



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKAOKO
KALAELOA

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Governor

Brian Lee
Chairperson

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DEC 23 2012

Ref. No.: PL TOD 18.3

December 10, 2012

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F.C. OF ENVIRONMENTAL
QUALITY CONTROL

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MEMORANDUM

TO: Mr. Gary Hooser, Director
Office of Environmental Quality Control
Department of Health

FROM: *Anthony J. H. Ching*
Anthony J. H. Ching, Executive Director
Hawaii Community Development Authority

SUBJECT: Environmental Impact Statement Preparation Notice for the Transit-Oriented Development Overlay

With this memorandum, the Hawaii Community Development Authority hereby transmits an Environmental Impact Statement Preparation Notice (“EISPN”) for the Transit-Oriented Development Overlay for the Kakaako Community Development District on the island of Oahu. We respectfully request publication in the next available edition of the Environmental Notice (December 23, 2012).

We understand that publication of the EISPN in the Environmental Notice will initiate a 30-day public consultation period for parties to comment on the Proposed Action and to request to become consulted parties in the preparation of a draft environmental impact statement (“EIS”).

Enclosed is a completed OEQC Publication Form, two copies of the EISPN, an Adobe Acrobat PDF file of the same, and a digital copy of the publication form in MS Word. Simultaneous with this memorandum, we have submitted the summary of the action in a text file to your office.

Our consultant will prepare a draft EIS at the conclusion of the public consultation period for simultaneous filing with your office and our agency.

If there are any questions regarding this matter, please contact Ms. Amy Mutart, Project Manager, at 594-0334.

Attachments: 4

Publication Form
The Environmental Notice
Office of Environmental Quality Control

Date: December 11, 2012

Title of Action: Transit-Oriented Development (TOD) Overlay –
Kaka`ako Community Development District

Type of Document: Environmental Impact Statement Preparation Notice

Name of Applicant: Hawaii Community Development Authority
Address: 461 Cooke Street
City, State, Zip: Honolulu, Hawai`i 96813
Contact and Phone: Ms. Amy Mutart, (808) 594-0334

Consultant: Lee Sichter LLC
Address: 45024 Malulani Street #1
City, State, Zip: Kane`ohe, Hawai`i 96744
Contact and Phone: Lee Sichter, (808) 382-3836

Approving Authority: Governor, State of Hawaii
Address: Hawaii State Capitol
City, State, Zip: Honolulu, Hawai`i 96813
Contact and Phone: Chief of Staff Bruce Coppa, (808) 586-0034

Island Affected by Action: O`ahu

TMK: **Aloha Tower Special District: 2-1-014:** 006;
Kaka`ako: 2-1-015:009, 051, 052, 061-063; **2-1-029:**001, 002, 010; **2-1-030:**001, 003, 006-015, 017, 043; **2-1-031:**001-005, 008, 010, 012, 015, 018-021, 024, 029-033; **2-1-032:**001, 002, 007-012, 015, 017, 020, 022-024; **2-1-044:**001-005, 022, 023, 032-034, 038-044, 046-048; **2-1-046:**001-003, 005, 007-010; **2-1-047:**001-006, 008, 010; **2-1-048:**001, 002, 005-008, 022; **2-1-049:**001, 003-005, 008-033, 037, 038, 040-043, 045-050, 054-061, 063-066, 068-076, 078-080; **2-1-050:**001-004, 007, 009-025, 027, 028, 030-043, 045-050, 052-065, 067, 068; **2-1-051:** 001-007, 010-014, 018, 019, 031, 033, 038, 040-044; **2-1-052:**001-005, 007-013, 016, 017, 020, 022, 024, 027, 028, 031-036, 038-040, 042, 043, 045, 046, 051-054; **2-1-053:**001, 030-032; **2-1-054:**001, 021, 022, 025, 027, 028, 032, 033; **2-1-055:**001-004, 006, 009,

017, 018, 021, 026, 032-035, 038; **2-1-056**:001-004, 007, 008; **2-1-058**:002, 006, 021, 035, 043, 048, 061, 069, 073, 088, 089, 094, 095, 099, 100, 101, 103, 105, 109, 124-128; **2-1-059**: 001, 003-006, 011, 013, 020, 021, 023-029; **2-1-060**:001-009, 013, 015, 017; **2-3-001**:001, 004; **2-3-002**:001, 002, 057-059, 066, 067, 069, 086, 087, 104; **2-3-003**: 004-008, 011-015, 018-024, 026, 028, 030-034, 037, 038, 040, 043, 046-050, 052, 059, 061-069, 071, 073-075, 078, 080, 081, 083, 085-087, 089-095, 097-099, 103, 105; **2-3-004**:002, 003, 007-010, 012, 025, 029, 031, 033-037, 039, 048, 051, 061, 065, 069, 071, 076, 079, 080; **2-3-005**: 001, 004-006, 012-017, 019, 022; **2-3-006**: 001, 003, 004, 014-017; **2-3-007**:023, 026-029, 033, 036, 039, 044, 045, 049, 054, 056, 057, 061-064, 066, 067, 069, 078, 091-093, 098-101, 104, 105, 107; **2-3-008**:001-003; **2-3-009**:001; **2-3-010**:001-009, 011-028, 083, 092-094, 096-107, 111; **2-3-011**:002-025, 029-051, 053, 054

Street Address: (various)

Nearest Geographical Landmarks: Kewalo Basin on the southeast, Aloha Tower on the southwest

Latitudinal/Longitudinal Coordinates: Latitude 21.17.53 N; Longitude 157.51.32 W

Statutory/Administrative Authority: Chapter 343, HRS & Section 11-200, Hawai'i Administrative Rules

Project Summary:

The Proposed Action is the implementation of a Conceptual Plan for Transit-Oriented Development (“TOD”) within the Kaka`ako Community Development District (KCDD). The proposed TOD Plan will serve as an overlay on the existing rules governing development in the district, meaning that the existing rules remain in force and any proposed TOD development will be required to comply with the proposed TOD Plan and associated rules. The implementation of Transit-Oriented Development is intended to maximize development in the Kaka`ako district by promoting the use of smart growth principles, multi-modal transportation, and walkability. The ultimate goal of the Proposed Action is to foster development that creates well used places that are safe, comfortable, diverse, attractive, and fundamentally exhibit the distinct character of the Kaka`ako community.

Form Preparer:

Address:

City, State, Zip:

Contact and Phone:

Lee Sichter LLC

45024 Malulani Street #1

Kane`ohe, Hawai`i 96744

Lee Sichter, (808) 382-3836

**Transit-Oriented Development Overlay
Kaka`ako Community Development District
Honolulu, Island of O`ahu**

**Environmental Impact Statement Preparation Notice
December 11, 2012**

Identification of Applicant or Proposing Agency

Hawaii Community Development Authority (HCDA)

Identification of Accepting Authority

Governor, State of Hawai`i

Brief Description of Proposed Action

The Proposed Action is the implementation of a Conceptual Plan for Transit-Oriented Development (“TOD”) within the Kaka`ako Community Development District (KCDD). The proposed TOD Plan will serve as an overlay on the existing rules governing development in the district, meaning that the existing rules remain in force and any proposed TOD development will be required to comply with the proposed TOD Plan. The implementation of Transit-Oriented Development is intended to maximize development in the district by promoting the use of smart growth principles, multi-modal transportation, and walkability.

Purpose and Need

The Hawaii State Legislature created and empowered the HCDA through the enactment of Chapter 206E, Hawaii Revised Statutes with comprehensive planning, regulation, and development responsibilities. The Proposed Action specifically addresses the requirement of HRS 206E-33.3: “Activities shall be located so as to provide primary reliance on public transportation and pedestrian facilities for internal circulation within the district or designated subareas.” The ultimate goal of the Proposed Action is to foster development that creates well used places that are safe, comfortable, diverse, attractive, and fundamentally exhibit the distinct character of the Kaka`ako community.

Location of the Proposed Action

The Proposed Action will impact the 601.6-acre Kaka`ako Community Development District (KCDD) in Honolulu, on the island of O`ahu, as well as the

nearby 3.4-acre Aloha Tower Special District. The KCDD is bounded by King Street on the north, Piikoi Street and Ala Moana Regional Park on the east, Punchbowl Street and Pier 1 on the west, and the Pacific Ocean on the south.

The Aloha Tower Special District is located on the ocean side of Ala Moana Boulevard and is bounded by Richard Street, Bishop Street, and Aloha Tower Drive.

Tax Map Key Numbers

The Proposed Action includes the following tax map parcels:

Aloha Tower Special District: **2-1-014**: 006; Kaka`ako: **2-1-015**:009, 051, 052, 061-063; **2-1-029**:001, 002, 010; **2-1-030**:001, 003, 006-015, 017, 043; **2-1-031**:001-005, 008, 010, 012, 015, 018-021, 024, 029-033; **2-1-032**:001, 002, 007-012, 015, 017, 020, 022-024; **2-1-044**:001-005, 022, 023, 032-034, 038-044, 046-048; **2-1-046**:001-003, 005, 007-010; **2-1-047**:001-006, 008, 010; **2-1-048**:001, 002, 005-008, 022; **2-1-049**:001, 003-005, 008-033, 037, 038, 040-043, 045-050, 054-061, 063-066, 068-076, 078-080; **2-1-050**:001-004, 007, 009-025, 027, 028, 030-043, 045-050, 052-065, 067, 068; **2-1-051**: 001-007, 010-014, 018, 019, 031, 033, 038, 040-044; **2-1-052**:001-005, 007-013, 016, 017, 020, 022, 024, 027, 028, 031-036, 038-040, 042, 043, 045, 046, 051-054; **2-1-053**:001, 030-032; **2-1-054**:001, 021, 022, 025, 027, 028, 032, 033; **2-1-055**:001-004, 006, 009, 017, 018, 021, 026, 032-035, 038; **2-1-056**:001-004, 007, 008; **2-1-058**:002, 006, 021, 035, 043, 048, 061, 069, 073, 088, 089, 094, 095, 099, 100, 101, 103, 105, 109, 124-128; **2-1-059**: 001, 003-006, 011, 013, 020, 021, 023-029; **2-1-060**:001-009, 013, 015, 017; **2-3-001**:001, 004; **2-3-002**:001, 002, 057-059, 066, 067, 069, 086, 087, 104; **2-3-003**: 004-008, 011-015, 018-024, 026, 028, 030-034, 037, 038, 040, 043, 046-050, 052, 059, 061-069, 071, 073-075, 078, 080, 081, 083, 085-087, 089-095, 097-099, 103, 105; **2-3-004**:002, 003, 007-010, 012, 025, 029, 031, 033-037, 039, 048, 051, 061, 065, 069, 071, 076, 079, 080; **2-3-005**: 001, 004-006, 012-017, 019, 022; **2-3-006**: 001, 003, 004, 014-017; **2-3-007**:023, 026-029, 033, 036, 039, 044, 045, 049, 054, 056, 057, 061-064, 066, 067, 069, 078, 091-093, 098-101, 104, 105, 107; **2-3-008**:001-003; **2-3-009**:001; **2-3-010**:001-009, 011-028, 083, 092-094, 096-107, 111; **2-3-011**:002-025, 029-051, 053, 054

Environmental and Cultural Sensitivity

The entire district is a mature urban environment and, as such, does not include any environmentally sensitive natural resources. However, due to its extensive history, it is likely that burials may be encountered during development of properties within the district. The Proposed Action will also include the Aloha Tower Special District. The adjacent Aloha Tower is a registered historic site.

Planning Horizon

The Planning Horizon for the TOD Overlay is 2035.

Agency Responsible for the Proposed Action

The agency responsible for controlling development within the KCDD through the issuance of discretionary and ministerial decisions is the Hawaii Community Development Authority. Development approvals are granted by the Board of the HCDA.

Development controls take the form of specific development rules enacted by the HCDA Board. These include development rules for the portion of the district mauka of Ala Moana Boulevard (the Mauka Rules), the portion of the district makai of Ala Moana Boulevard (the Makai Rules), and a new set of rules that will be formulated to regulate TOD development.

The City and County of Honolulu's Department of Planning and Permitting is responsible for processing building permits for development within the district.

Anticipated Future Development

The redevelopment of the KCDD will continue within the planning horizon. In addition to the potential development of Transit-Oriented Development projects, other anticipated development within the district includes a residential project at 690 Pohukaina Street, the renovation of Ward Warehouse commercial area, and implementation of master plans by major landowners in the district including Kamehameha Schools and the Howard Hughs Corporation.

Persons and Communities Impacted by the Proposed Action

As the Proposed Action focuses on the implementation of TOD projects within the district, the persons most impacted by the Proposed Action will be existing and future residents of the district, together with all commuters who will pass through the district by car, bus, light rail, bicycle, or as pedestrians.

As envisioned by the City and County of Honolulu, the continued infill development of the Primary Urban Center, within which the district is situated, will help to relieve development pressure from rural areas of O`ahu. Thus, the island of O`ahu will either be directly or indirectly affected by the Proposed Action.

Likely Changes to Scope, Timing, Use and Intensity of Development

As the Proposed Action is a Conceptual Plan for TOD Development within the district, the actual scope, timing, use and intensity of development will depend largely upon the negotiations between individual project developers and the HCDA in accordance with TOD Rules that have not yet been formulated. The EIS will evaluate the potential for TOD to the horizon year of 2035.

Alternatives to the Proposed Action

In addition to the Proposed Action, the Environmental Impact Statement will address three alternatives: No Action (continue to operate under existing rules); implementation of development in accordance with the City's Primary Urban Center (PUC) Development Plan, and a modification of the district's Mauka Area rules to increase development density.

Determination

The HCDA has determined that an Environmental Impact Statement is required.

Reasons Supporting Determination

An EIS is triggered by the proposed use of government lands and government funds.

The prevailing rules governing the Mauka and Makai Districts of the Kaka'ako Community Development District were subject to environmental assessment pursuant to Chapter 343. Implementing a TOD Overlay on those rules requires further assessment pursuant to Chapter 343, Hawaii Revised Statutes.

The Proposed Action will involve substantial secondary impacts, such as population changes or effects on public facilities. It may substantially affect scenic vistas and view-planes, and may require substantial energy consumption.

Name, Address, and Phone Number of Contact Person for Further Information

Proposing Agency:

Amy Mutart, Project Manager
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461 Cooke Street
Honolulu, Hawai'i 96813
Phone: (808) 594-0334

Consultant:

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