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MAR 23 2018

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
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ACTING DIRECTOR

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DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

2018/ED-2 (AB)

February 28, 2018

RECEIVED
'18 ~~FEB 29~~ Mar 1 PM 2:14
OFC. OF ENVIRONMENTAL QUALITY CONTROL

Mr. Scott Glenn
Office of Environmental Quality Control
Department of Health
State of Hawaii
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Board Members:

SUBJECT:	Chapter 343, Hawaii Revised Statutes Draft Environmental Assessment (DEA)
Project:	Pau Street Multi-family Dwelling
Applicant:	West Waikiki Properties LLC
Agent:	Roy K. Yamamoto
Location:	419 Pau Street - Waikiki
Tax Map Key:	2-6-015: 055

With this letter, the Department of Planning and Permitting hereby transmits the DEA and anticipated finding of no significant impact (DEA-AFNSI) for the Pau Street Multi-family Dwelling project at 419 Pau Street in Waikiki (Tax Map Key 2-6-015: 055), in the Honolulu District on the island of Oahu, for publication in the March 23, 2018, edition of "The Environmental Notice."

Enclosed, please find a completed Office of Environmental Quality Control (OEQC) Publication Form, a hard copy of the DEA, and a disc with a copy of the DEA-AFNSI. We have also emailed an electronic copy of the publication form in MS Word.

If there are any questions, please contact Alex Beatty of our staff, at 768-8032.

Very truly yours,

for Kathy K. Sokugawa
Acting Director

Enclosures: OEQC Publication Form
Hard Copy of the DEA
Disc with Copy of the DEA-AFNSI

18-408

APPLICANT
PUBLICATION FORM

Project Name:	New Multi-Family Dwelling at 419 Pau Street
Project Short Name:	New Multi-Family Dwelling at 419 Pau Street
HRS §343-5 Trigger(s):	(5) Propose any use within the Waikiki area of Oahu, the boundaries of which are delineated in the land use ordinance as amended, establishing the "Waikiki Special District"
Island(s):	Oahu
Judicial District(s):	4 (Honolulu)
TMK(s):	2-6-015: 055
Permit(s)/Approval(s):	Special District Permit (Major), Building Permit
Approving Agency:	Deptartment of Planning and Permitting
Contact Name, Email, Telephone, Address	Alex D. Beatty, abeatty@honolulu.gov, (808) 768-8032, 650 South King Street, 7th Floor Honolulu, Hawaii 96813
Applicant:	West Waikiki Properties LLC
Contact Name, Email, Telephone, Address	Rollin Wong, wongr2100@gmail.com, (808) 532-8886, 4348 Waialae Avenue, No. 560, Honolulu, Hawaii 96816
Consultant:	Roy K. Yamamoto - Architect AIA, Inc.
Contact Name, Email, Telephone, Address	Lorena Yamamoto, lorena@rkyarchitect.com, (808) 942-3666 ext. 16, 1580 Makaloa Street, Suite 788, Honolulu, Hawaii 96814

Status (select one)	**Submittal Requirements**
__X__ DEA-AFNSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice.
____ FEA-FONSI	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice.
____ FEA-EISPN	Submit 1) the approving agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice.
____ Act 172-12 EISPN ("Direct to EIS")	Submit 1) the approving agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice.
____ DEIS	Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice.
____ FEIS	Submit 1) a transmittal letter to the OEQC and to the approving agency, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice.
___ FEIS Acceptance Determination	The approving agency simultaneously transmits to both the OEQC and the applicant a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice.
____ FEIS Statutory Acceptance	The approving agency simultaneously transmits to both the OEQC and the applicant a notice that it did not make a timely determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and therefore the applicant's FEIS is deemed accepted as a matter of law.
____ Supplemental EIS Determination	The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon

publication in the Notice.

____ Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.

____ Other Contact the OEQC if your action is not one of the above items.

Project Summary

The Applicant, West Waikiki Properties LLC, proposes to demolish the existing single-family dwelling located at 419 Pau Street and construct a new 4-story, 6-unit multi-family dwelling. The ground floor of the proposed building will be an open parking garage with residential units on the second through fourth floors. Each residential floor will have two units each and an elevator will service all floors of the building.

DRAFT ENVIRONMENTAL ASSESSMENT

New Multi-family Dwelling

for

West Waikiki Properties LLC

at

419 Pau Street

Honolulu, Hawaii 96815

TAX MAP KEY: 2-6-015:055

Roy K. Yamamoto Architect, AIA, Inc.

Architecture & Planning

1580 Makaloa Street, Suite 788

Honolulu, Hawaii 96814

AGENT

Submittal Date
February 6, 2018

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DRAFT ENVIRONMENTAL ASSESSMENT

NEW PAU ST. MULTI-FAMILY DWELLING

HONOLULU, O'AHU, HAWAI'I

Tax Map Key: 2-6-015:055

I. INTRODUCTION

The applicant, West Waikiki Properties LLC, proposes to remove the existing single-family dwelling located at 419 Pau Street (Tax Map Key 2-6-015:055) and provide a new 4-story multi-family dwelling. The redeveloped property will have a use similar to what currently exists and, therefore, will not result in significant changes.

This Draft Environmental Assessment for the new building, a non-accessory structure, is prepared pursuant to and in accordance with the requirements of Chapter 343, Hawaii Revised Statutes (HRS), Environmental Impact Statement (EIS) law. The action that triggers this assessment is the proposed development in the Waikiki Special District which is anticipated to require a Special District Permit (Major).

II. GENERAL INFORMATION

A. APPLICANT:	West Waikiki Properties LLC 4348 Waialae Ave. #560 Honolulu, Hawaii 96816 Contact: Rollin Wong (808) 532-8886
B. OWNER:	West Waikiki Properties LLC 4348 Waialae Ave. #560 Honolulu, Hawaii 96816
C. APPROVING AGENCY:	Department of Planning & Permitting City and County of Honolulu 650 South King Street, 7th Floor Honolulu, Hawaii 96813
D. TAX MAP KEY:	2-6-015:055

E. AGENT:	Roy K. Yamamoto Architect, AIA, Inc. 1580 Makaloa Street, Suite 788 Honolulu, Hawaii 96814 Contact: Lorena Yamamoto (808) 942-3666 ext. 16
F. LOCATION:	419 Pau Street Honolulu, Hawaii 96815 *(Exhibit 1)*
G. LOT AREA:	5,000 sq. ft.
H. ZONING:	Apartment Precinct *(Exhibit 1)*
I. STATE LAND USE:	Urban District
J. DEVELOPMENT PLAN:	Primary Urban Center *(Exhibit 2)*
K. PUBLIC INFRASTRUCTURE:	Arterial Roadways along Kalakaua Avenue & Ala Wai Boulevard *(Exhibit 3)*
L. SPECIAL DISTRICT:	Waikiki Special District *(Exhibit 1)*
M. EXISTING USE:	Residential
N. CONSULTED AGENCIES:	Department of Planning & Permitting (Gerald Toyomura), Waikiki Neighborhood Board (preliminary meeting with Chair, Bob Finley, and Vice-Chair, Jeff Merz, on January 25, 2018; proposed project to be presented to the Waikiki Neighborhood Board on February 13, 2018)

III. DESCRIPTION OF PROPOSED ACTION

A. GENERAL DESCRIPTION

1. History

Waikiki, long before becoming Hawaii's tourist capital, had an extended history of political, royal and agricultural importance. Translated to "spouting water," Waikiki was abundant with rivers and streams that provided many agricultural resources for the early Hawaiians. An irrigation system helped to take advantage of these resources and because of that system fishponds and taro patches could then thrive. Waikiki's agricultural abundance soon led it to become the governmental center of Oahu. In the mid to late 1800's, Waikiki often served as a vacation retreat for royalty. Waikiki's agricultural importance eventually waned as it transitioned into the modern day vacation destination as we know it today.

2. Existing Conditions

The project site is located in Waikiki and is surrounded by modern urban development including low and high-rise multi-family dwellings. The site currently has an existing single-family dwelling built in 1938. Photographs showing the existing conditions are provided in *Appendix III.*

There is an existing driveway roughly 6'-0" in width off Pau St. The driveway is currently being used for vehicular access. With the layout of the proposed multi-family housing, this driveway will be filled in and a new 16'-0" wide driveway will be constructed again off Pau St. but on the mauka side of the property.

Pedestrian access currently occurs along Pau St. usually by residents walking onto the property via the driveway. A majority of the lot is relatively flat.

Currently the parking requirement is only one parking stall which is located towards the rear of the house.

EXHIBIT 1 – LOCATION AND ZONING MAP

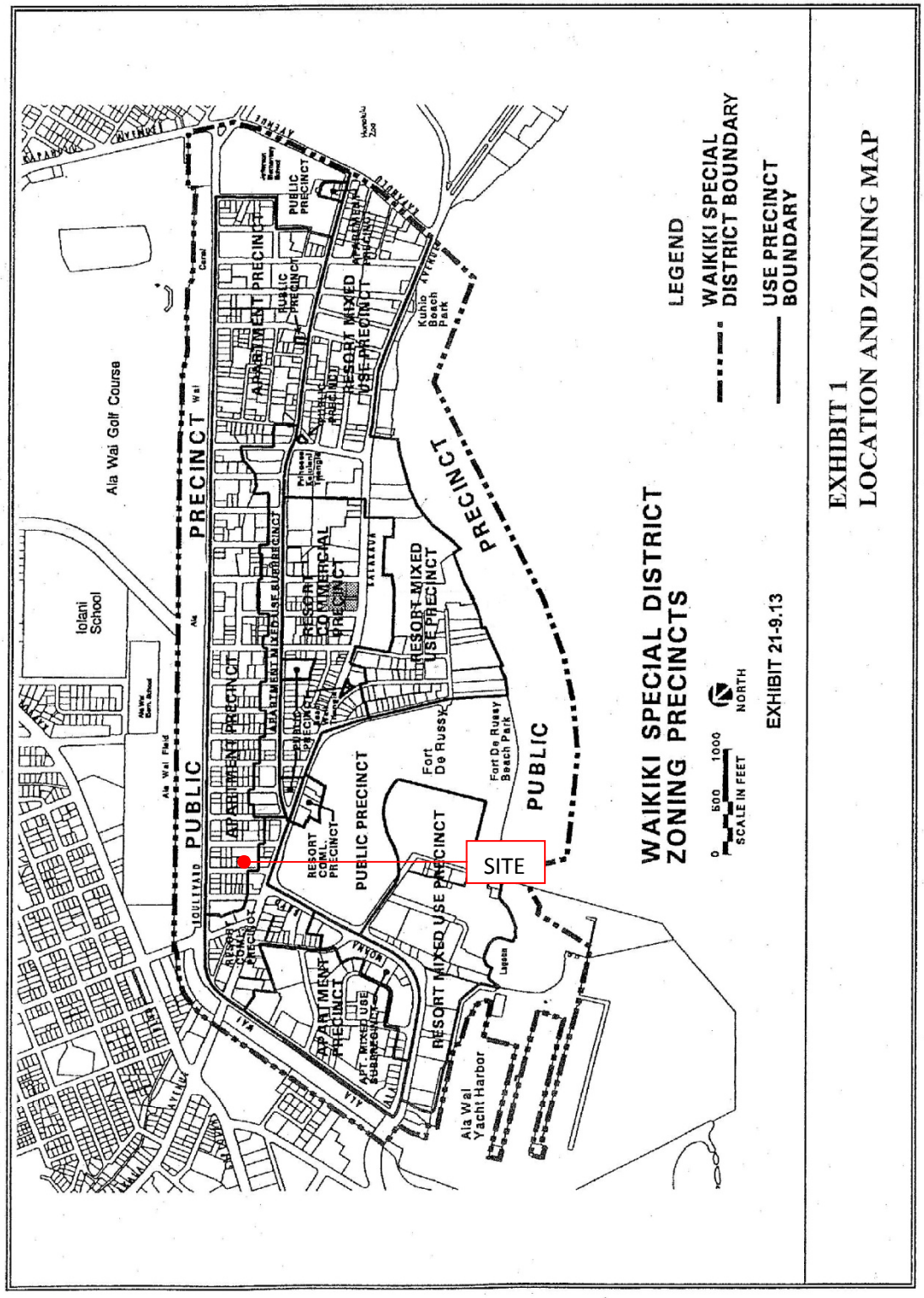


EXHIBIT 2 – PRIMARY URBAN CENTER DEVELOPMENT PLAN

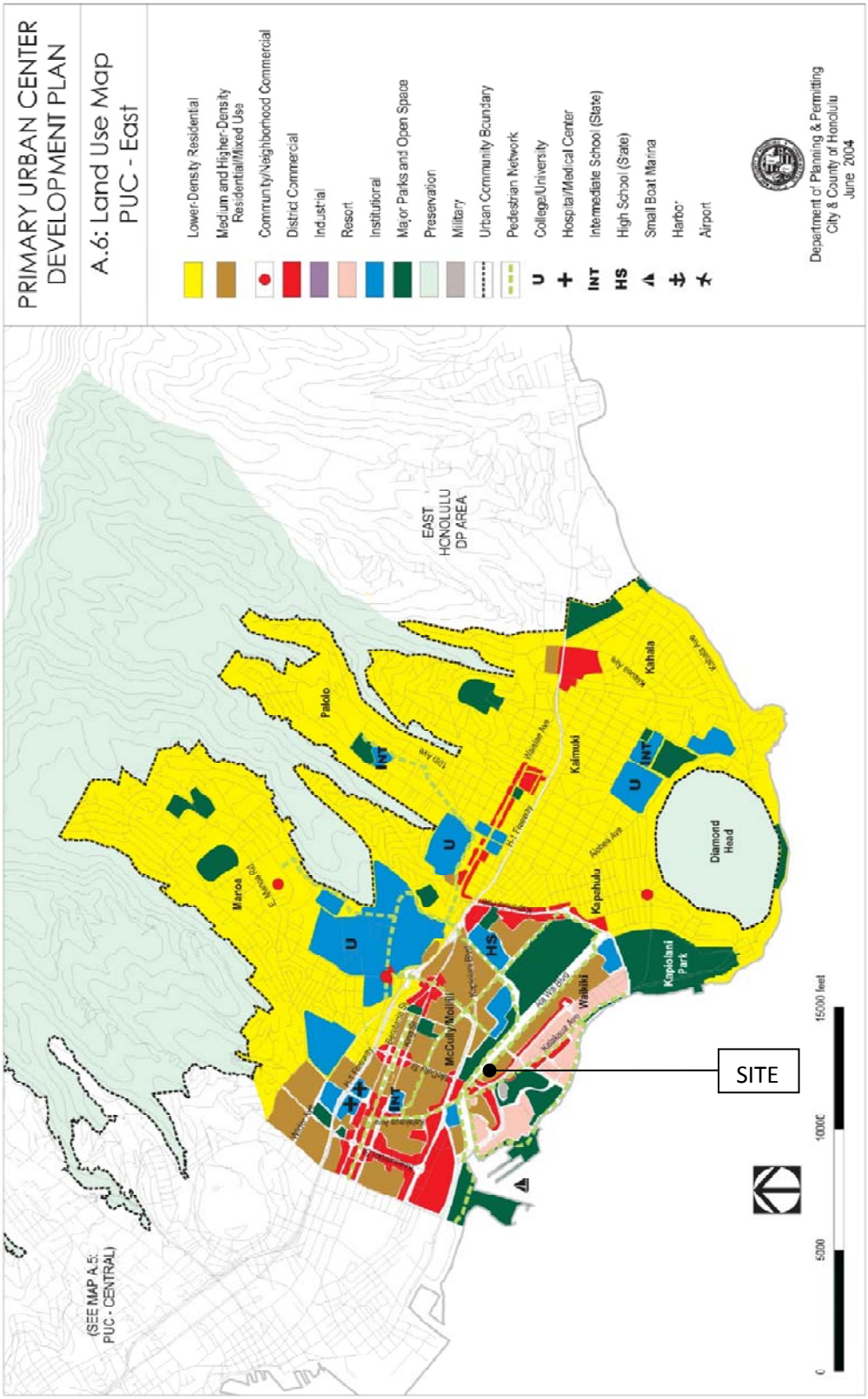
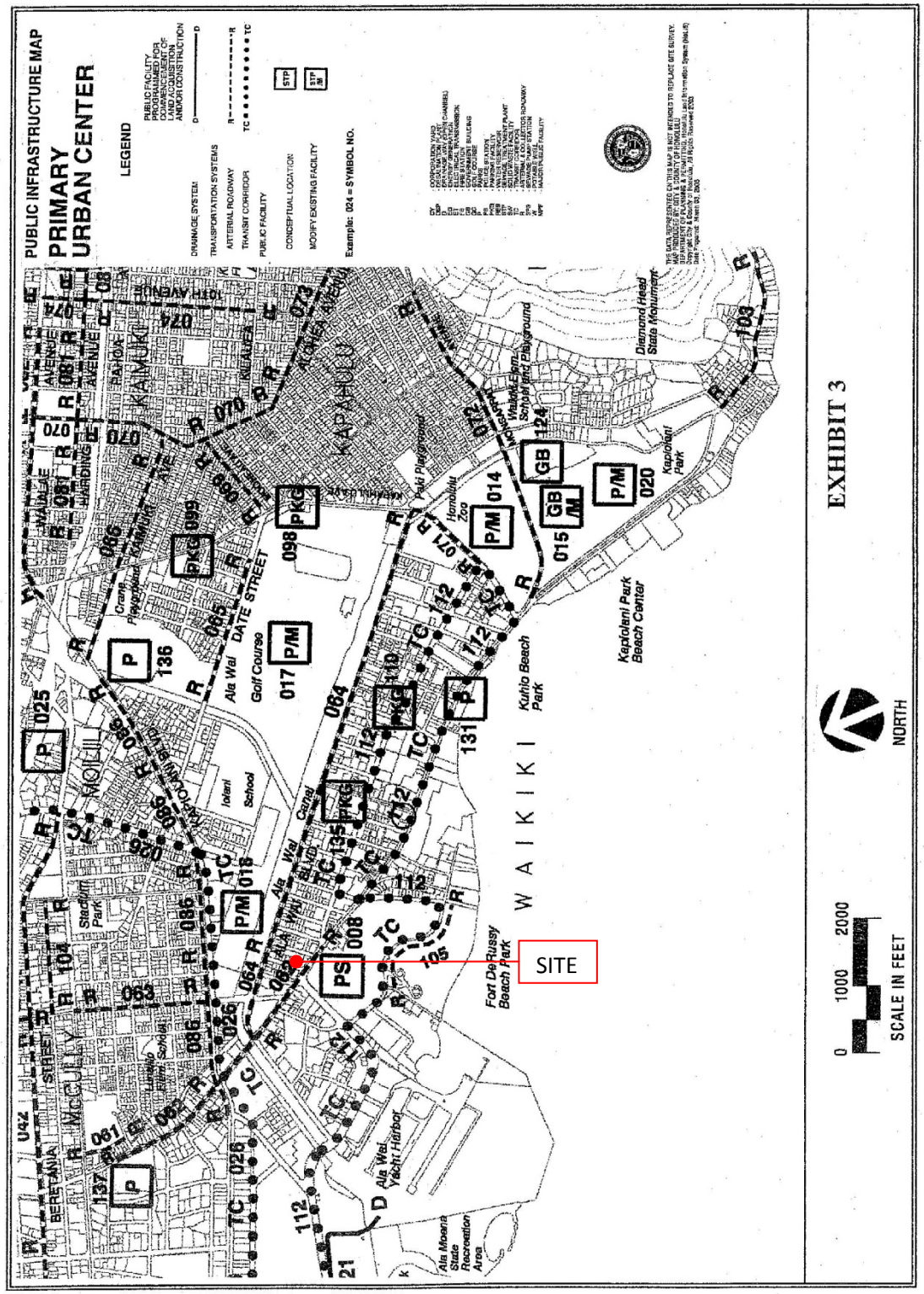


EXHIBIT 3 – PUBLIC INFRASTRUCTURE MAP



3. Proposed Development

The proposed development calls for removal of the existing single-family dwelling at 419 Pau Street. The proposed structure is a new four-story multi-family dwelling. The design of the new project is intended to enhance the overall visual character of the site by eliminating the existing single-family dwelling and providing more dwelling units in a newly designed building with new landscaping. The existing nonconforming house which is well into the front setback will be replaced by the proposed building which will have all required yards. Built in 1938, the existing dwelling has aged quite a bit so the proposed project will bring not only a new building but an improvement to the area.

The ground floor of the proposed building will be an open parking garage with residential units on the second through fourth floors. Each residential floor will have two units each and an elevator will service all floors of the proposed building.

There will be a significant increase density from one dwelling unit to six dwelling units and subsequently floor area will increase as well. This increase in density, however, is in line with the surrounding area as many of the other neighboring structures are three to four story apartment buildings. Adjacent to the property on the makai side is an existing 18-story condominium.

New Structure

A rendering and conceptual plans showing the proposed new building are provided in *Appendix II.* The new structure will be four stories high with a height of about 38'-6". The elevator shaft will stand at about 42 feet. The first floor will be about 9’-0” high, second floor at 9'-6" and the third and fourth floors at 10'-0" high. The third and fourth floor units will have a lanai facing mauka off the living and master bedroom areas. The ground floor area of the new proposed building is 235 sq. ft., second story is 2,624 sq. ft. and third and fourth floors are 2,228 sq. ft.

Existing Structure

The existing one story, wood framed structure will be removed.

The development will be constructed over about a year and a half. Construction will begin as soon as the applicant receives approval of development permits from the City,

including satisfaction of the environmental assessment requirements, approval of the project design under the Waikiki Special District provisions and building permits.

4. Location

The project site is located in the primary urban center as indicated on the location map, *Exhibit 2.*

5. Surrounding Area

The surrounding area includes numerous apartments and condos and supporting amenities such as dining establishments and vehicle rentals.

6. Relationship to Land Use Plans, Policies and Controls

a. State Land Use – Under State Land Use regulations, the project site is designated as Urban. The existing establishments and proposed new establishments are consistent with this Urban designation.

b. Development Plan – The Primary Urban Center (PUC) Development Plan Land Use Map designates the site as Medium to Higher-Density Residential/Mixed Use. Section 3.2.3 of the PUC Development Plan states:

> *"The Medium and Higher-Density Residential/Mixed Use designation is generally applied to centrally located neighborhoods that are served by major east-west highways and arterials, as well as by express public transit."*

Due to this designation and the project's proximity to Ala Wai Boulevard, an arterial roadway, the proposed project is consistent with the goals of the PUC Development Plan Land Use Map.

c. Land Use Ordinance, Waikiki Special District

i. Development Standards and Special District

The project site lies within the Waikiki Special District and is within the Apartment Precinct with a 130 foot height limit. The proposed use is consistent with this zoning precinct, which allows medium to higher density apartments. The proposed structures will comply with the height limit and other development standards of the Land Use Ordinance.

The applicant plans to apply for a major special district permit for “new buildings.”

ii. Parking and Loading

As previously stated, there is currently only one parking space required. The new building will bring an increase in floor area and number of dwelling units so the new off-street parking requirement will be six parking spaces. As recommended by Waikiki Neighborhood Board Chair, Bob Finley, and Vice-Chair, Jeff Merz, during a preliminary meeting on January 25, 2018, moped parking is also provided.

Currently there are no loading spaces required and none will be required at the new project as well.

IV. PROJECT IMPACTS AND MITIGATION MEASURES

The proposed development to demolish the existing single family dwelling and build a new 4-story multi-family dwelling is not expected to result in significant environmental impacts. The project anticipates to improve and revitalize the area by providing a new, attractive street frontage along Pau Street with new landscaping.

A. DEMOGRAPHIC IMPACTS

1. Residential Population

The 2000 Census reported the Neighborhood Area 9, Waikiki, had a population of 19,720. The demographics for that population indicated that this group is generally older; a racial mix with proportionately more Caucasians and fewer Asians and Native Hawaiians or Pacific Islanders compared with O'ahu as a whole.

The current use on the site is residential and the proposed use will also be residential but will only increase from one to six dwelling units. Accordingly, the project is not anticipated to significantly impact population, demographics or housing in the area.

2. Character or Culture of the Neighborhood

The proposed development will conform to the character of the existing neighborhood and the surrounding apartments. This development will be an upgrade from the existing dwelling unit that currently occupies the property. The proposed project will be presented to the Waikiki Neighborhood Board on February 13, 2018.

B. ECONOMIC IMPACTS

1. Economic Growth

The proposal will result in a positive economic impact by providing short-term construction jobs. The development will also provide more housing in Waikiki and subsequently have a positive impact on nearby businesses.

2. Government Revenues/Taxes

Tax revenues will be generated by the short-term construction work and some revenue will be provided by the projected long-term employment and retail sales.

In addition, property tax revenues to the City will go up as a result of the anticipated increase in value of improvements on the project site with the new proposed structure versus the aged structure that will be removed.

C. PUBLIC SERVICES

1. Access and Transportation

Currently there is vehicular access to the project site. The new project proposes to remove and replace the existing driveway with a new, wider one.

The project site sits between two major thoroughfares, one being Kalakaua Avenue, which is a four lane roadway flowing toward the Diamond Head direction, and the other, Ala Wai Boulevard, a four lane roadway flowing towards Ala Moana. Pau and Keoniana Streets form a couplet with Pau Street flowing towards the mauka direction and Keoniana traffic traveling makai.

The proposal for this new multi-family dwelling is not expected to impact existing traffic volumes, patterns or traffic flow significantly but there will be a slight increase in vehicular traffic to the site as it will now have six units as opposed to only one. Due to this slight increase, drawings are being submitted to Traffic Review Branch.

2. Water

The site is served by the Honolulu Board of Water Supply (BWS). Due to the increase in water demand, a drawing set is being submitted to BWS at this time.

3. Wastewater

Due to the increase in sewer demand, a drawing set is being submitted to the DPP Wastewater Division.

4. Drainage

The existing site is relatively flat and the proposed project is not expected to increase existing drainage volumes. Accordingly, no significant impacts on the municipal drainage system serving the project site are anticipated.

5. Flood Plain Management

According to the Hawaii National Flood Insurance Program Flood Hazard Assessment Tool, the project site is located in Zone AO, with a depth of 2 feet *(Exhibit 4).* We will be submitting to the Subdivision Branch but have addressed the flood elevation issue by raising the equipment in the elevator machine room above the flood plain. Also, the elevator pit will have a sump pump and float switch that activates high water operation.

6. Solid Waste Disposal

The solid waste generated by the existing development is collected by the City's municipal refuse service. The proposed development will have refuse collection by a private company and will slightly lessen the impact on municipal refuse services.

EXHIBIT 4 - FLOOD HAZARD ASSESSMENT REPORT

Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY:	HONOLULU
TMK NO:	(1) 2-6-015:055
WATERSHED:	ALA WAI
PARCEL ADDRESS:	419 PAU ST HONOLULU, HI 96815

Notes:

Flood Hazard Information

FIRM INDEX DATE:	NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL:	15003C0366G
PANEL EFFECTIVE DATE:	JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: NO
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 40 80 ft

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- **Zone A:** No BFE determined.
- **Zone AE:** BFE determined.
- **Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- **Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- **Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- **Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- **Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- **Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- **Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

- **Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.

7. School

The project site is located in the State Department of Education's Honolulu District and is serviced by Ala Wai Elementary, Washington Middle School and Kaimuki High School. The project will not significantly impact public educational services as there will be a minimal increase of residential units with this project.

8. Parks

There are a variety of recreational opportunities located near the project site including Fort DeRussy Beach Park, Ala Wai Golf Course, Waikiki Gateway Park, and the Ala Wai Canal.

No impacts on the demand for recreational facilities are anticipated because the proposal does not have a substantial residential component increase that would drive such a demand.

9. Police

The project is located within the Honolulu Police Department's District 6, which is patrolled by officers stationed at the Waikiki police substation, located at 2405 Kalakaua Avenue. This established police substation is officially named the "Duke Paoa Kahanamoku Building."

The proposal is not expected to result in an increased demand for police services.

10. Fire

The Waikiki Fire Station is located approximately 1-1/2 miles away on Kapahulu Avenue and the McCully Fire Station is located just about a mile away at the corner of Date Street and University Avenue. The proposal will not significantly impact the demand for fire protection services as there is only a minimal increase in number of units.

The development will comply with all applicable requirements of the Fire Code.

11. Utilities

a. Electric

The Hawaiian Electric Company (HECO) is serving this area and the applicant will coordinate the redevelopment of the site to

ensure that the power will be adequate to support the proposed development. A drawing set is being submitted to the HECO requesting their review and comment.

b. Telephone

Hawaiian Telcom has existing utility service lines in the area. It is expected that these existing lines will be used to service this proposed development. The applicant will coordinate with Hawaiian Telcom to determine if new lines will be required. No off-site work is expected.

D. ENVIRONMENTAL IMPACTS

1. Historical and Archaeological Resources

A letter seeking concurrence that no historical or archaeological resources are known to be on the project site is being submitted to the State Historic Preservation Division.

2. Water Resources

There are no potable or surface water resources within the project site. The project is located less than 1,500 ft from Waikiki Beach. The waters off the south shore of Oahu, including Waikiki, are designated Class A by the State Department of Health (DOH). Rules of the State DOH indicate that the purpose of the Class A designation is to protect these waters for recreational use and aesthetic enjoyment.

Because there are no water features on the site, the project is not anticipated to adversely impact these resources.

3. Topography and Soils

The project site is located just mauka of Kalakaua Avenue across from Fort DeRussy Beach Park and is relatively flat with no unique topographic features such as sand dunes or sloped areas where erosion would be a concern.

According to the U.S. Department of Agriculture Soil Conservation Service, the natural soil deposits on the site consist of Jaucus sand, calcareous soils developed in wind and water deposited sand from coral and seashells. Slopes for these soils generally range from 0 to 15

percent, but in most places, the slope does not exceed 7 percent. Because the project site has been graded and developed, fill material may have been imported over time.

The project does not include alterations or excavation of the existing site or modification to the topography other than for the footings for the proposed building.

4. Coastal Zone Management

Although the project is within the State's Coastal Zone Management Area, it is not in the Special Management Area, therefore, it is not subject to permit requirements.

5. Flora and Fauna

Vegetation on the site is limited and consists of introduced species. Because the site has been urbanized for many years, native endangered or threatened species do not naturally occur in this environment.

The landscape for this project will consist of a combination of shrubs, groundcover and native planting. The two existing coconut trees will need to be removed to allow access into the proposed building. All landscaped areas will be irrigated with an automatic irrigation system.

6. Noise

Ambient noise levels in the vicinity of the project site can be expected to be relatively high due to the surrounding vehicular, tour bus and delivery traffic. Nearby commercial activities including night time dining restaurants also contribute to the ambient noise.

Once developed, the project is expected to have a slight increase of noise levels and characteristics from the existing dwelling. A wall with screens will enclose the open parking area on the mauka side to help minimize noise from vehicles. As the project is adjacent to a condominium of considerably higher density on the makai side, mitigation measures are not proposed.

During the construction phase, typical construction noises will be audible in the area. The dominant noise sources will probably be earth

moving equipment, such as bulldozers and diesel powered trucks. Noise from construction activities should be short term and must comply with State of Hawaii Community Noise Control Rules and a construction noise permit issued by the State Department of Health (DOH).

In order to mitigate construction noise, the contractor can undertake reasonable and standard practices, such as using mufflers on diesel and gasoline engines, using properly tuned and balanced machines, etc.

7. Air Quality

Air quality in the vicinity of the project area is mostly affected by air pollutants from motor vehicles. After construction of the proposed project is completed and operational, carbon monoxide levels, which are of primary concern among the various air pollutants will remain unchanged. Accordingly, implementing of air quality mitigation measures for long-term traffic-related impacts is probably unnecessary and none are proposed.

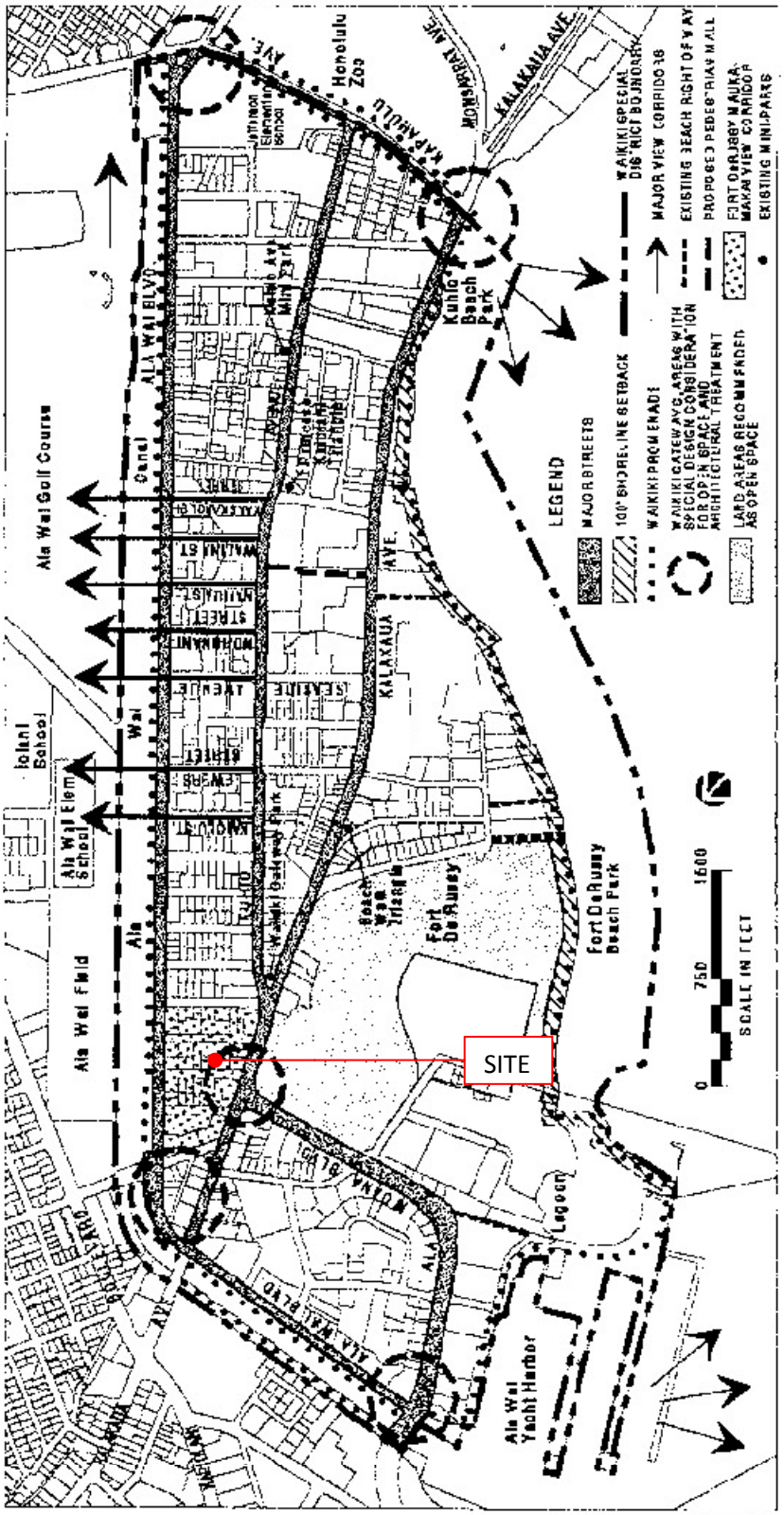
E. VISUAL IMPACT

The proposed structure will occupy a larger footprint and higher elevation than the existing structure but surrounding structures are of a similar or higher elevation. Adjacent to the site in the mauka direction is a 3-story apartment building and in the makai direction is an 18-story condominium. The existing development does not affect any important view planes in the area of Waikiki. Public views are provided from the Ala Wai Canal Promenade on the north side of the Ala Wai Canal and from the sidewalk area on the south side of the canal.

The proposed structure will follow required setbacks from Pau St. and was designed to appear less imposing from the public right of ways through methods of surface and color treatment of the building mass.

The project lies within the Fort DeRussy mauka-makai view corridor as identified in the Waikiki Special District Design Guidelines Urban Design Controls Map *(Exhibit 5).* The proposed building will be of similar height to surrounding existing apartments and significantly lower than its 18-story neighbor on the makai side so there will be no visual impact.

EXHIBIT 5 – URBAN DESIGN CONTROLS MAP



V. MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

As mentioned throughout this report, the proposed structure at the project site will not have a significant impact on the surrounding area in terms of public services and the environment. Although the new floor area is considerably more than the existing, the density is in line with the surrounding apartment buidings.

Positive socio-economic impacts are projected with the development, with adding more housing units, short term employment and long term positive effects on neighboring restaurants and businesses.

A. NO ACTION

This alternative will forego implementation of the proposed improvements and not achieve the objectives of redevelopment of the proposed site and the removal of older non-conforming structures at Pau Street. Currently there is a single family dwelling on the site and does not fully utilize the potential number of people that could live there. The new building and landscape will also enhance the overall appearance of the property and promote the objectives of the Waikiki Special District.

B. RENOVATION

Renovation of the existing single family dwelling would not only be a missed opportunity to provide more housing but would also not bring the property closer in line with the zoning objectives of the apartment precinct.

VI. GOVERNMENT PERMITS AND APPROVALS REQUIRED

The development will require the following governmental permits or approvals:

- Finding of No Significant Impact for the Final Environmental Assessment
- Waikiki Special District Permit, Major
- Building Permits
- Surface encroachment variance

VII. WAIKIKI SPECIAL DISTRICT

Although still in the preliminary design phase, the following describes some elements of compliance with the Waikiki Special District design requirements. The

proposed development will satisfy the objectives and standards of the Waikiki Special District as follows:

A. OBJECTIVES

1. Promote a Hawaiian Sense of Place

The proposed 419 Pau Street project will provide a more attractive street frontage along Pau Street. The pedestrian experience will be enhanced with greater front yard area and new landscaping. The applicant's architectural consultant will continue to work with the Department of Planning and Permitting to develop a design that meets the Special District goals of providing "rich texture, contrasting light and shadow, and using elements with a recognizable symbolic relationship to Hawaii's culture."

Some of the features that have been incorporated into the design of the building to achieve a Hawaiian sense of place are the following:

- Outdoor lanai area on upper floors for interaction with the environment
- Use of Hawaiian motifs in design of various building components such as in the design of the decorative band wrapping around the building, entry gate and garage screens.
- Maintenance and increased use of tropical and/or native plant life along the street frontage; and
- Rich and varied color and textures in building materials

2. District Guidelines

a. Building Design

i. Orientation and Form

The proposed multi-family dwelling will be a mid-rise building which will compliment the mixture of various mid to high-rise buildings in the project's vicinity. The new building will be situated with the short axis facing Pau St. The new, four-story structure will stand at a height of 38 feet with an elevator shaft of about 41feet. The required 15 feet front setback along Pau St. and designed entry gate will help create a pedestrian scale along the street.

The height of the newly proposed structure is considerably below the 130-foot maximum allowable height limit.

Due to the combination of elevation differentiation and façade articulation, the building's form is scaled to be sensitive to the pedestrian experience.

ii. Open Space

The proposed development has been designed to meet open space requirements as set forth in the LUO.

iii. Parking Facilities

A proposed open parking garage will inhabit the ground level with a wall and screens on the mauka side to be sensitive to the neighboring mid-rise apartment.

iv. Articulation, Scale, Material and Color

The building façade will be articulated as indicated in the provided plans. The proposed design will feature color blocking and motifs to help create a rich and varied façade that is consistent with the Waikiki Special District Design Guidelines.

The applicant will be utilizing various shades of beige and patina green colored roof to soften the building's exterior appearance and allow it to blend in with the surrounding environment.

All window and sliding door glass will be non-reflective and all materials are to be of natural substance or color, including stucco.

These elements of articulation, material and color will be in keeping with the recommendations of the "Waikiki Special District Design Guidelines."

b. Ground Level Features

i. Entries, Courtyards and Arcades

The proposed design will feature an open air lobby that provide residents a pleasant atmosphere.

ii. Visual Links

The proposed project is not located between a public space and a shoreline, mountain view, open space or landmark.

c. Features in Required Yards

i. Front Yard Averaging

There is no front yard averaging in the proposed design.

ii. Porte-cochere

There is no porte-cochere currently on the site and none are proposed at this time. One new curb cut/driveway is planned for the parking entrance off Pau Street.

iii. Walls and Fences

The applicant has no plans to erect walls or fences along the property lines.

iv. Shading Devices

No shading devices are planned for the proposed design.

v. Roof Design and Equipment Screening

Rooftop machinery, equipment and utility installations which may be needed to support the proposal will either be located in dedicated equipment rooms or be screened as suggested by the Waikiki Special District Guidelines.

d. Landscaping

The existing landscaping on the site consists of solitary coconut trees as indicated in the photographs provided in *Appendix III* and on the plans provided in *Appendix II.* Two existing coconut trees will be removed to provide access into the new building. Tropical vegetation and native planting will be part of the new landscaping scheme.

i. Water Features and Artwork

There are no water features on the existing site at this time. There are currently limited options for accommodating water features or art work.

ii. Sidewalks and Paving

As indicated in the photos and the survey, the existing sidewalks and paving surrounding the project site consist

of concrete sidewalk. There will be a new concrete pedestrian walkway and vehicular driveway providing access to the proposed building.

e. Signage

Although the applicant has not designed any sign for the project at this time, there will most likely be a building name sign mounted on the exterior wall facing Pau St.

f. Lighting

Exterior lighting will be utilized to contribute to public safety and to enhance the nighttime ambiance of the outdoor areas. Outdoor lighting will be subdued or shielded so as not to provide spillage onto surrounding properties or public right-of-ways.

B. URBAN DESIGN CONTROLS

1. Waikiki Gateways

The project site is located near a Waikiki Gateway area *(Exhibit 5).* The project will incorporate landscaping in the front yard to help support the goals of these gateways.

2. Fort DeRussy

The project will incorporate new landscaping in support of the park setting created by Fort DeRussy.

3. Major Streets

The project is located near Kalakaua Avenue, which is identified as a major street on the Urban Design Controls Map *(Exhibit 4)*. The project will be designed in a manner that will promote the objectives of the Waikiki Special District.

4. Waikiki Promenade

The proposed project does not front Ala Wai Boulevard or the Ala Wai Canal, which is the closest segment of the Waikiki Promenade.

5. Coastal Height Setback

The proposed development is not situated along the shoreline and is not subject to the coastal height setback.

6. **Mini Parks**
   The project is located two blocks away from the Waikiki Gateway Park but will not impact it other than it will serve as an amenity to the residents.

7. **Significant Public Views**
   The proposed project will not impact significant public views as identified in the Waikiki Special Design District Guidelines or the LUO.

8. **Public Pedestrian Access**
   The front yard will have new landscaping which will provide a pleasant pedestrian experience linking Kalakaua Avenue to Ala Wai Boulevard, a Waikiki Promenade.

9. **Historic Structures, Significant Sites and Landmarks**
   The structure to be demolished is a single family dwelling and is not listed on the State National Register of Historic Places nor is it identified by the Waikiki Special District Design Guidelines as a structure having scenic, cultural, historic or architectural significance.

VIII. SIGNIFICANCE CRITERIA

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

- **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource**
  As indicated above, there are no known natural or cultural resources on the site. Accordingly, there will be no irrevocable commitment to loss or destruction of any natural or cultural resources that would result from implementation of the project.
- **Curtail the range of beneficial uses of the environment**
  The proposed development will not curtail, but will instead enhance the range of beneficial uses of the environment. The entire portion of the existing property will be redeveloped enhancing use that currently exists.
- **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 State's environmental policies and guidelines are set forth in Chapter 344, Hawaii Revised Statutes, "State Environmental Policy." The broad policies set forth include conservation of natural resources and enhancement of the quality of life. As discussed previously, there may be some short term adverse impacts associated with construction-related activities. The project does not affect significant natural or historical resources and will enhance the existing site in Waikiki; contributing to the viability of Hawaii's tourist industry and the State's economy.

- **Substantially affects the economic or social welfare of the community or state**

  The development will give a temporary boost to the State's economy with the provision of short-term construction employment and related tax impacts. The project will also positively contribute to the long term viability of the area by revitalizing and upgrading the area on the project site.

- **Substantially affect public health**

  The proposed action will not have a significant or permanent affect on public health. While there will be temporary air and noise impact during construction, the long term benefits of the completed construction will outweigh these temporary inconveniences by providing clean, attractive housing. The proposed land uses are compatible with the surrounding residential uses and the proposal will help to support these uses, not to the detriment of public health.

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

  The proposed project will not involve substantial secondary impacts, as it will essentially continue the existing residential use on the project site.

- **Involves a substantial degradation of environmental quality**

  The development will not result in a substantial degradation of the environment. Only minimal impact is projected during the construction phase. Noise, air quality and possibly traffic impacts are expected to be short term, construction related and minimized through mitigation measures noted in the mitigation section of this EA.

  A Construction Management Plan (CMP) will be provided prior to the issuance of any grading or demolition permits and shall identify the type, frequency, and routing of heavy trucks and construction related vehicles along Pau Street.

- **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions**

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

- **Substantially affects a rare, threatened, or endangered species, or its habitat**

  There are no known, threatened or endangered flora or fauna or associated habitats on or within the vicinity of the project site. Accordingly, such sites are not anticipated to be affected by the proposal.

- **Detrimentally affects air or water quality or ambient noise levels**

  Best Management Practices (BMP's) will be implemented to eliminate or minimize detrimental effects on air and water quality. Short term impacts on air quality are expected to be primarily related to dust generated by the construction activity. Dust will be generated in the course of demolition of the existing structures. Dust control measures appropriate to the situation will be employed by the contractor including, where appropriate, frequent watering, erection of dust screens, a stabilized construction entrance, exit tire washing, street sweeping and vacuuming, and other methods for minimizing dust. Vegetation and gravel will be established as early as possible to reduce the potential for dust to become airborne.

  BMP's will also be utilized to protect water quality. In order to minimize runoff from entering the municipal storm water system during construction, grading will occur immediately before construction begins to minimize soil exposure. Silt fences or barriers, swales and ditches, sediment traps and inlet protection will be utilized to minimize adverse effects on water quality.

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

  Ambient noise levels are not anticipated to significantly increase. Long term noise impact from the proposed development can be minimized by proper siting of mechanical and electrical equipment.

  The subject project shall comply with the prevailing Storm Water Quality requirements and obtain a surface encroachment variance for the existing private

improvements located in the City's right-of-way. We will be sure to comply with prevailing Storm Water Quality requirements in the Rules Related to the Storm Drainage Standards, if applicable.

- **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain**

  According to the Flood Insurance Rate Map of the City and County of Honolulu, map number 15003C0366G with a FIRM index date of November 5, 2014, the project site is located in Zone AO, Special Flood Hazard Areas Inundated by 100-year Flood, with an average flood depth determined at one to three feet. The characteristics of flooding in AO Zones are usually sheet flow on sloping terrain. Since the property is relatively flat and the ground level will be open parking, significant impacts are not anticipated during minor flooding. For moderate to major flooding, the proposed design will take all necessary precautions by providing an adequate foundation system and elevating vital electrical and mechanical equipment.

  Since the development lies in a tsunami evacuation zone, there are both horizontal and vertical evacuation strategies that can be implemented. Evacuees can seek shelter at the Hawaii School for the Deaf and Blind, about a mile and half away on Leahi Avenue between Hollinger and Lakimau Streets. Vertical evacuation is also possible in the upper floors (on or above the 4th floor) of any neighboring structural steel or reinforced concrete building of at least ten stories. The site is surrounded by a number of buildings of this nature.

  The proposed project will not affect erosion-prone areas, geologically hazardous land, estuaries, fresh water or coastal waters.

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

  The proposed development will not impact on important coastal views described in the 1987 Department of Land Utilization Coastal View Study. No coastal views are available at the project site. The proposed development will not affect significant public views identified in Section 21-9.80-3 of the Land Use Ordinance.

- **Requires substantial energy consumption**

  Development and operation of the project will not require substantial increases in energy consumption as the proposal generally seeks to replace existing structures.

  The Hawaiian Electric Company has existing power serving this area and the applicant will coordinate development to ensure that the power will be adequate to

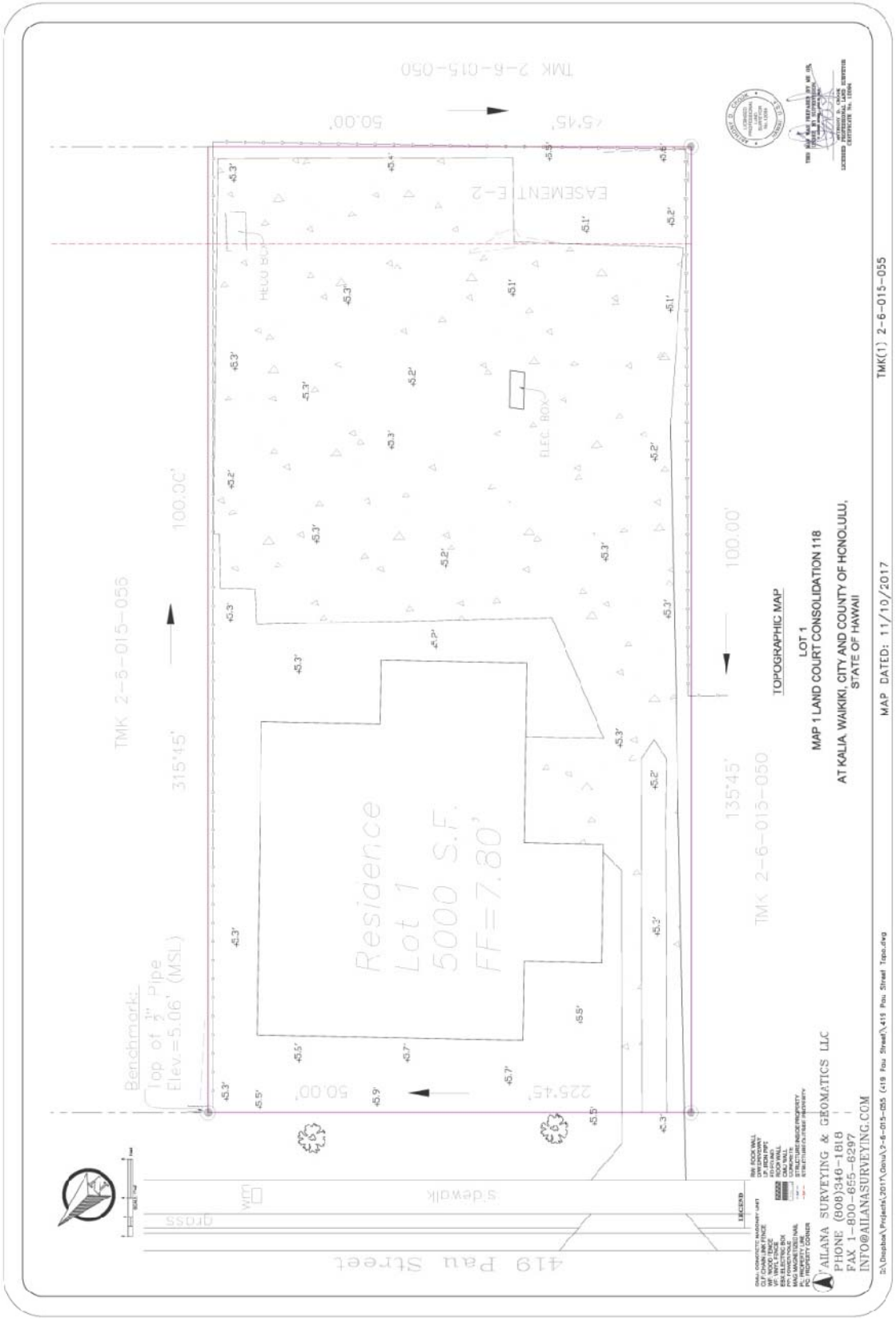
support the proposed housing development. The applicant will consider the use of energy saving appliances and fixtures in the design of the project.

IX. RECOMMENDATION

Based on this Environmental Impact Preparation Notice, a Finding of No Significant Impact (FONSI) for the proposed development of the Pau Street Multi-family Dwelling is anticipated.

APPENDIX I

SITE SURVEY

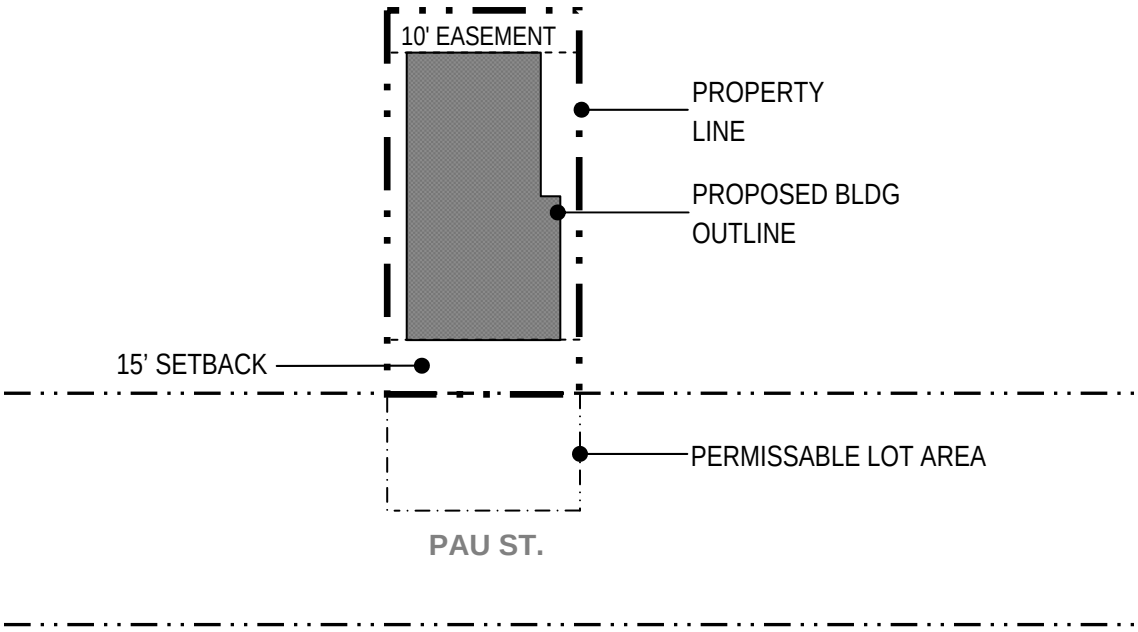


SITE SURVEY
Scale: 1/16" = 1'-0"

APPENDIX II

CONCEPTUAL DRAWINGS

SITE CALCULATIONS



SITE PLAN
Scale: 1" = 50'

NORTH

Lot Area: 5,000 sq. ft.+ 1,500 sq. ft. (1/2 of abutting right-of-way) = 6,500 sq. ft.

Max FAR: Lot < 20,000 sf = (.00003 x 5,000) + 1.3 = 1.45

Allowable Floor Area (FAR): 1.45 x 6,500 = 9,425 sq. ft.

Proposed Floor Area:

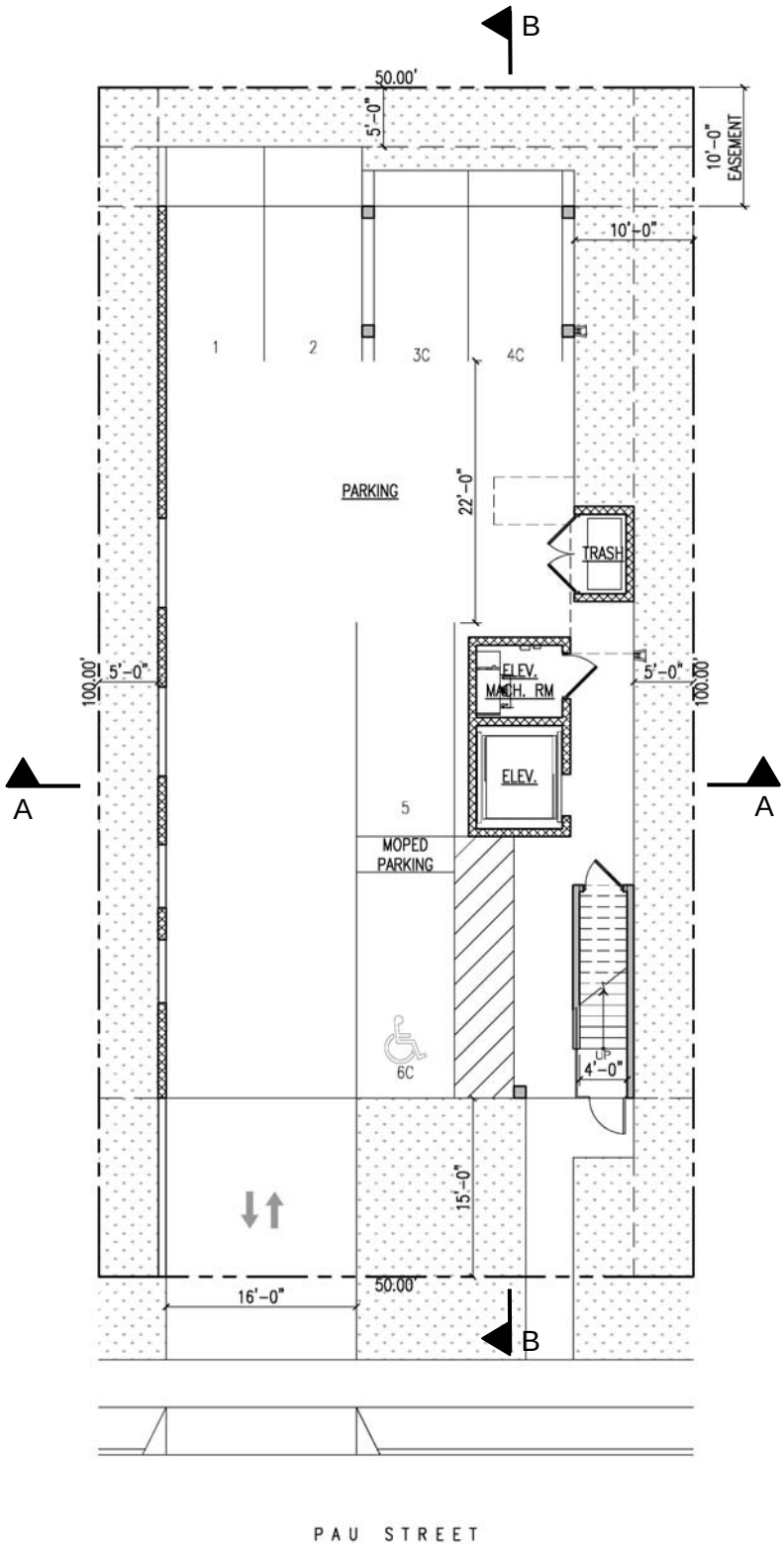
Ground Level:	235 sq. ft.
2nd Level:	2,624 sq. ft.
3rd - 4th Levels:	2,228 sq. ft.
TOTAL:	**7,315 sq. ft.** < 9,425 sq. ft. ✓

Max. Allowable Building Height: 130'
Min. Construction Type: Ground Level: Type II-B w/ automatic fire sprinkler
2nd-4th Flr Units: Type V-A w/ automatic fire sprinkler

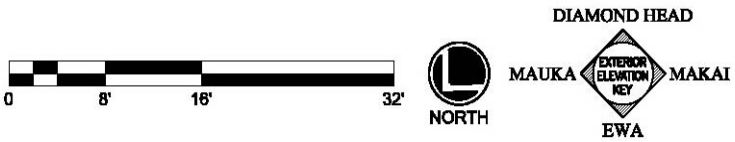
Proposed Building Height: 4 stories, approx. 38'-0" (41'-2" high elevator shaft)

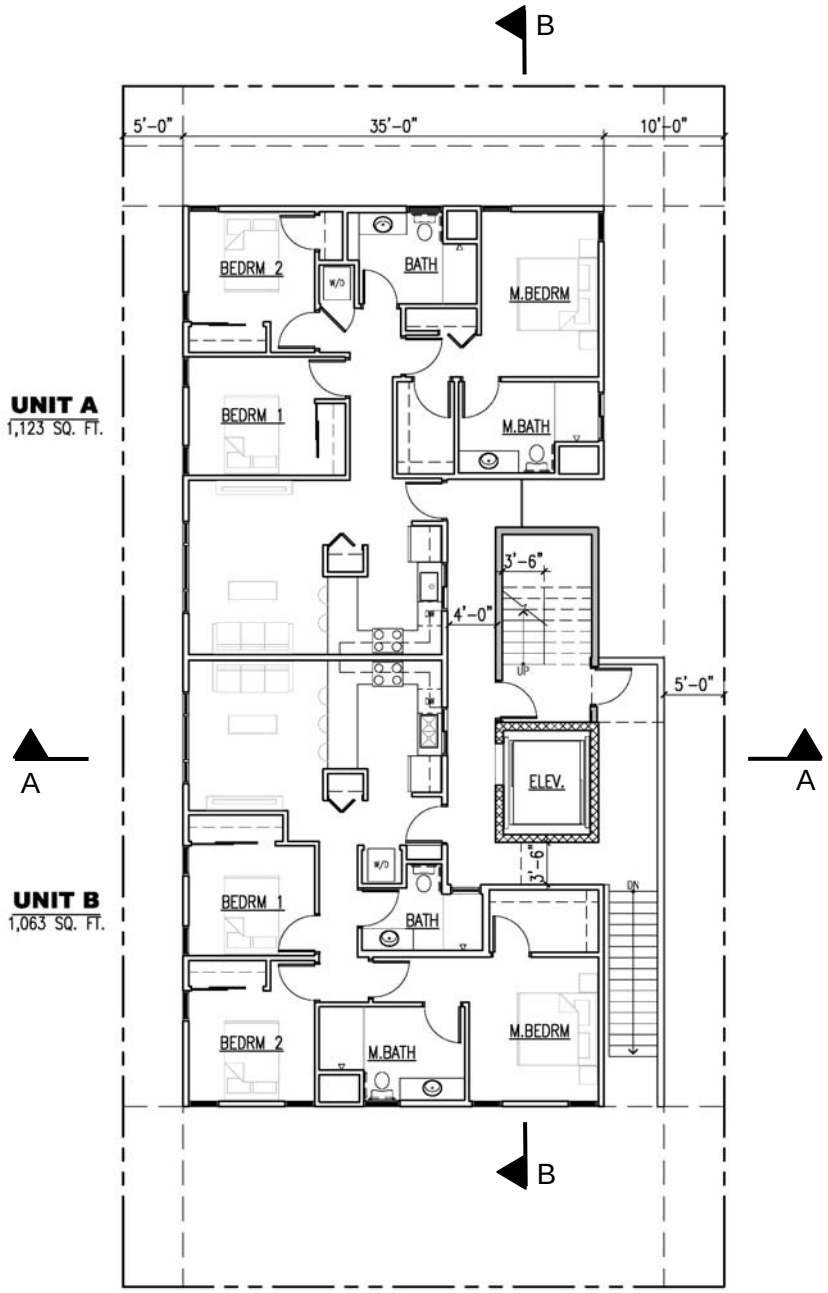
Parking:
1 per dwelling unit x 6 units
6 spaces required, 6 provided (including one accessible & two compact spaces)

Loading:
Number of dwelling units < 20 → No spaces required

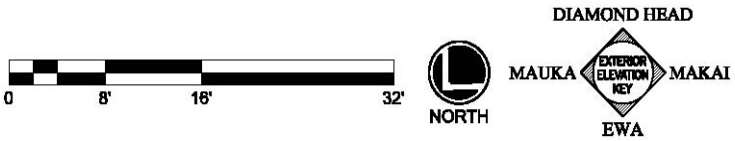


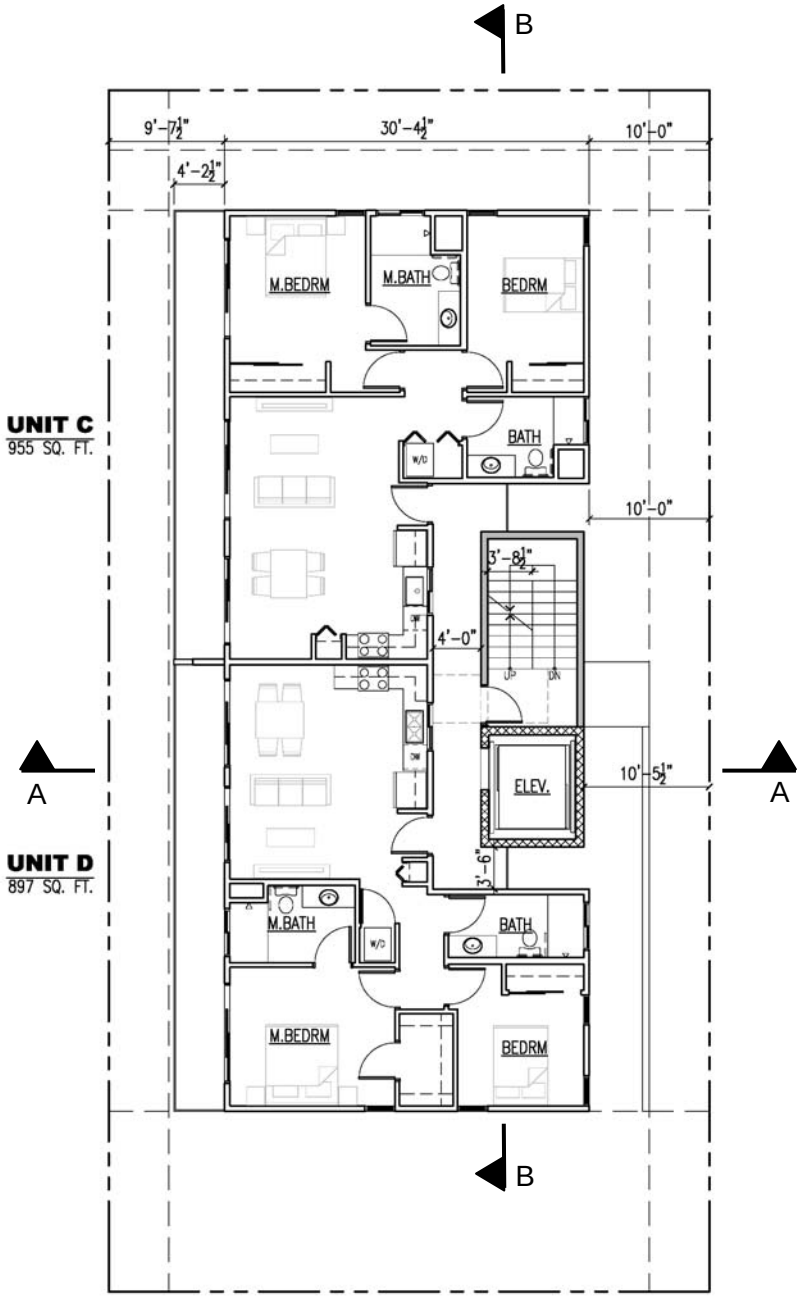
GROUND LEVEL PLAN
Scale: 1/16" = 1'-0"



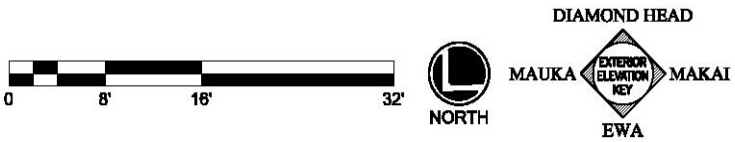


2ND LEVEL PLAN
Scale: 1/16" = 1'-0"





3RD LEVEL PLAN (4TH SIM.)
Scale: 1/16" = 1'-0"



EWA ELEVATION

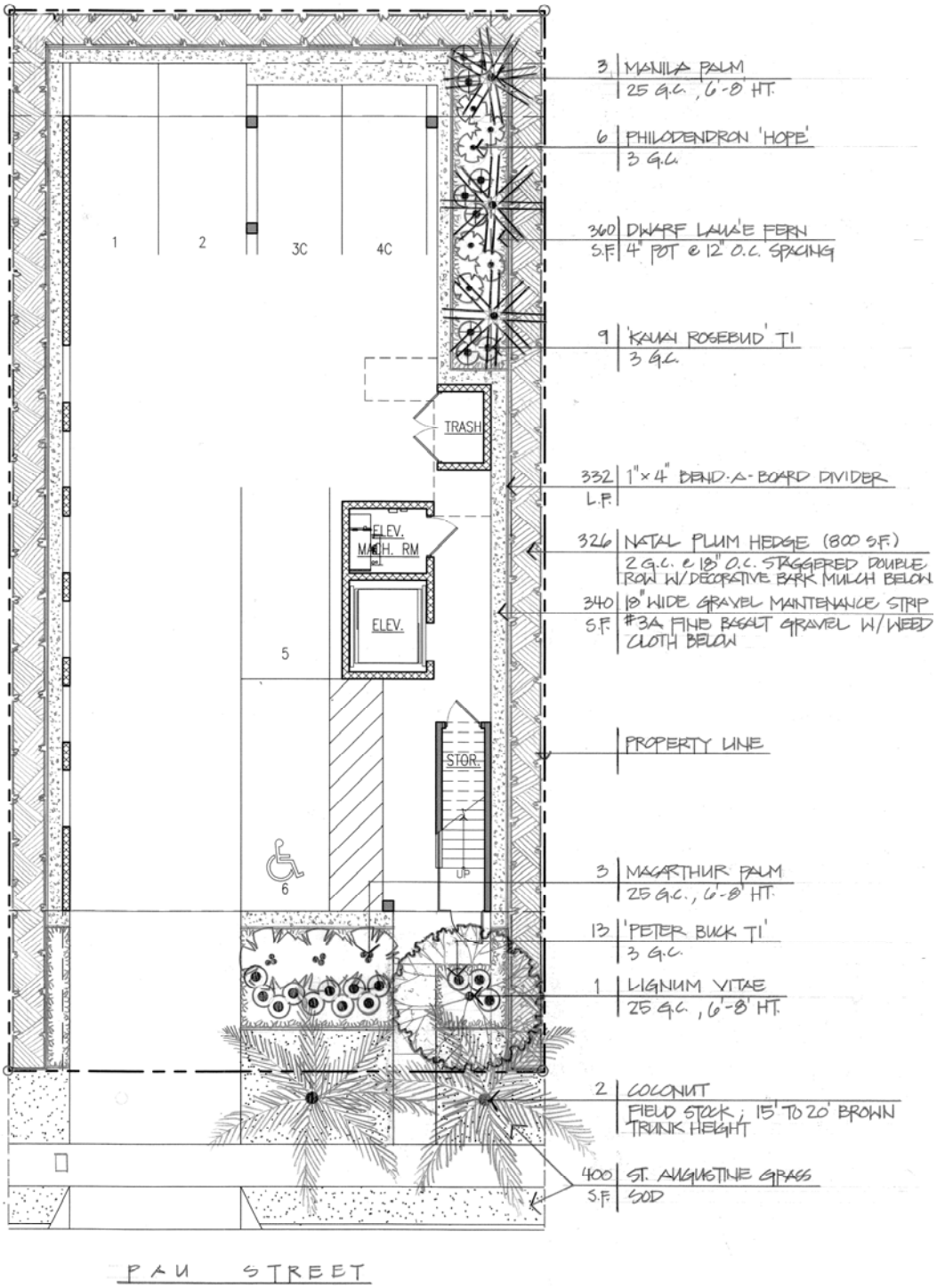
MAKAI ELEVATION

EXTERIOR ELEVATIONS
Scale: 1/16” = 1’-0”

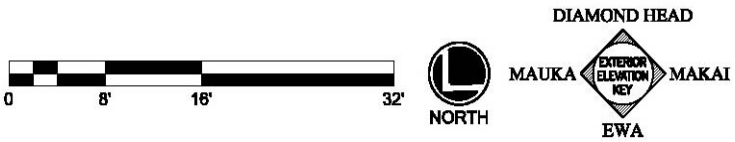
MAUKA ELEVATION

DIAMOND HEAD ELEVATION

EXTERIOR ELEVATIONS
Scale: 1/16” = 1’-0”

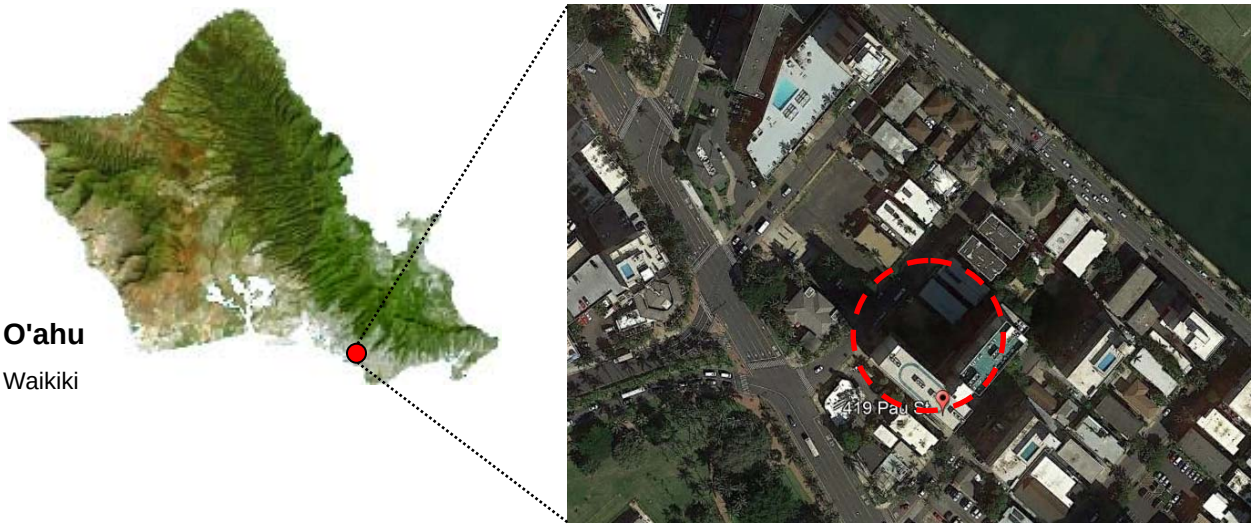


LANDSCAPE PLAN
Scale: 1/16" = 1'-0"



SITE INFORMATION

Location: 419 Pau Street



O'ahu

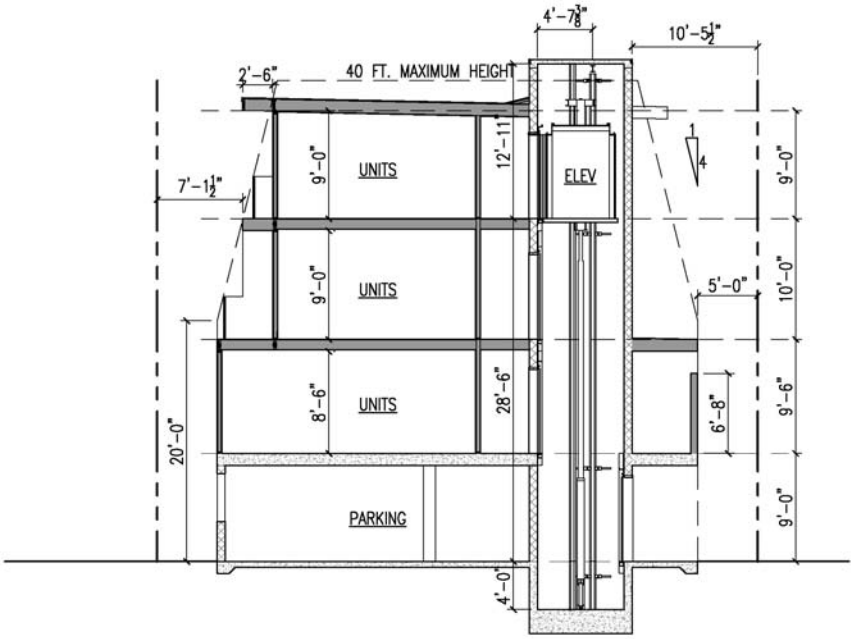
Waikiki

Zoning Information:

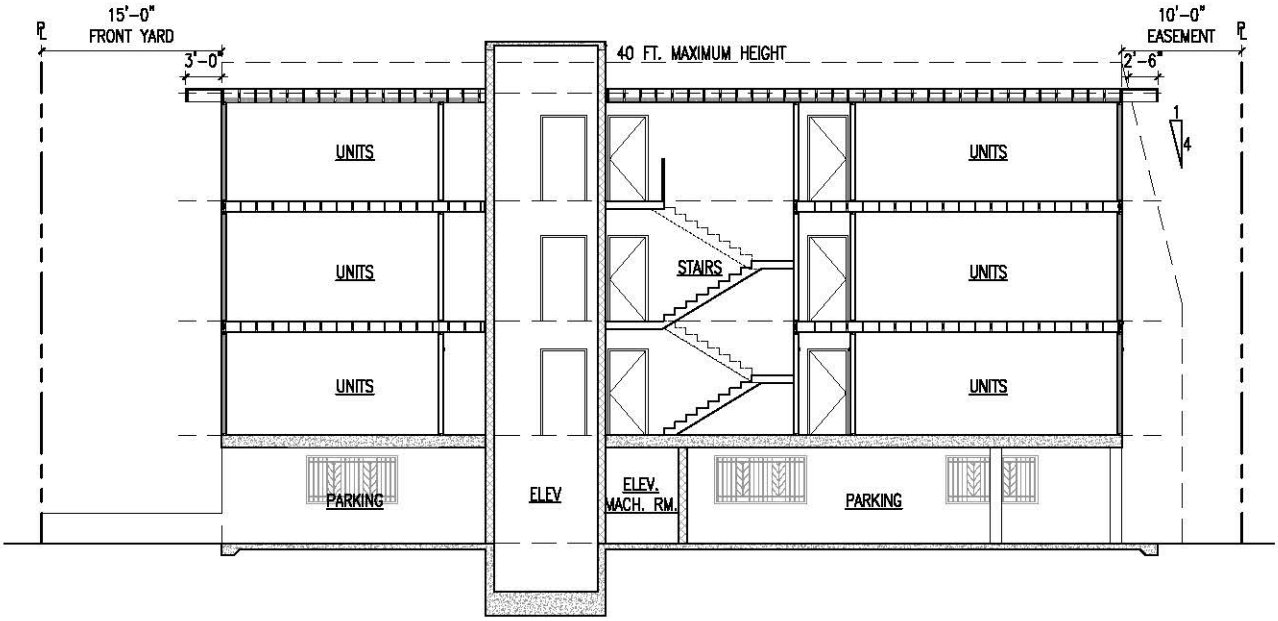
T.M.K.: 2-6-015:055
Lot Area: 5,000 sq. ft.
Special District: Waikiki Special District
State Land Use: Urban District
Zoning: Apartment Precinct
Height Limit: 130 feet

NORTH

Rendering of Proposed Design



SECTION A-A



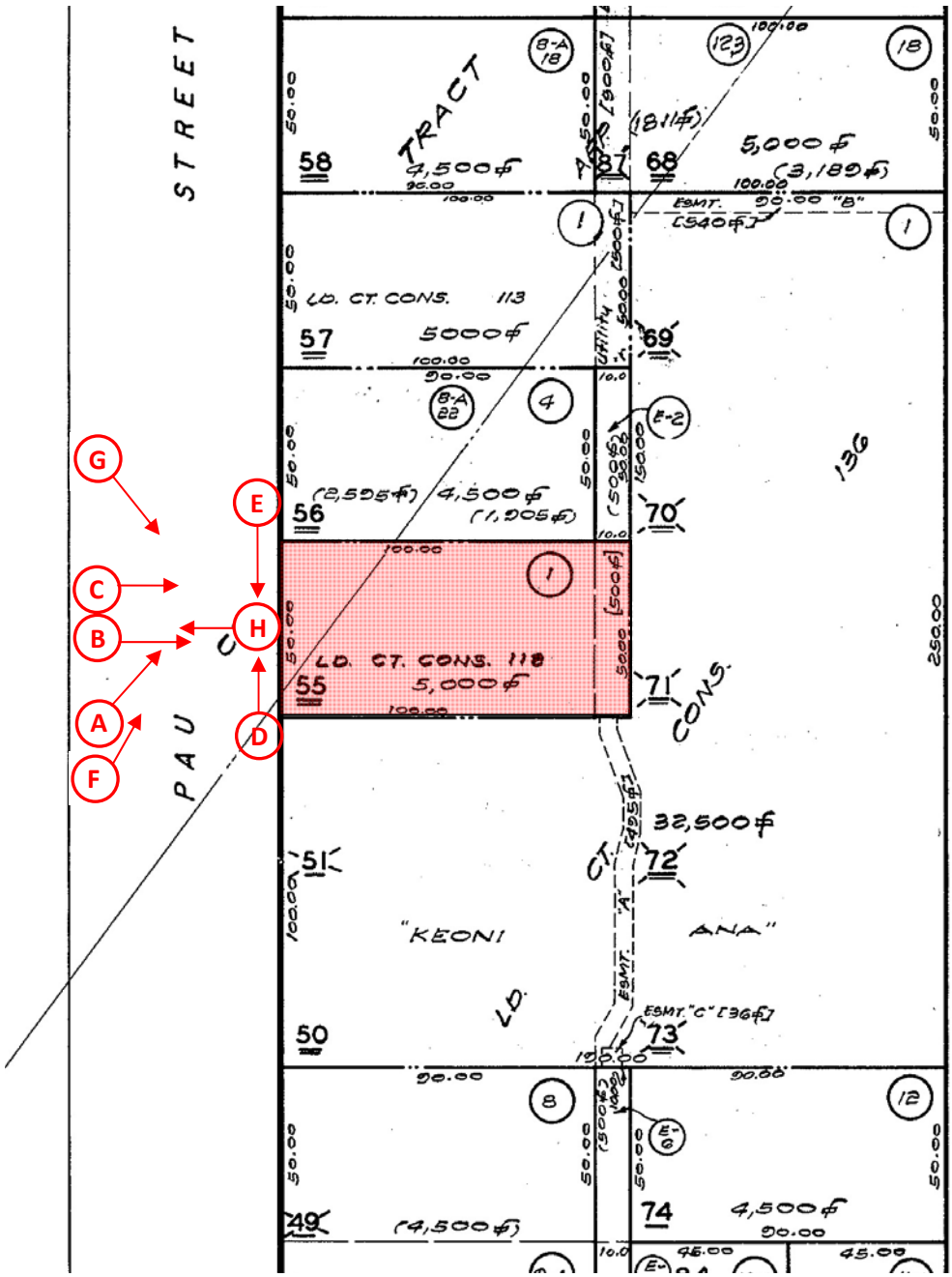
SECTION B-B

BUILDING SECTIONS
Scale: 1/16" = 1'-0"

APPENDIX III

PHOTOGRAPHS

PHOTO KEY PLAN



NORTH

Photograph A – Existing single family dwelling and neighboring apartments

Photograph B – Existing single family dwelling and condominium behind

Photograph C – Existing single family dwelling

Photograph D - View down Pau St. towards mauka direction

Photograph E – View down Pau St. in makai direction

Photograph F – Neighboring existing structures in mauka direction

Photograph G – Existing dwelling and adjacent existing structures

Photograph H – Parking lot across the street from project site