DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
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2012/ED-5(JS)

July 17, 2012

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OFC. OF ENVIRONMENTAL QUALITY CONTROL

The Honorable Gary L. Hooser, Director
Office of Environmental Quality Control
State of Hawaii
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813

Dear Mr. Hooser:

Subject: Chapter 343, Hawaii Revised Statues (HRS)
Final Environmental Impact Statement (FEIS)
International Market Place Revitalization Project
Applicant: TRG IMP LLC
Agent: Kusao & Kurahashi, Inc.
Location: 2290, 2318, 2324, 2330 and 2332 Kalakaua Avenue; and 2301 and 2345 Kuhio Avenue - Waikiki
Tax Map Key: 2-6-22: 36, 37, 38, 39, and 43

The Department of Planning and Permitting (DPP) is notifying you of our **ACCEPTANCE** of the FEIS for the subject project, as satisfactory fulfillment of the requirements of Chapter 343, HRS.

A. Proposed Action: The proposed revitalization of the International Market Place (IMP) by TRG IMP LLC consists of the demolition of all buildings and structures on the project site (about 499,000 square feet of commercial space), and construction of a new retail, dining, and entertainment center (about 390,000 square feet of commercial space). The redeveloped commercial center will be generally three levels in height, however, a portion fronting Kuhio Avenue will have a seven-story structure consisting of two levels of retail on the Ewa side and three levels of retail on the Diamond Head side with five levels of parking above (the existing parking structures serving the IMP, Waikiki Town Center, and Miramar are located on this portion of the site).

B. Procedure:

1. On December 23, 2012, an Environmental Impact Statement Preparation Notice (EISPN) for the proposed project was published by the Office of Environmental Quality Control (OEQC) in The Environmental Notice. The Applicant distributed

the EISPN to various City, State, and Federal agencies, organizations, and individuals listed in Section 17 of the FEIS.

2. The 30-day consultation period for EISPN comments, and requests to be a consulted party, expired on January 21, 2012. The Applicant received twelve comment letters during this period and another four letters after the comment period ended. The comment letters and the Applicant's responses are reproduced in Appendix 14 of the FEIS.

3. On April 8, 2012, notice of the Draft Environmental Impact Statement (DEIS) was published by the OEQC in The Environmental Notice. The Applicant distributed the DEIS to various City, State, and Federal agencies, organizations, and individuals listed in Section 18 of the FEIS.

4. The 45-day DEIS public review period expired on May 23, 2012. Seventeen comment letters were received during this period, and three were received after the deadline. The comment letters and the Applicant's responses are reproduced in Appendix 16 of the FEIS.

C. Environmental Impact Statement Content: The FEIS complies with the content requirements set forth in Section 11-200-18, Hawaii Administrative Rules (HAR).

D. Responses to Comments: The Applicant responded to significant environmental comments that were raised during the public review and consultation process. The comment letters and Applicant responses are found in Appendix 14 and 16 of the FEIS. Revisions were appropriately made throughout the text of the FEIS.

E. Major Permits Required: The project will require the following major land use permits:

- Waikiki Special District Permit, Major;
- Conditional Use Permit (for Joint Development)

F. Determination: The DPP has determined this FEIS to be **acceptable** under the procedures established in Chapter 343 HRS.

Pursuant to HAR Section 11-200-23, we request that the OEQC publish our determination regarding the subject FEIS in its next issue of The Environmental Notice. The following items are also enclosed:

- One hard copy and one electronic copy of the FEIS;
- A completed Publication Form and Project Summary; and
- A completed FEIS Distribution List.

Please contact Joyce Shoji of our Urban Design Branch at 768-8032, if you have any questions.

Very truly yours,

David K. Tanoue, Director
Department of Planning and Permitting

DKT:nw

Enclosures

cc: TRG IMP LLC
Kusao & Kurahashi, Inc.

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OEQC Publication Form
The Environmental Notice

Instructions to Applicant or Agency:
1. Fill out this Publication Form and email to: oeqc@doh.hawaii.gov
2. Send a pdf copy of the EA / EIS and 1 hardcopy to OEQC.

Name of Project:	International Market Place Revitalization Project
Applicable Law:	Chapter 343, HRS
Type of Document:	Final Environmental Impact Statement
Island:	Oahu
District:	Honolulu
TMK:	2-6-22: 36, 37, 38, 39 and 43
Permits Required:	Waikiki Special District Permit (Major), Conditional Use Permit (Minor) for Joint Development, Surface Encroachment Variance, Sidewalk Variance, Subdivision for Pedestrian Easement, Trenching Permit, Grading Permit, Drain Connection, Sewer Connection, Flood Study, Street Usage, Zoning Adjustment for a Sign Master Plan, National Pollutant Discharge Elimination Permit, Construction Noise Permit, Industrial Wastewater Discharge, Construction Plan Approval and Building Permits.

Name of Applicant or Proposing Agency:	TRG IMP LLC
Address	200 East Long Lake Road, Suite 300
City, State, Zip	Bloomfield Hills, MI 48304-2324
Contact and Phone	Terry Fitzgerald (248) 258-7531
Approving Agency:	Department of Planning and Permitting
Address	650 South King Street, 7th Floor
City, State, Zip	Honolulu, Hawaii 96813
Contact and Phone	Joyce Shoji 768-8032
Consultant	Kusao & Kurahashi, Inc.
Address	2752 Woodlawn Drive, Suite 5-202
City, State, Zip	Honolulu, Hawaii 96822
Contact and Phone	Keith Kurahashi 988-2231

Project Summary:

The International Market Place Revitalization Project (Project) includes the demolition of all buildings and structures on the project site (about 499,000 square feet of commercial space) and construction of a new retail, dining and entertainment center (about 390,000 square feet of commercial space). The 5.982-acre project site fronts Kalakaua and Kuhio Avenues and is mid-block between Kaiulani and Seaside Avenues in Waikiki. It contains the International Market Place (IMP), Waikiki Town Center, and the Miramar at Waikiki hotel (Miramar).

The redeveloped commercial center will be generally three levels in height, however, the portion fronting Kuhio Avenue will have a seven-story structure consisting of two levels of retail on the Ewa side and three levels of retail on the Diamond Head side with five levels of parking above (the existing parking structures serving the IMP, Waikiki Town Center, and Miramar are located on this portion of the site).

The Project is not anticipated to have a significant direct, indirect, secondary or cumulative impact on the surrounding area in terms of public services and the environment primarily because of the proposed net reduction in the total floor area for the combined properties.

Distribution List for the International Market Place Revitalization Project

Final Environmental Impact Statement

Office of Environmental Quality Control
Department of Planning and Permitting
(Accepting Agency)
Department of Hawaiian Home Lands
Department of Health
UH Environmental Center
Waikiki-Kapahulu Regional Library
(Nearest State Library)
Kaimuki Regional Library
Kaneohe Regional Library
Hawaii Kai Regional Library
Pearl City Regional Library
Hilo Regional Library
Kahului Regional Library
Lihue Regional Library

Municipal Library, Honolulu Department
of Customer Services
Legislative Reference Bureau
State Main Library
UH Hamilton Library
Honolulu Star Advertiser
US Senator Daniel Inouye
US Senator Daniel Akaka
US Representative Colleen Hanabusa
US Representative Mazie Hirono
State Senator Brickwood Galuteria
State Senator Les Ihara, Jr.
State Representative Tom Brower
State Representative Scott Nishimoto
Councilmember Stanley Chang
Waikiki Neighborhood Board No. 9