a proposed action, particularly if it includes all of the types of cultural practices associated with the project area. In some cases, cultural practices are likely to extend beyond the ahupua'a and the geographical extent of the study area should take into account those cultural practices.

Guidelines for Accessing Cultural Impacts November 19, 1997 Page 2 of 4

The historical period studied in a cultural impact assessment should commence with the initial presence in the area of the particular group whose cultural practices and features are being assessed. The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religious and spiritual customs.

The types of cultural resources subject to assessment may include traditional cultural properties or other types of historic sites, both man made and natural, including submerged cultural resources, which support such cultural practices and beliefs.

The Environmental Council recommends that preparers of assessments analyzing cultural impacts adopt the following protocol:

identify and consult with individuals and organizations with expertise concerning the types of cultural resources, practices and beliefs found within the broad geographical area, e.g., district or ahupua'a;

identify and consult with individuals and organizations with knowledge of the area potentially affected by the proposed action;

receive information from or conduct ethnographic interviews and oral histories with persons having knowledge of the potentially affected area;

(4) conduct ethnographic, historical, anthropological, sociological, and other culturally related documentary research;

(5) identify and describe the cultural resources, practices and beliefs located within the potentially affected area; and

(6) assess the impact of the proposed action, alternatives to the proposed action, and mitigation measures, on the cultural resources, practices and beliefs identified.

Interviews and oral histories with knowledgeable individuals may be recorded, if consent is given, and field visits by preparers accompanied by informants are encouraged. Persons interviewed should be afforded an opportunity to review the record of the interview, and consent to publish the record should be obtained whenever possible. For example, the precise location of human burials is likely to be withheld from a cultural impact assessment, but it is important that the document identify the impact a project would have on the burials. At times an informant may provide information only on the condition that it remains in confidence. The wishes of the informant should be respected.

Primary source materials reviewed and analyzed may include, as appropriate: Mahele, land court, census and tax records, including testimonies; vital statistics records; family histories and genealogies; previously published or recorded ethnographic interviews and oral histories; community studies, old maps and photographs; and other archival documents, including correspondence, newspaper or almanac articles, and visitor journals. Secondary source materials such as historical, sociological, and anthropological texts, manuscripts, and similar materials, published and unpublished, should also be consulted. Other materials which should be examined include prior land use proposals, decisions, and rulings which pertain to the study area.

III. CULTURAL IMPACT ASSESSMENT CONTENTS

In addition to the content requirements for environmental assessments and environmental impact statements, which are set out in HAR §§ 11-200-10 and 16 through 18, the portion of the assessment concerning cultural impacts should address, but not necessarily be limited to, the following matters:

1. A discussion of the methods applied and results of consultation with individuals and organizations identified by the preparer as being familiar with cultural practices and features associated with the project area, including any constraints or limitations which might have affected the quality of the information obtained.
2. A description of methods adopted by the preparer to identify, locate, and select the persons interviewed, including a discussion of the level of effort undertaken.
3. Ethnographic and oral history interview procedures, including the circumstances under which the interviews were conducted, and any constraints or limitations which might have affected the quality of the information obtained.
4. Biographical information concerning the individuals and organizations consulted, their particular expertise, and their historical and genealogical relationship to the project area, as well as information concerning the persons submitting information or interviewed, their particular knowledge and cultural expertise, if any, and their historical and genealogical relationship to the project area.
5. A discussion concerning historical and cultural source materials consulted, the institutions and repositories searched, and the level of effort undertaken. This discussion should include, if appropriate, the particular perspective of the authors, any opposing views, and any other relevant constraints, limitations or biases.

Guidelines for Accessing Cultural Impacts November 19, 1997 Page 4 of 4

6. A discussion concerning the cultural resources, practices and beliefs identified, and, for resources and practices, their location within the broad geographical area in which the proposed action is located, as well as their direct or indirect significance or connection to the project site.

7. A discussion concerning the nature of the cultural practices and beliefs, and the significance of the cultural resources within the project area, affected directly or indirectly by the proposed project.

8. An explanation of confidential information that has been withheld from public disclosure in the assessment.

9. A discussion concerning any conflicting information in regard to identified cultural resources, practices and beliefs.

10. An analysis of the potential effect of any proposed physical alteration on cultural resources, practices or beliefs; the potential of the proposed action to isolate cultural resources, practices or beliefs from their setting; and the potential of the proposed action to introduce elements which may alter the setting in which cultural practices take place.

11. A bibliography of references, and attached records of interviews which were allowed to be disclosed.

The inclusion of this information will help make environmental assessments and environmental impact statements complete and meet the requirements of Chapter 343, HRS. If you have any questions, please call us at 586-4185.

APPENDIX B

Individuals and Groups who provided information for "Cultural Impact Assessment for Use of an Historic Site The Contemporary Museum, O'ahu, Hawai'i"

State Historic Preservation Office
Office of Hawaiian Affairs
Bureau of Land Claims
Makiki Neighborhood Board
Makiki District Park Seniors (Susan Yamasaki)
Papakolea Community Development Corporation
Poni Kamau`u
Puni Kekauoha
Gary Ka`aihue
Roger Watanabe
Patsy Bunn
Jessie Nakata
Alison Holt-Gendreau
Mrs. Holt (Alison's mother)

**Summary of Oral History information from *kūpuna* and other Hawaiian residents from
Maunalaha Valley and Papakōlea* Homestead**

Completed for

Cultural Impact Assessment for Use of an Historic Site
The Contemporary Museum
O'ahu, Hawai'i

Prepared by

Social Research Pacific, Inc.
667 Old Mokapu Road
Kailua, HI 96734

August 25, 2005

* Papakōlea includes the homestead communities of Auwaiolimu, Kewalo and Kalawahine.

Introduction

A "Cultural Impact Assessment for Use of a Historic Site the Contemporary Museum O'ahu, Hawai'i" was completed in July, 2005. Although the report of the CIA has been submitted, efforts to locate and interview *kūpuna* (elders) from the Hawaiian communities of Maunalaha and Papakōlea have continued. This summary presents the results of the oral histories completed since the CIA was submitted in July. It is an addendum to the earlier report.

The purpose of this summary is to add new and/or significant information to the existing CIA study. It should be noted that the information learned from the oral histories does not change the "potential or no impacts" found by the CIA study. The new information is added knowledge about the traditional uses and significance of the project area and its surroundings. And it is information obtained from individuals who are presently residing in the two predominantly Hawaiian communities that are in close proximity to the Contemporary Museum.

Summary of Findings

Interviews were completed both in person and via telephone with *kūpuna* and other Hawaiian residents from the Maunalaha Valley and Papakōlea homestead. Two individuals – Mahealani Ka'awa of Maunalaha Valley and Puni Kekauoha of the Papakōlea Community Development Corporation – provided invaluable assistance in gathering information about each of their respective communities.

Maunalaha Valley

The community of Maunalaha is not a homestead; it is one of the few traditional Hawaiian communities that remain in the islands. Prior to the Great Mahele, Maunalaha Valley was a part of Kalawahine...a traditional land area (possibly an *ili* within the *ahupua`a* of Makiki) that included the current project area. There are multiple generations of Hawaiians who reside in Maunalaha. Many of them continue to use the same lands and live in the same houses as their ancestors. In addition to families who have long-standing lineal ties to these lands, a few families relocated to Maunalaha from Kewalo Valley (near present day Roosevelt High School) sometime after the Great Mahele.

Maunalaha Valley is fairly secluded; a single private lane winds into the narrow valley. It is enough 'off the beaten path' that it is still not serviced by public utilities such as electricity, water/sewer lines and telephone. There are approximately 60 homes, most of which are situated on the sides of the small valley. Traditional agriculture such as *lo`i* and home gardens is still practiced by the residents. Most of the residents from the *kūpuna* to the *keiki* (children), speak fluent Hawaiian. Decision making still lies in the hands of the *Kūpuna* Council of Maunalaha.

Mahealani Ka'awa was born and raised in Maunalaha, the same place her lineal descendants have occupied for several centuries. She is also curator of the Makiki Park. My efforts to contact the *kūpuna* in Maunalaha were done with her assistance. According to Mahealani, Maunalaha is *kuleana* lands that were just forgotten during the process of allocating lands under the Great Mahele. Although all of Maunalaha was being farmed and occupied at the

time the *kuleana* awards were given, only two awards were made in the valley proper. Hawaiian settlement in Maunalaha is known to predate the Great Mahele. In 1831, the German botanist Meyen described the huts and cultivated taro of the valley (c.f. Meyen p.6, in the main CIA report). It is after the mahele that the transfer of Maunalaha lands becomes unclear. Documents indicate that at least two mahele (*kuleana*) awards were made in Maunalaha – one to Kauliokamoa and one to Nahina. Both of these were along Maunalaha stream. It is unclear at this time if the descendants of these two individuals remain in Maunalaha. The remainder of the land appears to have been designated as 'Government land' (c.f. Indices of Awards, Part 1). This new designation allowed the lands to be acquired by the Division of Forestry (then known as the Board of Agriculture) in the early 1900s. Sometime after its transfer to the Division of Forestry, Maunalaha became preservation land. At present, the residents of Maunalaha have a 64 year lease with the Division of Forestry. Since then, requests have been made to purchase the lands by the *kūpuna* but these have been denied.

It was hoped that some of the *kūpuna* would have wanted to share their knowledge about the general vicinity of the project area. There is little doubt that some of these elders have witnessed much of the area's history. However, after their monthly meeting of June 18, 2005, it would appear that the *kūpuna* do not want to meet and discuss about the area's traditional [cultural] uses of the land. This was not entirely unexpected since as a group, these *kūpuna* have been struggling to be recognized as the rightful owners of Maunalaha for a long time.¹ Their voices have not been heard so their hesitation about discussing or sharing knowledge about traditional matters is understandable. According to Puni Kekauoha, the Maunalaha community, especially its *kūpuna*, has withdrawn somewhat after their struggles of 20 years ago.

With regards to the input the *kūpuna* of Maunalaha may have had to this study, their information would have helped [re]create a stronger traditional history of the project area and its nearby environments. The information may also have told more about the movement of people away from other areas of Kalawahine and Kewalo to Maunalaha and Papakōlea. However, it is clear that the focus of most of today's Maunalaha residents is on gaining ownership of their land. This land is their identity, and there is a need for this identity to be established.

Auwaiolimu-Kalawahine-Kewalo-Papakōlea Home Land

According to the 2000 census (U.S. Census Bureau), the Auwaiolimu-Kalawahine-Kewalo-Papakōlea Home Land, more commonly known as Papakōlea, has a population of 1,575. More than half of these individuals classify themselves as Native Hawaiian and Other Pacific Islander; 1,353 classify themselves as a combination of one or more of these race categories. According to Puni, there are 275 homes [families] in Papakōlea, 60 in Auwaiolimu, and 92 in Kalawahine. The number of homes/families in Kewalo is not certain at this time; although it is a fairly small land area, new home construction has been underway within and along the steep hillsides of the valley for the past few years.

¹ Even though some of the *kūpuna* settled in Maunalaha after the mahele, this valley has become their permanent home. As a group, their request is one that would allow them to continually live on the land without the impending threat of vacating once their lease term ends.

Nina Asing is a descendant of Kalawahine. Her great grandfather was George Makalua Keamohuli. G. Keamohuli lived on the slopes of Kalawahine; his original family land was auctioned off and he was offered a leasehold parcel in Papakōlea in exchange. [The auctioned land was purchased by Muriel Campbell Shingle]. Today, Nina's family home is located along the lower slopes of Kalawahine facing out towards Papakōlea. According to both Nina and Puni, up until the 1920s, the residents of Kalawahine were primarily farmers. Figure 1 is a 1911 surveyor's map showing that sweet potato, fruits and vegetables were farmed on several of the slope lots. [Not shown here are the homestead lots on the lower slopes of Kalawahine towards Punchbowl that were almost entirely in sweet potato.] Remnants of traditional land use remain in Kalawahine (mainly above Kewalo Valley) and but these are limited to a handful of families.

Figure 1 also shows the names of the land owners and lessees; many of these were Hawaiian. The name Kapihe - lot numbers 9 and 19 - is associated with the Kapihe forest lands to which Queen Liliuokalani sent her people to escape harm. Some legends indicate that Kalawahine was also a *Pu'u honua*...a place of refuge. While written references to the uses of Kapihe, Maunalaha and Kalawahine as places of safety and/or refuge could not be found, several residents of Papakōlea recalled being told this information by their parents or family members.

One of the interesting features shown in Fig. 1 is the trails that were known from the Makiki Heights-Tantalus area. Roads such as Makiki Heights, Tantalus Drive (shown on map) and Mott-Smith Drive, were built upon trails made by the earlier Hawaiians who lived in the area. The use of prehistoric and historic foot trails for road construction was fairly common throughout Hawaii; existing trails were often the most efficient means of traveling from one point to another.

Some area residents recall that the present day football field at Roosevelt High School was the site of the former Lunalilo home. The basketball court at the school was built on what once was the *lo'i* for the Lunalilo estate. In the past 20 years, the basketball court has known to sink or 'drop'; this is believed to occur because the *lo'i* was built on shallower ground with a fairly loose or soft soil layer.

Like Maunalaha, some of the present day residents of the Papakōlea Home Lands can trace their ancestry to the area for several generations.² The Asing family, who come from the Keamohuli line, is known to have lived in Kalawahine since the mid 1800s. Whereas the original residents of Maunalaha appear to have remained, those from Auwaiolimu, Kalawahine, Kewalo and Papakōlea were removed from their lands once the mahele awards were initiated. Some of the families, like the Asings, resisted and remained for a time. One, Lawrence Asing, continued to live in Kalawahine and was given a lease for his land in 1958. Altogether, at least 5 families are known to have been given land in lease after their refusal to leave.

In the 'vacating' process, the once former residents of these communities (includes Maunalaha) were labeled as 'squatters'. One of the key elements of labeling a land user as a

² Most of the residents of the Papakōlea Home Lands are not from the area. This is not unusual since the awarding of Hawaiian home lands is done by a lottery or number system that includes the entire population of Hawaiians applying up for land awards. Although some of the earlier lessees are from the Kalawahine area, the majority are from outside of Auwaiolimu, Kalawahine, Kewalo or Papakōlea.

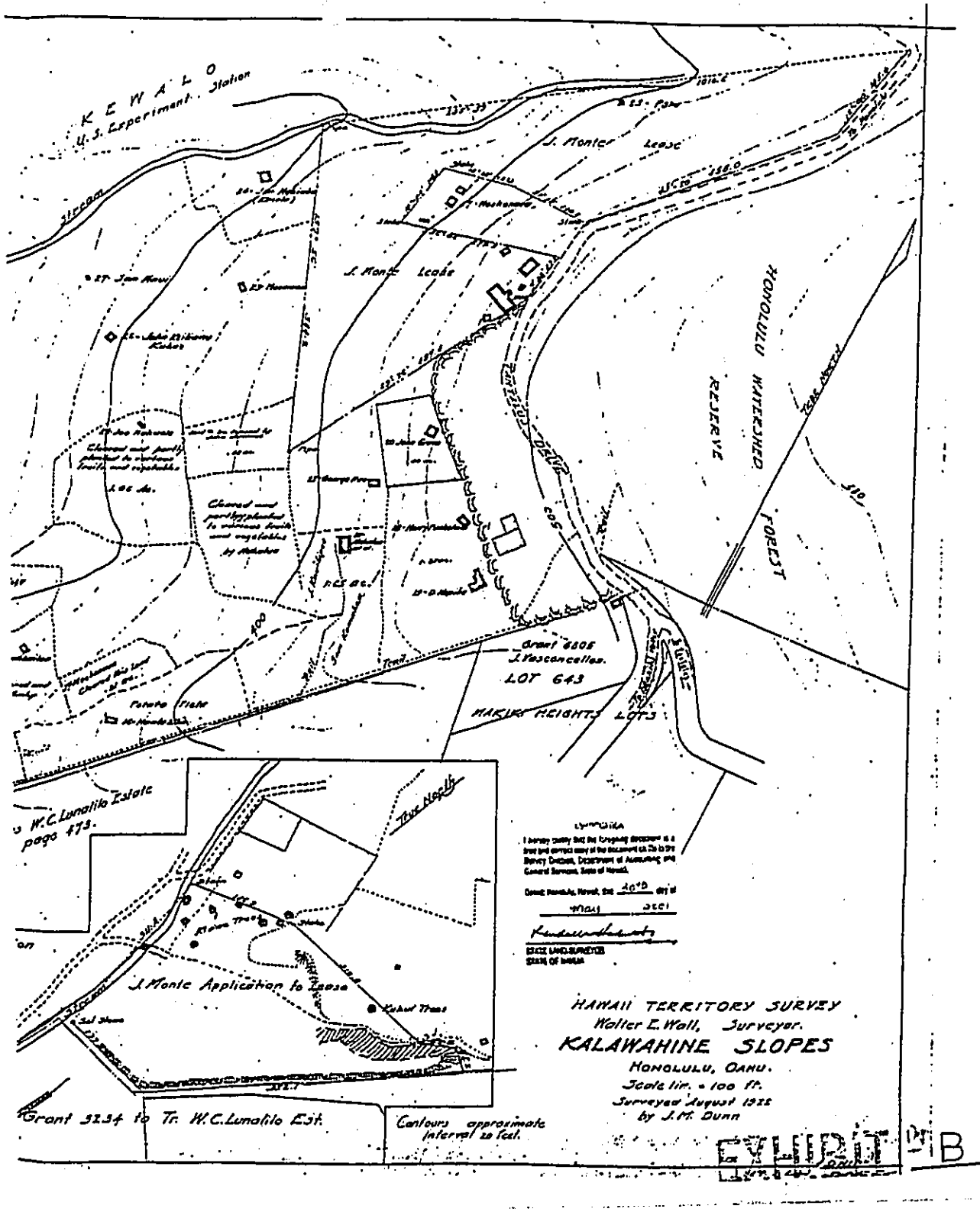


Figure 1. Territorial Survey Map of Kalawahine Slopes, 1911.

squatter was the absence of proper sewage facilities. For instance, the use of outhouses was in violation of regulations developed by the Board of Health. Home owners who had outhouses were cited by the health commissioner. [Most Hawaiians had make-shift houses without indoor facilities.] This often led to eviction and vacating of properties. It appears that the label 'squatter' allowed political and legal intervention to force people off the land.

Conclusion

The efforts to locate and interview *kūpuna* from Papakōlea Homestead and Maunalaha Valley were not very successful. In Papakōlea, there appear to be few *kūpuna* who may have traditional cultural knowledge about the project area. Most of the homestead residents do not have familial ties to the area. Access to the residents is fairly easy; all four communities - Auwaiolimu, Kalawahine, Kewalo and Papakōlea - lie next to one another. Papakōlea also has a community center that acts as a gathering place for most residents.

The community of Maunalaha is very different from its neighbor, Papakōlea. Unlike Papakōlea, there are many *kūpuna* in Maunalaha [their exact numbers are not known] but these individuals are more private and more guarded about the traditional information which they know. Unlike their counterparts in Papakōlea, these *kūpuna* have shared in the struggle to claim their lands; they have had to present their case to various government entities only to have been turned down. It is not anger with which they don't share information but rather out of a feeling to retreat as a result of the frustration.

In summary, the following observations were made:

1. The Hawaiians who lived in Kalawahine [includes the project area] practiced subsistence agriculture. Many families had *lo'i*, and grew sweet potato [*u'ala*]. Other fruits and vegetables were also grown. In general, the families appear to have been subsistence farmers who lived off their land.
2. There was a fairly large Hawaiian community on the slopes of Tantalus. The majority of the home owners/squatters on Kalawahine slopes, a small portion of what still is referred to as Kalawahine, were of Hawaiian descent.
3. There were also non-Hawaiians in Kalawahine and nearby vicinities. Papakōlea had a sizeable Portuguese community and was commonly referred to as 'Portuguese Hill. This is most evident in the large number of Portuguese street names such as Coronado and Madeira, on the eastern slopes of Punchbowl. People recall at least two family-owned dairies in Kalawahine and Papakōlea. Puni remembers the dairy owned by the Moreira family in Papakōlea. It was essentially a small family business that likely had no more than 15 or 20 cows. An attempt was made to locate the remnants of a second dairy said to be located upslope [Tantalus] from the Contemporary Museum. No remnants were found on the property.
4. Use/ownership/transfer of the lands surrounding the Contemporary Museum is not in question. Nor are the goals and impacts of the present project. However, the residents of Maunalaha and some of the descendents of the earlier Hawaiian residents of Kalawahine are

trying to regain ownership and/or more exclusive access to their family lands. Their present concerns are focused more on gaining justice from what they feel has been unfair treatment resulting from the various land transactions of the past 150+ years.

APPENDIX XI

BOTANICAL RESOURCES ASSESSMENT STUDY

The Tree People

AGRICULTURE INTERNATIONAL INC.

COMPLETE TREE SERVICE CONSULTATIONS LANDSCAPING

P.O. BOX 10026 HONOLULU, HAWAII 96816 737-1284

May 18, 2005

RECEIVED
MAY 23 2005

Mr. Keith Kurohashi
The Contemporary Museum
2411 Makiki Heights Drive
Honolulu, Hawaii 96822

HEATH CONSTRUCTION
SERVICES, INC.

Dear Mr. Kurohashi:

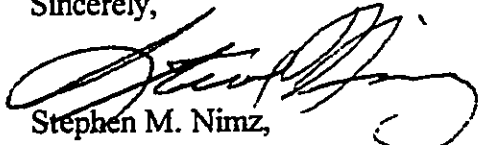
The following is a preliminary update on my involvement in the newly proposed development and construction project located at the Contemporary Museum at 2411 Makiki Heights Drive.

I have been retained by Heath Construction Services, Inc. of Honolulu to act as Project Arborist during the design and construction of this project. Over the past four months, I have visited the site several times with Mr. Heath and Mr. Farwell with regard to the construction excavation in proximity to an Opiuma tree (*Pithecellobium dulce*) and the large specimen Monkeypod trees (*Samanea saman*) located in the front parking and rear lawn areas. I have discussed my concerns regarding excavation and minimum distances in relation to the root structures of the trees. They have responded by altering the design plans, and we have reassessed the new design placement of walls and buildings.

As the project progresses, I will be developing a Tree Preservation and Protection Plan (TPPP) to help reduce the impact to trees located in close proximity to excavation work required during the construction project.

Should you have any questions, please contact me via 737-1284.

Sincerely,


Stephen M. Nimz,
Consulting Arborist

ISA Certified Arborist #WC-0314

Cc: Heath Construction Services

CHAR & ASSOCIATES

Botanical/Environmental Consultants

4471 Puu Panini Ave.
Honolulu, Hawaii 96816
(808) 734-7828

28 May 2004

Kusao & Kurahashi, Inc.
Manoa Market Place
2752 Woodlawn Drive, Suite 5-202
Honolulu, Hawaii 96822

Attention: Anne Kusao

**SUBJECT The Contemporary Museum
 Botanical Resources Assessment Study**

Dear Mrs. Kusao:

An Environmental Assessment is being prepared for the redevelopment of the Contemporary Museum project site. This includes additional parking stalls, demolition of some structures, and adaptive reuse of other structures. Field studies to assess the botanical resources on The Contemporary Museum project site (TMK: 2-5-8: 1, 2 and 4) were conducted on 20 May 2004.

The primary objectives of the field studies were to provide a general description of the vegetation on the site, search for threatened and endangered species as well as species of concern, and identify areas of potential environmental problems or concerns and propose appropriate mitigation measures. The survey focused on those areas where the vegetation would be disturbed by construction activities.

Description of the Vegetation

The vegetation on the project site consists of large, open grassy lawn areas with scattered plantings of various ornamental species including many large trees of monkeypod (Samanea saman) and banyan (Ficus spp.). The lawn in most cases is composed of a mixture of grass species which include Hilo grass (Paspalum conjugatum), Bermuda grass (Cynodon dactylon), Digitaria henryi, St. Augustine grass (Stenotaphrum secundatum), and a Paspalum species. Spanish clover (Desmodium incanum) is common throughout the lawn areas. A few weedy species occur here in smaller numbers; these include yellow wood sorrel (Oxalis corniculata), kili'o'opu (Kyllinga nemoralis), and broad-leaved plantain (Plantago major). A detailed topographic survey map (prepared by R.M. Towill

Corporation) identifies all the trees on the project site as well as the major hedge plantings by their common names. The landscape plantings in the garden around the museum have also been identified in a garden and gallery guide.

Very large monkeypod trees and a few plumeria trees (Plumeria rubra) as well as lauhala (Pandanus tectorius), kukui (Aleurites moluccana), bottlebrush (Callistemon sp.), and Ptychosperma palm are found in the area between the cafe and tennis court. A small vegetable garden is found near the cafe. Plantings include taro (Colocasia esculenta), papaya (Carica papaya), eggplant (Solanum melongena), kalamungai or horseradish tree (Moringa oleifera), etc. Mock-orange hedges (Murraya paniculata) border the perimeter of the property in this area. The existing security residence and cafe lanai in this area will be demolished. Parking and a new building are planned for this location.

Discussion

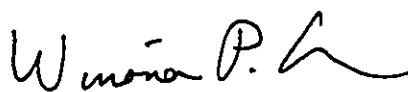
The vegetation on the three parcels which make up the project site is dominated by introduced or alien species. Introduced species are all those plants which were brought to the Hawaiian Islands by humans, intentionally or accidentally, after Western contact, that is, Cook's arrival in the islands in 1778. The few native species have all been planted and are from horticultural stock. The garden on the museum parcel contains a planting of 'akia (Wikstroemia uva-ursi) as well as a few tree fern (Cibotium chamissoi) and bird's-nest fern (Asplenium nidus). A lauhala tree is located near the vegetable garden and tennis court. Plantings of 'akia and beach naupaka (Scaevola sericea) as well as an arbor covered with hau (Hibiscus tiliaceus) are found on the Johnson parcel.

The 'akia and tree fern are endemic, that is, they are native only to the Hawaiian Islands. The other species are all indigenous, that is, they are native to the Hawaiian Islands and elsewhere. None of the plants found on the project site is a threatened and endangered species or a species of concern (U.S. Fish and Wildlife Service 1999a, 1999b; Wagner *et al.* 1999). This is not surprising as the project site has been in residential use for a long time.

Given these findings, the proposed redevelopment of the project site is not expected to have a significant negative impact on the botanical resources. The use of more native species for landscaping is recommended.

Please do not hesitate to contact me should you have any questions regarding this report.

Sincerely,



Winona P. Char

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APPENDIX XII

AVIFAUNAL AND FERAL MAMMAL FIELD SURVEY

**AVIFAUNAL AND FERAL MAMMAL FIELD SURVEY OF
TMK: 2-5-8:1, 2 & 4, THE CONTEMPORARY MUSEUM,
2411 MAKIKI HEIGHTS DRIVE, HONOLULU, OAHU**

Prepared for:

**The Contemporary Museum
And
Kusao & Kurahashi, Inc.**

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12 May 2004

INTRODUCTION

The purpose of this report is to present the findings of a one day (6 May 2004) field survey of TMK: 2-5-8: 1, 2 & 4 at The Contemporary Museum of Makiki, Oahu. Pertinent published and unpublished sources are also noted in the report to help support the results of the field survey and to provide a broader perspective of the potential bird and mammal resources in this region. The goals of the field survey were:

- 1- Document the birds and mammals currently on or near the site.
- 2- Search all habitats on and near the property to determine if there are any resources of particular importance to native and migratory birds.

GENERAL SITE DESCRIPTION

This property is landscaped and carefully maintained. The majority of the plants are alien species. Lawns, gardens and large trees dominate the site. No wetland habitat exists on the property although there is a planted drainage gulch that likely contains running water during heavy rains. Residential property surrounds the site.

SURVEY PROTOCOL

The field survey was conducted on a single day (6 May 2004) with observations made both early and late in the day when birds are most active. The entire site was covered on foot. All habitats were examined. The weather during the survey was partly cloudy with relatively light winds which made for good visual and auditory observations. Feral mammal observations were restricted to visual sightings. No trapping of mammals to determine their relative abundance was conducted. Such an effort was unwarranted and beyond the scope of this survey. Scientific and common names used in this report follow Pyle (2002), Honacki et al. (1982), and Pratt (2000).

RESULTS

Native Land Birds:

No native land birds were observed on the survey. The only likely species that might on very rare occasions forage in this area is the Oahu Amakihi (*Hemignathus chloris*). This species is not listed as endangered or threatened. It is one of the most common native land birds still found on Oahu. Recent studies suggest that Hawaii Amakihi (*Hemignathus virens*) on the Big Island appear to have evolved some resistance to malarial infections which have been a primary limiting factor in the present distribution of Hawaiian birds (Kilpatrick et al. 2002). Oahu Amakihi are recently

reported from lower elevations where mosquito vector and bird malaria reservoirs in non-native birds are high. This could suggest that some Oahu Amakihi may also have evolved resistance to this disease.

Seabirds:

No seabirds were observed on the survey. White-tailed Tropicbirds (*Phaethon lepturus*) may fly over the site but would not nest in this area. White Tern (*Gygis alba*) nest in larger trees in Honolulu. VanderWerf (2002) found that they prefer Kukui (*Aleurites moluccana*) and Mahogany (*Swietenia mahagoni*) trees. They also frequently use Monkeypod (*Samanea saman*) and figs (*Ficus spp.*). The White Tern is listed by the State of Hawaii as Threatened on Oahu. Although none were seen on this survey they could nest in this area given the ideal large trees on the property. White Terns do not build a nest but lay the egg directly on the branch (Hawaii Audubon Society 1997).

Migratory Birds:

No migratory birds were observed. This was not unexpected since they leave for their arctic breeding grounds at the end of April. Several employees of The Contemporary Museum stated that there were two Pacific Golden-Plover (*Pluvialis fulva*) defending winter foraging territories on this property, one on the lawn and other in the parking area. The Hawaiian name for this species is Kolea. They are the most abundant migratory shorebird in Hawaii. They prefer lawns and other open low growth habitats.

They forage for insects and each bird maintains a territory to which they return every Fall. Extensive long-term studies have documented many details of their life history (Johnson et al. 1981, 1989, 1993, 2001a, 2001b). Kolea are not endangered.

Introduced (Alien) Birds:

A total of 14 alien species were tallied on the survey. Table One gives the names of birds. None are listed as endangered. This array of introduced birds is typical of what would be expected in this area (Bruner 1988, 1992a, 1992b, 2002, 2003; Hawaii Audubon Society 1997; Pratt et al. 1987). Employees of The Contemporary Museum reported that large white Cockatoos (*Cacatua spp.*) occasionally have been observed foraging in the trees on the property. Escaped parrots can create considerable damage to trees (Hawaii Audubon Society 1997). The Rose-ringed Parakeet (*Psittacula krameri*) has a well established breeding population on Oahu and several birds were seen and heard in the trees and flying across the property both early and late in the day.

Mammals:

No feral mammals were seen on the survey. It is likely that Rats (*rattus spp.*), mice (*Mus musculus*) and Small Indian Mongoose (*Herpestes auropunctatus*) occur in this area. Feral cats (*Felis catus*) may also be present. The endangered Hawaiian Hoary Bat (*Lasiurus cinereus semotus*) is the only native land mammal in Hawaii. They are not commonly seen on Oahu but are more abundant on Kauai and the Big Island (Tomich

1986, Kepler and Scott 1990). This bat roosts in trees and forages in native forest, agricultural lands, and urban areas. None were found on the survey.

CONCLUSIONS

This field survey thoroughly examined all the habitats on the property. The list of birds seen on the survey is typical of what would be expected in this area. No unexpected species were found. The well maintained gardens, and lawns provide ideal foraging and nesting habitat for these birds. The proposed development of this site should not significantly alter the array and relative abundance of birds in this region since the integrity of most of the landscaping and large trees will not be affected (Lagoria, 2004 pers. comm.)

TABLE ONE

Introduced (alien) birds recorded on a field survey of TMK: 2-5-8: 1, 2 & 4 located in Makiki at The Contemporary Museum, Oahu (6 may 2004).

COMMON NAME	SCIENTIFIC NAME
Spotted Dove	<i>Streptopelia chinensis</i>
Zebra Dove	<i>Geopelia striata</i>
Rose-ringed Parakeet	<i>Psittacula krameri</i>
Red-vented Bulbul	<i>Pycnonotus cafer</i>
Red-whiskered Bulbul	<i>Pycnonotus jocosus</i>
White-rumped Shama	<i>Copsychus malabaricus</i>
Japanese White-eye	<i>Zosterops japonicus</i>
Common Myna	<i>Acridotheres tristis</i>
Red-crested Cardinal	<i>Paroaria coronata</i>
Northern Cardinal	<i>Cardinalis cardinalis</i>
House Finch	<i>Carpodacus domesticus</i>
House Sparrow	<i>Passer domesticus</i>
Common Waxbill	<i>Estrilda astrild</i>
Java Sparrow	<i>Padda oryzivora</i>

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