

NO. 1 CAPITOL DISTRICT BUILDING, COURTYARD REVITALIZATION AND OTHER IMPROVEMENTS

TMK (1) 2-1-017: 001
Honolulu, O'ahu, Hawai'i

Draft Environmental Assessment



Proposing Agency:

State of Hawai'i
Department of Accounting and General Services
P.O. Box 119
Honolulu, HI 96810

Prepared by:

Group 70 International, Inc.
Architecture • Planning & Environmental Services • Interior Design • Assets Management
Honolulu, Hawai'i

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1.0 INTRODUCTION

1.0 INTRODUCTION

This Draft Environmental Assessment (EA) has been prepared in accordance with the requirements of Chapter 343, HRS and Hawai'i Administrative Rules, Title 11, Department of Health, which set forth the requirements for the preparation of environmental assessments.

1.1 PROJECT INFORMATION SUMMARY

Type of Document:	Environmental Assessment (EA)
Project Name:	No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements
Proposing Agency:	State of Hawai'i Department of Accounting and General Services P.O. Box 119 Honolulu, HI 96810
CH. 343, HRS Trigger:	Use of State Funds Use within Historic Site or District
Project Location:	Honolulu, O'ahu, Hawai'i (<i>Figure 1-1</i>)
Tax Map Key:	(1) 2-1-017: 001 (<i>Figure 1-2</i>)
Landowner:	The Bank of New York Mellon Trust Company, N.A.
Project Area:	87,471 square feet or 2.01 acres
State Land Use District:	Urban District (<i>Figure 1-3</i>)
City & County of Honolulu Zoning:	BMX-4 (Central Business Mixed-Use District) (<i>Figure 1-4</i>)
City & County of Honolulu Development Plan:	Institutional (<i>Figure 1-5</i>)
Special Design District:	Hawai'i Capital (<i>Figure 1-6</i>)
Special Management Area:	Not within SMA (<i>Figure 1-7</i>)
Flood Zone:	Zone X (500 Year Flood) (<i>Figure 1-7</i>)
Anticipated Determination:	Finding of No Significant Impact (FONSI)

1.2 PROJECT SITE

The project site is located in downtown, Honolulu on TMK: 2-1-017:001 (*Figure 1-1*). The Hawai'i State Capitol and Iolani Palace are located across Richards Street from the No. 1 Capitol District Building. The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project is located on 2.01 acres on the corner of Beretania Street and Richards Street. The main areas being planned include the pool courtyard and the front lawn. All other improvements of the project will be contained within the No. 1 Capitol District Building.

1.3 OVERVIEW OF THE PLANNED PROJECT

The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements will provide greater access and public use of the first floor of the 250 South Hotel Street property while addressing the need for cost control and efficient building management. The project will include conversion of the pool to a sunken sculpture garden located on the eastern side of the building, lawn, and other improvements such as a photovoltaic (PV) paneled covered seating area, improved landscaped areas and a glass door entry way to the courtyard (*Figure 1-8 and 1-9*). The project will also provide a new Americans with Disabilities Act (ADA) accessible pathway within the existing lawn area located at the exterior South Hotel Street entrance of the building. The pathway will be enhanced with sculptures, seating and lighting. The front entrance to the building will also be improved with the inclusion of glass doors that will replace the existing iron gates.

The project will remediate the current dangerous conditions surrounding the pool area and provide a usable space for the general public that will provide a venue to display touchable and interactive exterior art while respecting the history of the existing building. Low maintenance landscape and garden areas will provide additional gathering spaces and shaded environments. The project will help to improve building maintenance and operating cost by eliminating monthly pool expenditures and saving on air conditioning costs by enclosing the interior air conditioned space. The use of PV panels for shading and power source for landscape lighting may also help to offset energy costs. Finally the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements will improve overall building accessibility by creating ADA accessible pathways, allowing for smoother transition to the courtyard.

Since the No. 1 Capitol District Building is listed as a Historic building on the State Register of Historic Places (9/22/1975) and the National Register of Historic Places (12/1/1978 - Site No. 80-14-1307), the project will be carried out according to the requirements established by the Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD). Most of the attributes of the existing courtyard will be maintained to reflect a remembrance of the pool and surrounding areas.

Users of the revitalized courtyard, including the sunken sculpture garden with lawn and PV paneled covered seating area, will primarily be the existing occupants of the No. 1 Capitol District Building, visitors of the Hawai'i State Art Museum including school tours program, patrons of the Downtown @ the HiSAM restaurant located in the building, and the general public.

1.4 PURPOSE OF THE ENVIRONMENTAL ASSESSMENT

In accordance with the requirements of Chapter 343, Hawai'i Revised Statutes (HRS), a Draft EA is being prepared as the proposed project utilizes state funds and is located within a Historic Site or District. The Draft EA will be published in the Office of Environmental Quality Control Environmental Notice, which will commence a 30-day public review period.

The Draft EA is presented in eight sections and includes the following: a detailed summary and project description; a list of necessary approvals; a description of the environmental setting; a section that identifies potential impacts and proposed mitigative measures on identified natural, cultural, and socioeconomic resources as well as existing infrastructure; a description and analysis of alternatives; a discussion of the project's relationship to State and County land use designations and regulations; the anticipated determination and reasons for its believed outcome; an updated list of agencies, organizations, and individuals that participated in the pre-consultation phase of the Draft EA; and a list of references used in developing the Draft EA.

After the 30-day review period of the Draft EA has concluded, public comments received will be considered and addressed to the extent feasible within the project scope and evaluation. A Final EA will then be prepared, highlighting key areas of the document that were revised, updated, or modified based upon information received during the public comment period. Upon acceptance of the Final EA, a Finding of No Significant Impact (FONSI) is anticipated.

1.5 PERMITS AND APPROVALS REQUIRED

In addition to the acceptance of the Final EA/FONSI by the State Department of Accounting and General Services, a City and County of Honolulu, Hawai'i Capital Special District permit is needed for the project. This process is discussed in *Section 5.9*.

1.5.1 Other Permits Required for Construction

Several other approvals will be required from the County and State to implement the proposed action, some of which will include:

- Building Permits (Buildings, Electrical, Plumbing), and Sidewalk/Driveway Work (DPP)
- Grading, Grubbing, Trenching and Stockpiling Permits (DPP)
- Sewer Connection Permits (DPP)
- National Pollutant Discharge Elimination System (NPDES) Permit – Construction Storm Water (State Department of Health)

1.6 AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONTACTED DURING THE PRE-CONSULTATION PROCESS

A Pre-Consultation Memo and Participant Letter were sent in December 2009 to initiate the environmental review process. These are included as *Appendix A*. A list of agencies and other parties that were presented notice of the proposed project or were contacted during the pre-consultation period of the Draft EA is provided in *Section 8.0* of this document. Additionally, a listing of those agencies that will be provided an opportunity to review the Draft EA is also provided in *Section 8.0*.

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Figure 1-1 Project Location

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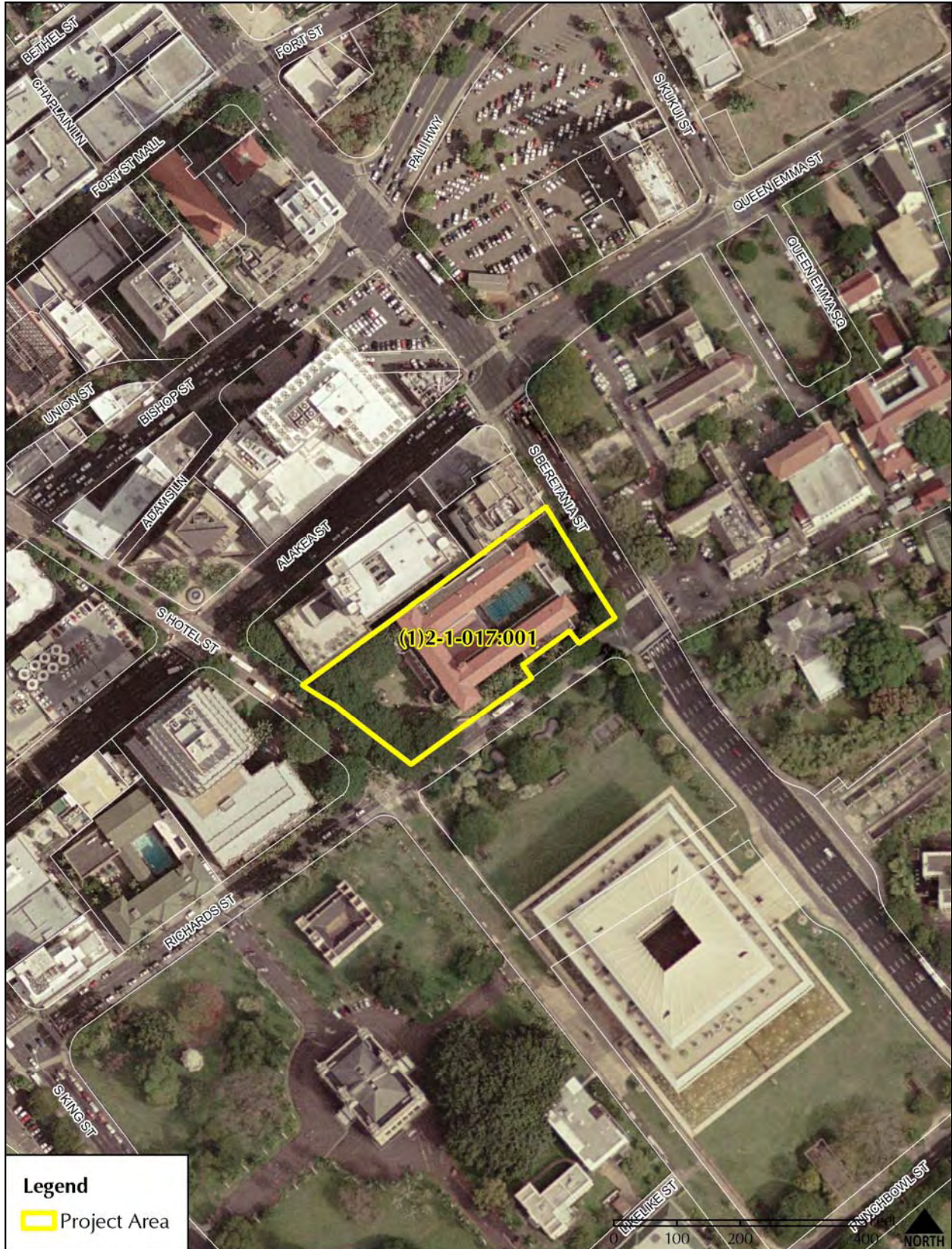


Figure 1-2 Tax Map Key (2-1-017: 001)

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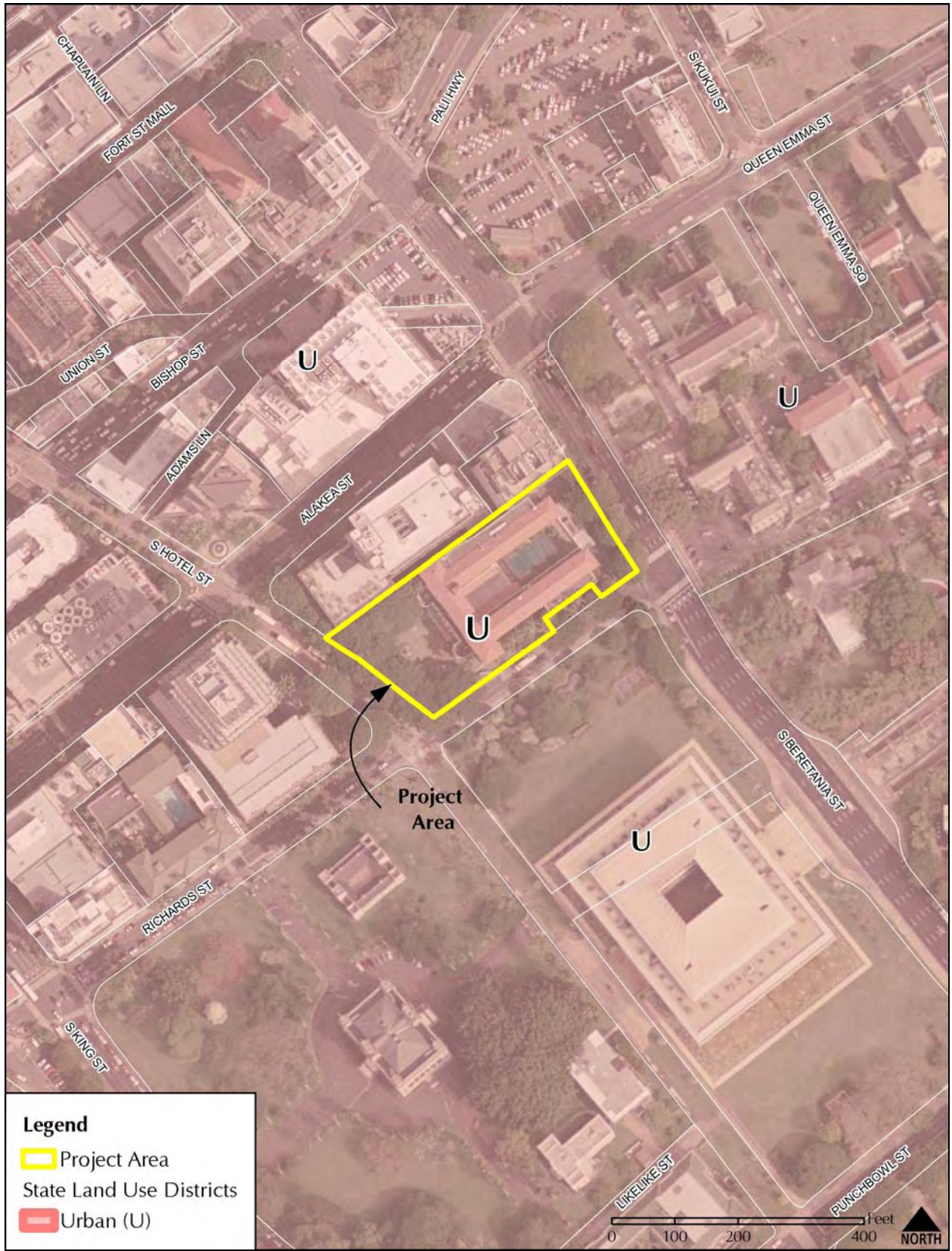


Figure 1-3 State Land Use Designation Map

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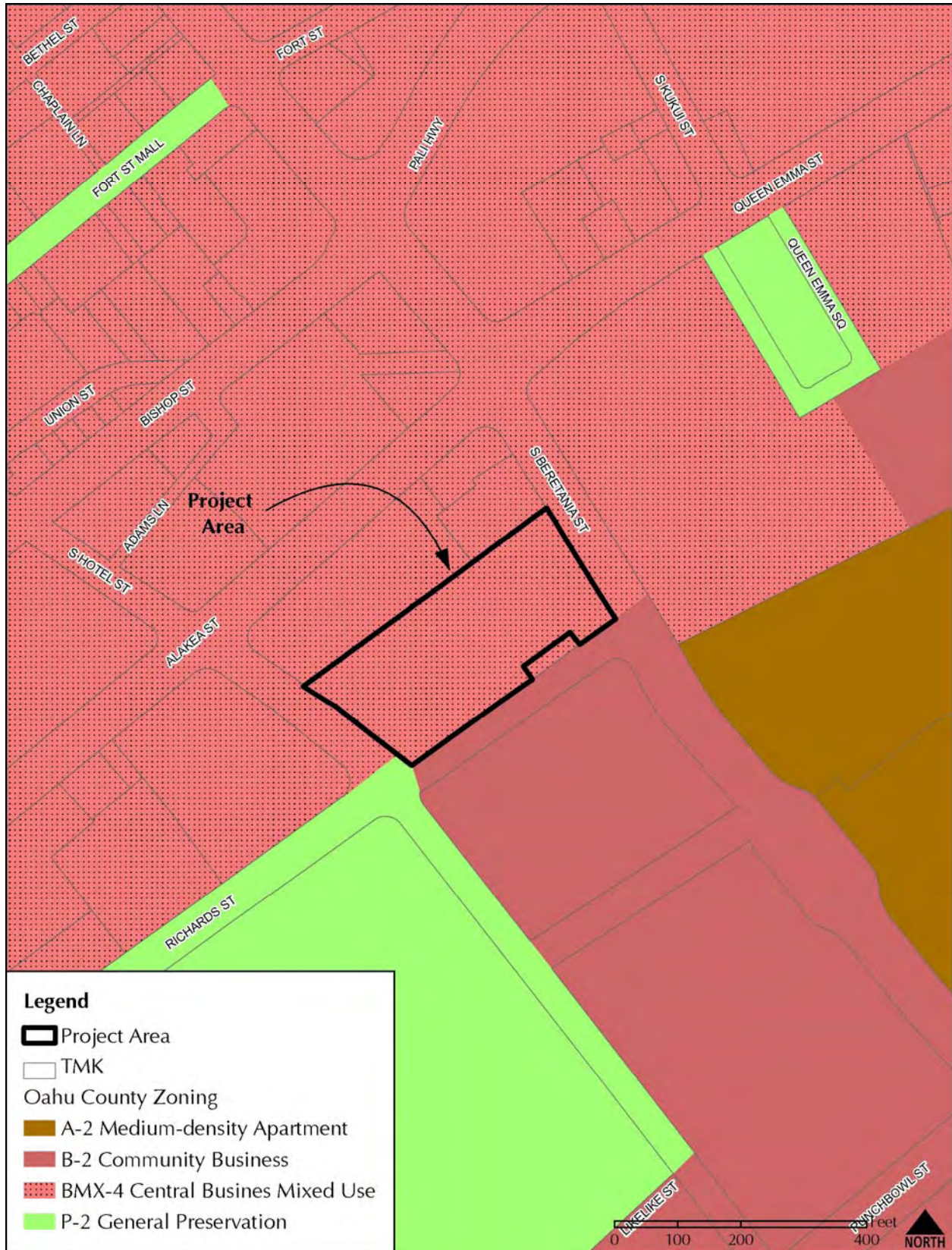


Figure 1-4 City and County of Honolulu Zoning Map

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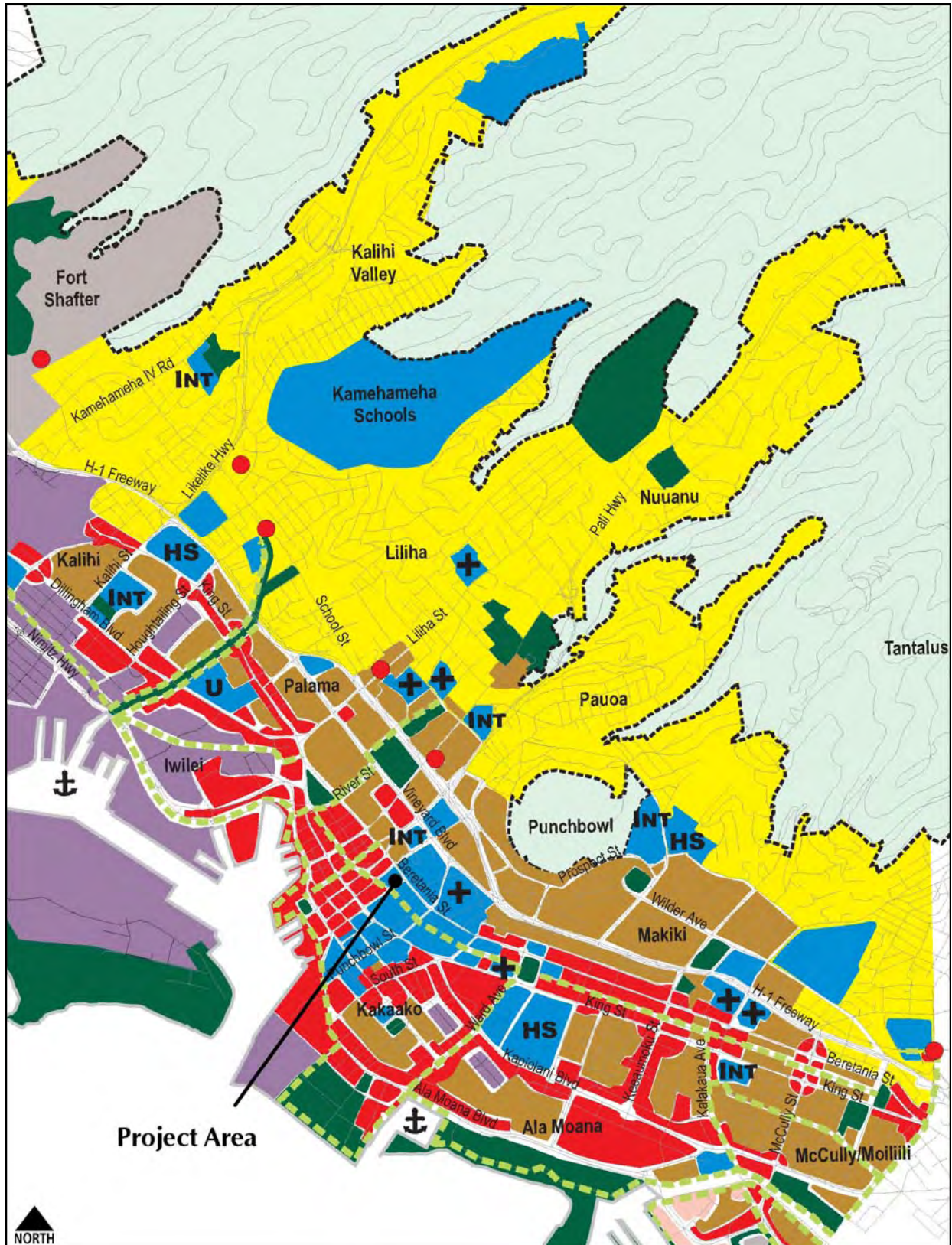


Figure 1-5 Primary Urban Center Development Plan Map Department of Planning and Permitting City and County of Honolulu, June 2004.

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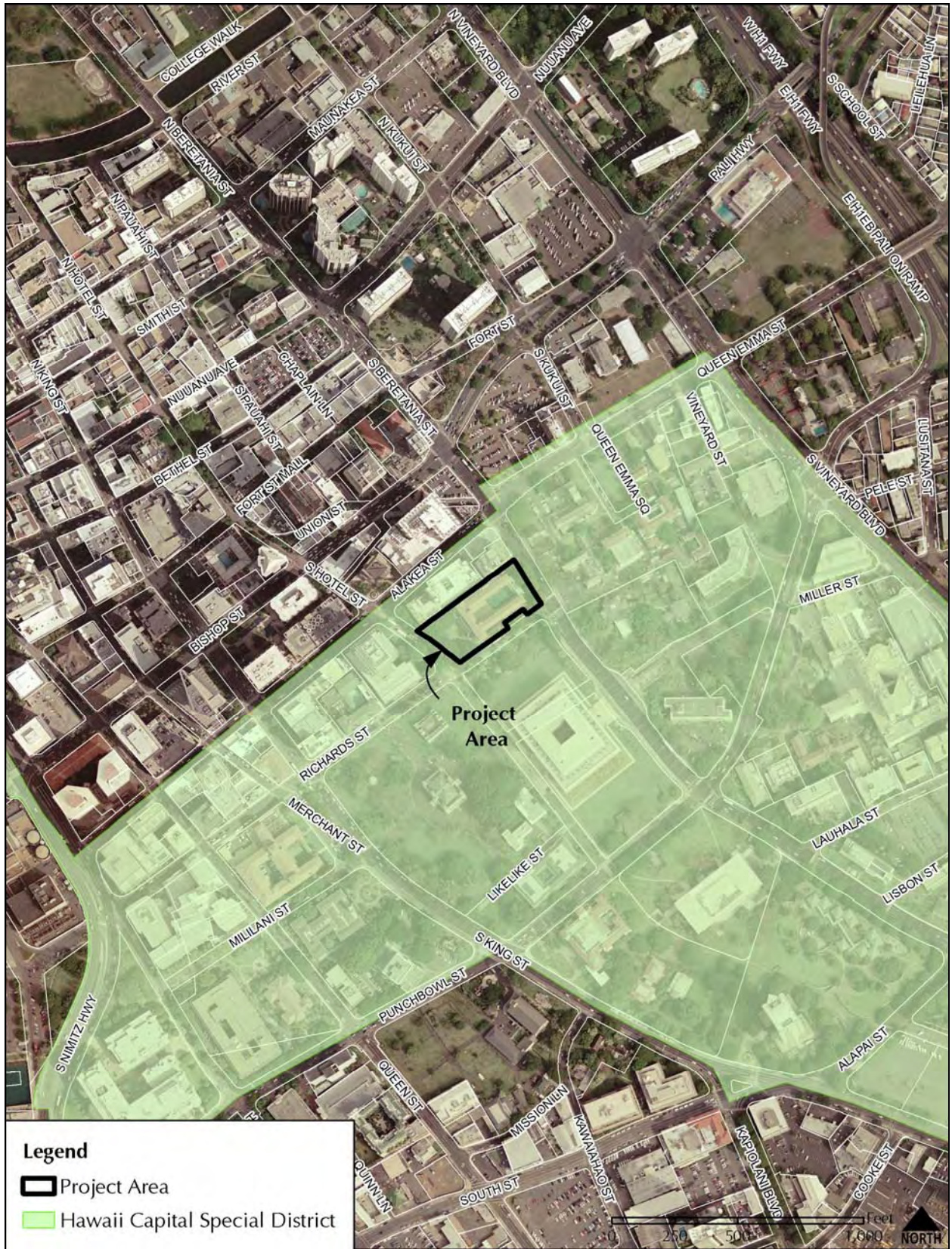


Figure 1-6 City and County of Honolulu Hawai'i Capital Special District Map

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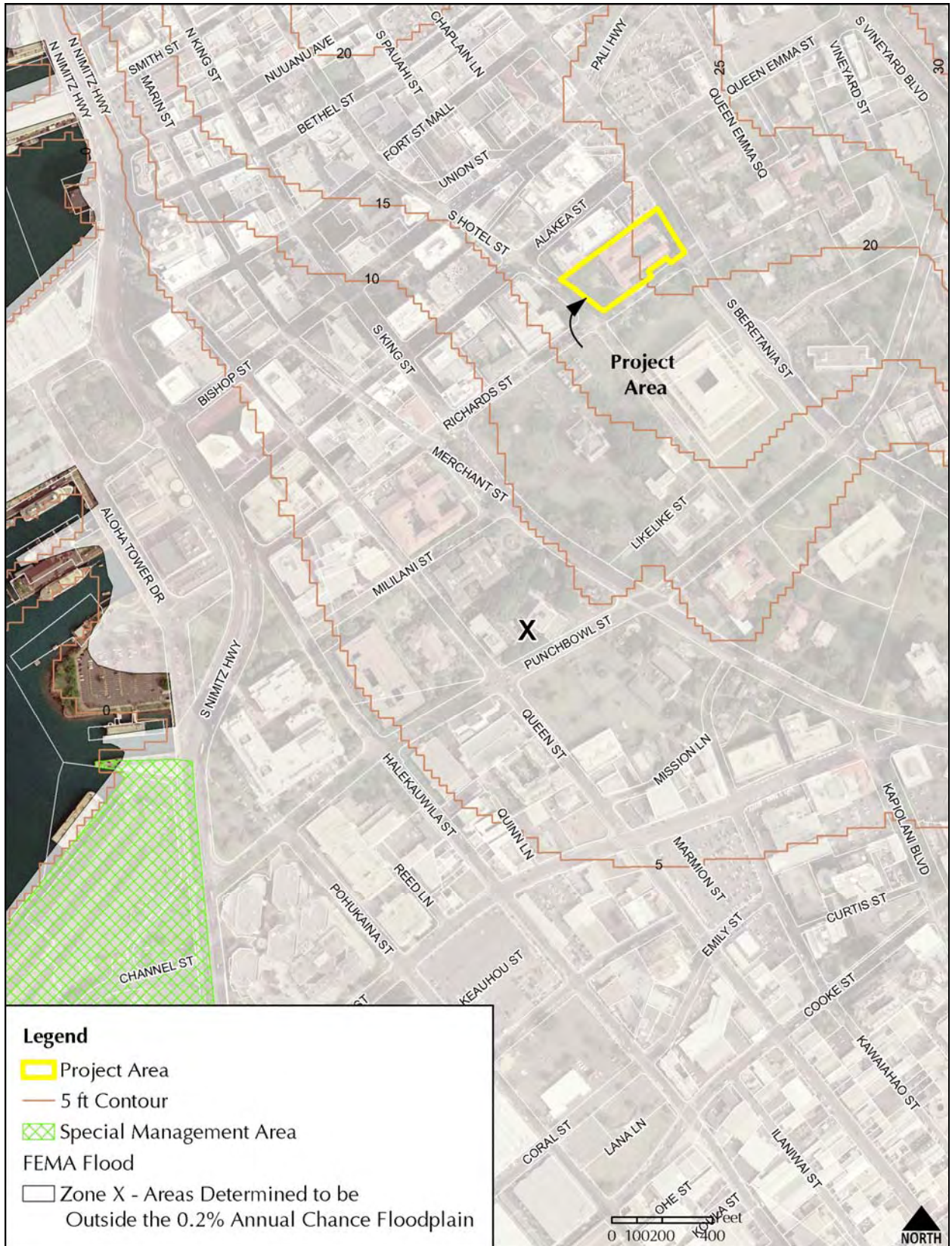


Figure 1-7 Special Management Area, Topography, and Flood Insurance Rate Map

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Figure 1-8 Existing Site Conditions of the Proposed No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project



Figure 1-9 Conceptual Rendering of Proposed No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project

2.0 DESCRIPTION OF THE PROPOSED ACTION

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A previous EA (Department of Accounting and General Services, October 2000) addressed environmental impacts and mitigative actions associated with the proposal to acquire the property where the No. 1 Capitol District Building is located. With the exception of the planned revitalization of the existing pool and the front lawn area, the proposed No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project will not significantly impact the existing No. 1 Capitol District Building beyond the boundaries of the actual areas being improved. Accordingly, this EA focuses discussion of the project setting and impacts to the No. 1 Capitol District Building site.

2.1 PROJECT LOCATION AND CHARACTERISTICS

Location

The No. 1 Capitol District Building is located in the traditional moku of Kona and the ahupua'a of Honolulu (*Figure 2-1*). The 2.01 acre project site where the proposed actions will occur is located in the Capital District at 250 South Hotel Street in Downtown Honolulu (*Figure 1-1*).

The project site is also part of Downtown Honolulu which functions as the center of financial activity for the State of Hawai'i. The Central Business District (CBD) consists of the general vicinity of Honolulu Harbor with the geographic center defined as the intersection of King and Bishop Streets. The boundaries of the CBD include Richards Street, Honolulu Harbor, Beretania Street, and Nu'uuanu Avenue. The No.1 Capitol District Building is located on the eastern fringe of the Capital District near the geographic center of the CBD. The building is physically connected to two State-owned buildings, Keoni Ana and Leiopapa A Kamehameha, via bridges and is operated as a complex. The actual areas being improved are primarily located in the swimming pool area, the first floor, the front lawn of the No. 1 Capitol Building with ancillary components and minor items elsewhere on site.

Ownership

The present No. 1 Capitol District Building stands on the site of the original Hawaiian Hotel (Royal Hawaiian Hotel) which was constructed in 1872. It was later utilized as the Army and Navy YMCA before being demolished and reconstructed in 1927 for the present building. In 1990, it became the Hemmeter Building and later renamed No. 1 Capitol District Building. In 2000, the State of Hawai'i prepared an EA pursuant to Chapter 343, HRS, with the intent of purchasing the property containing the No. 1 Capitol District Building. The purchase of the property would have allowed the consolidation of several government departments that leased space in the building and elsewhere in Downtown Honolulu. The property was acquired by the State of Hawai'i under a lease purchase agreement, using municipal lease financing. The Bank of New York Mellon Company, N.A. (trustee) owns the fee title to the property, until the State fully satisfies its payments under the lease purchase agreement.

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Figure 2-1 Ahupua'a Boundary Map

Adjacent Land Uses

Land uses adjacent to the project site include:

- Northwest - Keoni Ana (the Capitol Center), the Kauikeaouli Hale courthouse, and Leiopapa A Kamehameha (the State Office Tower)
- Northeast - Beretania Street with Washington Place (the Governor’s Residence) and St. Andrew’s Cathedral and Priory located along Beretania Street across from the No. 1 Capitol District Building.
- Southeast – Richards Street with the Capitol Building and ‘Iolani Palace located along Richards Street across from the No. 1 Capitol District Building.
- Southwest – South Hotel Street with Ali’i Place located along South Hotel Street across from the No. 1 Capitol District Building.

The project site which is located on TMK 2-1-017: 001 has Joint Development Agreements with two adjacent properties (TMK 2-1-017: 005 and 019). In 1988, two Conditional Use Permits were approved by the City and County of Honolulu, Department of Planning and Permitting. Conditional Use Permit File No, 88/CUP1-6 approved the joint development of parcels 2-1-017:001 and 2-1-017: 005 and Conditional Use Permit File No. 88/CUP 1-18 approved the joint development of parcels 2-1-017:001 and 2-1-017: 019. The joint development of these parcels approved the development of the properties as a single lot for zoning purposes. The development of these lots would be in conformance with applicable zoning regulations and would result in a more efficient use of the property.

Existing On-Site Land Uses

The No. 1 Capitol District Building is five-stories tall and contains approximately 120,000 square feet (sf) of gross floor area. The State of Hawai’i assigns space in the No. 1 Capitol District Building to various department offices. Existing tenants include the Department of Budget and Finance, the Department of Business, Economic Development, and Tourism, the Office of the Lieutenant Governor - Office of Information Practices, the Department of Health - Executive Office on Aging, the State Foundation on Culture and the Arts, and the Department of Education – Charter School Administration. Non-State tenants include the café and gift shop operators, Downtown @ the HiSAM and Showcase Hawaii Productions, LLC.

The existing on-site land uses in the areas which are being improved include primarily the front lawn, the pool area/courtyard, and the front entry and the entry to the courtyard (*Figure 2-2*). The front lawn of the project site faces South Hotel Street and is bordered by an iron rod fence. The lawn is landscaped with various plants and monkey pod trees. The lawn provides two concrete paths. The first path is located from South Hotel Street along the western edge of the property, leading to the front entrance of the building. The second path is located from Richards Street and leads to the front entrance of the building and a side entrance which is ADA accessible.

The 7,702 sf courtyard area is currently unused. Behind the existing trees located in the courtyard are bleachers which are underutilized and inaccessible. The existing courtyard has a swimming pool which is maintained and kept full of fresh water. The pool is not open for use and is surrounded by barricades to prohibit accidental entry and potential injury to building occupants and visitors. The original pool deck has been determined to be of historic significance from its original use as the Armed Forces YMCA building and will be retained according to DLNR SHPD requirements.

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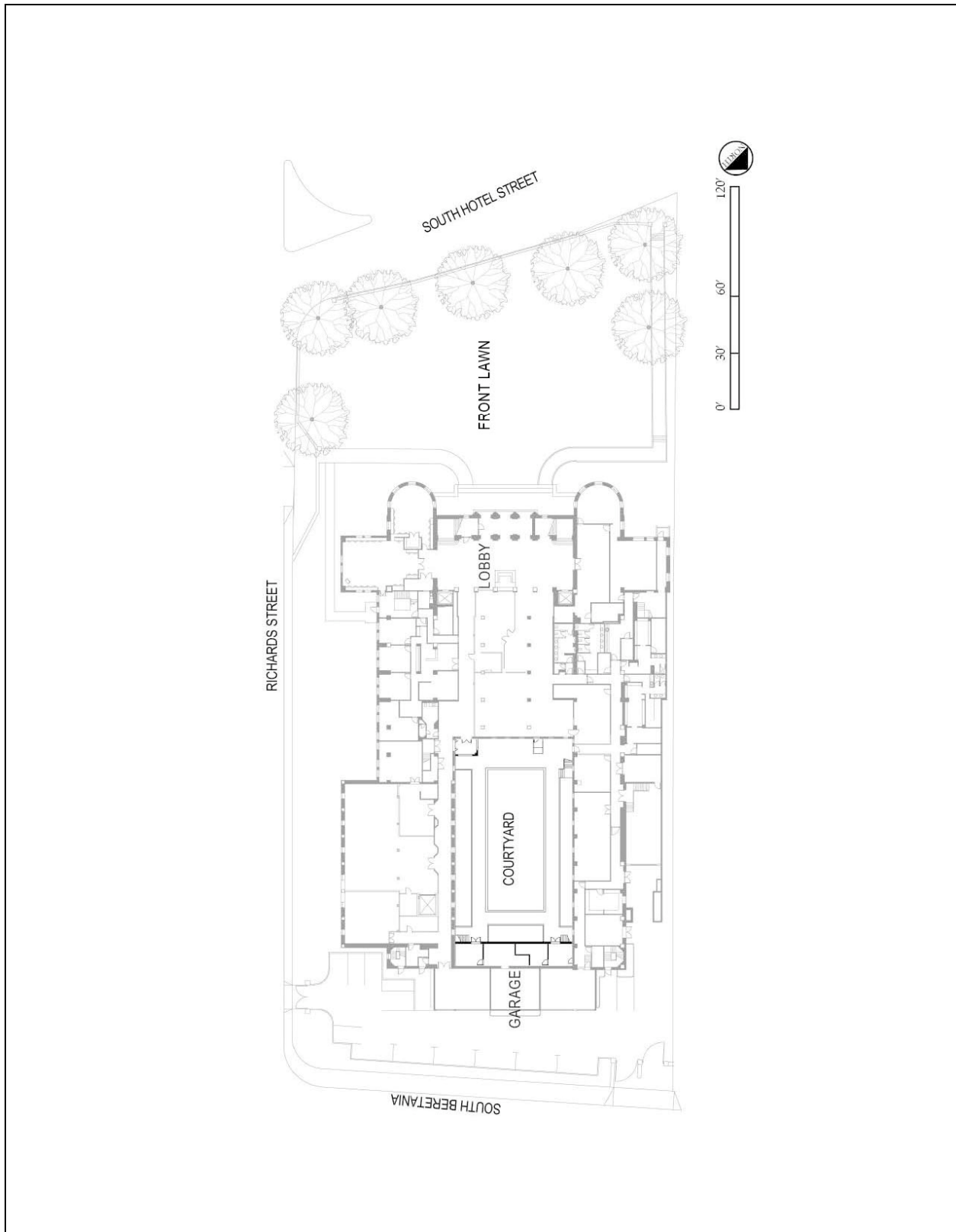


Figure 2-2 Existing Site Plan

The front entry of the building faces South Hotel Street and overlooks a large landscaped lawn. The front entry way consists of three large doorway openings separated by four large wall columns. A second set of large doorway openings and wall columns are located almost directly behind the first row and set back approximately 12 feet. An iron gate is inserted into the second set of doorway openings to secure the front entry of the building after business hours.

The existing entry to the courtyard is provided by three doorways. The first entry is through a double paneled French door that is currently too small to meet ADA requirements. The second entry is through an adjacent opening with decorative bi-fold grills which have been determined to be of historic significance. The last entry to the courtyard is a single paneled French door along the north façade of the building. This door leads to a corridor exiting the building.

2.2 PURPOSE OF THE PROPOSED PROJECT

The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project is intended to provide greater access and public use of the first floor of the 250 South Hotel Street property while addressing the need for cost control and efficient building management. The No. 1 Capitol District Building is currently used for office space by many government agencies and organizations. It also houses the Hawai'i State Art Museum, the Downtown @ the HiSAM restaurant and gift shop. The building is used by employees of the government agencies and organizations located in the building and by the general public.

The proposed project will convert the existing pool area/courtyard to a sculpture garden and lawn area, and will include other improvements such as a PV paneled covered seating area. The new courtyard will provide a usable, educational space for the general public, and particularly, Hawai'i's youth through the museum education program. By filling in the dangerous, unused pool, and creating a safe usable space, the project will help to reduce liability and risk of concerns associated with the existing pool. The project will also eliminate expenditures for monthly pool maintenance, including electrical costs to run the pump system and water usage to fill the unused pool. Finally the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project will create an oasis from the urban setting of Downtown Honolulu for the public. The sculpture garden and revitalized courtyard space will be aesthetically pleasing and will promote an appreciation of the arts.

The new ADA pathway proposed for the front lawn area of the project site will improve accessibility to the area. A new doorway to the courtyard entry will provide an ADA accessible entry way to accommodate guests. Finally, the addition of simple glass doors located at the front entrance of the building and back entry leading to the sculpture garden will prevent air conditioning from flowing out to the courtyard for a more energy efficient building.

2.3 DESCRIPTION OF PROPOSED PROJECT

The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project will serve to create new usable space in the existing pool area/courtyard for enjoyment by the general public. The space will provide a retreat from the surrounding urban setting of Downtown Honolulu. Other improvements will also be made to the existing building including a new ADA pathway in the front lawn of the project site and the addition of new doors for the front entry of the

courtyard and front entry of the building. Each of the proposed project's components are shown in *Figure 2-3* and is described below in greater detail.

Sculpture Garden

The existing pool will be revitalized into a new sculpture garden which will be used as an educational and recreational space for tenants and the general public. Designed as an urban oasis, the garden is intended to create a sense of discovery and intrigue through sculpture placement and spatial layout. The works of art in this garden are intended to be touchable and interactive.

The courtyard will include a café patio, sunken garden, and bleachers surrounded by landscaping elements (*Figure 2-3*). The courtyard is ADA accessible through ADA ramps and pathways with works of art strategically placed along the path. To encourage public exploration of the garden, various spatial experiences are designed through level changes and material use. Sensory experiences will be enhanced through audible experiences in sound such as walking in the gravel and wind blowing through the leaves and trees in the courtyard. There will also be a variation of shaded and un-shaded seating to create a gathering space for building occupants and visitors. The sunken garden will be illuminated by LED lighting recessed into the walls of the garden. Most of the sculptures located in the courtyard will be lit from three sides through in-ground fixtures. This style of lighting will provide differentiation in perception of the main features of the space for a visitor from day to night.

The existing bleachers, which are hidden behind large trees, are currently unused and inaccessible. To improve this overall space, a new canopy will be constructed on the top of the bleachers to offer shade. Constructed out of PV panels, this structure will not only generate power but will also create awareness of artwork to the public when constructed out of art glass. The PV canopy design will be accented by edge lighting providing a visual aesthetic during evening hours. Guardrails will be installed at the existing bleachers for safety and accessibility. These railings will match the existing ornamental railing. This covered seating area will become a great place for the public to relax, eat lunch and view works of art from above.

To preserve the historic significance the original YMCA building, the original pool deck will be retained according to DNL R SHPD requirements. The option of pool restoration is available in the future if desired. To achieve this, the pool cavity will be filled with structural fill to protect the integrity of the tile surfaces within the pool. To maintain the remembrance of the historical pool, a new pool border will be emphasized along with a curvilinear – wavelike canopy constructed above the bleachers. See *Section 3.15* for additional details.

Front Lawn – ADA Pathway with Art Pedestals

A new artistic pathway will be created along the perimeter of the front lawn. This pathway will act as a link between the existing walkways located within the front lawn area, off of South Hotel Street and Richards Street. This feature will serve as a meandering path to experience the lawn area and draw the public into the art gallery and new sculpture garden. The pathway will be enhanced with seating and will be subtly yet effectively illuminated through fixtures. Along this pathway there will also be circular nodes where various commissioned works of art will be placed. The pathway will begin immediately to the right of the existing South Hotel Street entry and will connect to the existing pathway off of Richards Street. The new pathway will be designed to meet ADA standards. The gated entry along South Hotel Street will become more open by changing the swing direction of the existing iron gates outward towards South Hotel Street.

Entry to Courtyard

To enhance the courtyard sense of entry, the door at the end of the hallway will be restored to its original 7' width by 8' height opening. The restoration of the original doorway size will accommodate ADA standards. The adjacent door to the main courtyard entry will be sealed with a simple glass backing while mounted behind the restored decorative grill installed in a fixed position. This installation will help to prevent conditioned air from flowing out to the courtyard for a more energy efficient building. To improve accessibility, the current vending machine will be relocated. This will create a smoother transition from the existing hall to the courtyard space.

Front Entry

Simple, frameless glass doors will be installed at the main entry of the building. The use of these doors will improve building pool maintenance and operational costs by enclosing the interior air-conditioned space. The simple glass doors will replace the existing iron gates which are not part of the original construction of the building. The iron gates are currently manually inserted into the second set of doorway openings to secure the front entry of the building after business hours. The glass doors will be set back from the first row of doorway openings by approximately 12 feet making it less visible from the front view of the No. 1 Capitol District Building.

2.3.1 Proposed Design Elements and Themes

Design themes were created to provide a focus and direction for the project. These themes included education, art, accessibility, safety and cost management, sustainable design, and usable aesthetic environment.

By incorporating these six themes into the proposed design for the project, the new courtyard will create a space that acts as a relaxing retreat to the urban setting of Downtown Honolulu, while promoting art and educating the general public. The project's conversion of the existing pool into a sculpture garden will remove expenditures for maintenance and create a safer environment. Using sustainable designs, the courtyard will include a PV paneled covered seating area that will generate electricity and create a shaded environment. The use of the simple glass doors for the courtyard entry and front entrance will also enclose the interior air conditioned spaces making a more energy efficient building. The new ADA pathway in the front lawn provides for improved overall accessibility through connectivity with other pathways on the site and allowing for a smoother transition to the courtyard.

The project area will be lit with a comprehensive lighting system to enhance the design of the project improvements. The lighting will help to create a relaxed atmosphere at night and will also be used as an additional safety feature, particularly for the front lawn area of the building. A Lighting Basis of Design was prepared by PRYSM Enterprise in November 2009 for the proposed project (*Appendix B*).

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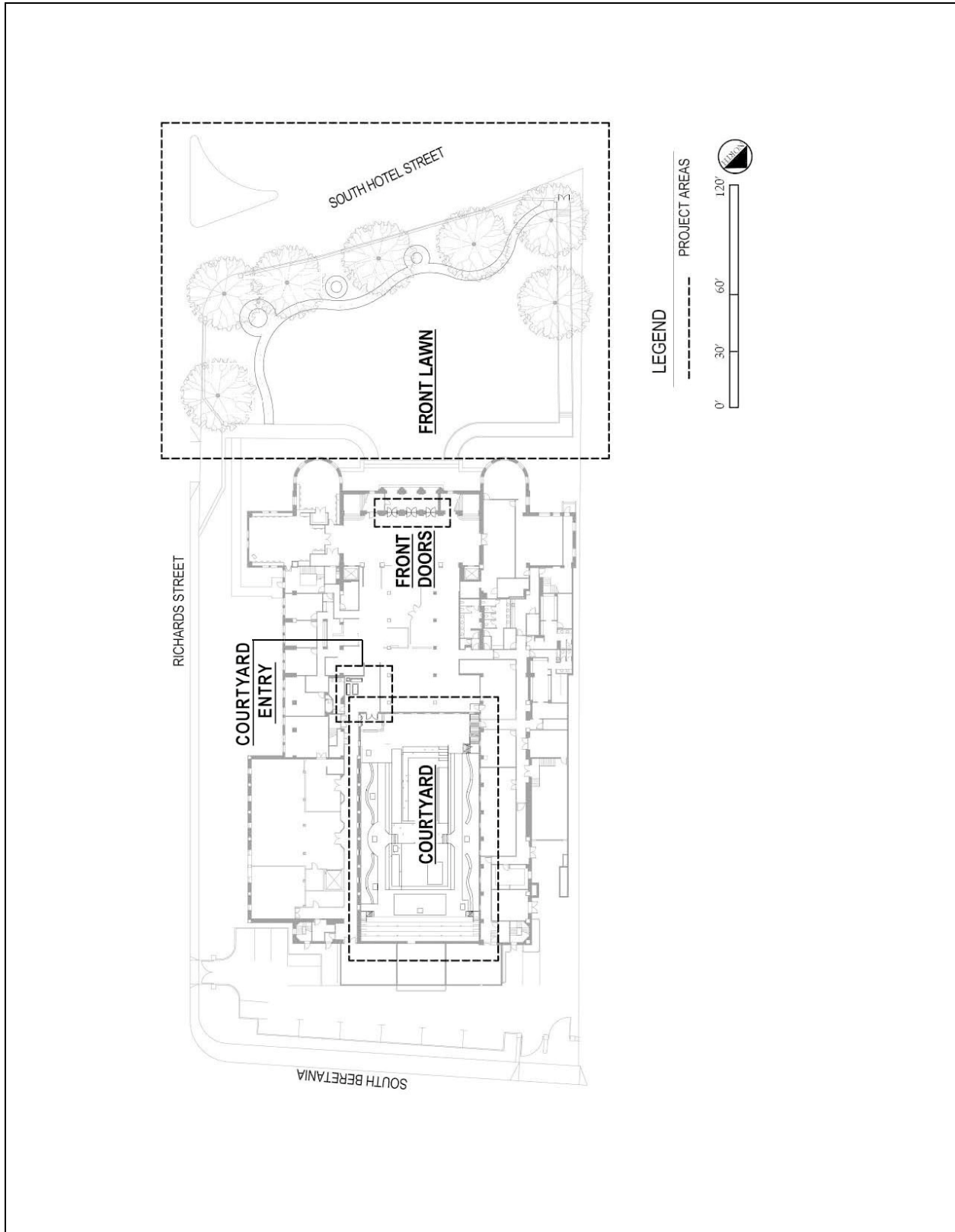


Figure 2-3 Proposed Site Plan for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project

2.4 PROJECT UTILITIES AND INFRASTRUCTURE

Overall existing conditions, impacts, and mitigation measures for utilities are discussed in *Section 3.0* of this document. The existing project site has water, electricity, wastewater, and solid waste collection services. The following section describes the physical characteristics of these site utilities with the addition of the new improvements.

2.4.1 Water

Existing potable water service is provided by the Board of Water Supply (BWS). Existing uses at the project site generate a demand for potable water service. The No. 1 Capitol Building, Courtyard Revitalization and Other Improvements project will not likely affect existing occupancy or result in increased water demand. While the project will require landscaping irrigation, the water requirements are expected to be minimal since landscaping maintenance currently exists on the site. Additionally, closure of the pool will result in some reduction of water use. Fire flow requirements will be maintained and will not be impacted by the project.

2.4.2 Wastewater

Municipal wastewater service is provided through underground lines, mains and collection systems that generally follow existing roadway alignments. Increased wastewater flows are unlikely to occur as a result of the project. While the project will include conversion of the pool to a sculpture garden, it is not anticipated to increase existing occupancy or increase visitor traffic to a level that would significantly impact existing wastewater flows.

2.4.3 Drainage System

Storm runoff generated on site is mostly directed towards the storm drains situated in the front lawn and paved driveways. The existing courtyard area is drained by eight drain inlets in the tile floor area which connect to 6" and 8" pipes at the western corner of the courtyard. These drain lines eventually connect to the drain line along Hotel Street. Most of the existing drainage system for the No. 1 Capitol District Building will be maintained, with the exception of the areas being improved.

The existing deck drainage system in the courtyard area will be modified. A new perforated underdrain system connected to a sump pump will replace the existing pool drainage. The new pathway located in front of the lawn will be built flush to the existing ground and will drain towards the existing inlets. See *Section 3.8.3* for additional details.

2.4.4 Solid Waste Disposal

Solid waste from the project site will be disposed of at an approved refuse disposal site by the City and County of Honolulu. The proposed project will generate some solid waste with the building and general construction of the project, however, the operation and use of the site is not likely to result in increased solid waste generation. Building occupancy should remain unchanged and visitor traffic should not increase significantly. Recycling programs that currently exist at the No. 1 Capitol District Building and will maintained.

2.4.5 Other Utilities

The project will require additional electrical services to provide for additional lighting in the courtyard and front lawn areas.

2.4.6 Access, Roadways, and Parking

The No. 1 Capitol District Building is located on the east end of the block bounded by Alakea, Beretania, Richards, and Hotel Streets. Vehicular access to the rear of the building is from Beretania Street along the mauka portion of the property. Nineteen parking stalls are provided on the mauka portion of the property behind the No. 1 Capitol District Building. Other parking for the building is located at Ali'i Place.

The No. 1 Capitol District Building can be accessed via walking paths and sidewalks of Downtown Honolulu. The main entrance to the building is off Hotel Street. The secondary entrance is off Richards Street.

The proposed project will include a new concrete path in the front lawn area leading to the entrance of the No. 1 Capitol District Building. Pedestrian pathways located on all sides of the building will be maintained, connecting the site to rest of Downtown Honolulu.

2.5 CONSTRUCTION CHARACTERISTICS

The proposed project requires that the existing pool be revitalized into a sculpture garden and a new pathway be provided in the front lawn. The project site will require some vegetation clearing, grubbing, minor grading, general construction, and planning and landscaping. Structural Basis of Design was prepared for the proposed project in November 2009 by Martin and Chock (*Appendix C*).

2.5.1 Landscape Management

Minor clearing, grubbing and grading will be needed on the project site to develop the new ADA pathway in the front lawn and to create an aesthetically pleasing landscape design within the new sculpture garden. All of the existing large trees in the front lawn area will remain and be protected during construction; however some plants may be removed or relocated to accommodate the new pathway. Mature trees will be retained.

Landscaping will be planted along both sides of the courtyard to frame the garden and provide a landscaped backdrop to the sculptures. Medium canopy trees will be used to provide shade. A synthetic lawn will be installed at the mauka end of the courtyard to provide a gathering space for the general public. A landscaping plan was prepared for the project. The landscape design incorporates principles of sustainability and provides special consideration for the use of materials that are appropriate to the site and maintenance of the landscaping. Impacts to the existing plantings and landscaping of the site are anticipated as being relatively minor. Some of the additional landscaping and plants may include future placement of Kupukupu fern, Rhapsis or Macarthur Palm, Kukui, Signapore Plumeria along with other indigenous and non-invasive species. As appropriate, the proposed project will comply with design requirements of the Hawai'i Capital Special Design District.

2.5.2 Excavations

The project site is generally level as the improvements will take place in areas which are already developed. Modification to the topography will be minimal consisting of fine adjustments to site grades to allow for the ADA pathway created along the perimeter of the front lawn.

2.5.3 General Construction

The paved pathway will require the use of concrete formations on the existing front lawn. The construction of sculpture garden will include the formation and placement of concrete foundations inside the pool cavity. The top of the pool deck will be covered with waterproofing and other protective materials. The installation of electrical wiring and equipment, general carpentry work, painting and many other trades and work associated with typical construction activities will also be carried out for the project. Construction related impacts that may affect public transportation services and operations will be coordinated directly with the City and County of Honolulu, Department of Transportation Services prior to commencement of construction.

2.6 SUMMARY OF PROJECTED COSTS

Costs for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements are estimated at \$2 million. The costs will be met through State funding.

3.0 DESCRIPTION OF THE ENVIRONMENTAL SETTING, POTENTIAL IMPACTS AND MITIGATION MEASURES

3.0 DESCRIPTION OF THE ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This section describes the existing environmental setting and identifies possible impacts of the proposed project. Strategies to mitigate those potential impacts are also identified.

3.1 TOPOGRAPHY

Existing Conditions

The No. 1 Capitol District Building is located in southern O‘ahu on the Honolulu Coastal Plain (U.S. Department of Agriculture, 1972). The developed rectangular parcel is approximately 20 feet above mean sea level (MSL) and generally comprises of level terrain. Localized slopes occur to direct storm runoff towards the storm drains situated in the lawn and paved driveway (*Figure 1-7*).

Anticipated Impacts and Mitigation Measures

No substantial changes to the site’s topography will be made, although some excavation and minor grading will be required during the construction process to create the new pathway within the existing lawn area located at the exterior entrance of the building. Best Management Practices will be implemented pursuant to the required Grading Permit to mitigate any potential impacts of soil erosion and fugitive dust during any grading or excavation.

3.2 SOILS

Existing Conditions

Soil types within the project site are identified in the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) (formerly known as the Soil Conservation Service), Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawai‘i, (August 1972). The USDA NRCS system classifies soils by type and permeability characteristics, including run-off and erosion. As depicted in *Figure 3-1*, the site consists of Makiki clay loam, 0 to 2 percent slopes (MkA). Makiki Series soil consists of well drained soils in alluvium mixed with volcanic ash and cinders. Permeability is moderately rapid, runoff is slow, and the erosion hazard is no more than slight.

Anticipated Impacts and Mitigation Measures

The proposed project will not change the overall soil composition at the site. However, due to minor grading and leveling, some soil will be redistributed on the site. Earth moving activities during construction (e.g., grading, clearing, excavation) have potential to impact air quality through fugitive dust and water quality through storm water runoff. These impacts are addressed in *Section 3.6 Air Quality* and *Section 3.8.3 Storm Drainage*. Best Management Practices will be implemented as described in these sections to mitigate potential adverse impacts.

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Figure 3-1 USDA NRCS Soils Map

3.3 CLIMATE

Existing Conditions

With an annual average temperature ranging from the high-60s to the mid-80s Fahrenheit (°F), downtown Honolulu has an average monthly low temperature of 65°F in January and February and average monthly high temperature of 88°F in August and September. Nestled in the leeward rain shadow of the Koʻolau Mountains, downtown Honolulu has an average annual rainfall of 22 inches with most of it occurring between the months of November through January.

Winds from the northeast, known as trade winds, are the most predominant over the Hawaiian Islands. In the winter, there is a shift in the wind patterns characterized by the arrival of the westerly and southerly winds and frontal influences from the North Temperate Zone becoming more prevalent. Westerly winds typically are characterized by the presence of strong winds and high wave activity from the southwestern sector of the Pacific. Overall, the annual average wind speed in downtown Honolulu ranges from 9 to 11 miles per hour.

Anticipated Impacts and Mitigation Measures

The proposed action will have no effect on climatic conditions, and therefore no mitigation measures are required.

3.4 NATURAL HAZARDS

Existing Conditions

Based on the Federal Emergency Management Agency's *Flood Insurance Rate Map, FIRM Community Panel No. 15003C0365F*, effective November 20, 2000, the project site is located in "Zone X" (*Figure 1-7*). The flood Zone X designation indicates the area is outside of the 500-year floodplain. Elevations at the site range from approximately 10 feet to 15 feet above sea level, with maximum slopes approximately 2 percent (*Figure 1-7*).

Anticipated Impacts and Mitigation Measures

Because the project area is located well away from the coastal area and the stream courses, the project area is secure from stream flooding, as well as coastal inundation. To prevent ponding or localized flooding resulting from storm run-off, existing drainage infrastructure in affected areas of the project will be replaced with new infrastructure which will be designed and constructed to meet applicable standards. All construction will necessarily conform to relevant building codes to mitigate the risk of wind and seismic damage.

Zone X includes areas of minimal hazard from the principal source of flood in the area and the Flood Insurance Program does not have any regulations for development within this district. No mitigation measures are required.

3.5 FLORA AND FAUNA

Existing Conditions

The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project site is situated within urban downtown Honolulu. The makai portion of the property contains a manicured lawn fringed by ornamental vegetation. Some of the existing trees and plants located in

the front lawn include Monkeypods, Mock Orange, and Pothos Vine. The existing courtyard area located on the mauka portion of the building contains a variety of trees and plants, including the Italian Cypress, Arbor Vitae, Bottlebrush, Podocarpus and Areca Palms. No observed grasses, shrubs, or trees within the project site are known to be protected under State or Federal environmental laws. Due to the site's developed nature and location within a highly urbanized area, it is unlikely that threatened or endangered species are present on the site (DAGS, 2000). A proposed Landscape Basis of Design for the project was prepared by Walters, Kimura, Motoda, Inc. Additionally, Steve Nims & Associates, LLC, conducted a tree assessment to address potential impacts to trees located on the site. The findings of the assessment are included as *Appendix D*.

Urbanized areas are typically not suitable habitats for threatened, endangered, or candidate faunal species, such as the Hawaiian hoary bat (*Lasiurus cinereus semotus*), the Hawaiian or O'ahu tree snail (genus *Achatinella*), the Hawaiian owl (*Asio flammeus sandwichensis*) and the O'ahu creeper (*Paroremyza maculate*). The developed nature of the project site suggests that it is of little or no resource and is uninhabited by threatened or endangered fauna found on the island of O'ahu. Birds, mammals, reptiles and amphibians that currently frequent the site are introduced or indigenous species that are commonly found in urban areas (DAGS, 2000).

Anticipated Impacts and Mitigation Measures

The construction of the proposed project improvements is not expected to result in significant adverse impacts to existing plant species. The Monkeypods located in the front lawn of the building will remain in place and will be protected during construction. While these trees may require pruning of surface roots for the development of the new pathway, impacts are expected to be minor and will not affect the condition of the trees. The Mock Orange hedge located along the inside of the wall in the front lawn will likely be relocated and/or removed and the existing lawns and Pothos Vine will be repaired as required. Landscaping in the courtyard area of the building will result in the removal of the existing Cypress, Arborvitae and Areca Palms due to their poor health condition (*Appendix D*). The project landscaping in the courtyard may include future placement of Kupukupu fern, Rhapsis or Macarthur Palm, Kukui, Singapore Plumeria and indigenous and non-invasive species.

There are no anticipated adverse impacts to the area's wildlife or habitat.

3.6 AIR QUALITY

Existing Conditions

The State Department of Health (DOH), Clean Air Branch (CAB) has established the State Ambient Air Quality Standards (SAAQS). The DOH-CAB regularly samples ambient air quality at monitoring stations throughout the State and annually publishes this information. On O'ahu, there are six monitoring stations. The closest station to the project site is located in Downtown Honolulu on the roof of the DOH (Kīna'u Hale) building (1250 Punchbowl Street), which measures SO₂, O₃, PM₁₀, PM_{2.5}.

Consistent trade winds regularly blow from a northeasterly direction, creating conditions for excellent air quality over the islands because the prevalent wind directions moves generated air pollutants on land to the southwest out to the open ocean. The present air quality of the project area appears to be reasonably good based on nearby monitoring data. Present air quality in the project area is mostly affected by motor vehicles, with carbon monoxide being the most abundant

of the pollutants emitted. Air quality data from the nearest monitoring stations suggest that all state and national air quality standards are currently being met, although occasional exceedances of the more stringent state standards for carbon monoxide may occur near congested roadway intersections.

Anticipated Impacts and Mitigation Measures

There will be two types of short-term air quality impacts that will result from the proposed construction project: 1) fugitive dust generation and 2) on-site/off-site emissions from moving construction equipment and commuting construction workers. Air quality monitoring can be implemented if needed to ensure compliance with State Ambient Air Quality Standards. Strict compliance with State and County pollution control requirements, such as dust-watering programs and covering dirt-hauling trucks will mitigate fugitive dust from construction activities. On- and off-site emissions from construction equipment and workers can be controlled, as appropriate, by the use of proper equipment and restricting working hours.

3.7 NOISE

Existing Conditions

Major contributors to the existing background ambient noise levels within the project area are largely attributed to motor vehicle traffic along streets bordering the project site, and from Beretania Street in particular due to its larger traffic capacity and volume. The noise levels around the project site are typically consistent with noise levels found in urbanized business district areas.

Anticipated Impacts and Mitigation Measures

No. 1 Capitol Building, Courtyard Revitalization and Other Improvements project is not likely to result in an increase in ambient noise levels. While noise will be generated during the construction period, the project is not expected to impact the businesses or organizations located in nearby buildings and facilities surrounding the project site. No extraordinary mitigation measures are proposed at this time since the noise generated by current and proposed activities is not expected to exceed allowable levels. Construction activities will be monitored to comply with the provisions of the regulations for community noise control. The contractor will be required to obtain a noise permit if the noise levels from construction activities are expected to exceed the allowable levels. Heavy vehicles traveling to and from project sites will comply with the State's administrative rules for vehicular noise control.

3.8 UTILITIES AND INFRASTRUCTURE

Austin, Tsutsumi & Associates prepared a Civil Basis of Design for the proposed project in November 2009 (*Appendix E*).

3.8.1 Water System

Existing Conditions

The No. 1 Capitol District Building is presently served by the Honolulu Board of Water Supply (BWS) distribution system. Existing uses at the project site generate a demand for potable water service.

Probable Impacts and Mitigation Measures

No. 1 Capitol Building, Courtyard Revitalization and Other Improvements will not likely result in increased water demand. The project will improve existing areas of the No. 1 Capitol District Building and will not affect the existing occupancy. While water supply will be required to support landscape drip irrigation system, the water requirements are expected to be minimal. Irrigation system run times will be scheduled and monitored to prevent over watering. The BWS has assessed that the existing water system is adequate to accommodate the proposed improvements.

3.8.2 Wastewater

Existing Conditions

Municipal wastewater service is provided through underground lines, mains and collection systems that generally follow existing roadway alignments. Existing uses at the project site generate a demand for municipal wastewater disposal service.

Probable Impacts and Mitigation Measures

Increased wastewater flows are unlikely to occur as a result of the project. While the project will include conversion of the pool to a sculpture garden located on the eastern side of the building, among other improvements, it is not anticipated to increase the existing occupancy or visitor traffic to a level that would impact existing wastewater flows.

3.8.3 Storm Drainage

Existing Conditions

Drainage lines within the project site generally follow roadway alignments. Storm runoff is mostly directed towards the storm drains situated in the front lawn and paved driveways. The existing courtyard area is drained by eight drain inlets in the tile floor area which connect to 6" and 8" pipes at the western corner of the courtyard. These drain lines eventually connect to the drain line along South Hotel Street. There is an existing inlet and pipe to discharge the swimming pool water.

The front lawn area is relatively flat and mildly slopes towards the adjacent streets. The lawn has four existing inlets along South Hotel Street and one existing inlet along Richards Street. These inlets connect to an existing 24" drain line along South Hotel Street.

Probable Impacts and Mitigation Measures

Most of the existing drainage system for the No. 1 Capitol District Building will be maintained. The areas being improved are primarily located in the swimming pool area, pool deck, and the front lawn of the No. 1 Capitol Building. The drainage system in the courtyard area will be improved. Two of the drain inlets along the pool perimeter will be capped and abandoned. The remaining six drain inlets will connect to an extension to drain water from the new built up deck. A new perforated underdrain system will be installed at the bottom of the existing swimming pool. Water accumulated from new surfaces within the existing pool will be drained into new trench drains down into the perforated underdrain system and pumped back up into a sump pump. The water from the sump pump will be pushed through a pipe enclosed in a low concrete wall with a grate on the side, which will drain the water back onto the surface of the built up deck drains. This system will drain by gravity to the existing 8-inch drain line at the western corner of the courtyard,

where it is conveyed towards the existing drain line along South Hotel Street. The peak runoff for this area is not affected since the amount of impervious area does not change.

The proposed pathway in the front lawn will slightly increase the peak flow due to the increase in impervious area. The new pathway will be built flush to the existing ground and will drain towards the existing inlets.

No significant storm drainage impacts are anticipated

3.9 HAZARDOUS WASTE

Existing Conditions

Hazardous waste is defined as having a chemical composition or containing other properties that make it capable of causing illness, death, or some other harm to humans and other life forms when mismanaged or released into the environment (EPA, 2005).

Hazardous and toxic materials (HTM) such as asbestos have been previously addressed on the project site due to past interior renovation work and the west-wing addition to the building (1987-1988). Asbestos removal, monitoring, and mitigation were carried out according to requirements for regulatory compliance. A Phase I site Assessment was prepared in 1999 by J.R. Herold and Associates, Environmental Professionals. The assessment found that there were no significant problems associated with HTM at the project site. During the investigation, no observations of underground storage tanks and fluid filled transformers/capacitors were found. The above ground diesel tank on the projector is used for the on-site emergency electrical generator (DAGS, 2000). A subsequent asbestos resurvey for the project site was conducted in November 2000 by Professional Service Industries, Inc. The findings of the survey found that all suspect materials sampled as part of the survey were analyzed as non-detect for asbestos. No special handling of materials were required during demolition or renovation activities.

Hazardous materials are currently used on the project site in relationship to ongoing building maintenance operations, such as fluorescents, ballasts, latex paint, solvents, gas, oil, lubricants. These materials are stored in appropriate designated areas on the property and disposed of in accordance with applicable regulatory controls.

Anticipated Impacts and Mitigation Measures

No significant impacts related to hazardous waste from the construction of the project are anticipated. Any additional hazardous materials that may be used for building and landscaping maintenance will be used, stored and disposed appropriately.

3.10 ELECTRICAL AND COMMUNICATIONS

WSP Lincolne Scott, Inc. prepared an Electrical Basis of Design for the proposed project in November 2009 (*Appendix F*).

Existing Conditions

Electrical, telephone and cable television services are provided to the project site by overhead distribution lines. Existing uses at the property generate a demand for electrical and communication services.

Anticipated Impacts and Mitigation Measures

While additional lighting will be used for the courtyard and front lawn areas, the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project will not significantly impact the existing demand for electrical and communication services. No mitigation is proposed. Photovoltaic panels will address some of the increased electrical uses and elimination of the pool pumping requirements will reduce some of the current demand.

3.11 TRAFFIC AND ROADWAYS

While no traffic study was conducted for this Draft EA due to a pre-assessment that traffic generation from the project would be insignificant, a previous study does provide useful information. A Traffic Impact Analysis Report was prepared by Wil Chee Planning, Inc., in August 2000 for the No.1 Capitol District Building EA (October 2000).

Existing Conditions

The following intersections were assessed in the traffic study:

- Richards Street and King Street
- Richards Street and South Hotel Street
- Richards Street and Beretania Street
- Alakea Street and King Street
- Alakea Street and South Hotel Street
- Alakea Street and Beretania Street

The highway capacity analysis performed for the TIAR is based upon procedures presented in the Highway Capacity Manual (HCM) (1997), which was published by the Transportation Research Board. HCM defines Level of Service (LOS) as "a quality measure describing operational conditions within a traffic stream". Several factors may be included in determining LOS, such as: speed, travel time, freedom to maneuver, traffic interruptions, driver comfort, and convenience. LOS's "A", "B", and "C" are considered satisfactory Levels of Service. LOS "D" is generally considered a minimum "acceptable" operating level of service. LOS "E" is an undesirable condition, and LOS "F" is an unacceptable condition.

Existing A.M and PM Peak Periods

There appears to be adequate capacity to accommodate the existing traffic volumes at a good LOS. Poor operating conditions observed during the study were the result of backups from downstream intersections and illegally parked vehicles restricting traffic flow and the use of some turn lanes. *Table 3-1* provides the existing AM and PM peak trip generation characteristics.

Table 3-1 Existing AM and PM Peak Hour Traffic Conditions

Intersection	AM	PM
	<u>LOS</u>	<u>LOS</u>
Richards St/King St	B	B
Richards St/S. Hotel St	A	A
Richards St/Beretania St	A	A
Alakea St/King St	B	B
Alakea St/S. Hotel St	A	A
Alakea St/Beretania St	B	B

Source: TIAR (Wil Chee Planning, Inc., 2000)

Existing Bus Service

Bus service is provided to the site by routes along King Street, Beretania Street, South Hotel Street, Richards Street, and Alakea Street.

Anticipated Impacts and Mitigation Measures

Criteria for determining if a project has a significant traffic impact for which mitigation measures must be investigated is determined by the LOS. If the LOS with the project is “D” or better, then no mitigation measures need to be identified. The traffic related impacts of the project will not have a significant impact on peak hour traffic conditions in the vicinity of the project. Intersection movements are expected to operate to LOS “D” or better with and without the project. See *Table 3-2*.

Table 3-2 PM Peak Hour Traffic With and Without Project

Intersection	Without the Project	With the Project
	<u>LOS</u>	<u>LOS</u>
Richards St/King St	B	B
Richards St/S. Hotel St	A	A
Richards St/Beretania St	A	A
Alakea St/King St	B	C
Alakea St/S. Hotel St	A	A
Alakea St/Beretania St	B	B

Source: TIAR (Wil Chee Planning, Inc., 2000)

The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project is not anticipated to significantly impact existing traffic conditions (*Table 3-2*). The project includes improvements to the existing pool area/courtyard and the front lawn. These improvements are not expected to increase vehicular traffic in the area.

Existing bus service is provided to the site by routes along King Street, Beretania Street, South Hotel Street, Richards Street, and Alakea Street are not anticipated to be impacted by the project.

Construction related impacts that may affect public transportation services and operations will be coordinated directly with the City and County of Honolulu, Department of Transportation Services prior to construction.

3.12 PARKING

Existing Conditions

There are nineteen parking stalls provided in the mauka portion of the property behind the No.1 Capitol District Building. Six of the stalls are located in a covered garage and 13 are located in an uncovered paved area. By agreement, most of the parking for the No. 1 Capitol District Building is located in Ali'i Place. The State-owned parking stalls in Ali'i Place adequately fulfill the parking requirements for the property. There are 250 public metered parking spaces at this location.

Probable Impacts and Mitigation Measures

The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project does not trigger a requirement for additional parking. No new parking areas are planned for the project. Public parking is currently available at Ali'i Place. Additional parking is also provided in nearby State buildings with public parking and in the public parking lot located along the north side of Beretania Street between Alakea Street and Bishop Street. No mitigation measures are proposed.

3.13 SOCIO-ECONOMIC CHARACTERISTICS

Existing Conditions

The project site is located in downtown Honolulu in the Hawai'i Capital District. The Hawai'i Capital District is frequented by residents and tourists for its scenic and historical features. Notable features in the vicinity of the project site include the State Capitol, the War Memorial, Washington Place, and Iolani Palace.

The adjacent urbanized areas consist primarily of office buildings, commercial use and public facilities. Mixed use buildings include high rise residential condominiums. The nearest residential areas are located near Chinatown and Nu'uuanu/Punchbowl and are typically apartment style complexes. The Honolulu area is generally considered a desirable place to live due to its close proximity to amenities and services.

Anticipated Impacts and Mitigation Measures

The No. 1 Capitol District Building, Courtyard Revitalization project is not expected to result in adverse socio-economics impacts. The project may create short-term economic benefits as a result of design and construction employment. Upon completion, the proposed improvement is expected to have beneficial long-term social and economic impacts. The new sculpture garden and courtyard may attract new visitors to the building thereby increasing business for the Downtown @ the HiSAM restaurant and gift shop located in the No. 1 Capitol District Building.

No specific socio-economic mitigation actions are recommended.

3.14 PUBLIC FACILITIES AND SERVICES

This section discusses the project's probable impact on public facilities and services of the project site and surrounding area.

3.14.1 Educational Facilities

Existing Conditions

Three educational facilities are located near the project site. These include:

- St. Andrews Priory located at 224 Queen Emma Square, is approximately .3 miles away from the project site and is the closest educational facility.
- Central Intermediate School located at 1302 Queen Emma Street, is approximately .4 miles away from the project site.
- Royal Elementary School located 1519 Queen Emma Street, is approximately .5 miles away from the project site.

Anticipated Impacts and Mitigation Measures

The No. 1 Capitol Building, Courtyard Revitalization and Other Improvements project is not expected to result in impacts to educational facilities. The proposed project would create a sculpture garden and lawn providing a usable, educational space for the general public, and particularly, for Hawai'i's youth. The sculpture garden and revitalized courtyard space will be aesthetically pleasing and will promote an appreciation of the arts. No adverse impacts are anticipated and no mitigation is proposed.

3.14.2 Recreational Facilities

Existing Conditions

Numerous parks are located in Downtown Honolulu. The No. 1 Capitol District Building is located among the "Lei of Parks" identified in the Honolulu Bicycle Master Plan (1999). The Capital District and Thomas Square are among the identified parks and attractions.

Anticipated Impacts and Mitigation Measures

The proposed project is not expected to significantly impact existing recreational facilities, including the parks and attractions, located in the Hawai'i Capital District. As a historic site within the Hawai'i Capital District, the No. 1 Capitol District Building would be improved to provide a new recreational space for people to gather in a relaxing environment. The project may attract new visitors to the Hawai'i Capital District and to the No. 1 Capitol District Building to participate and integrate with touchable and interactive exterior art. While no adverse impacts to recreational facilities are anticipated, beneficial impacts of providing an oasis from the existing urban setting and a usable educational space for general public are expected to result from the project.

3.14.3 Police

Existing Conditions

Downtown Honolulu is served by Honolulu Police Department (HPD) District 1 which covers the area from Liliha Street to Punahou Street, from Round Top Drive to Ala Moana Beach, including Aloha Tower. District 1 includes Beats 150-158, 160-161, 163-165, 167-172, 174-176, and 178-180. The main police station for the island of O'ahu and HPD administrative office headquarters is the Alapa'i Station located at 801 South Beretania Street (beat 163 on the district beat map). An HPD substation is located in Chinatown at the corner of Mauna Kea and North Hotel Streets. It has workspace for District 1 patrol officers, detectives, and bicycle detail.

Anticipated Impacts and Mitigation Measures

This project should not impact the police department's operations or ability to provide adequate services to the surrounding community. District 1 police resources are adequate to serve the project as it currently provides services for the No. 1 Capitol District Building. No adverse impacts are anticipated and no mitigation measures are proposed.

3.14.4 Fire

Existing Conditions

The Downtown region is in the 1st Battalion area designated by the Honolulu Fire Department. In the event of a fire at the proposed project, three engines, a ladder truck and a Battalion Chief would respond. Response to the project site is as follows:

- Station 9: The Kaka'ako Fire Station is located at the corner Queen Street and Paki Street. It is an engine and tower company.
- Station 1: The Central Fire Station is located at 104 South Beretania Street. Station 1 has an engine company.
- Station 2: The Pāwa'a Fire Station Central Fire Station is located at 1610 Makaloa Street. It has a ladder company, engine company and rescue unit.

First response for medical and fire emergencies at the project site and the surrounding area is provided by Station 9, the Kaka'ako Fire Station. Station 9 is 0.6 miles from the project site and the response time would be approximately 2 minutes. In the event of a first response or alarm fire, Station 9 would send a ladder and engine company. Stations 1 and 2 would both send engine companies, and Station 2 would also send a ladder company. The 1st Battalion Chief would respond as well.

HFD works with the Emergency Medical Services, or EMS, who dispatches the closest available unit. This may be either an EMS ambulance or a fire company and depends on the type of emergency and location. Since there are only 16 EMS stations on O'ahu, fire companies are frequently the first responder. Depending on the traffic, it takes about two to five minutes to reach the project area.

Anticipated Impacts and Mitigation Measures

This project is not expected to impact the Fire Department's operations or ability to provide fire protection services to the project area and surrounding downtown district. The planned improvements will be designed to meet fire and building code requirements. This will include meeting fire flow requirements for water system improvements.

3.14.5 Emergency Medical Services

Existing Conditions

The Honolulu Emergency Services Department (EMS) is responsible for providing the following: an efficient, effective and economical operation of the pre-hospital emergency medical care and emergency ambulance service; a comprehensive aquatic safety program at City beach parks, including lifeguard services; injury prevention, public education and public health programs; and coordination with other agencies and jurisdictions.

The EMS has 18 Advanced Life Support Ambulance vehicles and two Rapid Response Paramedic vehicles in Honolulu and maintains a staff of over 200 trained personnel. In an emergency response, EMS personnel and/or the nearest fire station are notified as part of a co-response agreement with other emergency responders. Average response time, depending on the nature of the call, is 4-15 minutes.

Numerous major hospitals and clinics are in relative proximity to the project site. Prompt attention is available to patients in medical emergencies. The nearest emergency hospital, Queens Medical Center is located approximately 0.3 miles from the project site.

Anticipated Impacts and Mitigation Measures

The proposed project will not impact the handling of EMS or medical emergencies. The Queens Hospital will continue to function in its present locations and will be accessible to the No. 1 Capitol District Building. No mitigation is proposed.

3.14.6 Solid Waste Management

Existing Conditions

Solid waste collection for the project area is provided by the City and County of Honolulu. Existing uses at the project site generate a demand for solid waste disposal.

Anticipated Impacts and Mitigation Measures

The proposed project will generate some solid waste with the building and general construction of the project. While additional trash bins may be provided in the courtyard area to accommodate the general public use of the space, the project will not likely result in new solid waste generation at the site. Recycling programs that currently exist at the No. 1 Capitol District Building will be maintained. No mitigation is proposed.

3.14.7 Accessibility for Persons with Disabilities

Existing Conditions

Most of the project site directly complies with Americans with Disability of Act (ADA) standards. However, the existing entry to the courtyard does not meet ADA requirements.

Anticipated Impacts and Mitigation Measures

The project will be in conformance with the provisions of the ADA standards, which have been incorporated into the City's Building Code. The proposed project design includes an ADA accessible path way located in the front lawn which will provide additional access to the No. 1 Capitol District Building. The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements will also restore the entryway of the courtyard to its original 7' width by 8' height opening, making it ADA accessible.

3.15 HISTORICAL, ARCHAEOLOGICAL AND CULTURAL RESOURCES

Existing Conditions

As the proposed No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project is classified as a "state project", it is subject to a historic preservation review process under the auspices of HRS, §6E-8. Under §6E-8(a), before the state can commence with this project, it

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needs to afford the State of Hawai'i, DLNR, SHPD an opportunity to review the effect of the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project on known or potential historic properties.

In May 2002, an *Archaeological Monitoring Report for the Renovations to No. 1 Capitol District Building* project was completed by T.S. Dye & Colleagues, Archaeologists, Inc. The renovations project for which the study was completed included construction of an elevator and installation of various underground facilities as part of a renovation of the building for use as an art gallery. This study was designed to identify historic properties that might be exposed during the undertaking and to treat them in accordance with applicable historic preservation and burial laws.

History of the Project Site

Historical background research for the project site was conducted by Simons (1991a), who reviewed land records dating from 1839 to 1927. Most of the project area was awarded to Charlotte A. Hooper in the māhele. Several other awards were made during the māhele, when land titles were first recorded. The mauka portion was awarded to Kailiwai, portions of the 'Ewa side were owned by B.F. Snow, W. M. French, and D.P. Penhallow. The makai portion along Richards Street was awarded to Kepahukepau. While the layout of the building is not known, it is likely that they consisted of residences and associated outbuildings.

The Hawaiian Hotel later called the Royal Hawaiian Hotel was built on the site in 1872. In 1879, the hotel was surrounded by dwellings; however the hotel expanded over the next few years and replaced all of the residences by 1914. The Royal Hawaiian Hotel relocated to Waikiki and the Army and Navy YMCA building was built on the site in 1927. The No. 1 Capitol District Building is registered as a Historic building (Site No. 80-14-1307) and was added to the State Register on September 22, 1975 and the National Register on December 1, 1978. The building was rehabilitated in the late 1980s by Hemmeter Corporation, when it was renamed the No. 1 Capitol District Building. The site has been acquired by the State under a lease purchase agreement, and currently is mostly occupied by State of Hawai'i government offices.

Previous Research and Information in the Vicinity

Information on known historic properties of the project site and vicinity is reported by several authors, including Simons 1991c; Nagata 2000; Carpenter and Yent 1995; Seelye 1968; Luscomb and Reeve 1976; Perizinski et al. 2000; and Chiogioji et al. 1991. Historic artifacts have been recovered from the project area and from archaeological excavations surrounding the project area (*Figure 3-2*); however none were tradition Hawaiian artifacts. These artifacts are described in detail in *Archaeological Monitoring Report for the Renovations to No. 1 Capitol District Building* (T.S. Dye & Colleagues, Archaeologists, Inc, 2002).

Results of Field Inspection

Archaeological monitoring was conducted by Dr. Thomas S. Dye, a qualified archaeologist, from January 23 to February 6, 2002. The monitoring consisted of excavations of an elevator pit inside the No. 1 Capitol District Building and utility corridor running from the mauka end of the building to the mauka edge of the middle lane of Beretania Street.

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A single concentration of historic-era artifacts was discovered during monitoring of the elevator pit excavation. The concentration occupied a poorly defined area of approximately 2m diameter in the southeast corner of the pit. Historic artifacts were found in layer II (Clay Loam) from approximately 30 cm below surface to the lower boundary of the layer. Layer I (1-10 cm) consisted of concrete slab and layer III (60-base) of volcanic cinders. Historic artifacts, including building materials, glass and ceramic bottles, porcelain and white-ware ceramic tableware, butchered mammal bone, a clap pipe stem fragment, and wood charcoal were collected. No historic features were discovered in the utility corridor excavation. The materials collected from the in-fill appear to have come from a substantial structure like the Hawaiian Hotel, and not from a residence.

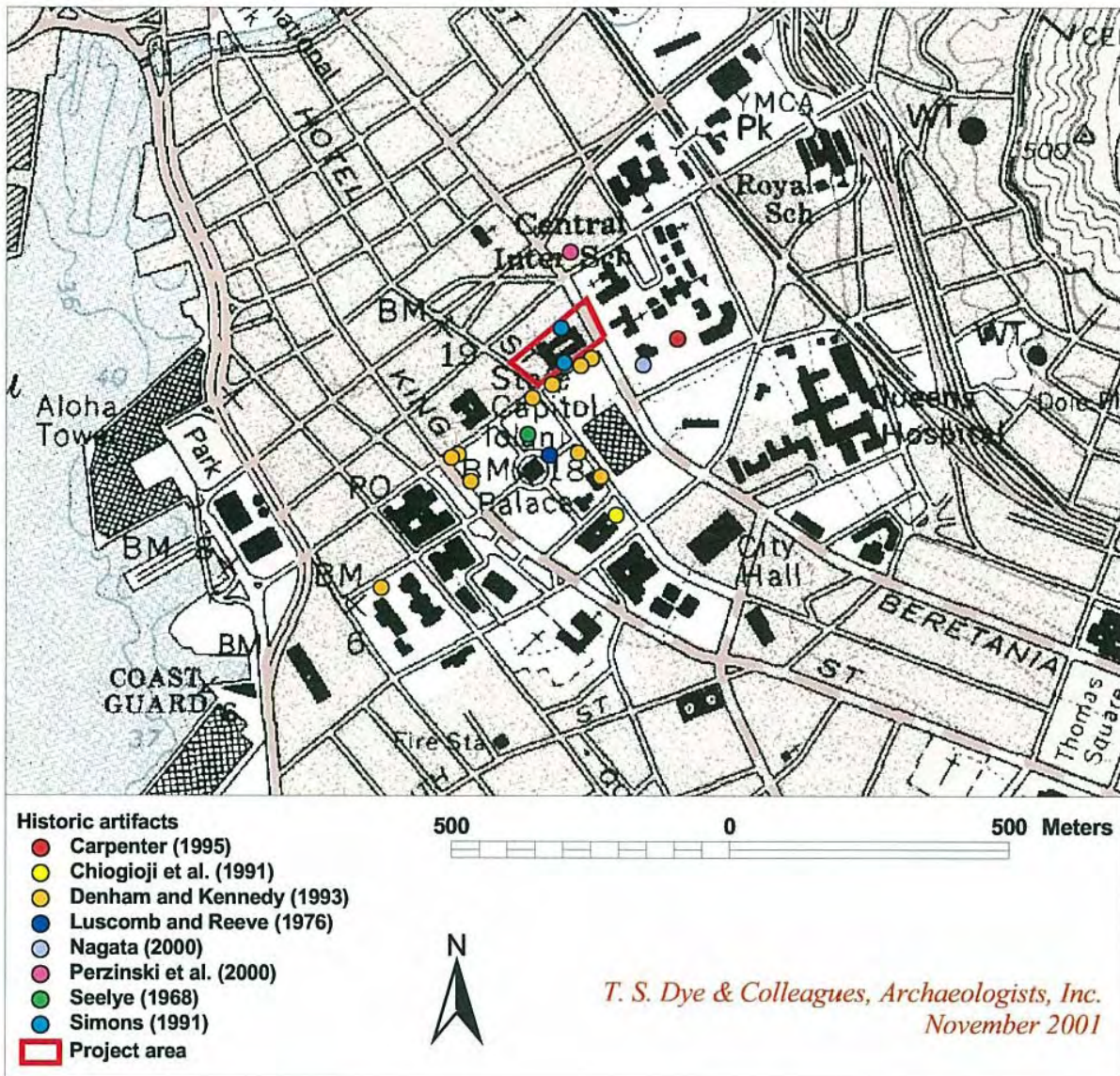


Figure 3-2 Archaeological Site Locations and Their Relation to the Undertaking
 (T.S. Dye & Colleagues, Archaeologists, Inc., 2002)

Anticipated Impacts and Mitigation Measures

The 2002 archaeological monitoring of excavations associated with renovations at the No. 1 Capitol District Building discovered a concentration of historic artifacts during excavations of the elevator pit. These artifacts from the in-fill pit do not qualify for listing on the State Register of Historic Places. Although it yielded materials that could date to the transition from residential to commercial use, the nature of the in-fill pit where materials of different periods were deposited, means that it is not possible to investigate the transition directly using established archaeological techniques. As a result, the under taking had “no effect” on historic properties because no significant historic properties were present.

Since the project will not require extensive excavations of the front lawn or courtyard areas, it is unlikely that additional cultural, archaeological, or historical resources will be discovered during development of the project. However, the possibility always exists that archaeological or historical remains will be found during the construction phase. As a standard contracting procedure, contractors working in the project area will be advised that, should any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the SHPD of DLNR shall be promptly contacted to determine the appropriate course of action.

The proposed project improvements are not expected to result in significant adverse impacts to the historic nature of the No. 1 Capitol District Building. The building is registered as a Historic structure (Site No. 80-14-1307 added to National Register 12/01/78), therefore the project will be carried out according to the requirements established by DLNR, SHPD. The original pool deck will be retained to allow for the option to restore the pool in the future. Pool coping and an encapsulation method will be used to protect the ceramic tiles on the top of the pool deck. The pool cavity will be filled with earth to protect the integrity of the tile surfaces within the pool. To maintain the remembrance of the historical pool, a new pool border will be emphasized along with a curvilinear and wavelike canopy constructed above the bleachers. SHPD has indicated in various meetings and correspondences their concurrence with the mitigation measures proposed for the project and determination that the project will not significantly impact historical properties of the building (*Appendix G*).

No effects on cultural, archaeological, or historical resources are anticipated.

3.16 VISUAL RESOURCES

Existing Conditions

The project site is located in Downtown Honolulu, on the east end of the block bounded by Alakaea, Beretania, Richards, and South Hotel Streets. *Figure 1-2* provides an aerial perspective of the general area. The project site is located within the Hawai'i Capital Special District, which is characterized by its park-like setting, with expansive open space and large number of State, and City and County buildings. The close proximity of these buildings and significance of the buildings in their setting contributes to the urban design character of Honolulu. The area was designated as a special district for its protection and enhancement. The No. 1 Capitol District Building is located in the Historic Precinct designation area within the District whose purpose is to preserve the integrity of existing historic structures and to assure compatibility between old and new structures; preserve mauka-makai views, and maintain the park-like setting of the precinct.

The existing project site is highly visible and from the prominent view identified in the City and County of Honolulu's LUO that establishes the Hawai'i Capital Special District (Section 21-9.30). The accompanying view assessment provides visual perspectives of the existing conditions of the project site, and particularly from the prominent view of Hotel Street between Richards Street and Alakea Street.

Figure 3-3 is an aerial photo with a key to photos that show views and existing land uses. Existing views from the project site are of scenic features such as Washington Place, the State Capitol, and 'Iolani Palace, nearby commercial office towers, such as Ali'i Place, and adjacent government buildings, such as Kauikeaouli Hale courthouse and Leiopapa A Kamehameha (*Figure 3-3a through 3-3g*). Mauka views are of St. Andrews Priory and the mountains at a distance (*Figure 3-3f*).

The roadways located in the surrounding area of the project site are considered prominent views. These public streets identify important pedestrian and vehicular corridors by which one experiences the Hawai'i Capital Special District, as well as view of the mountains and waterfront. The Hawai'i Capital Special District has designated Hotel Street between Richards Street and Alakea Street as providing significant views. Most of the photos used for the view analysis provide views of the project site from this area (*Figure 3-3a through 3-3g*).

Views of the existing project site from the adjacent land uses, and is considered a part of the historic precinct landscape of the Downtown Honolulu. The No. 1 Capitol District Building is a handsome structure with historic architectural features. The grounds surrounding the building on the site are landscaped and well-manicured, adding to the surrounding park-like setting of the area. Ocean views are not available from the project site or its surrounding areas.

Anticipated Impacts and Mitigation Measures

As indicated above, the project site is highly visible to public view, and from selected vicinities from Hotel Street. The No. 1 Capitol Building is a historic building that fits with the urban and park-like setting of the historic precinct area designated within the Hawai'i Capital Special District. The areas where the proposed project improvements will take place are mostly in the front lawn and courtyard areas of the project site. These improvements will complement the existing building, and will preserve the character and ambiance of the overall site.

The prominent view from Hotel Street between Richards Street and Alakea Street will not be adversely impacted by the project. The project will conform to the Design Controls of the Hawai'i Capital Special District described in Section 21-.930-4 of the LUO. The project design, particularly in the front lawn, may improve the scenic view of the overall area with the addition of the lighted meandering pathway and works of art. Accordingly, no significant adverse impacts to existing visual resources are anticipated.

The proposed project will meet the design requirements of the Hawai'i Capital Special District. Prominent views will be maintained and the pedestrian and vehicular corridors by which one experiences the Hawai'i Capital Special District, will be preserved. Specifically, impacts to the prominent view of Hotel Street between Richards Street and Alakea Street will not occur as a result of the project since no mature trees will be removed and the courtyard improvements are doorway additions will be barely visible from the street level.

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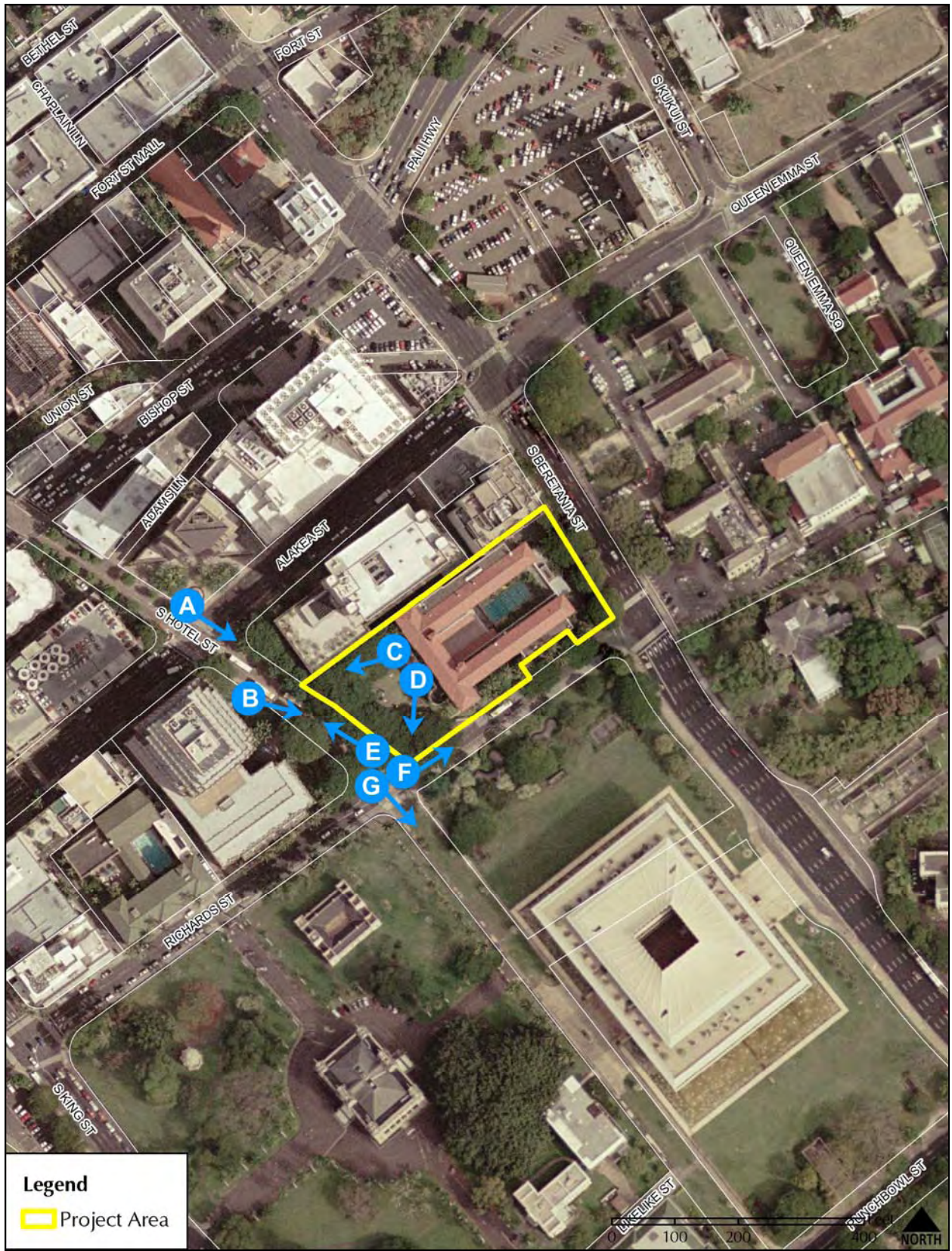


Figure 3-3 Photo Key

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Figure 3-3a View from Alakea and South Hotel Street Looking East



Figure 3-3b View from South Hotel Street towards the Project Site



Figure 3-3c View from the Front Entry of the No. 1 Capitol District Building Looking West

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Figure 3-3d View from the Front Entry of the No. 1 Capitol District Building Looking South



Figure 3-3e View from Southwest Boundary of Site Looking West



Figure 3-3f View from Southwest Boundary of Site Looking East



Figure 3-3g View from Southwest Boundary of Site Looking South

3.17 POTENTIAL CUMULATIVE AND SECONDARY IMPACTS

Cumulative effects are impacts, which result from the incremental effects of an activity when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertake such other actions.

The project will help to provide greater access and public use of the first floor of the site while addressing the need for cost control and efficient building management. The new sculpture garden will also improve the utility of the existing building by providing a usable educational and recreational space that will promote culture and the arts, particularly for the Hawai'i State Art Museum which is located in the building.

4.0 ALTERNATIVES TO THE PROPOSED PROJECT

4.0 ALTERNATIVES TO THE PROPOSED PROJECT

This Draft EA evaluates alternatives to the proposed project described in *Section 2.0*. The following provides discussion of the alternatives to the proposed project.

4.1 ALTERNATIVE A – NO-ACTION ALTERNATIVE

The “no-action” alternative is the baseline against which all other alternatives are measured. “No-action” refers to the future site and program conditions that will likely result should the proposed project not proceed.

This alternative will result in keeping the existing pool and courtyard area on the site in its present capacity as a potentially dangerous, unused space for the No. 1 Capitol District Building. This alternative will also maintain the existing front lawn and would not provide the ADA accessible path for walkway connectivity and ease of access into the building. Construction of the proposed No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project would not occur and the anticipated improvements to the area would be foregone. While the selection of this alternative would mean that no improvements would be made to within the historic site of the No. 1 Capitol District Building or that State funds would not be expended on the project, it would also mean that the numerous, substantial benefits expected to accrue from the project would not be realized since the project would not be implemented.

Due to the many potential benefits of the proposed site redevelopment, the “no-action” alternative was not considered a desirable alternative. Expenses for pool maintenance and inefficient air conditioning will continue to drain public resources in unproductive ways.

4.2 ALTERNATIVE B – ALTERNATIVE LOCATIONS FOR THE PROPOSED PROJECT

The project’s funding was specifically provided to carry out the courtyard revitalization and other improvements at the No.1 Capitol District Building. The building contains a dangerous pool and unused courtyard which presented an opportunity to create a better use of this space that would accommodate the existing elements of culture and arts within the No. 1 Capitol District Building. Accordingly, alternative project sites were not considered.

4.3 ALTERNATIVE C – SMALLER SCALED PROGRAM IMPROVEMENTS

The planning process for the No. 1 Capitol Building, Courtyard Revitalization and Other Improvements project considered a smaller scaled program of improvements. This option considered the revitalization of only the existing pool/courtyard area. This alternative would exclude improvements to the front lawn, including the ADA accessible path and sculptures, and other improvements such as the replacement of the existing iron gated entryway with glass doors.

Although the smaller scaled improvements alternative could provide some of the benefits identified by the proposed project, it would not improve building accessibility and transitions to the courtyard. The front lawn would remain underutilized. This alternative would not optimize the use of the facility.

5.0 APPLICABLE LAND USE PLANS AND POLICIES

5.0 PLANS AND POLICIES

In this chapter, the project's consistency with applicable land use policies set forth in the Americans with Disabilities Act, Hawai'i State Plan, State Land Use Law, State Coastal Zone Management Program, State 2050 Sustainable Plan, City and County of Honolulu General Plan, Primary Urban Center Development Plan, Land Use Ordinance, Hawai'i Capital Special District, and Special Management Area and are discussed.

5.1 AMERICANS WITH DISABILITIES ACT OF 1991

In 1991, the Federal government enacted the Americans with Disabilities Act (ADA) to provide accessibility for persons with disabilities. Part of the purpose of this statute is having building designs consider the needs of persons with disabilities. Chapter 103-50 of the HRS states, "...all plans and specifications for the construction of public buildings, facilities, and sites shall be prepared so that the buildings, facilities, and sites are accessible to and usable by persons with disabilities." The disability and communication access board shall adopt rules for the design of buildings, facilities, and site, by or on behalf of the State and counties.

Discussion:

The proposed project will result in ADA improvements to the No. 1 Capitol Building. An ADA pathway will be provided in the front lawn of the building to allow for smoother transitions to the building. The entry doorway to the courtyard will be resorted to its original width to accommodate ADA accessibility. The courtyard deck height will also be raised to allow for better the transition from the interior of the building. Accordingly, the project design will enhance overall ADA access of the No. 1 Capitol Building and will meet ADA requirements.

5.2 HAWAI'I STATE PLAN

The Hawai'i State Plan establishes a statewide planning system that provides goals, objectives, and policies that detail priority directions and concerns of the State of Hawai'i; these will be discussed as they relate to the proposed project.

It is the goal of the State, under the Hawai'i State Planning Act (Chapter 226, HRS), to achieve the following:

- A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i present and future generations.
- A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.
- Physical, social, and economic well-being, for individuals and families in Hawai'i, that nourishes a sense of community responsibility, of caring, and of participation in community life (Chapter 226-4, HRS).

Specific objectives and policies of the State Plan that pertain to the project are as follows:

Economy: Visitor

The objectives for planning the State's economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawai'i's economy. It is the policy of the State to:

- *Support and assist the promotion of Hawai'i's visitor attractions and facilities.*

Physical Environment: Scenic, Natural Beauty, and Historic Resources

The objectives for planning the State's physical environment are directed towards achievement of the objective of enhancement of Hawai'i's scenic asset, natural beauty, and multi-cultural/historical resources. It is the policy of the State to:

- *Promote the preservation and restoration of significant natural and cultural resources.*
- *Protect those special areas, structures, and elements that are an integral and functional part of Hawai'i's ethnic and cultural heritage.*

Socio-cultural Advancement: Education

The objectives for planning the State's socio-cultural advancement with regard to education should be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations. It is the policy of the State to:

- *Support educational programs and activities that support enhance personal development, physical fitness, recreation, and cultural pursuits in all groups.*
- *Ensure the provisions of adequate and accessible educational services and facilities that are designed to meet individual and community needs.*
- *Provide appropriate educational opportunities for groups with special needs.*

Socio-cultural Advancement: Leisure

The objectives for planning the State's socio-cultural advancement with regard to leisure should be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic and recreational needs for present and future generations. It is the policy of the State to:

- *Foster and preserve Hawai'i's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.*
- *Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.*
- *Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.*

Socio-cultural Advancement: Culture

The objectives for planning the State's socio-cultural advancement with regard to culture should be directed towards the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawai'i's people. It is the policy of the State to:

- *Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of family and community needs.*

Discussion:

The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project is consistent with the objectives and policies of the State Plan. The project will support Hawai'i's visitor attractions and facilities by improving the existing No. 1 Capitol District Building which currently houses the Hawai'i State Art Museum. Located in the Hawai'i Capital Special District, the No. 1 Capitol District Building and Hawai'i State Art Museum are frequently visited by the general public and tourists. The revitalization of the existing courtyard area with addition of a sculpture garden with lawn and other improvements will create a new and usable recreational space that will promote education of culture and the arts. The project will also include the addition of an ADA pathway and other improvements that will increase the overall accessibility of the site and its resources. The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements will enhance outdoor recreational experiences and leisure activities through improved facility design and maintenance while respecting and preserving the history of the existing building.

5.3 HAWAI'I STATE LAND USE DISTRICT BOUNDARIES

The State of Hawai'i Land Use Law regulates the classification and uses of lands in the State to accommodate growth and development, and to retain the natural resources in the area. All State lands are classified by the State Land Use Commission, as Urban, Rural, Agricultural, or Conservation, with consideration given to the General Plan of the County.

Under the Chapter 205, HRS, all lands of the State are to be classified in one of four categories: urban, rural, agricultural, and conservation lands. The State Land Use Commission (LUC), an agency of the State Department of Business, Economic Development, and Tourism (DBEDT) is responsible for the standards and determining the boundaries of each district (Chapter 205-2(a), HRS). The LUC is also responsible to administer all requests for district reclassifications and/or amendments to district boundaries, pursuant to Chapter 205-4, HRS, and the Hawai'i Administrative Rules, Title 15, Chapter 15 as amended.

Discussion

The No. 1 Capitol District Building property is situated within the State-designated Urban district (*Figure 1-3*). The proposed uses within the property are consistent with urban district guidelines and permitted activities and require no district reclassification or boundary amendment.

5.4 HAWAI'I COASTAL ZONE MANAGEMENT PROGRAM

The Coastal Zone Management Act of 1972 (16 USC Section 1451), as amended through Public Law 104-150, created the coastal management program and the National Estuarine Research Reserve system. The coastal states are authorized to develop and implement a state coastal zone management program. Hawai'i Coastal Zone Management (CZM) Program received federal approval in the late 1970's. The objectives of the State's Hawai'i Coastal Zone Management (CZM) Program, Section 205A-2, HRS, are to protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic and cultural values and recreational opportunities. The

objectives of the program are also to reduce coastal hazards and to improve the review process for activities proposed within the coastal zone. Each county is responsible for designating a Special Management Area (SMA) that extends inland from the shoreline. Development within this SMA is subject to County approval to ensure the proposal is consistent with the policies and objectives of the Hawai'i CZM Program

Discussion:

The entire project site is not within the SMA as delineated by the City and County of Honolulu and as such does not required an additional review under State CZM and County SMA rules (*Figure 1-7*).

5.5 2050 SUSTAINABLE PLAN

The Hawai'i 2050 Sustainability Plan has as its main goals and objectives respect for culture, character, beauty, and history of the state's island communities; balance among economic, community, and environmental priorities; and an effort to meet the needs of the present without compromising the ability of future generations to meet their own needs.

The 2050 Plan delineates five goals toward a sustainable Hawai'i accompanied by strategic actions for implementation and indicators to measure success or failure. The goals and strategic actions that are pertinent to the No. 1 Capitol District Building project are as follows.

Goal One: Living sustainably is part of our daily practice in Hawai'i.

Strategic Actions:

- *Develop a sustainability ethic.*

Goal Four: Our community is strong, healthy, vibrant and nurturing, providing safety nets for those in need.

Strategic Actions:

- *Strengthen public education.*

Goal Five: Our Kanaka Maoli and island cultures and values are thriving and perpetuated.

Strategic Actions:

- *Celebrate our cultural diversity and island way of life.*

Discussion:

The proposed project will include improvements to the No. 1 Capitol District Building which currently houses the Hawai'i State Art Museum. The new sculpture garden in the existing courtyard will support education of culture and the arts by creating a usable space for the general public to relax and enjoy art. The project will also include a PV panel covered seating area which will provide shading and act as a possible power source for landscape lighting to help offset energy costs.

5.6 CITY AND COUNTY OF HONOLULU GENERAL PLAN

Adopted by resolution in 1977, the 1992 revised edition of the General Plan for the City and County of Honolulu sets forth the long-range objectives for the general welfare and prosperity of the people of O'ahu and broad policies to attain those objectives. The General Plan provides

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objectives and policies intended to guide and coordinate City land use planning and regulation, and budgeting for operations and capital improvements.

The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project is consistent with the applicable objectives and policies of the City and County of Honolulu General Plan described below.

Health and Education

Objective B: To provide a wide range of educational opportunities for the people of O'ahu.

- *Policy 1: Encourage the provision of informal educational programs for people of all age groups.*

Culture and Recreation

Objective B: To protect O'ahu's cultural, historic, architectural, and archaeological resources.

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

Objective C: To foster the visual and performing arts.

- *Policy 1: Encourage and support programs and activities for the visual and performing arts.*
- *Policy 2: Encourage creative expression and access to the arts by all segments of the population.*
- *Policy 3: Provide permanent art in appropriate City public buildings and places.*

Discussion:

The proposed project promotes the objectives of the General Plan in numerous ways. The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements will support educational opportunities of culture and the arts for the general public. The new sculpture garden and lawn, and other improvements of the project will enhance the existing building by attracting additional visitors to the No. 1 Capitol District Building, and particularly to the Hawai'i State Art Museum. Designed as an urban oasis, the garden is intended to create a sense of discovery and intrigue through sculpture and spatial layout.

The No. 1 Capitol District Building is designated as a historic building by DLNR, SHPD (Site No. 80-14-1307 added to National Register 12/01/78). Project improvements made to the No. 1 Capitol District Building will preserve and respect the history of the existing building while helping to make it a usable educational space for the general public.

5.7 CITY AND COUNTY OF HONOLULU - PRIMARY URBAN CENTER DEVELOPMENT PLAN

The Primary Urban Center Development Plan (PUCDP) by the City and County of Honolulu Department of Planning and Permitting establishes policy to shape the growth and development of the PUC over the next 20 years. The planning goal of the PUCDP is to enhance the livability of the PUC while accommodating a moderate amount of growth. The PUCDP establishes the region's role in O'ahu's development pattern by establishing policies in the following areas:

- Natural, historic, cultural and scenic resources
- Parks and recreation areas

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- Lower- and higher-density residential neighborhoods
- Commercial and visitor industry facilities
- Military installations, transportation centers and industrial areas
- Design of streets and buildings
- Neighborhood planning
- Transportation networks and systems

Discussion:

The project site is designated Institutional on the PUCDP Land Use Map (*Figure 1-5*). The Institutional designation includes facilities for public use or benefit, including schools, churches, hospitals, group living establishments, utilities and infrastructure production or support facilities, civic, public, and social services facilities, and government facilities. The conversion of the dangerous and unused pool in the existing courtyard with the aesthetically designed sculpture garden and lawn, and other improvements, including the new pathway located in the front lawn of the building, will increase the attractiveness of the site and the Primary Urban Center.

5.8 CITY AND COUNTY OF HONOLULU LAND USE ORDINANCE GUIDELINES

The purpose of the LUO is to regulate land use in a manner that will encourage orderly development in accordance with adopted land use policies, including the County General Plan and development plans. The LUO is also intended to provide reasonable development and design standards. These standards are applicable to the location, height, bulk and size of structures, yard areas, off-street parking facilities, and open spaces, and the use of structures and land for agriculture, industry, business, residences or other purposes (Revised Ordinance for the City and County of Honolulu, Chapter 21).

Discussion:

The subject property is designated as BMX-4 Central Business Mixed-Use District by the City and County of Honolulu's LUO (*Figure 1-4*). The intent of BMX-4 zoning is to set apart the portion of Honolulu which forms the city's center for financial, office and governmental activities and housing, allowing for the highest land use intensity for commerce, business and housing. Pursuant to the LUO, the use of this zoning district for government activities and offices within the No. 1 Capitol District Building is permitted.

5.9 HAWAI'I CAPITAL SPECIAL DISTRICT

Within the LUO, there are special standards for the development of the Hawai'i Capital Special District where the project is located (*Figure 1-6*). The objectives of the Hawai'i Capital Special District are to provide safeguards for the preservation and enhancement of buildings and landmarks within the district which represent or reflects elements of the state's civic, aesthetic, cultural, social, economic, political and architectural heritage, and encourage new development which is compatible with and complements those buildings and sites and to and enhance the park-like setting of the Hawai'i Capital Special District, including its view from the Punchbowl lookout. Prominent views and historic places within the Hawai'i Capital Special District are detailed in Section 21-9.30-3 of the LUO. Design controls are provided to guide aesthetic and architectural aspects of project development. Implementation of the district's objectives consists primarily of landscaping requirements, height limitations and architectural appearance and character.

Landscaping Requirements

The physical development of the Hawai'i Capital District is dependent upon integrating the natural and built environment together. Key elements in this integration are the appropriate design, context, and materials used in developing the overall landscaping and exterior features of the area. Exterior features include but are not limited to the use of canopy-form trees and palms to maintain the park-like setting of the District and the placement of these trees and palms in areas that do not distinguish lot or property lines and maintain the informal character of the District. Landscaping foundation planting around the base of the building and small scale landscape treatments, such as courtyards and landscaped entrances are encouraged. Appropriate landscaping should also be used to provide screening for parking structures.

Design Guidelines for the Historic Precinct

Construction and renovation within the historic precinct should promote the “contextualism” where new developments are sensitive to existing historic structures in the area. In developing the district design guidelines for historic precincts, the key elements incorporated into building design are the roof treatment, architectural style, and exterior facades which should all reflect the existing building and features that relate in a compatible manner to nearby structures. Other key elements are the use of colors and surfaces that are absorptive, texture and surface quality that is sympathetic to original materials, other details that respect the historic design, entry treatments that provide comfortable transitions from the outside to inside, orientation to protect existing views, use of limited illumination signs, and landscape treatment specific to the scale of open spaces.

Discussion:

The proposed project improvements will enhance the existing site while preserving the character and history of the No. 1 Capitol District Building and surrounding area. Improvements will be made to the existing courtyard by converting the unused pool into a sunken sculpture garden, and other improvements such as a new ADA pathway in the front lawn of the building. The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project seeks to preserve the prominent view point of Hotel Street between Richards Street and Alakea Street and will not impact this existing pedestrian and vehicular corridor by which one experiences the Hawai'i Capital District (*Section 3.16*). The project will improve the existing No. 1 Capitol District Building which is identified in the LUO as a historic site worthy of preservation. Landscaping of the site, including the courtyard and front lawn areas will meet landscaping requirements described in Section 21-9.30-4 (a) of the LUO. Refurbishment of the courtyard will maintain the architectural character of the existing building while preserving historic design elements.

The project will comply with the requirements of the Hawai'i Capital Special District. These will be fully discussed in the forthcoming Hawai'i Capital Minor Special District Permit application that will be submitted to the City and County Department of Planning and Permitting.

5.10 SPECIAL MANAGEMENT AREA

The project area is located within the Special Management Area (SMA) (*Figure 1-7*), which was established to preserve, protect, and where possible, to restore the natural resources of the coastal zone of Hawai'i. Special controls on development within this area are necessary to avoid permanent loss of valuable resources and foreclosure of management options. The review guidelines of Section 25-3.2 of the Revised Ordinances of Honolulu (ROH) are used by the

NO. 1 CAPITOL DISTRICT BUILDING, COURTYARD REVITALIZATION AND OTHER IMPROVEMENTS

Draft Environmental Assessment

Department of Planning and the City Council for the review of developments proposed in the Special Management Area (SMA). These guidelines are derived from Section 205A-26 HRS.

Discussion:

The entire No. 1 Capitol District Building project area is not within the SMA as delineated by the City and County of Honolulu and as such does not required an additional review under State CZM and County SMA rules (*Figure 1-7*).

6.0 FINDINGS SUPPORTING ANTICIPATED DETERMINATION

6.0 FINDINGS SUPPORTING ANTICIPATED DETERMINATION

6.1 ANTICIPATED DETERMINATION

After reviewing the significance criteria outlined in Chapter 343, HRS, and Section 11-200-12, State Administrative Rules, Contents of EA, the proposed action has been determined to not result in significant adverse effects on the natural or human environment. A Finding of No Significant Impact (FONSI) is anticipated.

6.2 REASONS SUPPORTING THE ANTICIPATED DETERMINATION

The potential impacts of the courtyard revitalization and other improvements of the No. 1 Capitol District Building have been fully examined and discussed in this Draft EA. As stated earlier, there are no significant environmental impacts expected to result from the proposed action. This determination is based on the assessments as presented below for criterion (1) to (13).

(1) Involve an irrevocable loss or destruction of any natural or cultural resources.

The archaeological and cultural landscapes have been documented in studies conducted specifically for the project area. As detailed in *Section 3.15* of this report, the project does not involve any known loss or destruction of existing natural, cultural, archeological or historical resources. While the No. 1 Capitol District Building is Building is a Historic building (Site No. 80-14-1307 added to National Register 12/01/78), the project will be carried out according to the requirements established by the DLNR, SHPD. Most attributes of the existing courtyard will be maintained to reflect a remembrance of the pool and surrounding areas.

The only specific area of concern is the unknown potential for the inadvertent discovery of subsurface historical or cultural resources, including the unknown possibility of iwi kūpuna (ancestral remains). Excavations on the site are expected to be shallow and in areas which have been previously developed. Given the low potential for an inadvertent find, it is not recommended at this time that specific archaeological mitigation be in place during demolition and construction. However, if any cultural or archaeological resources are unearthed or ancestral remains are inadvertently discovered, the DLNR, SHPD, the O'ahu Island Burial Council representative and participating interests from lineal descendents and individuals will be notified. The treatment of these resources will be conducted in strict compliance with the applicable historic preservation and burial laws.

(2) Curtail the range of beneficial uses of the environment.

The proposed activities will not curtail the range of beneficial uses of the environment. Existing uses conform to existing land use designations. The project would actually increase beneficial uses of the area, since replacement of the dangerous, unused pool area with the aesthetically designed sculpture garden and lawn will enhance overall project site by providing an oasis from the urban setting of Downtown Honolulu.

NO. 1 CAPITOL DISTRICT BUILDING, COURTYARD REVITALIZATION AND OTHER IMPROVEMENTS

Draft Environmental Assessment

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

The proposed project does not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.

- (4) *Substantially affects the economic or social welfare of the community or State.*

Short-term economic benefits anticipated during construction will include direct, indirect, and induced employment opportunities and multiplier effects but not at a level that would generate significant economic expansion. Long-term economic benefits anticipated during future operations include some increased visitors and guests to the No. 1 Capitol District Building thereby increasing business for the State Art Museum, Downtown @ the HiSAM restaurant and gift shop located in the No. 1 Capitol District Building.

The project will also improve social welfare by providing a venue and educational space for the general public that will display touchable and interactive exterior art while respecting the history of the existing building. In addition to providing a new space to display art, the sculpture garden will also create a relaxing atmosphere and gathering space to be used by the general public, as an escape from the urban setting of Downtown Honolulu.

- (5) *Substantially affects public health.*

The project is consistent with existing land uses and is not expected to affect public health. However, there will be temporary short-term impacts to air quality emanating from possible dust emissions and temporary degradation of the acoustic environment in the immediate vicinity resulting from construction equipment. Since the project will include the revitalization of the courtyard and improvements to the front lawn of the site, arrangements will be made to minimize the effects to activities taking place within the existing No. 1 Capitol District Building and surrounding areas. Construction-related impacts of noise, dust, and emissions will be mitigated by compliance with the State DOH Administrative Rules.

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

While the project will provide a new courtyard area which would be used by the general public, the approval will not have substantial secondary impacts, such as population changes or effects on public facilities. The new sculpture garden located in the existing pool area/courtyard will likely redistribute the existing visitor and guest population of the No. 1 Capitol District Building. The sculpture garden will provide a new space for the general public to gather and appreciate the touchable and interactive exterior art. As a result, there may be minor and insignificant impacts to the public facility; however, activities such as these have occurred on the site for decades, particularly with the continued use of the Hawai'i State Art Museum, the Downtown @ the HiSAM restaurant, and gift shop located in the No. 1 Capitol District Building. While an increase in visitors to the State Art Museum may occur, this would have only incidental impacts on population.

(7) Involves a substantial degradation of environmental quality.

The proposed project will not involve a substantial degradation of environmental quality. To the contrary, the remediation of the current dangerous conditions surrounding the pool area by replacing the unused pool with a usable space for the general public will enhance the visual qualities of the building's environment.

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

The project is a small part of the overall No. 1 Capitol District Building. The effects upon the environment will not involve a precursor for other future actions.

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

The project area does not contain identified rare, threatened or endangered species or habitat. No impact is anticipated.

(10) Detrimentially affects air or water quality or ambient noise levels.

General temporary impacts associated with construction have been identified in this EA. Mitigation measures which are outlined in this EA will be applied during the on-going construction activity. No detrimental long-term impacts to air, water, or acoustic quality are anticipated with the proposed improvements. The approval is not anticipated to detrimentally affect air or water quality or ambient noise levels.

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

The entire project site lies within Zone X (500 year flood) and lies outside of the designated tsunami zone (*Figure 1-7*). The site has long been developed, and improvements of specific areas within the property will not impact environmentally sensitive areas. Proposed improvements will comply with necessary requirements and codes. No impact is anticipated.

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

The proposed project will improve the existing No. 1 Capitol District Building, particularly in the courtyard and front lawn areas of the site. These areas are located on the ground floor of the site and will not impact existing views in a negative way. The project components will add to the existing prominent view corridor near the site by creating a meandering path and circular nodes displaying artwork in the front lawn. This will create links of spaces and existing paths, drawing the public into the art gallery and new sculpture garden. While the sculpture garden is located inside of the building and away from exterior views, it will be an aesthetically pleasing space that includes acts an urban oasis from the urban setting of Downtown Honolulu. Accordingly, the

project will not negatively impact existing public views of the Hawai'i Capital Special District and will be designed and landscaped to minimize view impacts (*Figures 3-3 through 3-3g*).

(13) Require substantial energy consumption.

With the exception of some additional lighting, the project will not require substantial energy consumption. The revitalization of the pool will eliminate needed electricity to run the pool pumps/system. Additionally, simple glass doors proposed at the front entrance of the building and back entry leading to the sculpture garden will help to maintain the interior air conditioning, creating a more energy efficient building. The project will include the use of a PV paneled covered seating area. A new canopy will be constructed on top of the bleachers and will generate electrical power.

6.3 SUMMARY

Based on the above findings, we think the proposed No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project does not have significant socio-economic or environmental impacts. The EA recommends mitigation measures to alleviate impacts when such impacts are identified.

The project is consistent with the Hawai'i State Land Use District Boundaries; the Hawai'i State Plan and Functional Plans; the 2050 Sustainable Plan, the Hawai'i Coastal Zone Management Plan, the City's General Plan and Development Plan; the City's Zoning Ordinance, Hawai'i Capital Special District, and Special Management Area, and the American with Disabilities Act.

The proposed project will provide improvements that will have beneficial effects on the users of the No. 1 Capitol District Building by providing greater access and public use of the first floor while addressing the need for cost control and efficient building management. The project would improve the quality of the existing building, preserve and enhance the natural, historic, and cultural resources, and generally improve overall recreational uses within the No. 1 Capitol District Building.

7.0 LIST OF REFERENCES

7.0 LIST OF REFERENCES

- City and County of Honolulu, Board of Water Supply (2002). Water System Standards.
- City and County of Honolulu, Planning Department (1992). General Plan for City and County of Honolulu.
- City and County of Honolulu, Department of Land Utilization (1991). Special District Design Guidelines: Hawai'i Capital.
- City and County of Honolulu, Department of Planning and Permitting (2005). GIS Database Zoning Data.
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- City and County of Honolulu, Department of Transportation Services (April 1999). Bikeway Master Plan.
- Federal Emergency Management Agency. September 4, 1987. Flood Insurance Rate Map, City and County of Honolulu.
- Foote, Donald E., et al. (1972). Soil Survey of Islands of Kaua'i, O'ahu, Maui, Moloka'i, and Lāna'i, State of Hawai'i. Washington D.C.: U.S. Government Printing Office.
- State of Hawai'i, Department of Accounting and General Services (October 2000). No. 1 Capitol District Building Final Environmental Assessment.
- State of Hawai'i, Department of Business, Economic Development, and Tourism, OSP, Coastal Zone Management Program (1996). Hawai'i's Coastal Nonpoint Pollution Control Program Management Plan, Volume I.
- State of Hawai'i, Department of Health (October 2008). Annual Summary of the 2007 Hawaii Air Quality Data.
- State of Hawai'i, Land Use Commission (Updated 1995). State Land Use District Map.
- T.S. Dye & Colleagues, Archaeologists, Inc. (May 2002). Archaeological Monitoring Plan for Renovations to No. 1 Capitol District Building.

**8.0 LIST OF AGENCIES, ORGANIZATIONS
AND INDIVIDUALS RECEIVING COPIES OF THE EA**

8.0 LIST OF AGENCIES, ORGANIZATIONS AND INDIVIDUALS RECEIVING COPIES OF THE EA

Respondents and Distribution	Pre-Consultation	Pre-Consultation Comments Received	Receiving Draft EA	Comments Received	Receiving Final EA/ FONSI
Federal Agencies					
U.S. Fish and Wildlife	X		X		
U.S. National Park Service Headquarters	X		X		
State of Hawai'i Agencies					
Department of Accounting and General Services	X		X		
Department of Budget and Finance	X		X		
Department of Business, Economic Development & Tourism (DBEDT)	X		X		
DBEDT, Office of Planning	X		X		
Department of Education	X	X	X		
Department of Hawaiian Home Lands	X	X	X		
Department of Health (DOH)	X		X		
DOH, Environmental Planning Office	X		X		
Department of Land and Natural Resources (DLNR)	X	X	X		
DLNR – Land Division, O’ahu District	X	X	X		
DLNR, Historic Preservation Division	X	X	X		
Department of Transportation	X	X	X		
Office of Environmental Quality Control	X		X		
Office of Hawaiian Affairs	X		X		
Office of the Lieutenant Governor, Office of Information Practices	X		X		
University of Hawai'i, Environmental Center	X		X		
CITY AND COUNTY OF HONOLULU					
Board of Water Supply	X	X	X		
Department of Design and Construction	X	X	X		
Department of Facility Maintenance	X	X			
Department of Planning and Permitting	X	X	X		

NO. 1 CAPITOL DISTRICT BUILDING, COURTYARD REVITALIZATION AND OTHER IMPROVEMENTS

Draft Environmental Assessment

Respondents and Distribution	Pre-Consultation	Pre-Consultation Comments Received	Receiving Draft EA	Comments Received	Receiving Final EA/ FONSI
Department of Parks and Recreation	X	X			
Department of Transportation Services	X	X	X		
Fire Department	X	X	X		
Police Department	X	X	X		
Elected Officials					
State Senator Brickwood Galuteria	X		X		
State House Representative Karl Rhoads	X		X		
Councilmember Rod Tam	X		X		
Libraries					
Hawai'i State Library	X		X		
Public Utilities					
Hawaiian Electric Company	X		X		
Organizations, Individuals & Consulted Parties					
American Institute of Architects, Hawai'i Chapter	X		X		
Downtown Neighborhood Board No. 13	X		X		
Friends of HiSAM	X		X		
Historic Hawaii Foundation	X	X	X		
Outdoor Circle	X	X	X		

APPENDIX A COMMENT LETTERS AND RESPONSES



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES



January 4, 2010

Mr. George Atta, Principal Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

SUBJECT: Early Consultation on Improvements to No. 1 Capitol District, Honolulu, Oahu
The Department of Education has no comment or concern regarding proposed improvements to the No. 1 Capitol District building.

Should you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

Sincerely yours,

Duane Y. Kashiwai
Public Works Administrator
Facilities Development Branch

DYK:jmb



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- Katherine M. MacNeil
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- Tom Young
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February 8, 2010

Mr. Duane Y. Kashiwai, Public Works Administrator
State of Hawai'i Department of Education
Facilities Development Branch
P.O. Box 2360
Honolulu, HI 96804

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Mr. Kashiwai:

Thank you for your Pre-Consultation comment letter dated January 4, 2010 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that the Department of Education has no comments on the proposed project.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

LINDA LINGLE
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879
HONOLULU, HAWAII 96805

December 16, 2009

GROUP 70 INTERNATIONAL, INC.
Attention: Mr. George Atta
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

Subject: Pre-Consultation for Draft Environmental Assessment No. 1 Capitol District Building, State Foundation on Culture and the Arts (SFCA) Courtyard Revitalization and Improvements TMK: (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Thank you for the opportunity to review the subject proposal. The Department of Hawaiian Home Lands has no comment to offer at this time.

If you have any questions, please contact our Planning Office at (808) 620-9480.

Aloha and mahalo,

Kaulana H.R. Park, Chairman
Hawaiian Homes Commission

KAULANA H.R. PARK
CHAIRMAN
HAWAIIAN HOMES COMMISSION
ANITA S. WONG
DEPUTY TO THE CHAIRMAN
ROBERT J. HALL
EXECUTIVE ASSISTANT



February 8, 2010

Kaulana H.R. Park, Chairman
Hawaiian Homes Commission
State of Hawai'i
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Subject: Pre-Consultation for Draft Environmental Assessment No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Mr. Park:

Thank you for your Pre-Consultation comment letter dated December 16, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that the Department of Hawaiian Home Lands has no comments on the subject matter at this time.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 4, 2010

Group 70 International
925 Bethel Street 5th Floor
Honolulu, Hawaii 96813

Attention: Mr. George Atta, Principal Planner
Ladies and Gentlemen:

Subject: Pre-Consultation for Draft Environmental Assessment for No. 1 Capitol District Building, State Foundation on Culture and the Arts Courtyard Revitalization and Improvements

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Land Division-Oahu District, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Morris M. Atta
for Morris M. Atta
Administrator



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 4, 2009

MEMORANDUM

TO: *Mr. George Atta*

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division - Oahu District
- Historic Preservation

FROM: *Morris M. Atta*

SUBJECT: Pre-Consultation for Draft Environmental Assessment for No. 1 Capitol District Building, State Foundation on Culture and the Arts Courtyard Revitalization and Improvements

LOCATION: Island of Oahu

APPLICANT: Group 70 on behalf of DAGS

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by January 2, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *Morris M. Atta*
Date: *12/17/2009*



February 8, 2010

Morris M. Atta, Administrator
State of Hawai'i
Department of Land and Natural Resources, Land Division
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Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Mr. Atta:

Thank you for your Pre-Consultation comment letter dated January 4, 2010 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that the Department of Land and Natural Resources, Land Division has no comments on the subject matter other than comments from the Land Division-O'ahu District. We will respond to the Land Division in a separate correspondence.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner



February 8, 2010

Timmy Chee,
State of Hawai'i
Department of Land and Natural Resources, Land Division – O'ahu District
Post Office Box 621
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Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Mr. Chee:

Thank you for your Pre-Consultation comment letter dated January 4, 2010 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that the Department of Land and Natural Resources, Land Division – O'ahu District has no comments on the subject matter at this time.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

LARRY H. BILLEN
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF LAND AND NATURAL RESOURCES
RUSSELL S. BISHOP
DIRECTOR
KENNETH C. KAMAHARA
DEPUTY DIRECTOR
ADJUTANT GENERAL
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE PARKS

January 14, 2010

Mr. George Alta
Principal Planner
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307



LOG NO: 2009.4663
DOC NO: 0912ST20
Architecture

Dear Mr. Alta:

SUBJECT: Chapter 6E-8 (HRS) Review
Courtyard Revitalization and Improvements, Draft Environmental Assessment - Pre-Consultation, No. 1 Capitol District Building (YMCA, Hawaii Capital Historic District), 250 South Hotel Street, State Foundation on Culture and the Arts (SFCA), Department of Accounting and General Services (DAGS), Honolulu, Hawaii
TMK: (1)2-1-017-001

Thank you for the meeting (12/16/09) and submittal for the proposed Courtyard Revitalization and Improvements at the No. 1 Capitol District Building (YMCA) that is listed on the State Register of Historic Places (9/22/1975) and under the Hawaii Capital Historic District, is listed on the National Register of Historic Places (12/1/1978). We support your finding of no significant impact since we have agreed upon mitigation commitments with SFCA and DAGS.

Architectural Significance: The YMCA is the second of a list of 10 contributing members to the Hawaii Capital Historic District that

"Has three major characteristics that individuate and define it as a unique urban area: 1) Open space to building mass relationship: the district encompasses a 57 acre area of which 84% is open space; a building mass to open space ratio of 1 to 6.25; 2) Visual Access - because of its high ratio of open space to building mass, offers a 360°, 57 acre visual plane within a dense urban setting of high and medium high rise structures; 3) Architectural Character - The Capital Historic District offers the most cohesive and concentrated historic building categories in the State of Hawaii (which) include - Classical Revival, Romanesque, Spanish Mission, Italian Mediterranean, French Romanesque, New England Frame, French Baroque, and Georgian.

According to Charles E. Peterson: "There are few cities in the world that have as many buildings dating from the first quarter of the century of their founding; and dating from the first quarter of the century of their founding; and all within walking distance of one another, it is fortunate that so much is included in an area small enough to be covered by foot. The Capital District and its present environs are an invaluable natural and cultural asset to the people of Hawaii.

Mr. George Alta
Page 2

LOG NO: 2009.4663
DOC NO: 0912ST20

"This building is a member of a unique and declining category of buildings; it is a first generation (in Hawaii) example of major Spanish Mission architecture, and stands in direct design relationship to the Hawaiian Electric Building, the Federal Building, the YMCA, and Honolulu Hale. At this time, the YMCA and Julia Morgan's YMCA are the only buildings in the city core area offering open and unrestricted social leisure services to the core city population. The YMCA is an important social and physical factor in the generation of the ~~set~~ set, both spatially and physically of the Capital District.

The present Armed Services Y stands at the site of the original Royal Hawaiian Hotel. In 1917, when American entered WWI, a need for an armed services Y resulted in the formation of the Army and Navy YMCA. Funds were collected to purchase the hotel and convert it to use as a Y. The building was formally opened November 25, 1917 and was in use for several years until demolished to make room for the present building which was dedicated March 16, 1928.

In March, 1948, the name was changed to Armed Services YMCA, and the building was renovated after the heavy usage it received during WWII.

Proposed work: Intended for "greater access and public use of the first floor while addressing the need for cost control and efficient building management, (projects) include conversion of the pool to a sunken sculpture garden located on the eastern side of the building, lawn, and other improvements such as a photovoltaic (PV) paneled covered seating area; improved landscaped areas and a glass door back entry way to the courtyard; (provision for) new American(s) with Disabilities Act (ADA) accessible pathway within the existing lawn area located at the exterior Hotel Street entrance of the building; (enhancement) with sculpture pedestals, seating and lighting; and (improvement of the front entrance) to include glass doors between the existing iron gated entryway and exterior wall columns."

Determination: The YMCA's significance derives not only individually for its architectural importance, but for its contribution to the Hawaii Capital Historic District's significance, recognized both at the State and National levels. Given that the swimming pool is a major feature of the YMCA, as described above, we believe that the proposal to maintain the courtyard and a sunken garden as a remembrance of the pool and surrounding area will mitigate the Y's contribution to the Hawaii Capital Historic District.

We support the continued use of the historic property and appreciate the needs for cost control, building management, ADA compliance, and revitalization. We appreciate being afforded the opportunity to meet with concerned parties and to review and comment on proposed designs. We look forward to continued consultation on such a necessary effort.

Thank you for the opportunity to comment. Should you have any questions regarding architectural concerns, please call Susan Tasaki or Nancy McMahon at (808) 692-8015.

Sincerely,

Pua'iaokalani Aiu, Ph.D.
Administrator



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February 8, 2010

Puaalakalani Aiu, Ph.D., Administrator
State of Hawai'i
DLNR, State Historic Preservation Division
601 Kamokila Blvd., Rm. 555
Kapolei, HI 96707

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Dr. Aiu:

Thank you for your Pre-Consultation comment letter dated January 14, 2010 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We appreciate you and your staff taking the time to meet with our team on August 13, 2009 and on December 16, 2009 to discuss the proposed project. As you have stated in your letter, the No. 1 Capitol District Building is a unique building whose architectural significance contributes to the Hawai'i Capital Special District. For this reason, the project incorporates a sensitive design approach to the proposed improvements of the site. The improvements will result in greater access and public use of the first floor while addressing the need for cost control and efficient building management.

We appreciate your support of the project and determination that the mitigation efforts to maintain the courtyard and create a sunken garden as a remembrance of the pool and surrounding area preserves the Y's contribution to the Hawai'i Capital Special District.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner

LINDA LINGLE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5087

December 21, 2009

Mr. George Atta
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

Subject: Capitol District Building, State Foundation on Culture and the Arts (SFCA)
Courtyard Revitalization and Improvements – Pre-Consultation for
Draft Environmental Assessment (DEA)

Thank you for requesting the State Department of Transportation's (DOT) review of the subject project.

DOT understands that the Department of Accounting and General Services (DAGS) is proposing improvements that will provide greater access and public use of the first floor of the No. 1 Capitol District Building. Other improvements will include conversion of the pool to a sunken sculpture garden, lawn, and other improvements such as a photovoltaic (PV) paneled covered seating area. The site is located in the Capital District at 250 Hotel Street in Downtown Honolulu.

Given the project's location, DOT does not anticipate any significant, adverse impacts to its transportation facilities.

DOT appreciates the opportunity to provide comments. If there are any other questions, please contact Mr. David Shimokawa of the DOT Statewide Transportation Planning Office at telephone number (808) 587-2356.

Very truly yours,

BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation



BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SENOJICHI
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IN REPLY REFER TO:

STP 8.3485



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February 8, 2010

Brennon T. Morioka, Ph.D., P.E.
Director of Transportation
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Mr. Morioka:

Thank you for your Pre-Consultation comment letter dated December 21, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that given the project's location, the Department of Transportation does not expect any significant, adverse impacts to its transportation facilities.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta

George I. Atta, AICP
Principal Planner

BOARD OF WATER SUPPLY

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



December 11, 2009



Mr. George Atta
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

Subject: Letter Dated December 1, 2009 Requesting Comments on the Draft Environmental Assessment for No. 1 Capitol District Building, State Foundation on Culture and the Arts Courtyard Revitalization and Improvements, TMK: 2-1-017-001

Thank you for the opportunity to comment on the proposed courtyard revitalization and improvement project.

The existing water system is presently adequate to accommodate the proposed development. However, please be advised that this information is based upon current data and, therefore, the Board of Water Supply reserves the right to change any position or information stated herein up until the final approval of your building permit application. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission and daily storage.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

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

If you have any questions, please contact Robert Chun at 748-5443.

Very truly yours,

K. Shida

KEITH S. SHIDA
Program Administrator
Customer Care Division



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Tom Young
AIA

February 8, 2010

Keith S. Shida, Program Administrator, Customer Care Division
City and County of Honolulu
Board of Water Supply
630 South Beretania Street
Honolulu, HI 96843

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Mr. Shida:

Thank you for your Pre-Consultation comment letter dated December 11, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge and appreciate your assessment that the existing water system is adequate to accommodate the proposed development. We further recognize that the Board of Water Supply reserves the right to change its position on water availability until the building permit application has been approved.

If deemed necessary, the applicant will pay the fees for water resource development, transmission, and daily storage.

Fire protection requirements will be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department as the project moves forward.

Finally, we are aware that the project is subject to Board of Water Supply requirements for cross-connection control and backflow prevention prior to the issuance of building permit application.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta

George I. Atta, AICP
Principal Planner

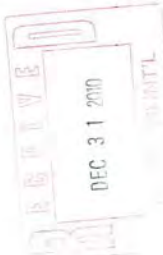
DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

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MUFI HANNEMANN
MAYOR

CRAG I. NISHIMURA, P.E.
DIRECTOR
COLINE S. LAM, P.E.
DEPUTY DIRECTOR



December 29, 2009

Mr. George Atta, AICP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Atta:

Subject: Pre-Consultation for Draft Environmental Assessment No. 1
Capitol District Building, State Foundation on Culture and the Arts
(SFCA) Courtyard Revitalization and Improvements
TMK: (1) 2-1-017:001 (Honolulu, Oahu, Hawaii)

Thank you for inviting us to review the above Final Environmental Assessment (EA). The Department of Design and Construction does not have any comments to offer at this time.

Should you have any questions, please contact Craig Nishimura, Director, at 768-8480.

Very truly yours,

Craig I. Nishimura
FOR Craig I. Nishimura, P.E.
Director

CN:pg(343819)



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February 8, 2010

Mr. Craig I. Nishimura, P.E., Director
City and County of Honolulu
Department of Design and Construction
650 South King Street, 11th Floor
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, Oahu, Hawai'i)

Dear Mr. Nishimura:

Thank you for your Pre-Consultation comment letter dated December 29, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that the Department of Design and Construction has no comments to offer at this time. We appreciate your participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta

George I. Atta, AICP
Principal Planner

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU
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MUJI HANNEMANN
MAYOR



JEFFREY S. CUDIAMAT, P.E.
DIRECTOR AND CHIEF ENGINEER
GEORGE "KOOKI" MAYAMOTO
DEPUTY DIRECTOR
IN REPLY REFER TO:
DRM 09-1144

December 23, 2009



Mr. George Atta
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, State Foundation on
Culture and the Arts (SFCA) Courtyard Revitalization and
Improvements, TMK: (1) 2-1-017:001 (Honolulu, Oahu, Hawaii)

Thank you for the opportunity to provide comments on the pre-consultation for the proposed No. 1 Capitol District Building SFCA Courtyard and Improvements project.

We have no comments to offer as the proposed improvements will be within State owned land and will have negligible impact on our facilities and operations.

Since the proposed improvements will not affect our facilities or operations, we request the Department of Facility Maintenance be removed from the environmental assessment process for this project.

Should you have any questions, please call Charles Pignataro of the Division of Road Maintenance, at 768-3697.

Sincerely,

Jeffrey S. Cudiamat

Jeffrey S. Cudiamat, P.E.
Director and Chief Engineer



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February 8, 2010

Mr. Jeffrey S. Cudiamat, P.E., Director and Chief Engineer
City and County of Honolulu
Department of Facility Maintenance
1000 Uluohia Street, Suite 215
Kapolei, HI 96707

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Mr. Cudiamat:

Thank you for your Pre-Consultation comment letter dated December 23, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that the Department of Facility Maintenance has no comments since the proposed improvements will have negligible impacts on your facilities and operations. Per your request, we will remove the Department from the list of consulted parties for the remainder of the environmental review process.

We appreciate your participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta

George I. Atta, AICP
Principal Planner

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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MAUI HANNEWMANN
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DAVID K. TANOUÉ
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ROBERT M. SUMITOMO
DEPUTY DIRECTOR

2009/IELOG-2833 (ko)

December 22, 2009

Mr. George Atta
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

Subject: Pre-Consultation for Draft Environmental Assessment for
No. 1 Capitol District Building, State Foundation on Culture and the Arts
(SFCA) Courtyard Revitalization and Improvements
Tax Map Key 2-1-17: 1

Thank you for the opportunity to comment on the proposed project.

The No. 1 Capitol District Building is designated as a historic structure within the Historic Precinct of the Hawaii Capital Special District and subject to the design goals and objectives of the Special District. The proposed improvements will affect the historic structure and open space, and may be visible from the Punchbowl lookout. Therefore, please be sure to consult with the Department of Land and Natural Resources, State Historic Preservation Division and follow the Hawaii Capital Special District Design Guidelines. A Minor Special District Permit will be required for the proposed exterior alterations and additions to the historic structure.

It is our understanding that the subject property has joint development agreements with the adjacent properties (Tax Map Key 2-1-17: 5 and 19). This should be discussed in the environmental assessment.

We appreciate the opportunity to review and comment on the project. Should you have any questions, please contact Kiyomi Oyama of our staff at 768-8034.

Very truly yours,

David K. Tanoué
For David K. Tanoué, Director
Department of Planning and Permitting

DKT:nw
Doc: 744138



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February 8, 2010

David Tanoue, Director
City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017-001 (Honolulu, O'ahu, Hawaii'i)

Dear Mr. Tanoue:

Thank you for your Pre-Consultation comment letter dated December 22, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We are aware that the No. 1 Capitol District Building is designated as a historic structure within the Historic Precinct on the Hawai'i Capital Special District. The proposed project improvements are not expected to result in significant impacts to the historic nature of the No. 1 Capitol District Building. We have been working with the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) throughout the design process. SHPD has indicated in various meetings and correspondences their concurrence with the mitigation measures proposed for the project and determination that the project will have "no effect" on historical properties. Specific mitigation measures will be provided in the Draft EA.

The No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements Project will meet the Hawai'i Capital Special District Design Guidelines. We will apply for a Minor Special District Permit for the proposed project.

We acknowledge your comment regarding the subject property and joint development agreements with adjacent properties. This will be discussed in the Draft EA.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta

George I. Atta, AICP, LEED AP
Principal Planner

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

1000 ULUOHA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
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MUFI HANNEMANN
MAYOR

December 10, 2009

Mr. George Atta, Principal Planner
Group 70 International
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Atta:

Subject: Pre-Consultation Draft Environmental Assessment
No. 1 Capitol District Building Courtyard

Thank you for the opportunity to review and comment at the Pre-Consultation stage of the Draft Environmental Assessment for the No. 1 Capitol District Building Courtyard Revitalization and Improvements.

The Department of Parks and Recreation has no comment as the proposed project will not impact any program or facility of the department. You may remove us as a consulted party to the balance of the EIS process.

Should you have any questions, please contact Mr. John Reid, Planner, at 768-3017.

Sincerely,

Richard K. C. Chang
for LESTER K. C. CHANG
Director

LKCC:jr
(343799)



LESTER K. C. CHANG
DIRECTOR
RICHARD HARU
DEPUTY DIRECTOR



February 8, 2010

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

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Mr. Chang:

Thank you for your Pre-Consultation comment letter dated December 10, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that the Department of Parks and Recreation has no comments on the proposed project. Per your request, we will remove the Department from the list of consulted parties for the remainder of the environmental review process.

We appreciate your participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

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MUFI HANNEMANN
MAYOR

WAYNE YOSHIOKA
DIRECTOR
SHARON ANN THOM
DEPUTY DIRECTOR

December 31, 2009
TP12/09-343825R



Mr. George Atta
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

Subject: Pre-Assessment Consultation to Prepare a Draft Environmental Assessment for Improvements to the No. 1 Capitol District Building

This responds to your letter of December 1, 2009, requesting consultation and comments in preparing an Environmental Assessment for the subject project.

Since the project will likely affect bus routes, bus stops, and para-transit operations, the Contractor shall notify the Department of Transportation Services, Public Transit Division, at 768-8396 and Oahu Transit Services, Inc. (bus operations: 848-4578 or 848-6016 and para-transit operations: 454-5041 or 454-5020) of the scope of work, location, proposed closure of any street, traffic lane, sidewalk, or bus stop and duration of project at least two weeks prior to construction.

Very truly yours,

Wayne Y. Yoshioka
Director

cc: Office of Environmental Quality Control



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Tom Young
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February 8, 2010

Wayne Y. Yoshioka, Director
City and County of Honolulu
Department of Transportation Services
650 South King Street, 3rd Floor
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Mr. Yoshioka:

Thank you for your Pre-Consultation comment letter dated December 31, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

The proposed project will not significantly impact bus routes, bus stops, and transit operations. While the project will improve the existing site, it is unlikely that this will result in a significant number of additional visitors to the building that will impact existing traffic and transit operations. Regarding construction related impacts, the contractor will coordinate directly with your department prior to construction on the site.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta

George I. Atta, AICP
Principal Planner

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd



MUFI HANNEMANN
MAYOR

KENNETH G. SILVA
FIRE CHIEF
ALVIN K. TOMITA
DEPUTY FIRE CHIEF

December 30, 2009



Mr. George Atta
Principal Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

Subject: Preconsultation for Draft Environmental Assessment
No. 1 Capitol District Building
State Foundation on Culture and the Arts
Courtyard Revitalization and Improvements
Tax Map Key: 2-1-017: 001

In response to your letter dated December 1, 2009, regarding the above-mentioned subject, the Honolulu Fire Department reviewed the material provided and determined that there would be no significant impact to services provided by the fire department.

Should you have any questions, please call Battalion Chief Socrates Bratakos of our Fire Prevention Bureau at 723-7151.

Sincerely,

Kenneth G. Silva

KENNETH G. SILVA
Fire Chief

KG/SY:j



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February 8, 2010

Kenneth G. Silva, Fire Chief
City and County of Honolulu Fire Department
636 South Street
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Chief Silva:

Thank you for your Pre-Consultation comment letter dated December 30, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that the proposed project will have no significant impacts to services provided by the Fire Department.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta

George I. Atta, AICP
Principal Planner

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 529-3111 - INTERNET: www.honolulu.gov



MUFI HANREMMANN
MAYOR

OUR REFERENCE BS-DK

December 3, 2009

Mr. George I. Atta, AICP
Principal Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Atta:

This is in response to your letter of December 1, 2009, requesting comments on a Pre-Consultation, Draft Environmental Assessment, for the No. 1 Capitol District Building, State Foundation on Culture and the Arts Courtyard Revitalization and Improvements project.

The Honolulu Police Department has no comments to offer at this time.

If there are any questions, please call Mr. Brandon Stone of the Executive Bureau at 529-3644.

Sincerely,

LOUIS M. KEALOHA
Chief of Police

By *Deborah A. Tandal*
DEBORA A. TANDAL
Assistant Chief of Police
Support Services Bureau

LOUIS M. KEALOHA
CHIEF



PAUL D. PITZLU
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DEPUTY CHIEFS



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February 8, 2010

Louis M. Kealoha, Chief of Police
City and County of Honolulu
Police Department
801 South Beretania Street
Honolulu, HI 96813

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Chief Kealoha:

Thank you for your Pre-Consultation comment letter dated December 3, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We acknowledge that the Police Department has no comments on the subject matter at this time.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

George I. Atta, AICP
Principal Planner



December 23, 2009

George Atta, Principal Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813

RE: Pre-Consultation for the Draft Environmental Assessment for the No. 1 Capital District Building, State Foundation on Culture and the Arts (SFCA) Courtyard Revitalization and Improvements

Dear Mr. Atta:

Thank you for the opportunity to comment on the pre-consultation for the courtyard revitalization and improvement project at the No. 1 Capitol District Building.

Listed on the National Register of Historic Places in 1978 both individually and as part of the Hawai'i Capital District, the No. 1 Capitol District Building is a significant historic building in downtown Honolulu. We have reviewed the information in the pre-consultation package and believe that the project will have an adverse effect on the historic site. Therefore, we disagree with the anticipated finding of no significant impact and we recommend that measures to avoid, minimize and mitigate the adverse effect be developed.

Historic Hawai'i Foundation's primary concerns are:

1. Proposed changes to the front entrance, as this is the most visible and prominent facade of the building. Limited details of the changes were provided with this pre-consultation package, and we would like the opportunity to review the plans as they are developed to ensure that they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties;
2. Proposed changes to the pool will also affect the historic character of the space. However, given the current condition of the pool, we feel that adaptively reusing it as a sunken sculpture garden is an appropriate way to maintain a reflection of this historic feature and create a usable open space. We would also like the opportunity to review the plans for this area to ensure they are consistent with the Secretary of the Interior's Standards for rehabilitation and adaptive reuse.

Historic Hawai'i Foundation (HHF) looks forward to working with you to explore ways to meet the needs of the building's occupants while maintaining the important historic features of the building, especially in the more public and highly visible areas.

Very truly yours,

Kirsten Faulkner, AICP
Executive Director





February 8, 2010

Ms. Kiersten Faulkner, AICP, Executive Director
Historic Hawai'i Foundation
680 Iwilei Road, Suite 690
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- Katherine M. MacNeil
AIA, LEED AP
- Tom Young
AIA

Subject: Pre-Consultation for Draft Environmental Assessment
No. 1 Capitol District Building, Courtyard Revitalization
and Other Improvements Project
TMK (1) 2-1-017:001 (Honolulu, O'ahu, Hawai'i)

Dear Ms. Faulkner:

Thank you for your Pre-Consultation comment letter dated December 23, 2009 concerning the Draft Environmental Assessment (EA) for the No. 1 Capitol District Building, Courtyard Revitalization and Other Improvements project.

We are aware that the No. 1 Capitol District Building is a significant historic building listed on the National Register of Historic Places. For this reason, we have taken a sensitive design approach for the proposed improvements of the project site. We have been working with the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) to ensure that proper care is given to the historic features of the buildings. We believe that through the implementation of mitigation measures developed in coordination with SHPD the project will not result in a significant adverse impact on the historic site.

We acknowledge the primary concerns that you have stated in your letter. Regarding item one, we understand that the front entrance is the most visible and prominent façade of the building, therefore, the simple, frameless glass doors that will replace the iron gates will be set back from the first row of the doorway openings by approximately 12 feet making it narrowly visible from the front view of the No.1 Capitol District Building. The glass doors will replace the iron gates which are currently inserted into the second set of doorway openings to secure the front entry of the building after business hours. The use of these doors will help to create a safer means of securing the building for staff. Currently, the heavy iron gates are carried to the front entry and installed on a daily basis. The glass doors will be easily locked and secured, and will also improve building maintenance and operational costs by enclosing the interior air-conditioned space.

At this phase of the project, the design of the simple glass doors are conceptual in nature, therefore, detailed construction plans are not yet available. The glass doors are being considered for a future phase of construction, and will be coordinated with SHPD.



Regarding item two, the existing pool and pool equipment will not be demolished. The proposed changes to the pool have been designed in consultation with SHPD. Encapsulation methods from the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" have been reviewed; however no standards for rehabilitation have been found to apply to this particular situation. We will therefore be working closely with SHPD on this matter.

The courtyard design has been modified slightly to incorporate a border above the existing pool coping location to provide a "remembrance of the existing pool". The ceramic tiles on the pool deck and coping will be retained and covered for protection. The pool cavity will be filled with earth, allowing for the option of potential future restoration of the pool. Per your request, we have provided a cross section of the pool area which is attached as *Figure 1*. Additional details of the pool coping and encapsulation method will be provided in the Draft EA. The sculpture garden will suggest a "remembrance of the existing pool" providing a contemporary adaptation of the original design.

Upon completion, we will be providing your office with a copy of the Draft EA for your review. We appreciate your input and participation in the pre-consultation process.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

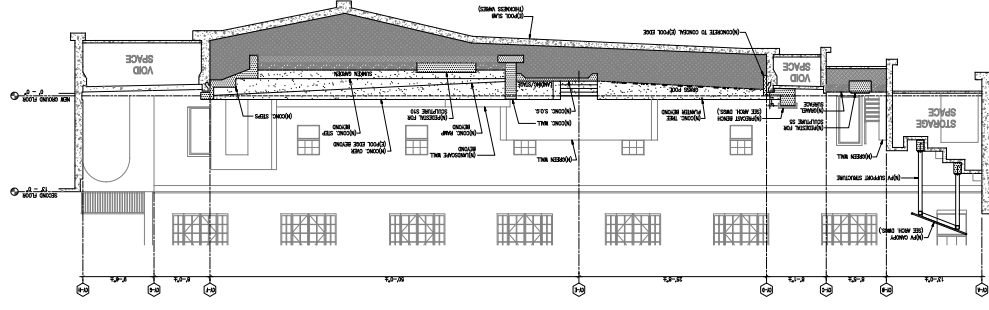
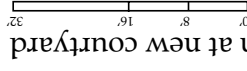


George I. Aita, AICP
Principal Planner

Attachments:

- 1) Figure 1 - Section at New Courtyard

Section at new courtyard



From: George Atta
Sent: Monday, December 07, 2009 5:11 PM
To: 'Bob Loy'
Subject: RE: No. 1 Capitol District Building project

Dear Mr. Loy:

Thank you for your interest in the No. 1 Capitol District project. We appreciate and share your concerns about trees in the Capitol District. We will not be impacting any existing trees on the site and will describe in greater detail our landscaping plans in the draft environmental assessment.

Sincerely,

George Atta

From: Bob Loy [mailto:bobloy@outdoorcircle.org]
Sent: Monday, December 07, 2009 2:16 PM
To: George Atta
Subject: No. 1 Capitol District Building project

Aloha George

Thank you for the opportunity to respond to the Pre-Consultation for the Draft Environmental Assessment (DEA) for this project.

Our primary concern here deals with the trees. We would like to know what trees, if any, at this site might be impacted by any aspect of the work. We also want to know what protection measures will be required to ensure the safety of the trees that remain at the site. We will want to ensure that these are spelled out in the DEA.

I'm sure you are aware that this is in a City and County of Honolulu Special Design District which requires a bit more special attention to tree impacts.

Ma'halo.

Bob Loy
Director of Environmental Programs
The Outdoor Circle
1314 South King Street, Suite 306
Honolulu, Hawaii 96814
(808) 593-0300

APPENDIX B LIGHTING BASIS OF DESIGN

State Foundation on Culture and the Arts
Courtyard and Front Lawn Renovation
No.1 Capitol District Building
Honolulu Hawaii
Prepared by: PRYSM Enterprises

A. Scope Of Work

Provide the Design and Specification of a complete lighting system for the SFCA Courtyard & Front Lawn renovation.

B. Design Concept

The basis of design for the SFCA Sculpture garden in regards to lighting was derived from the brainstorming session that produced the following design launch points: Pool, Serene, Peaceful, Blue, Water, Quiet, Warm and Inviting.

The need for a relaxed atmosphere encouraged by lighting is of utmost importance for this project. The attention given to this aspect resulted in a maximum color temperature of 3000 Kelvin for all areas, encouraging social interaction and lingering through human phototropism via ingrained positive reactions to warmer color temperatures.

The space has been designed to dictate destination and encourage interaction via placement and intensity of lighting to guide visitors to the Areas of Focus.

Areas of Focus in the design are the Sculptures, the Sunken Garden, the Ramp leading to the Sunken Garden and the Glass Art Wall. Framing areas of Focus included in this design are the Pathways, the Green Walls, the Tree Canopies, the Wavy Wall, and the outline of the PV Canopy.

The pathways encourage movement through the space with horizontal light grazing that forms definition and instinctively persuades the visitor down defined routes of travel. As one gazes down the pathways one will be led to explore the Areas of Focus. Through color, intensity and contrast the Sculptures, the Sunken Garden, and the Glass Art wall will be a natural destination in the night environment.

The shadowing effects of the lighting have been carefully controlled in the design throughout the space so that any visible shadows are symmetrical and cast into areas where there is foliage. This has been done to soften, dissipate, break up and diffuse the shadowing so that the concentration of the eye stays on the Areas of Focus. The overall image of the design has been crafted so that there are no shadows visibly recognized.

The specifications for hardware have been created to find the line between efficiency and up front budget. LEDs are used throughout in specific areas for maximum efficiency and reduction of associated lighting operations cost. However care for the budget and taking into account the amount of usage the Lighting will undertake daily played a factor in the specification decisions and led to a mix of LED and low voltage incandescent fixtures. The incandescent fixtures chosen can easily be retrofitted in the future. The majority of the initial lamp and light engine specification is for $\geq 18,000$ hour components, minimizing maintenance costs.

In an effort to minimize installation materials cost, a majority of the design has been specified with low voltage fixtures.

Design

Sculpture Garden

1. The Sunken Garden

In keeping in mind the memory of the pool and in the interest of creating a groundbreaking design feature for the SFCA, The sunken garden is being illuminated by blue LED lighting recessed into the walls of the garden. The blue light will shine through the planned glass stones that will line the floor of the garden. By projecting the light through the glass stones, light will refract around in the entire sunken garden area. In interest of not diluting the effect, the blue LED Light will be the only illumination in the Sunken Garden aside from the bottom trim of the Pedestal 8 and the bounce from the light illuminating Sculpture 8, which will be ample to provide subtle glow on the faces of visitors. The intense deep and soothing blue will be the most striking differentiator within the space, both for its contrast to the other sections of the garden and for its ability to provide the viewer with a brilliant concentration of rich color not commonly encountered in everyday life. In combination with the glass rocks which will bring sound and texture, this area of the garden will encourage guests to pause for reflection and interact with their surroundings.

See LV 1 and Sheet L2

Options

The LED lighting around the sunken garden can be specified as color changing so as to create different shades of blues and greens that 'shimmer' adding movement to the space.

2. The Ramp Leading to the Sunken Garden

The ramp leading to the Sunken Garden has been crafted to be lit via a continuous line of recessed lighting at the top of the inside wall of the ramp. This design will create a solid warm pathway and work directly to enhance the lines of the space. The recessed lighting will graze down the wall to the floor of the ramp and provide illumination interest, instinctive guidance and ample light for code.

See LV1 & LV5 and Sheet L2

3. Sculpture 8, in the sunken Garden

The Sculpture in the sunken garden is different from the rest of the Sculptures as it sits in the 'blue glass pool', making illumination a challenge yet also creating opportunity for separation and integration. As it is already separated by its placement, the lighting design will work to accentuate and compliment its separation while striking a cohesive balance with the rest space. At the bottom of the pedestal, the design creates a glow of white light projecting into the glass stones. This feature will cause the pedestal to 'float' out from its surrounding and work to create an interest piece of the pedestal itself. The Sculpture will be lit via up lighting embedded into the pedestals top surface. The up-lighting addresses the need to for illumination mixed with shadowing and glare control. The color temperature of the light will be continuous with the other sculptures so that distance viewing of the garden will achieve continuity in perception when taking a long view at the space.



See LV1 & LV5 and Sheet L2

4. Sculpture 10, in Grass Pool

Similar to the Sculpture in the sunken garden the Sculpture in the grass pool is inherently separated from the rest by placement. For this reason, the lighting design for this Sculpture has incorporated the glowing pedestal effect as outlined in the design for the pedestal in the Sunken Garden. The glowing pedestal will create differentiation within the grass pool area and strike a balance by complementing the pedestal in the sunken garden. By creating the balance with the sunken garden pedestal, the grass pool pedestal softens the overall view by carrying a theme from the high contrast area of the Garden into the general area of the space.

The Sculpture in the Grass Pool will be illuminated from all sides by in-ground directional lights, which are used to illuminate all Sculptures in the Garden except Sculpture 8.

Exact Placement of the fixtures will be determined after Sculpture type is determined.

See LV1 & LV5 and Sheet L2

5. All Other Sculptures

All sculptures with the exception of 8, which is up lit, and 10 & 1 which are lit from all sides, will be lit from three sides via in-ground fixtures from about a 20 – 30 degree angle. This style of lighting was chosen to be at this position at this angle to provide differentiation in perception of the main features of the space for a visitor from day to night. By introducing a source that is projecting opposite to what nature provides us, the electric light is being used to its full extent in a theatrical manner, through the altering of the perception of normal objects by applying different angles of light, allowing the viewer to observe many angles of the same piece from a defined view point.

The design will provide effective control of shadowing as all shadows will be cast upwards into foliage where they will break up away from the sight planes viewable by the guests. In part this design decision was influenced by experiences in the Milliesgarden, Lindnö, Sweden.

The Lighting fixtures illuminating the main Sculptures were chosen because they recess and allow flush mounting into the grade and because of the grates that protect the lenses. The grates bring a twofold value, they provide a slip resistant surface, as opposed to an open glass face, in traversed areas and, they provide a level of glare control for visitor comfort.

Exact Placement of the fixtures will be determined after Sculpture type is determined. Fixtures will be field tested in mock ups prior to 90% submittal.

6. The Glass Art Wall

The glass art wall will receive a proprietary linear in ground lighting solution. The proposed solution will consist of 12 x 3' long boxes with glass tops recessed into the ground at grade level. This will form a line of light under each pane of glass that will softly and distinctly illuminate only the area of focus with no spill or glare.

See LV 4 and Sheet L2

7. The Pathways

The pathways are the link between each area of interest in this space. They instinctively direct a guest along to points of interest and provide uniformity by linking all areas with light. They are subtly yet effectively illuminated through fixtures which horizontally graze the ground and throw light up at an angle of 45 degrees. Walking along the pathways will be intuitive through both the direct illumination of the horizontal plane and through an edge indicator as provided by the small glowing face of the physical fixture.

See LV1 and Spec 3

8. The 3 Green Walls

The vision of the lighting designer is that the three green walls are important to balancing overall spatial symmetry in the Garden and providing an organic framing for the Sculptures which are placed in front of them. So as to carry over their effectiveness in the hours in which electric illumination is needed, the design has included 7 up-lights for each wall which will work to enhance the effects of the architecture and landscaping by creating a level of night time texture and definition. The lighting intensity of the walls will be lower than the sculptures, providing an additional aspect of depth in the space. The lighting on these walls will work to frame the Garden at night and draw visitors into their 'coves of light' for greater usage and enjoyment of the space. The illumination on the walls will also provide a guide if a guest chooses to walk around back the backside of the Sculptures.

See LV1

9. Large Trees

In the Garden, the pathways will lead the visitor through areas where the tree canopy is present. The design has the tree canopy's scheduled to be up lit to create a 'lid' on the space, defining gathering spaces and tying together movement through space with the daytime activity in which the tree areas are sought out for shade. Additionally by providing light into the tree canopy and defining the lid, we are defining a natural enclosure in the outdoor world, encouraging assembly and thus interaction. This design feature will encourage a common usage of space and work to enhance the warm atmosphere created by the Design.

The Trees will be up lit via fixtures placed in the planters throughout the garden. The fixtures are recessed in-ground fixtures that will be flush mounted allowing it to blend with the surroundings; leaving the viewer to take in that which is being illuminated and not what is illuminating. The fixture will have a grate that will prevent shock damage and reduce glare.

Option

LED Lamps for the fixture chosen for this element are readily available.

10. Wavy Wall



Being in the up-center of the overall design the wavy wall is taking on a two part purpose in the lighting design. The first is the acknowledgement and marker of where the end of the pool used to be and the other is pathway lighting through architectural enhancements.

Of same technical construction as the illumination solution to The Ramp Leading to the Sunken Garden, the Wavy Wall will be lit on both sides with a flexible fixture that will provide ample lighting to graze down the wall, allowing it to be fully visible at night, carrying over the exact intentions of the design and creating a defined destination to encourage exploration of the entire area, while simultaneously providing ample pathway illumination for the area.

See LV1 and Sheet 2

11. PV Canopy

The PV canopy is scheduled to be edge lit as an area of interest in the evening. By recessing edge lighting into the front side of the PV to create a strip of white light, an area will effectively be created that frames the entire mauka section of the garden. This will be especially of interest for Distance viewing from the deck at the museum and will work compliment the lines of the Wavy Wall.

See LV1 and Sheet 2

12. Controls

The lighting will be on an automatic clock function connected to a relay panel with manual override option. The manual override option will be for special events or functions in the Garden. The time clock will allow the commissioning agent to program lighting schedules, maximizing energy savings for the state while allowing for flexibility in operations.

Front Lawn

1. Pathways

The pathways are the link between each area of interest in this space. They instinctively direct a guest along to points of interest and provide uniformity by linking all areas with light. They are subtly yet effectively illuminated through fixtures which horizontally graze the ground and throw light up at an angle of 45 degrees. Walking along the pathways will be intuitive through both the direct illumination of the horizontal plane and through an edge indicator as provided by the small glowing face of the physical fixture.

In the front lawn the pathway will also act as an area of interest and an installation within itself. It will work to attract guest from the street through phototropics and provide guests with an intuitive path to follow once present. The pathway will act as an installation by presenting a meandering 'river of light' in an otherwise subdued lawn.

See LV2

2. Sculptures

The Sculptures in the front lawn will be illuminated by two sources of light. The design schedules the Sculptures lit with up light projected by fixtures embedded into the pedestal.

This function will take full advantage of any textural effects and work to enhance the dimensions of the piece. The other light source will be in the trees as a wash light. The wash light will be at an angle of 45 degrees to create a flattering and controlled illumination layer.

3. Entrance

The entrance to the front lawn will be lit with a concentration of pathway light to create a gathering point and to act as a differentiator and attraction from the surrounding street environment.

See LV2

4. Controls

The lighting will be on an automatic clock function connected to a relay panel with manual override option. The manual override option will be for special events or functions in the Garden. The time clock will allow the commissioning agent to program lighting schedules, maximizing energy savings for the state while allowing for flexibility in operations.

C. Basic Code

The design follows the International Building Code - Section 1006.2.

Section 1006.2 Illumination Level of the IBC states:

The means of egress illumination level shall not be less than 1 foot-candle at the floor level

D. Systems

The systems in the lighting design will consist of incandescent halogens and LEDs. The halogens and LEDs will be housed in injection molded, fiber reinforced composite or stainless steel for well and in ground fixtures and die cast aluminum for non in ground fixtures. The luminaires will be operating on 12V low voltage and 120v line voltage and be controlled via a time clock and relay based system.



APPENDIX C STRUCTURAL BASIS OF DESIGN

STRUCTURAL NARRATIVE
Prepared by: Martin & Chock.

A. SCOPE OF WORK

Design and preparation of final plans and specifications for structural supports at the courtyard of the No. 1 Capitol District Building for the Art Gallery, State Foundation on Culture & the Arts (SFCA), State of Hawaii.

B. DESIGN CONCEPT

GENERAL

The existing courtyard pool shell is reinforced concrete. All around the perimeter of the pool, now concealed by the tile-surfaced walkway deck, is a void space for piping and plumbing associated with the pool. The void spaces are 6-ft.-wide at the north, south, and east (bleacher) sides of the pool, and 16-ft.-wide at the west (café) side of the pool. These void spaces do not have access and were covered with reinforced concrete slabs with tile finishes.

Therefore, these slabs around the perimeter of the pool have limited superimposed load capacity which was calculated based on the original drawing details. At the west side of the pool (extending 16 feet from the original pool edge), there is capacity for a 3-inch concrete topping and new thinsert tile finish, plus the code live load for exterior walkways of 100 psf, but no capacity for any superimposed sculptures or planters. At the other three sides of the pool (extending 6 feet from the original pool edge), there is capacity for a 3-inch concrete topping and new thinsert tile finish, plus the code live load for exterior walkways of 100 psf, and capacity for additional superimposed sculptures (with base) or planters of up to a total weight of up to 2500 lbs.

DESIGN

Structural Design for the renovations include the following spaces:

Location	Description
Photovoltaic Canopy	A Galvanized Structural Support Frame will be used to support photovoltaic panels above the former bleacher seating area to the east of the courtyard. Ten steel pipe columns will rest in the bleacher area on small reinforced concrete pedestals
Courtyard	Pedestals for Sculptures and Load Analysis are shown in accordance with the concept for display of sculptures, for foundation pressures not exceeding 2500 psf.
Courtyard	Curved Planter Walls are being designed by the landscape architect, and these will be reinforced per details provided by the structural engineer once the wall profile section is established
Courtyard Pool	Low Reinforced Concrete Retaining Walls occur within the pool area to accommodate ramps, steps and grade transitions, as well as tree planter walls.
Courtyard Pool	Concrete Slab in the center area for pedestrian walkway traffic is designed for the code requirement of 100 psf

APPENDIX D LANDSCAPING BASIS OF DESIGN

Hawaii State Foundation on Culture and the Arts (HSFCA)

Landscape Basis of Design

Prepared by: Walters, Kimura, Motoda, Inc.

Landscape Design Concept

The landscape design concept is to create an aesthetically pleasing, quality environment that will provide opportunities for education and cultural enrichment. The landscape design will also apply the principles of sustainability and special consideration will be given to utilizing materials appropriate to the site and the maintenance of the landscaping.

Sculpture Garden

The sculpture garden in the Courtyard will be designed so that it is an aesthetic space even without any artwork. The existing Cypress, Arborvitae and Areca Palms will be removed as they have been rated as being in fair to poor health condition by a certified arborist.

Rhaps or Macarthur Palm will be planted along both sides of the Courtyard to frame the garden and provide a landscaped backdrop to the sculptures. The curvilinear benches and planting layout will create "areas of discovery" so that the sculptures are hidden and visitors cannot see everything all at once. Medium canopy trees such as Kukui and Singapore Plumeria will provide shade at the benches.

8' high, curvilinear green walls planted with Kupukupu Fern or Bromeliads will provide a dramatic backdrop to the sculptures at the ewa and diamond head arcs.

Puka lava pavers with river pebbles between will allow visitors to experience the sculptures up close. The pavers will be dry laid to allow for access to the mounting hardware of the sculptures and convenient rotation.

The existing swimming pool will be drained with the shell used to create a sunken sculpture garden. Blue glass will be used at the makai end to serve as a visual memory of the pool. At the mauka end, synthetic lawn will be used to provide a gathering space for school students. Raised planters will provide seating at the perimeter of the lawn, while allowing for the planting of canopy trees such as Kukui and Singapore Plumeria. A wavy bench delineates the mauka end of the sunken garden and reinforces the imagery of water.

At the far end of the courtyard, at the base of the bleachers, will be a sculpture set in a gravel bed. Gravelpave2, a porous paving system, will be used to increase permeability while allowing for ADA accessibility. The elimination of a traditional walkway will increase the apparent size of the garden and also provide the added aural sensation of gravel underfoot. One existing Bottlebrush tree will remain near the bleachers to lend maturity to the area. An evergreen hedge such as Podocarpus or Mock Orange will provide a natural backdrop to the sculpture.

A green wall at the top of the bleachers will provide another layer to the landscape. Kupukupu Ferns or Bromeliads will be planted on a welded wire frame to create a "living" wall.

To minimize maintenance:

- An 18" wide river rock maintenance strip with geotextile weed control fabric below will be installed at the perimeter of the building. The maintenance strip allows convenient maintenance of both the landscaping and the building, allows for increased air circulation around the building, provides for visual inspections for the entry points of insects and pests into the building, and keeps irrigation water away from the building. The inorganic mulch will also provide the additional benefit of conserving water by reducing irrigation demand.
- Synthetic lawn will be installed in the narrow "planting" area between the former swimming pool and the walkways.
- Groundcovers, which do not require mowing, will be planted in lieu of turfgrass.

Front Lawn

The existing Monkeypod Trees will remain and be protected during construction. The layout of the new ADA walkway will be done with input from the certified arborist with regard to tree protection.

The existing lawn and Pothos Vine will be repaired as required, and portions of the existing Mock Orange hedge will be relocated and/or removed to accommodate the ewa end of the walkway.

Hawaii Capital Special District

The project site is located within the Hawaii Capital Special District. Design controls related to landscaping are found in the Land Use Ordinance, Article 9 Special District Regulations, Section 21-9.30.4. With regard to existing trees, paragraph (a) Landscaping (12-14) states:

- (12) Any tree six inches or greater in trunk diameter shall not be removed or destroyed except as follows:
 - o The tree is not visible from any street, park or other public viewing area.
 - o Appropriate development of the site cannot be achieved without removal of the tree.
 - o The tree is a hazard to the public safety or welfare.
 - o The tree is dead, diseased or otherwise irretrievably damaged.
 - o The applicant can demonstrate the tree is unnecessary due to overcrowding of vegetation.
- (13) Any tree removed which is visible from any street, park or other public viewing area shall be replaced by an approved tree of a minimum two-inch caliper or by alternative approved landscaping material, unless the replacement results in overcrowded vegetation.
- (14) Where possible, trees proposed for removal shall be relocated to another area of the project site.

Landscape Irrigation Design Concept

The landscape irrigation design concept is to promote the healthy growth of the plant material while conserving water.

A drip irrigation system will be used in the Courtyard due to the narrow planting areas, to minimize overspray onto the sculptures, and to reduce the losses due to evaporation.

The existing irrigation system at the Front Lawn will be adjusted as required to accommodate the new ADA walkway.

Water flow within the irrigation system will be designed to not exceed 5' per second through any section of pipe.

The irrigation system run times will be scheduled to occur during the evenings or early morning hours to reduce the losses due to evaporation, reduce the amount of diseases in the lawn, and reduce the amount of wind drift as winds are usually lighter. Station run times will be monitored during the maintenance period to prevent over watering which can lead to disease, runoff, and leaching of nutrients and pesticides.

Rain sensing devices will be incorporated in the system for water conservation purposes.

The existing automatic irrigation controllers will be reviewed with the landscape maintenance staff to determine if replacements are required. Features like cycle and soak, water budgeting and multiple start times are desired to provide flexibility of scheduling and minimize runoff.

Steve Nimz & Associates L.L.C.

Consulting Arborist Services

P.O. BOX 10026 Honolulu Hawaii 96816
Office# (808)734-5963 Cell# (808)330-1878 Fax # (808)732-4433 Email steve@stevenimz.com

November 24, 2009

Ms. Janine Mori
Walters Kimura Motoda
1148 Third Avenue
Honolulu, Hawaii 96816

Re: No. 1 Capitol District Building

Dear Ms. Mori:

The following tree assessment addresses trees impacted by the proposed renovations at the No. 1 Capitol District Building on the corner of Beretania, Richards and Hotel Streets in Honolulu. The assessment is divided into two sections. Section # 1 consists of Monkeypod trees (fronting Hotel Street along the entry side to the building) impacted by the proposed walkway and placement of large art exhibits. Section # 2 involves the renovation of the pool and planter area in the rear inner courtyard.

In section # 1, six (6) Monkeypods are impacted by the proposed meandering walkway and permanent exhibit walk-abouts. The walkway skirts the outer tree canopies, with the walk-about exhibits placed between the tree crowns. This design will reduce the impact to tree health and structural integrity (Site map 1, Photo A). Surface roots in select areas will require pruning for the walkway and exhibit structures.



Photo A

Monkeypod tree # 6, near the entry gate adjacent to the City and County District Courthouse on Hotel Street, will be impacted the greatest. I recommend removal of the Mock Orange along the inside of the wall across from the Monkeypod tree. This will allow the walkway to be installed further from the tree trunk (Photos B and C).



Photo B



Photo C

If the walkway section between the wall and tree could be raised six-inches with a slope that adheres to ADA standards, the excavation depth and impact to the roots would be reduced.

The proposed re-alignment of the entry staircase between the Ewa wall and Monkeypod tree # 6 would require extensive excavation adjacent to the tree. I recommend (prior to re-designing the stairs and walkway) carefully exploring the area for shallow surface structural roots that would be impacted by the excavation.

Section # 2 comprises the rear courtyard and pool behind the food court. The plantings are on the Mauka, Diamond Head and Ewa sides of the pool. The plantings include Italian Cypress, Arbor Vitae, Bottlebrush, Podocarpus and Areca Palms (Site map 2, Photo D).



Photo D

The fifteen (15) Italian Cypress range in heights from fifteen to fifty-five feet. The lower branching on the main trunks have been stripped creating a bare appearance compared to the normal full green trunk. Ten of the fifteen trees are in poor condition, with the remaining five in fair to good condition.

The seven (7) Arbor Vitae are in fair to poor condition, due to a combination of age, improper pruning and poor branch structures (Photo E).



Photo E

The Areca Palms growing around the perimeter are approximately fifteen feet in height. They are stressed with chlorotic smaller than normal leaves and pencil trunks. I observed very little new growth generating from the base of the palms. New growth is a sign of healthy palms and is used to replace older weak stalks (Photos F, G and H).



Photo F



Photo G



Photo H

Capitol District Building
Tree Assessment
Spreadsheet # 1

Tree #	Species	Diameter (inches)	Height (feet)	Condition	Photo	Comments
1	Monkeypod	36"	55'	Good	1	
2	Monkeypod	26	50	Good	2	
3	Monkeypod	28	50	Good	2	
4	Monkeypod	34	55	Good	3	
5	Monkeypod	37	50	Good	4	Leans toward lawn area
6	Monkeypod	33	50	Good	5	Leans toward Hotel Street

Steve Nimz Associates LLC
11/23/2009

The Podocarpus and Bottlebrush at the Mauka end of the pool are in good condition and require structural pruning and shaping (Photo I).



Photo I

Although the groupings of Italian Cypress, Arbor Vitae and Areca Palms may appear in good condition, individual condition ratings are fair to poor. Plants are over-mature and productive life is in decline. I recommend removal and replacement with the same or similar vertical plantings when the renovation stage of the project begins.

The attached spreadsheet provides the tree numbers that correspond to the site maps # 1 and # 2, tree heights, trunk diameters, condition rating, photos and comments.

If you have any questions, please contact my office at 808-734-5963.

Respectfully yours,

Steve Nimz,
ASCA Consulting Arborist
ISA Certified Arborist # WC- 0314AM
ISA PNW Certified Tree Risk Assessor # 419

Attachments: Site maps # 1 and # 2
Spreadsheet
Photographs # 1 - # 12

Capitol District Building
Tree Assessment
Spreadsheet # 2

16	Italian Cypress	4	25	Poor	7	No lower limbs to fifteen feet
17	Italian Cypress	6	30	Fair-Poor	7	No lower limbs to ten feet
18	Italian Cypress	6	32	Fair-Poor	7	No lower limbs to ten feet
19	Italian Cypress	8	50	Fair	7	No lower limbs to ten feet
20	Podocarpus	11	30	Good	8	
21	Bottlebrush	12	25	Good	9, 10	Asymmetrical
22	Bottlebrush	12	25	Good	9, 11	Leaning and asymmetrical
23	Italian Cypress	3	20	Dead	12	
24	Italian Cypress	3	20	Poor	12	
25	Italian Cypress	3	25	Poor	12	

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11/23/2009

Capitol District Building
Tree Assessment
Spreadsheet # 2

Tree #	Species	Diameter (inches)	Height (feet)	Condition	Photo	Comments
7	Italian Cypress	11"	43'	Good	6	No lower limbs to eight feet
8	Italian Cypress	6	40	Fair	6	No lower limbs to ten feet
9	Arbor Vitae	8	15	Poor	6	Dead stump and poor structure
10	Arbor Vitae	8	15	Poor	7	Dead stump and poor structure
11	Italian Cypress	4	30	Poor	7	No lower limbs to fifteen feet
12	Italian Cypress	5	30	Poor	7	No lower limbs to fifteen feet
13	Italian Cypress	7	55	Fair	7	No lower limbs to fifteen feet
14	Arbor Vitae	6	20	Fair-Poor	7	Poor structure
15	Arbor Vitae	5	15	Fair-Poor	7	Poor structure and deadwood

Steve Nimz Associates LLC
11/23/2009

Capitol District Building



Photo # 3



Photo # 2



Photo # 1



Photo # 6



Photo # 5

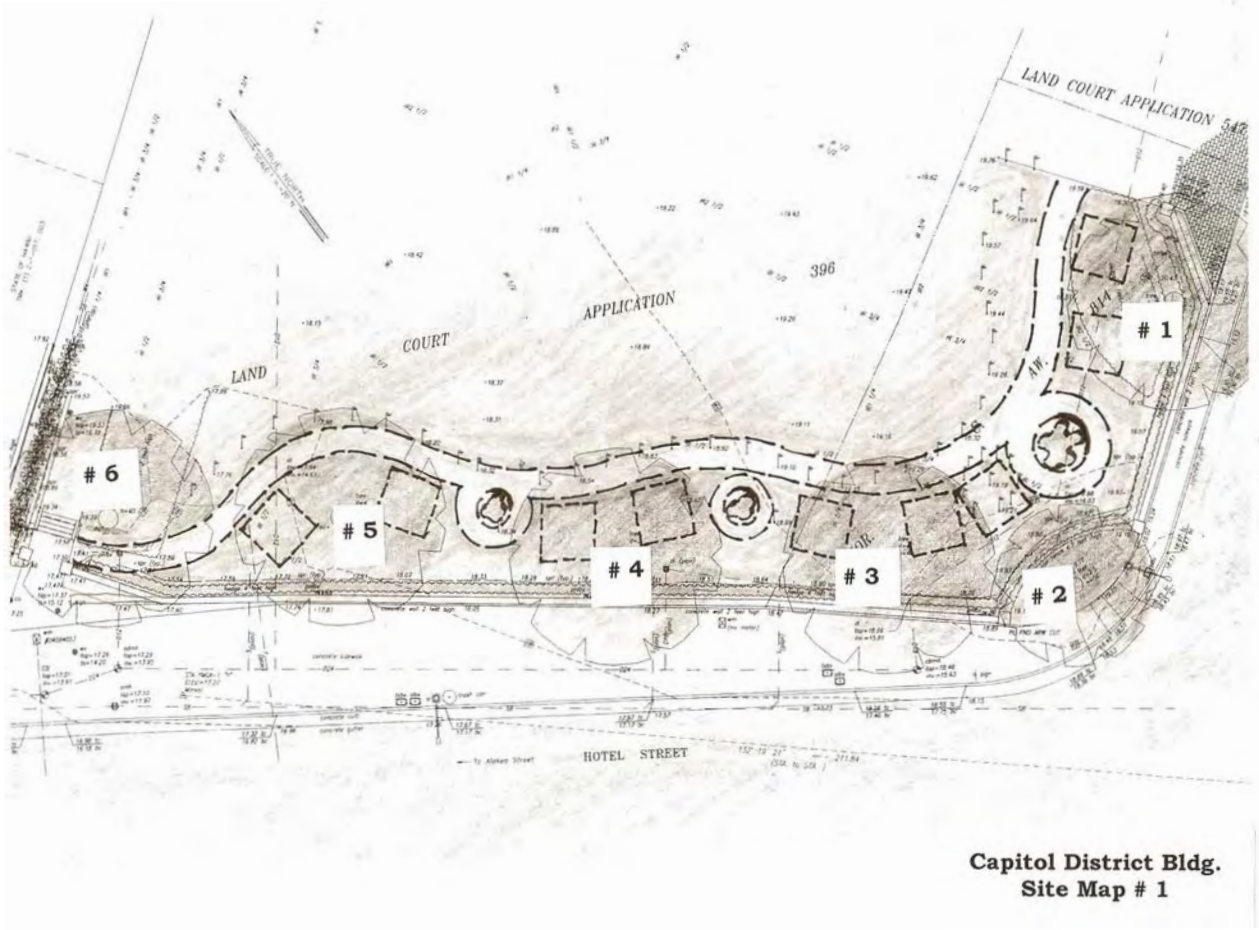


Photo # 4

Steve Nimz & Associates LLC
11/23/2009

Capitol District Building
Tree Assessment
Spreadsheet # 2

26	Arbor Vitae	6	15	Fair-Poor	12	
27	Arbor Vitae	6	15	Fair-Poor	12	
28	Italian Cypress	2	15	Poor	12	
29	Italian Cypress	2	15	Poor	12	
30	Italian Cypress	4	25	Poor	13	
31	Arbor Vitae	6	15	Fair-Poor	13	
32	Arbor Vitae	6	3	Dead	13	
33	Italian Cypress	9	55	Fair	13	No lower limbs to ten feet



**Capitol District Bldg.
Site Map # 1**

Capitol District Building



Photo # 7



Photo # 8



Photo # 9



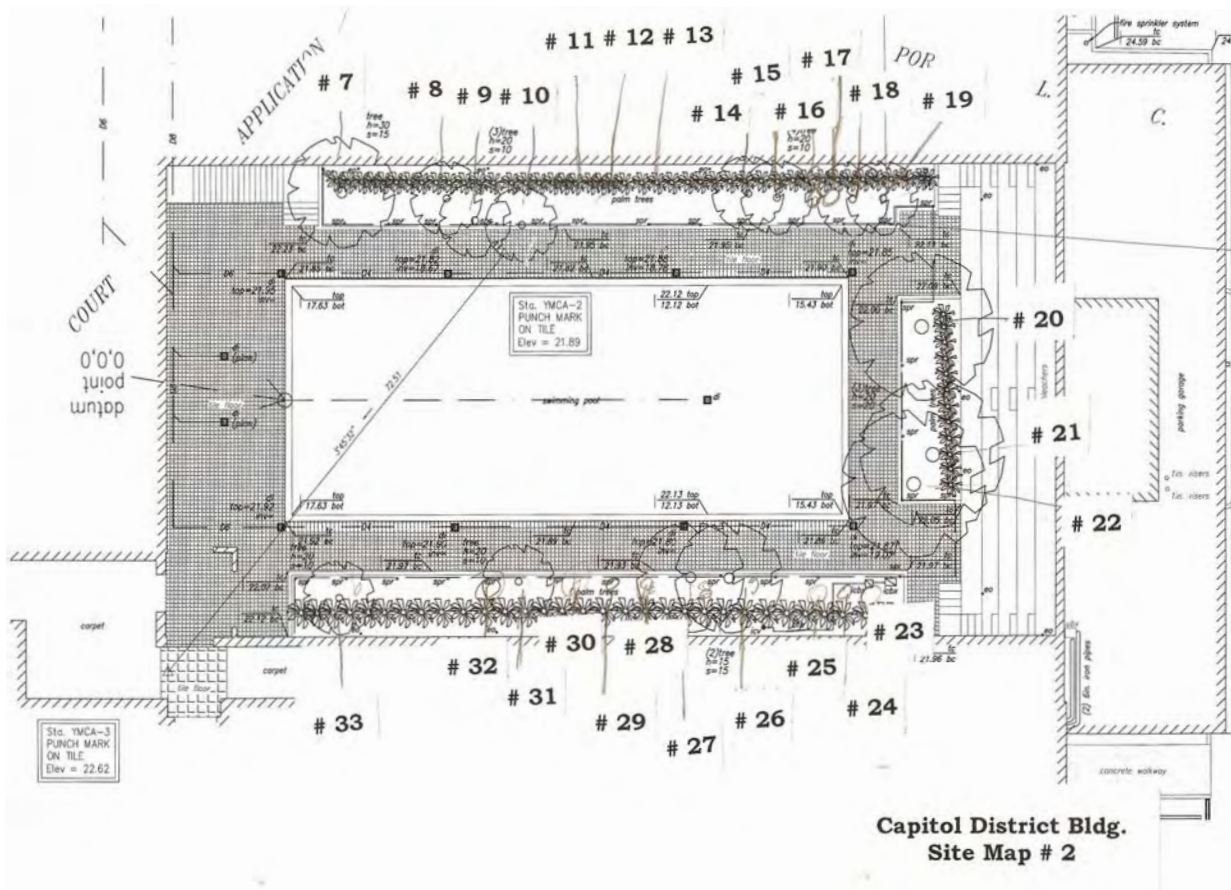
Photo # 10



Photo # 11



Photo # 12



Capitol District Bldg.
Site Map # 2

APPENDIX E CIVIL BASIS OF DESIGN

State Foundation on Culture and the Arts
Civil Basis of Design
Prepared by: Austin, Tsutsumi & Associates

The project location is at the intersection of Hotel Street and Richards Street. The Tax Map Key is (1) 2-1-017:001. The State Department of Accounting and General Services is renovating the existing courtyard by creating a sculpture garden and revitalizing the front lawn by adding walkways and sculptures.

A. Site Improvements

Existing Conditions

The site is on the mauka side of the Hotel Street and Richards Street intersection. The SFCA building has an existing swimming pool and courtyard in the middle of the building. The front lawn area is grassed with large trees fronting the property along Hotel Street.

Proposed Conditions

The proposed courtyard improvements would include filling the existing swimming pool and creating a sculpture garden. The sculpture garden would include synthetic grass areas, graveled surfaces, concrete ramps and plants.

The proposed front lawn improvements include a new brick walkway connecting the Hotel Street pedestrian entrance to the walkway from the Richards Street pedestrian entrance and several circular areas for sculpture displays. The five foot wide walkway will be made of brick to match the existing walkways and be ADA accessible.

B. Drainage

Existing Conditions

The existing courtyard area is drained by ten drain inlets in the tile floor area which connect to 6" and 8" pipes at the western corner of the courtyard. These drainlines eventually connect to the drainline along Hotel Street. There is an existing inlet and pipe to discharge the swimming pool water. At this time, it has not been verified if the existing inlet discharges into a drainage system or sanitary sewer system. It is assumed that the drainlines connect to the building's sanitary sewer system.

The front lawn area is relatively flat and slopes towards the adjacent streets. The lawn has four existing inlets along Hotel Street and one existing inlet along Richards Street. These inlets connect to an existing 24" drainline along Hotel Street.

Proposed Conditions

The drainage system in the courtyard area will be completely replaced. All existing drain inlets in the courtyard area will be capped and abandoned. The landscaped areas on the outer edge of the courtyard will have a new drainage system installed consisting of new area drains and 4-inch and 6-inch drain lines. This system will drain by gravity to

the existing 8-inch drainline at the western corner of the courtyard, where it is conveyed towards the drainline along Hotel Street.

A perforated underdrain system will be installed in the sculpture garden being built in the existing swimming pool. The sculpture garden is lower than the existing drainage system, therefore the drainage from this area will be pumped up approximately five feet to where it can discharge by gravity to the existing 8-inch drainline. The peak runoff for this area is not affected since the amount of impervious area does not change.

The proposed walkway in the lawn area will slightly increase the peak flow due to the increase in impervious area. The new walkway will be built flush to the existing ground and will drain towards the existing inlets along Hotel Street.

APPENDIX F ELECTRICAL BASIS OF DESIGN

State Art Gallery
State Foundation on Culture & The Arts
No. 1 Capitol District Building
Honolulu, Hawaii
Prepared by: WSP Lincolne Scott Inc.

ELECTRICAL NARRATIVE

A. SCOPE OF WORK

Electrical design to support lighting design by others in the pool/courtyard and front yard areas. Addition of power receptacles at the front lawn for use in future events and the provision of a new power receptacle to serve the existing vending machine to be relocated at the entry to the pool/courtyard area. Provision of photovoltaic system tie in to existing building electrical system.

B. DESIGN CONCEPT

GENERAL

Due to the lack of spare capacity on the existing panelboards and to centralize the source of power for this renovation, a new panel "1C" will be added to Electrical Room 182, fed from the existing distribution switchboard DSB2 located in the same room.

DESIGN

Electrical raceways and conductors will be provided from the new panel "1C" to the new lighting at the pool/courtyard and front lawn as designed by others.

Additional convenience power receptacles will be added to the front lawn area for use in future events. Receptacles will be GFCI type and weatherproof as required by code. Locations of the additional receptacles will be located as suggested by the event coordinator.

C. BASIC CODE

NFPA 70 - National Electrical Code, 2005 edition

**APPENDIX G STATE HISTORIC PRESERVATION DIVISION
PROJECT CORRESPONDENCE**

LINDA LINGLE
GOVERNOR OF HAWAII

COMPTROLLER'S OFFICE

DAGS

2009 JUL 16 P 1:29

DM Controller
DAGS
Accounting
ASO
DND
SFLA



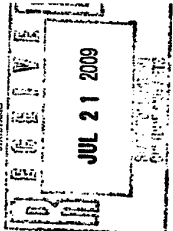
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 611
HONOLULU, HAWAII 96809

July 13, 2009

Mr. Russ Saito
State Comptroller
State Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810

LOG: 2009.1233
DOC: 13402



FROM: Pua Aiu, Administrator, Hawaii State Historic Preservation Division, DLNR

SUBJECT: Chapter 6E-8 Historic Preservation Review / YMCA Pool

Permit # (None)

Building Owner: State of Hawaii

Location: 250 South Hotel Street

Tax Map Key: (1) 2-1-017:001 and :002

This letter is in response to correspondence sent from your office on February 27, 2009 and received by us on March 3, 2009 relating to proposals for the No. 1 Capitol District Building, otherwise known as the Armed Forces Young Men's Christian Association (YMCA) Building, a structure on the National Register of Historic Places.

The former YMCA Building was designed as a collaborative effort by the local firm of Emory and Webb and San Diego architect Lincoln Rogers. The Mediterranean style structure was completed in 1928. It was designed to provide a healthful and proper temporary domicile for members of the military when the number of service personnel was rapidly growing. Central to the facility was an all weather, freshwater pool for the youths to exercise in.

The State Foundation on Culture and the Arts is proposing three scenarios in order to create more display space in One Capitol Place and remove what it calls a liability issue. All three options call for demolition of the pool; two of the three options call for removal of additional pool area features.

It has been the position of this office that the pool should remain for several reasons. Initially this was the site of the original Royal Hawaiian Hotel, an investment in leisure attractions undertaken by the Monarchy to spur "proper" tourism. When the Hotel building was sold, the Y continued the tradition of providing a proper place to stay. The pool was the center of the complex, and reflected the era of world domination of water sports by swimmers from Hawaii such as Duke Kahanamoku and Buster Crabbe. There many "Duke-wannabes" underwent training that probably helped save lives during World War II. The historic importance of the pool is further reflected in the fact that when Christopher Hemminger redeveloped the YMCA as One Capitol Plaza, he retained the pool. The present tenants should remember that they are simply term occupants of a building and site with a very long history. Removal of the pool would have a detrimental effect on historic resources.

More recent telephone communications has led to a verbal agreement for mitigation of this issue. This letter confirms our agreement that, in order to address space and liability concerns of the State Foundation on Culture and the Arts and historic preservation desires of our office, the pool may be filled in rather than destroyed.

If you have any questions, please call Ross W. Stephenson at 692-8028. Thank you for the opportunity to comment.

Authorized SHPD Representative

7/14/09
Date