

FINAL
ENVIRONMENTAL ASSESSMENT
Block M Queen Street Improvements
Honolulu, Island of Oahu



Prepared For



Prepared By



May 2016

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Prepared for
Howard Hughes Corporation

Prepared by
Wilson Okamoto Corporation

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PREFACE

This Final Environmental Assessment (EA) / Finding of No Significant Impact (FONSI) has been prepared pursuant to Chapter 343, Hawai'i Revised Statutes (HRS), and Title 11, Chapter 200, Hawai'i Administrative Rules (HAR), Department of Health, State of Hawai'i. It is required because the proposed project is an "application action" involving the use of state lands. The applicant is the Howard Hughes Corporation (HHC), and this document will be processed for acceptance as a Final EA and Finding of No Significant Impact (FONSI) by the Approving Agency, the Hawai'i Community Development Authority (HCDA), which owns the land and is responsible for approving its use.

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SUMMARY

Applicant:	Howard Hughes Corporation (HHC)
Accepting Agency:	Hawai'i Community Development Authority (HCDA)
Location:	Kaka'ako, O'ahu, Hawai'i
Tax Map Keys (TMKs):	(1) 2-3-003:087 and portions of (1) 2-3-003:103 and (1) 2-3-004:080
Recorded Fee Owner:	State of Hawai'i
Existing Use:	Portion of Queen Street, Kamake'e Street and adjoining sidewalks.
State Land Use Classification:	Urban
County Zoning Designation:	Administered by HCDA as part of the Kaka'ako Community Development District.
Proposed Action:	<p>HHC proposes improvements along the Queen Street frontage of its Block M project to provide a transition between the new sidewalk and driveways for the Block M project and the existing surface of Queen Street. The improvements within the project site are intended to be temporary, in anticipation of street widening that will occur when the Honolulu Rail Transit project constructs its elevated guideway along this section of Queen Street. That street widening is anticipated to align with and adjoin the new sidewalk and driveways within the Block M property.</p> <p>The proposed temporary improvements include realigning and extending the existing curb and street drainage gutters along the makai edge of Queen Street. As a result, the existing makai lane of Queen Street will be extended by an additional 230 feet in the 'Ewa direction, although most of this extension will be beyond the project site on a privately owned portion of Queen Street. In conjunction with this curb realignment, two existing utility poles, a fire hydrant and a drainage catch basin will need to be relocated. The extended right lane will require new paving, repaving and restriping of Queen Street.</p> <p>In addition to the street and sidewalk improvements, a new underground sewer line and electrical conduit serving the Block</p>

M project will be constructed to cross beneath Queen Street. These will not be subsequently affected by the rail project:

Impacts:

Potential soil erosion and associated water quality impacts will be mitigated by applying required best management practices to control soil erosion and siltation. No significant impacts on flora and fauna are anticipated as a result of construction or operation of the project. There will be no adverse impacts to known historic properties and archaeological monitoring will be provided to identify and address any cultural resources uncovered during construction. Potential air quality, noise and hazardous materials impacts, if any, will be mitigated by compliance with applicable Hawaii Department of Health rules. Traffic operations in the vicinity of the project site are expected to remain similar to current conditions or improve slightly with the approximately 230-foot vehicular lane extension along Queen Street. Pedestrian safety may also improve with the sidewalk realignment and extension that will include a temporary gravel filled area between the sidewalk and the curb. No significant impacts regarding water, wastewater, drainage, electrical and communications systems are anticipated.

Determination:

Finding of No Significant Impact (FONSI)

Parties Consulted

During Pre-Assessment:

State Legislative Branch

Senator Brickwood Galuteria

Representative Kyle Yamashita

State Agencies

Department of Accounting and General Services

Department of Business, Economic Development and Tourism

Department of Health, Clean Water Branch

Department of Health, Environmental Management Division

Department of Health, Office of Environmental Quality Control

Department of Land and Natural Resources

Department of Land and Natural Resources, Historic

Preservation Division

Department of Transportation

Office of Hawaiian Affairs

City Council

Councilmember Ann Kobayashi

City and County of Honolulu Agencies

Board of Water Supply

Department of Community Services

Department of Design and Construction
Department of Environmental Services
Department of Facility Maintenance
Department of Parks and Recreation
Department of Planning and Permitting
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department

Utility Companies

Verizon Hawai'i
Hawai'i Gas
Hawaiian Electric Company
Oceanic Cable

Other Interested Parties and Individuals

Ala Moana/Kaka'ako Neighborhood Board No. 11

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1. INTRODUCTION

The Howard Hughes Corporation (HHC) is proposing improvements to the frontage of its Ward Village Block M (Block M) project along Queen Street and to construct a sewer line and an electrical conduit to serve the Block M project. Since portions of these improvements will be situated on land owned by the Hawai'i Community Development Authority (HCDA) in Queen and Kamake'e Streets, the HCDA has determined that the proposed improvements will require an environmental assessment (EA) pursuant to Chapter 343, Hawai'i Revised Statutes (HRS). The EA will be processed by the HCDA as an "applicant action" proposed by the HHC with an anticipated finding of no significant impact (FONSI).

1.1 Project Site

The project site is located in the Kaka'ako neighborhood of Honolulu, O'ahu, on land owned by the HCDA from the intersection of Queen Street and Kamake'e Street, extending northwest ('Ewa) on Queen Street to just beyond a private driveway on the 'Ewa side of the former Office Depot complex (See Figure 1-1). The project site includes an approximately 0.68-acre parcel identified as Tax Map Key (TMK): [1] 2-3-003:087, as well as small portions of TMK parcels [1] 2-3-003:103 and [1] 2-3-004:080 (See Figure 1-2). The proposed street and street frontage improvements will primarily be on the southwestern (makai) side of Queen Street, to provide a temporary transition between a proposed new sidewalk and driveways of the Block M project to the adjoining existing surfaces of Queen and Kamake'e Streets. These temporary improvements will be demolished when the Honolulu Rail Transit project widens and modifies this section of Queen Street for the elevated guideway.

1.2 Existing Uses

Presently, the project site is occupied by portions of Queen and Kamake'e Streets and adjoining sidewalks.

1.3 Surrounding Uses

The project site is bounded on the makai side by the Block M property (TMK parcel 2-3-002:106), currently occupied by the former Office Depot complex. The property will be redeveloped as HHC's Block M project, a high-rise residential tower on a parking garage/retail podium. Makai of the Block M property is the Ward 16 Theaters. 'Ewa of the Block M property is a parking lot fronting the Ward Industrial Center. The portion of Queen Street 'Ewa of the project site is privately owned. Southeast (Diamond Head) of the Block M property, across Kamake'e Street, is the portion of Ward Village that currently includes a parking structure and retail outlets, including Pier 1 Imports, Nordstrom Rack and T.J. Maxx. East of the Block M property, diagonally across the Queen Street/Kamake'e Street intersection, is the small Nalu Lani Plaza shopping complex. Fronting the northeast (mauka) side of Queen Street at Kamake'e Street is the 1050 Queen Street Kamake'e Vista Apartment Complex. 'Ewa of that are a series of low rise commercial and retail buildings.

Major commercial areas in the general area include the Ward Warehouse, Victoria Ward Center, and Marukai Market Plaza/Sports Authority. Ala Moana Regional Park and Kewalo Basin Harbor are also located makai of Ala Moana Boulevard, which is the primary transportation access corridor to and from Kaka'ako. When the Honolulu Rail Transit system is further completed, the elevated guideway in this area will be along Queen Street with the Kaka'ako Station near the intersection of Halekauwila Street and Ward Avenue (See Figure 1-3).

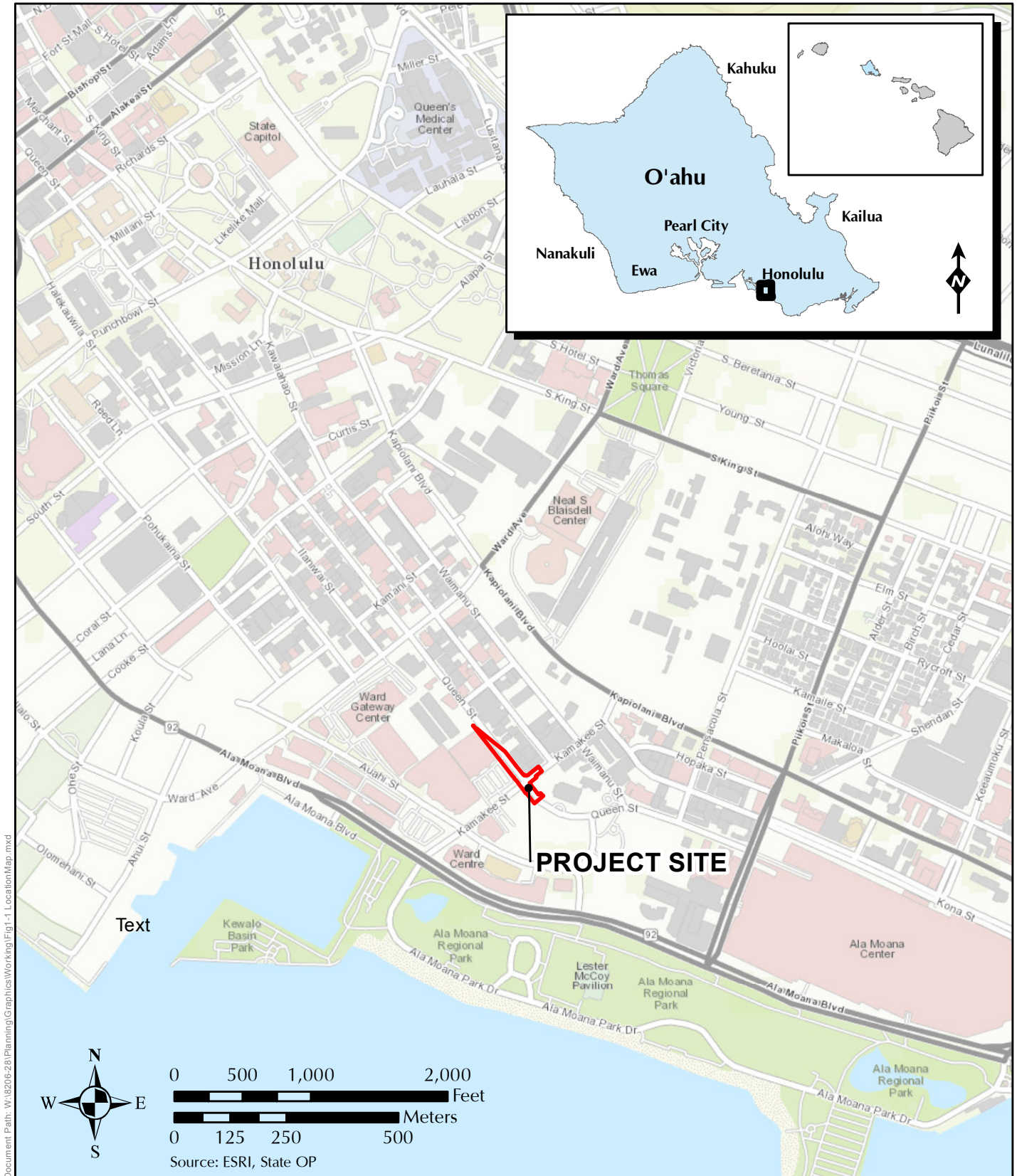


FIGURE 1-1
LOCATION MAP

BLOCK M QUEEN STREET IMPROVEMENTS

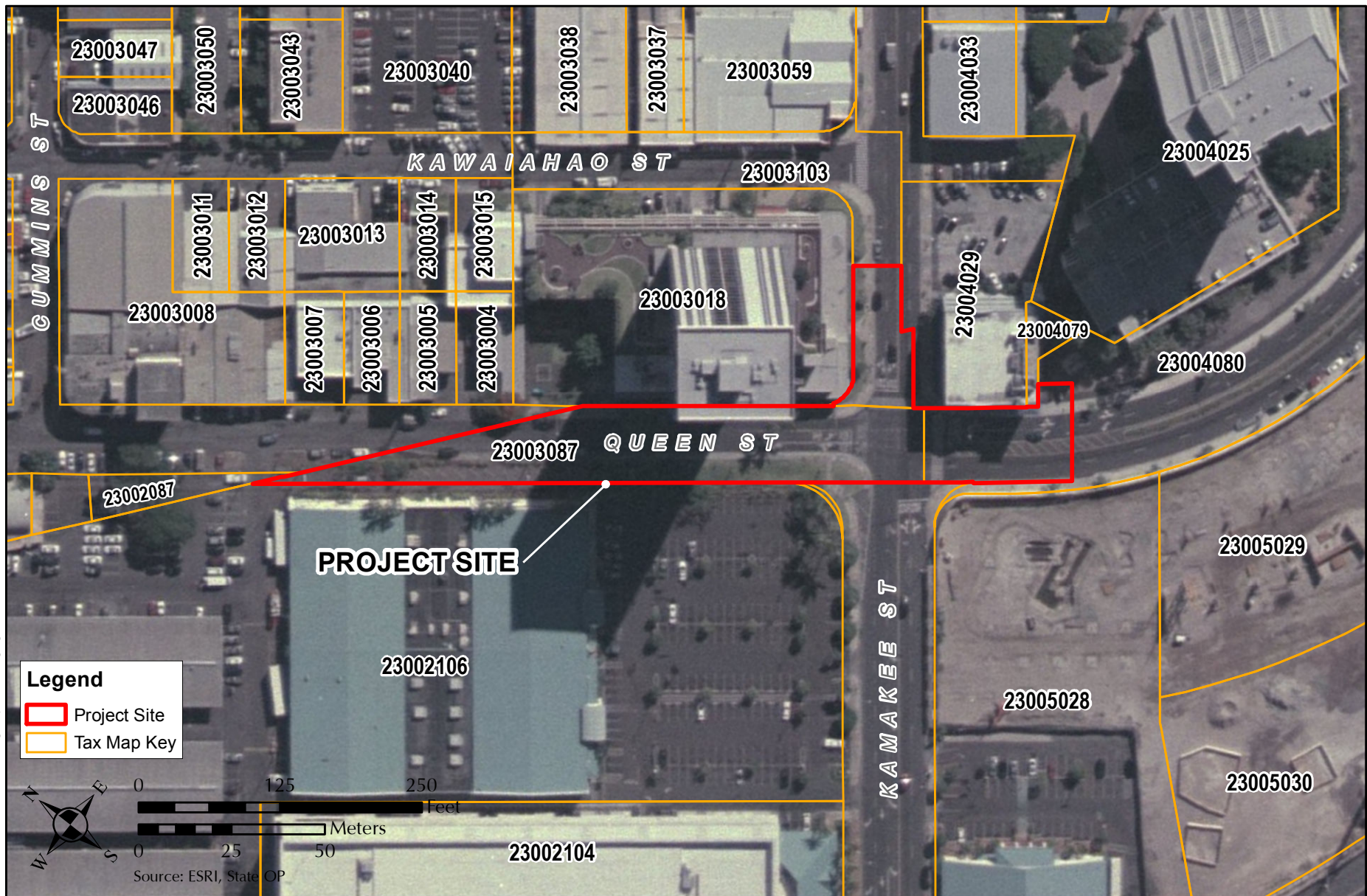


FIGURE 1-2
TAX MAP KEY

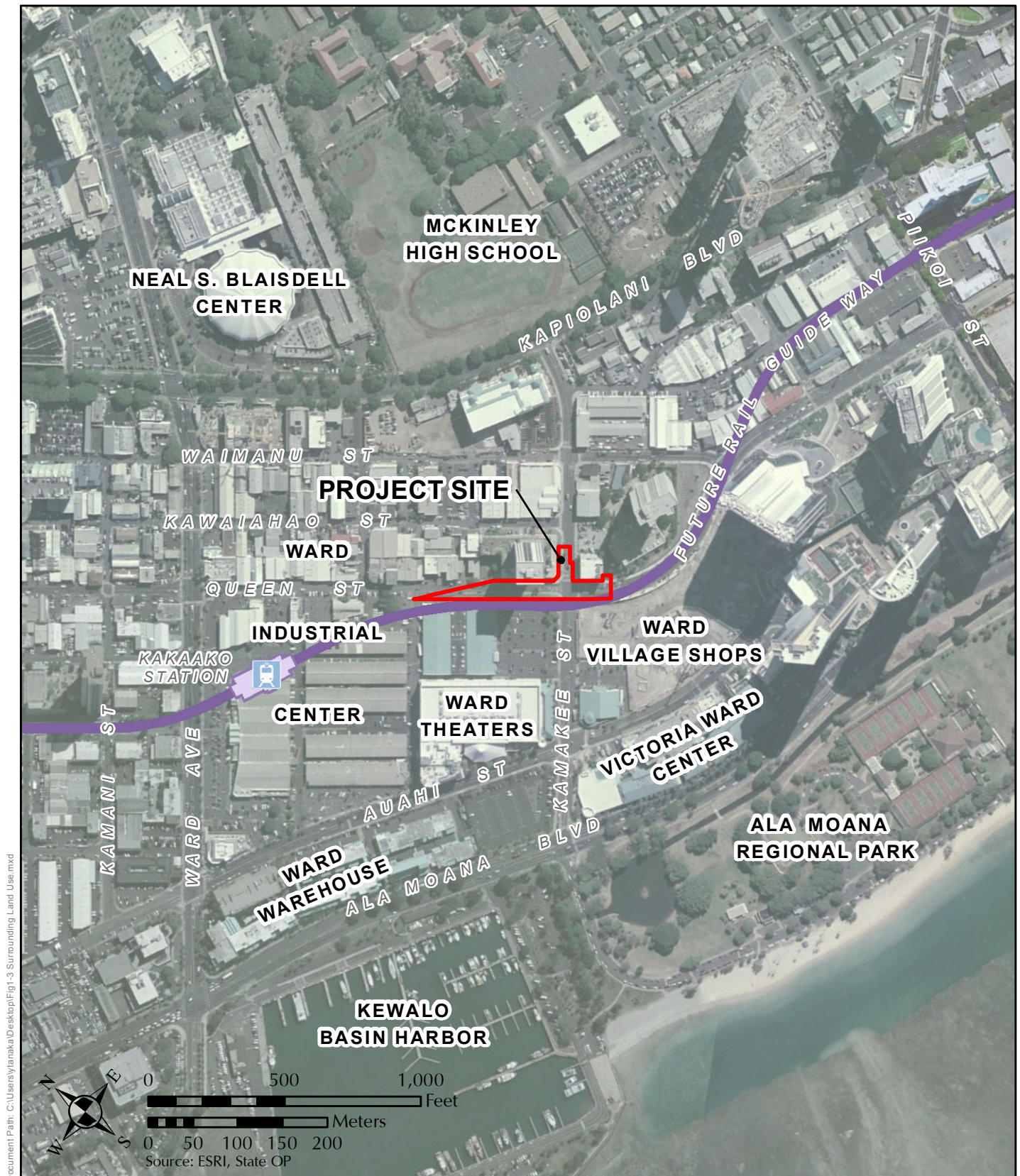


FIGURE 1-3
SURROUNDING LAND USES
 BLOCK M QUEEN STREET IMPROVEMENTS

2. PROJECT DESCRIPTION

2.1 PURPOSE AND NEED

The proposed improvements along the Queen Street frontage of the Block M project are intended to provide a transition between a new sidewalk and driveways, which will lie mostly within the Block M property, and the existing surface of Queen Street (See Figure 2-1). The improvements within the project site are intended to be temporary, in anticipation of street widening that will occur when the Honolulu Rail Transit project constructs its elevated guideway along this section of Queen Street. That street widening is anticipated to align with and adjoin the new sidewalk and driveways within the Block M property.

The proposed new sewer line and electrical conduit crossing beneath Queen Street will serve the Block M project.

2.2 PROPOSED PROJECT

In conjunction with the realignment of the sidewalk, the proposed improvements in the project area will do the following:

- Demolish the existing sidewalk, curb and railing, and a chain link fence/gate at the private driveway;
- Realign and extend the existing curb and street drainage gutters, the result of which will lengthen the existing makai lane on Queen Street by an additional 230 feet in the 'Ewa direction, although most of this extension will be beyond the project site on a privately owned portion of Queen Street;
- Relocate two Hawaiian Electric Company (HECO) utility poles and a municipal fire hydrant to lie behind (makai of) the new curb;
- Relocate a drainage catch basin to the new curb;
- Extend portions of two new driveways and a paved equipment maintenance access from the Block M project to the new curb;
- Pave/repave, then re-stripe portions of the street following construction;
- Fill most of the area between the new curb and realigned sidewalk with gravel as a temporary finish since the improvements within the project site are slated for demolition or relocation when the Honolulu Rail Transit's elevated guideway is built.

In addition to the street and sidewalk improvements, the following two underground utility lines will be constructed in the project site to serve the Block M project. These will not be subsequently affected by the rail project:

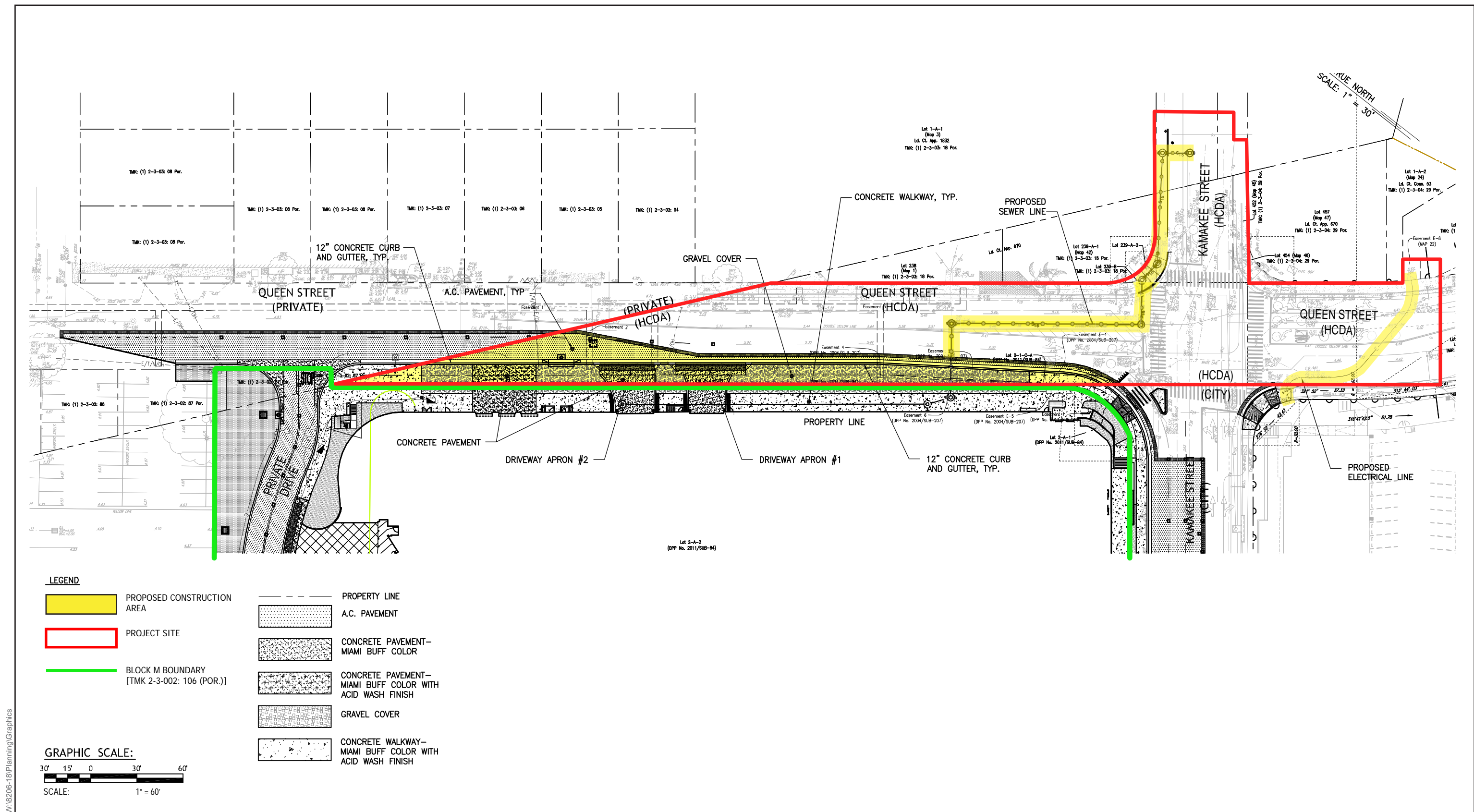
- A new 16-inch sewer line crossing beneath Queen Street and extending a short distance mauka on Kamake'e Street; and,
- A new electrical conduit for HECO crossing beneath Queen Street on the Diamond Head side of the Kamake'e Street intersection.

2.3 Development Schedule

It is estimated that all project work will be completed by 2018.

2.4 Project Costs

The estimated development cost of the proposed improvements is \$1.5 million.



W:\9206-18\Planning\Graphics



FIGURE 2-1
PROPOSED IMPROVEMENTS
 BLOCK M QUEEN STREET IMPROVEMENTS

Figure 2-1 Continued

DESCRIPTION OF EXISTING ENVIRONMENT, IMPACTS, AND MITIGATION MEASURES

3.1 Climate

The climate of O'ahu is relatively moderate throughout most of the year and is characterized as semi-tropical with two seasons. The summer period runs from May through September and is generally warm and dry, with predominantly northeast trade winds. In contrast, the winter season runs from October through April and is associated with lower temperatures, higher rainfall and less prevalent trade winds.

The project is located in the Honolulu area which has a climate typical of the leeward coastal lowlands of O'ahu. The area is characterized by abundant sunshine, persistent trade winds, relatively constant temperatures, moderate humidity, and the infrequency of severe storms. Northeasterly trade winds prevail throughout the year although its frequency varies.

The mean temperature measured at Honolulu International Airport which is the closest weather recording station to the project site ranges from 70 degrees Fahrenheit in the winter to 84 degrees Fahrenheit in the summer. Average annual precipitation is measured at approximately 30 inches, with rainfall occurring mostly between October and March.

Over the 20th Century, the average temperatures of the Earth's surface and shallow ocean have increased (Fletcher 2010). These changes are largely attributed to the release of greenhouse gases (GHGs) into the atmosphere, so-called as they absorb and "trap" solar radiation instead of reflecting it back into space. Generally speaking, GHGs include carbon dioxide, methane, nitrous oxide, and chlorofluorocarbons.

The main sources of GHG emissions resulting from human activity are from the following sectors, in order from most emissions to least: fossil fuel power stations, industrial activity, transportation, agriculture, fossil fuel processing, residential and commercial activity, land use and biomass burning, and waste disposal and treatment. In 2007, the United States was responsible for approximately 20 percent of global carbon dioxide emissions (WRI 2010). Within Hawai'i, the island of O'ahu accounts for approximately 80 percent of the state's total carbon dioxide emissions (ICF 2008). Hawai'i's GHG emissions encompass less than 1 percent of the national total, as of 2007 (Environmental Protection Agency [EPA] 2008).

Impacts and Mitigation Measures

No significant impacts on climate in the project area are anticipated. These include cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. Construction and operation of proposed project improvements are not anticipated to affect temperatures, wind, or rainfall levels in the project area.

The implementation of the proposed action will result in the short-term irrevocable release of GHGs from construction activities associated with the development of the proposed project improvements. The quantities of GHGs released, however, will be negligible. No mitigation is required or proposed.

3.2 Physiography

3.2.1 Geology and Topography

The island of O‘ahu is a volcanic doublet formed by the Wai‘anae Range to the west and the younger Ko‘olau Range to the east. Both are remnants of shield volcanoes, but the term “range” indicates that they have lost most of their original shield outlines and are now long, narrow ridges shaped largely by erosion. Later post-erosional eruptions such as from the Tantalus vent sent down lava that covered eroded ridge flanks and valley floors or created volcanic cones such as Diamond Head, Punchbowl, Koko Head and Koko Crater.

The project site is located lies on the Honolulu Plain, a narrow coastal plain along O‘ahu’s south central coast. The Honolulu Plain and much of the remaining southern edge of O‘ahu is underlain by a broad elevated coral reef, which is covered by alluvium carried down from the mountains. The Honolulu Plain ranges in elevation from zero to ten feet. The project site is approximately 4.5 to 5.5 feet in elevation. The general topography of the project site and surrounding area slopes gently down to the south, toward Kewalo Basin Harbor and the Pacific Ocean.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts on geology or topography are anticipated during construction or operation of the proposed project. These include cumulative impacts associated with construction on the privately owned portion of Queen Street, ‘Ewa of the project site, as well as streetscape improvements on the Block M property. Construction of proposed project improvements will not involve any major land disturbing activities such as mass grading or significant revisions to site contours. Applicable best management practices and erosion control measures will be implemented.

3.2.2 Soils

According to the U.S. Department of Agriculture, Natural Resource Conservation Service, soils within the project site are classified as Fill Land, Mixed (FL) (see Figure 3-1). Soil series are classified as “man-made”, well-drained, 0-10 percent slope, with variable soil properties. Areas with this designation include those filled with material dredged from the ocean or hauled from nearby areas, garbage, or general material from other sources.

Impacts and Mitigation Measures

No short- or long-term significant impacts on soils are anticipated during the construction or operation of the proposed project. These include cumulative impacts associated with construction on the privately owned portion of Queen Street, ‘Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. The project site is a previously developed area within the urban core of Honolulu.

In the short-term, construction work will involve demolition; grading, curb, gutter and driveway construction; paving/repaving; and, excavation for new and relocated utility lines and poles. A National Pollutant Discharge Elimination System (NPDES) permit for storm water runoff from construction activities encompassing construction work on the project site has been obtained. Applicable best management practices and erosion control measures will be implemented, such as protecting existing drainage structures from runoff carrying sediments, placing filter socks around stockpiled



FIGURE 3-1
SOILS MAP

BLOCK M QUEEN STREET IMPROVEMENTS

excavated material and directing construction vehicles over gravel fill to reduce the amount of soil on tires leaving the construction site. Coordination will be undertaken with the appropriate agencies during permitting and construction in order to ensure that the proposed project will not result in significant impacts with regard to soils and erosion.

In the long-term, all exposed soils will be paved over or covered with gravel fill, which will prevent erosion and siltation in runoff from the project site.

3.3 Hydrology

3.3.1 Surface and Coastal Waters

Southern O'ahu's coastal plain, where the project site is located, is underlain by sedimentary deposits that form caprock retarding seaward movement of fresh groundwater from the basal aquifer. The caprock extends along the coastline to about 800 to 900 feet below sea level.

The nearest surface water to the project site is the two ponds and connecting canal in Ala Moana Regional Park. These features are brackish and tidal, and serve to detain storm flows, allowing sediment to settle out. Pursuant to Hawai'i Administrative Rules (HAR) Title 11, Chapter 54, Water Quality Standards, the canal is classified as Class 2 inland waters. The objective of this classification "is to protect their use for recreational purposes, the support and propagation of aquatic life, agricultural and industrial water supplies, shipping, and navigation." Further, "these waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class."

The nearest stream to the project site is Makiki Stream, where it flows along Kalākaua Boulevard approximately one mile east of the project site, before discharging into the Ala Wai Canal. Makiki Stream is also classified as Class 2 inland waters.

The nearest coastal water to the project site is Māmala Bay, located approximately one-fourth of a mile away at Kewalo Basin Harbor. Pursuant to HAR Title 11, Chapter 54, Water Quality Standards, the coastal waters in the vicinity of the project site are classified as Class A marine waters. Class A marine waters are recognized as waters to be used for "recreational purposes and aesthetic enjoyment to be protected. These waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class."

The Honolulu Channel entrance to Honolulu Harbor is located approximately one mile east of the project site. These waters are also classified as Class A marine waters.

Impacts and Mitigation Measures

No short- or long-term significant impacts on surface and/or coastal waters in the project vicinity are anticipated during construction or operation of the proposed project. These include cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction

concurrently. There are no streams or wetlands on or within close proximity to the project site.

In the short-term, construction work will involve demolition; grading, curb, gutter and driveway construction; paving/repaving; and, excavation for new and relocated utility lines and poles. A National Pollutant Discharge Elimination System (NPDES) permit for storm water runoff from construction activities encompassing construction work on the project site has been obtained. Applicable best management practices and erosion control measures will be implemented, such as protecting existing drainage structures from runoff carrying sediments, placing filter socks around stockpiled excavated material and directing construction vehicles over gravel fill to reduce the amount of soil on tires leaving the construction site. Coordination will be undertaken with the appropriate agencies during permitting and construction in order to ensure that the proposed project will not result in significant impacts on surface and coastal waters. Any discharges related to project construction or operation activities will comply with applicable State Water Quality Standards as specified in Hawai'i Administrative Rules, Chapter 11-54 and 11-55 Water Pollution Control, Department of Health. Excavation and grading activities will be regulated by applicable provisions of the City's grading ordinance.

In the long-term, all exposed soils will be paved over or covered with gravel fill, which will prevent erosion and siltation in runoff from the project site.

3.3.2 Groundwater

The State Department of Land and Natural Resources (DLNR), Commission on Water Resource Management (CWRM) has established a groundwater hydrologic unit and coding system for groundwater resource management. The proposed project site is located within the Honolulu Sector Area which is comprised of six Aquifer System Areas identified as Wai'alae – East, Wai'alae – West, Pālolo, Nu'uano, Kalihi and Moanalua. The project site is located within the Nu'uano Aquifer System (30102) area which has an estimated yield of 14 million gallons per day (mgd) (see Figure 3-2).

Impacts and Mitigation Measures

No short- or long-term significant impacts on groundwater in the project vicinity are anticipated during construction or operation of the proposed project. These include cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. The project site lies well makai of the Underground Injection Control Line and the Honolulu Board of Water Supply's No Pass Zone Line, both of which demarcate areas where wastewater disposal facilities would not affect potable water supplies (See Figure 3-2). Infiltration of water at the project site would eventually reach seawater in the ground as opposed to the aquifers discussed above, which lie below the caprock. Construction activities are not likely to introduce to, nor release from the soils, any materials that could adversely affect the underlying groundwater. Construction material wastes will appropriately be disposed of to prevent any leachate from contaminating groundwater.

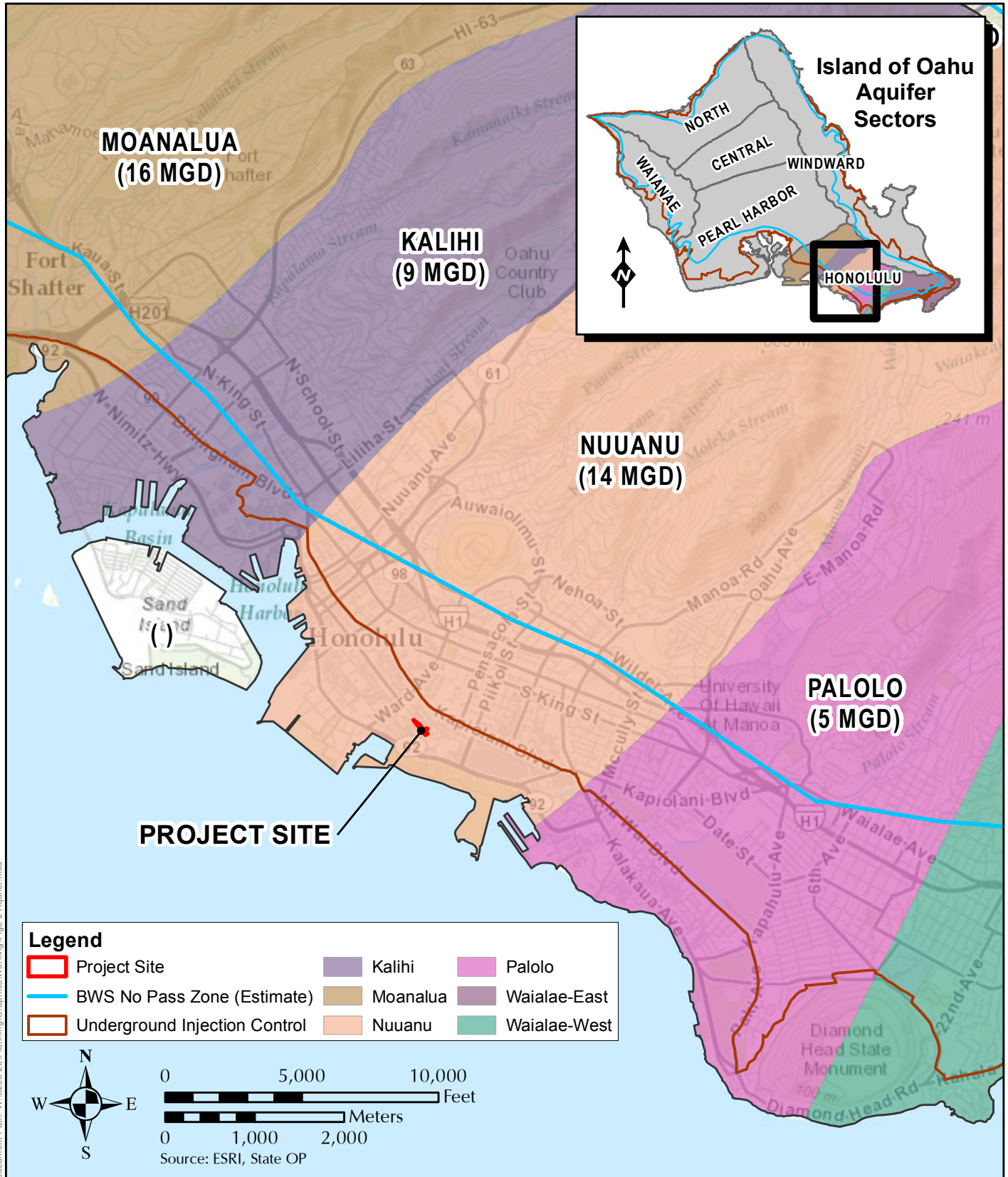


FIGURE 3-2
AQUIFER MAP

BLOCK M QUEEN STREET IMPROVEMENTS



3.4 Natural Hazards

3.4.1 Flood and Tsunami Hazard

Honolulu is vulnerable to flooding from inland streams, hurricane and tropical storm surge, and seasonal high waves. Nu‘uanu Stream and Honolulu, in general, have historically experienced widespread flooding (Fletcher et al. 2002).

According to the Flood Insurance Rate Map (FIRM), (Community Panel Number 15003C0362G, effective January 18, 2011), prepared by the Federal Emergency Management Agency (FEMA), the project site is designated Zone AE EL 7 feet roughly ‘Ewa of Kamake‘e Street and Zone AE EL 8 feet Diamond Head of Kamake‘e Street (See Figure 3-3). This is a “High Risk Area” where participation in FEMA’s National Flood Insurance Program requires purchase of flood insurance. Specifically, AE denotes a base floodplain where base flood elevations are provided, in this case, seven and eight feet. Since the elevation of the project site is approximately 4.5 to 5.5 feet ‘Ewa of Kamake‘e Street, the potential flood depths at EL 7 feet would be 1.5 to 2.5 feet. Diamond Head of Kamake‘e Street, the elevation is approximately 4.5 feet, so the potential flood depth at EL 8 feet would be approximately 3.5 feet.

According to the City and County of Honolulu, Department of Emergency Management Tsunami Map, the project site lies within a Tsunami Evacuation Zone (see Figure 3-4).

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts on flood hazards in the project area are anticipated as the proposed improvements do not include building structures and are not anticipated to increase flood risks or cause any adverse flood-related impacts at the project site or lower elevation properties. These include cumulative impacts associated with construction on the privately owned portion of Queen Street, ‘Ewa of the project site, as well as streetscape improvements on the Block M property. All drainage improvements, excavation and grading will be coordinated with the appropriate agencies during permitting and construction to ensure that the proposed project will not significantly impact flood and tsunami protection. The proposed project will comply with the rules and regulations set forth by the National Flood Insurance Program (NFIP) in Title 44 of the Code of Federal Regulations (44 CFR).

3.4.2 Hurricane and Wind Hazard

The Hawaiian Islands are seasonally affected by Pacific hurricanes from the late summer to early winter months. The State has been affected twice since 1982 by significant hurricanes, ‘Iwa in 1982 and ‘Iniki in 1992. During hurricanes and storm conditions, high winds create strong uplift forces on structures, particularly on roofs. Wind-driven materials and debris can attain high velocity and cause devastating property damage and harm to life and limb. It is difficult to predict these natural occurrences, but it is reasonable to assume that future events will occur. The project area is, however, no more or less vulnerable than the rest of the island to the destructive winds and torrential rains associated with hurricanes.

Impacts and Mitigation Measures

The proposed project does not include structures that could be damaged by strong winds. The relocated utility poles will meet standards for wind resistance.

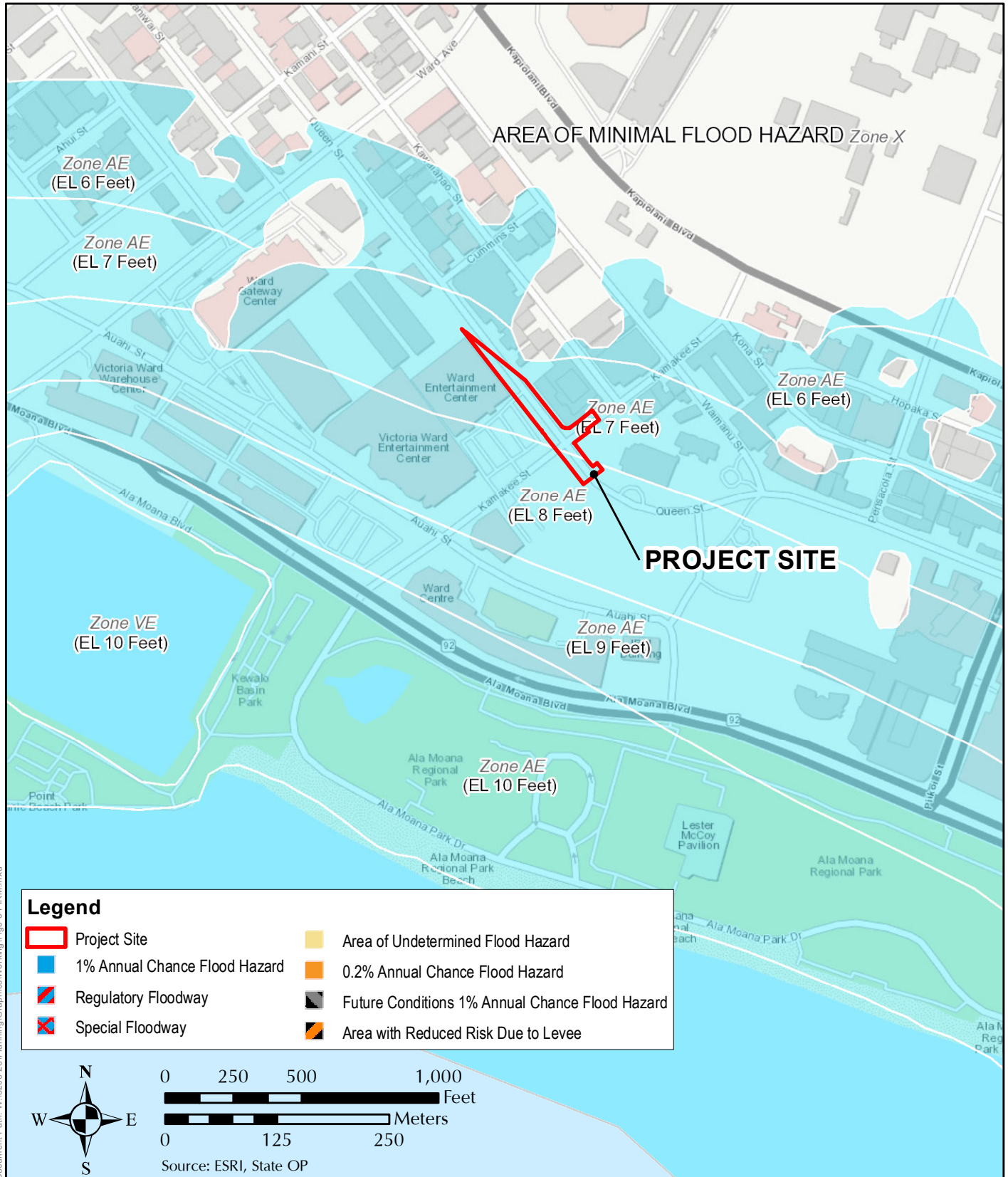


FIGURE 3-3
FLOOD INSURANCE RATE MAP
BLOCK M QUEEN STREET IMPROVEMENTS



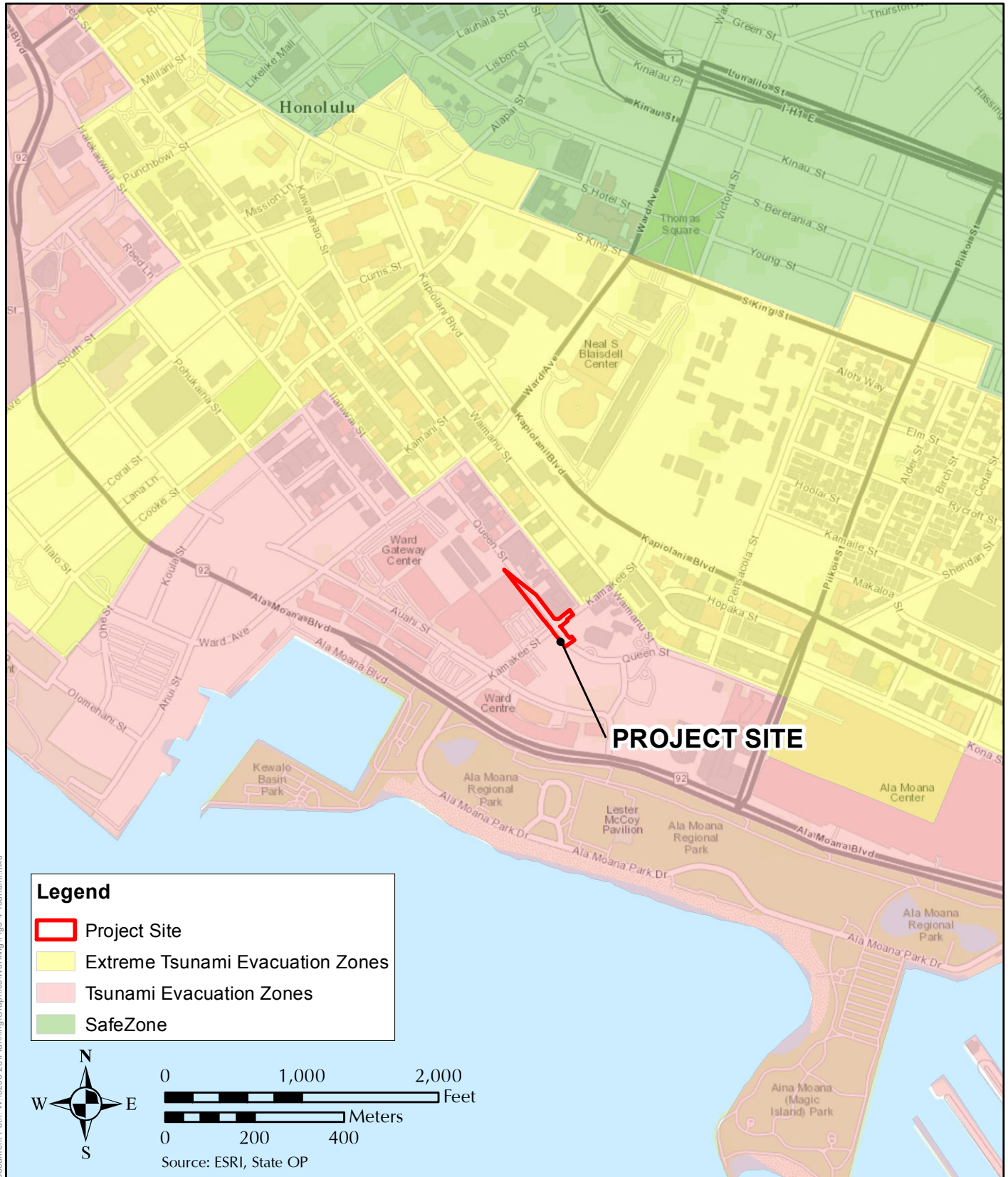


FIGURE 3-4
TSUNAMI EVACUATION ZONE MAP
BLOCK M QUEEN STREET IMPROVEMENTS



3.4.3 Seismic Hazard

The southern shoreline of O'ahu lies within the Moloka'i Seismic Zone. This region of O'ahu is classified as 2A Seismic Zone under the Uniform Building Code (UBC). Zone 2A is characterized as having earthquakes that may cause minor damage to structures. The Honolulu coastline is assessed to have moderately high vulnerability to earthquakes (Fletcher et al. 2002). O'ahu has not experienced significant seismic events in the modern era.

Impacts and Mitigation Measures

The proposed project does not include buildings that must meet seismic design standards.

3.5 Natural Environment

3.5.1 Flora and Fauna

The project site is located in a highly altered urban environment and is almost entirely paved over by roads and sidewalks. Consequently, no rare, threatened or endangered flora or fauna species have been observed to exist at the project site. Fauna that may inhabit or traverse the site are likely to be introduced bird, rodent and insect species common to urban environments as well as dogs and cats.

One indigenous seabird that may overfly the project site is the Wedge-tailed Shearwater ('Ua'u kani – *Puffinus pacificus*). Their breeding season begins in February and by November both adults and fledglings have migrated to the ocean. During this migration, fledglings may become disoriented by artificial lighting and can crash or fall. If they are not killed as a result of the collision, the injured fledglings become easy targets for predatory animals such as cats and dogs. The Wedge-tailed Shearwater is neither an endangered nor threatened species, nor is it a rare species. Nevertheless, it is protected under Chapter 13, Section 124, HAR, which prohibits injuring or killing indigenous wildlife.

Impacts and Mitigation Measures

Potential adverse impacts on flora and fauna are not anticipated. These include cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. Construction activities may temporarily disrupt routine behavior of common faunal species in the immediate project area, but will not result in permanent displacement, or adversely affect regional distribution of affected fauna. Once project activities are complete, faunal activity in the vicinity of the work site is expected to return to pre-existing conditions.

To prevent adverse effects to the indigenous Wedge-tailed Shearwater, all nighttime lighting, if required during construction, will be shielded and angled downward to reduce glare.

3.6 Historic, Archaeological, and Cultural Resources

The project site or portions of it have been part of several archaeological studies and archaeological monitoring programs. In addition, a number of archaeological studies have

been conducted in areas adjoining the project site and in the general vicinity of the project site (See Figure 3-5). As a result, there is a substantial amount of information available to support the formulation of appropriate mitigation measures for the proposed action. These have been documented by Cultural Surveys Hawai'i, Inc. (CSH) in a Draft Addendum Archaeological Monitoring Plan (AMP) to a previous AMP prepared for the Block M project (See Appendix A). The previous AMP was accepted by the State Historic Preservation Division (SHPD) in January 2015, while the addendum was filed with and accepted by the SHPD in March 2016.

Recently, three separate AIS investigations were reviewed and accepted by the SHPD. One was for HHC's Block M project (Hawkins et al. 2014), which adjoins the project site. The other two AIS investigations were for the Honolulu Rail Transit project that includes the project site (Hammatt et al. 2013 and Humphrey et al. 2015). These investigations documented a buried sand horizon containing relatively sparse remnants of traditional Hawaiian (pre- or early post- Contact) activity, as well as historic land use. This subsurface archaeological historic property (State Inventory of Historic Places [SIHP] # 50-80-14-7429) includes human skeletal remains such as the flexed traditional Hawaiian burial documented in Queen Street by the Honolulu Rail Transit project's supplemental AIS investigation (Humphrey et al. 2015). Based on prior AIS testing in Queen Street, the extent of this archaeological historic property into Queen Street is relatively limited (Hammatt et al. 2013; Humphrey et al. 2013).

An earlier archaeological monitoring and burial treatment investigation that included a portion of the project site, was one prepared for the Queen Street Extension project (O'Hare et al. 2006). The investigations were in Queen Street, extending in the Diamond Head direction from the Diamond Head side of the Kamake'e Street intersection. That investigation documented a cemetery of 28 historic burials (SIHP # 50-80-14-6658), two isolated disturbed burials (SIHP # 50-80-14- 6659), and a historic trash pit (SIHP # 50-80-14-6660). These are located further Diamond Head of the project site. The burials were relocated to an adjacent burial preserve area mauka of Queen Street. Based on the massive and extensive excavations that were monitored during construction of the Queen Street Extension, it is unlikely that additional components of these archaeological historic properties will be found within the project site.

An AIS for HHC's Block K project (Sroat, Inglis, and McDermott 2014), which is located across Kamake'e Street from the Block M project, documented components of SIHP # 50-80-14-7422, a fill layer containing burned trash. It is possible that excavation for the proposed underground utility lines within the project site will expose more of this subsurface fill layer. An aerial map depicting the location of previously identified archaeological/historic properties within the immediate vicinity of the proposed project is included as Figure 3-6.

Impacts and Mitigation Measures

Based on the relatively abundant prior archaeological investigations at and within the vicinity of the project site, CSH consulted the SHPD and some of the previously recognized Native Hawaiian cultural descendants for the Kaka'ako area, regarding the possibility of foregoing additional AIS work and, instead, expanding the archaeological monitoring program for the Block M project to include construction work at the project site. The consulted parties concurred and the draft addendum

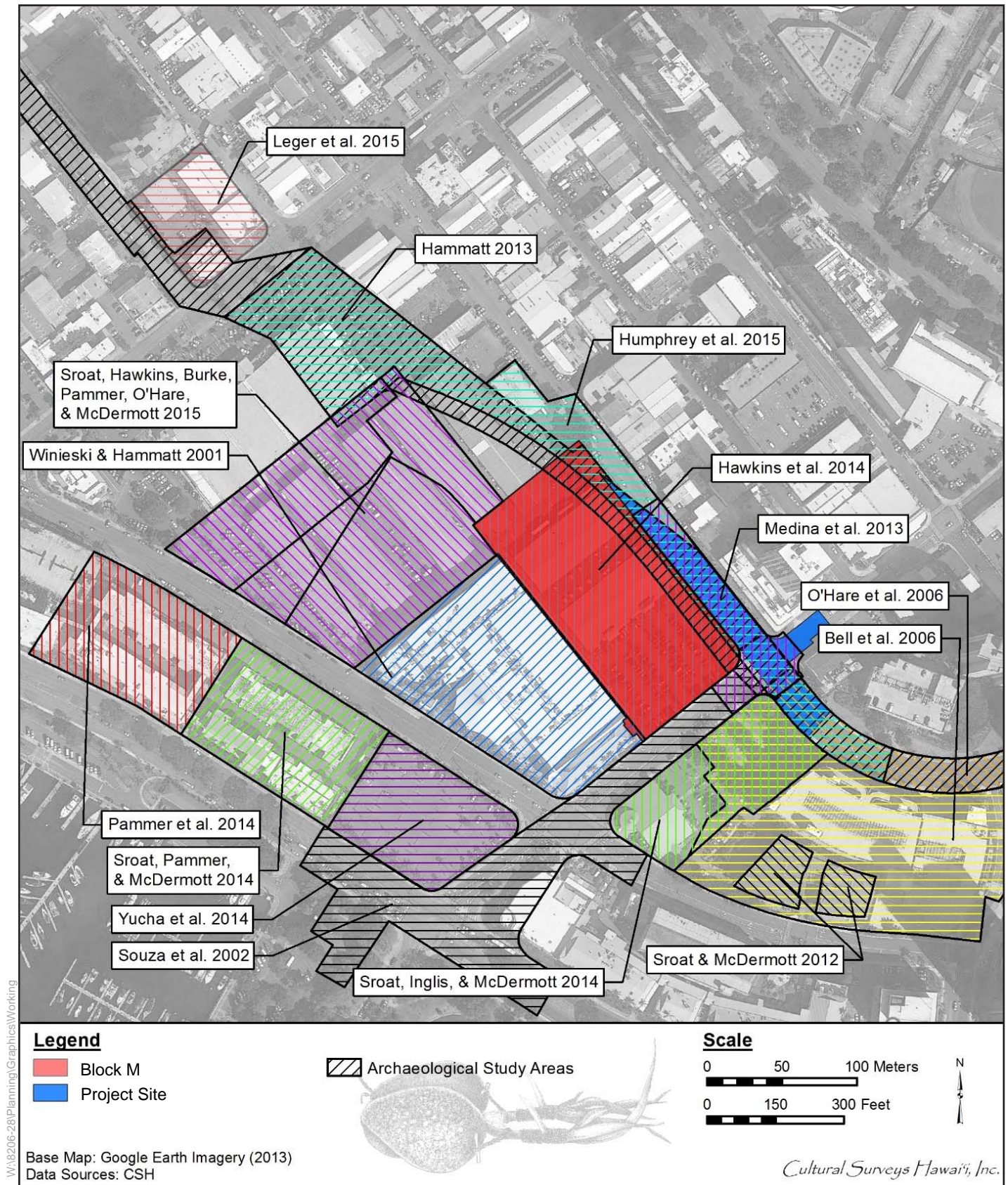


FIGURE 3-5
PREVIOUS ARCHAEOLOGICAL STUDIES
WITHIN THE VICINITY

BLOCK M QUEEN STREET IMPROVEMENTS



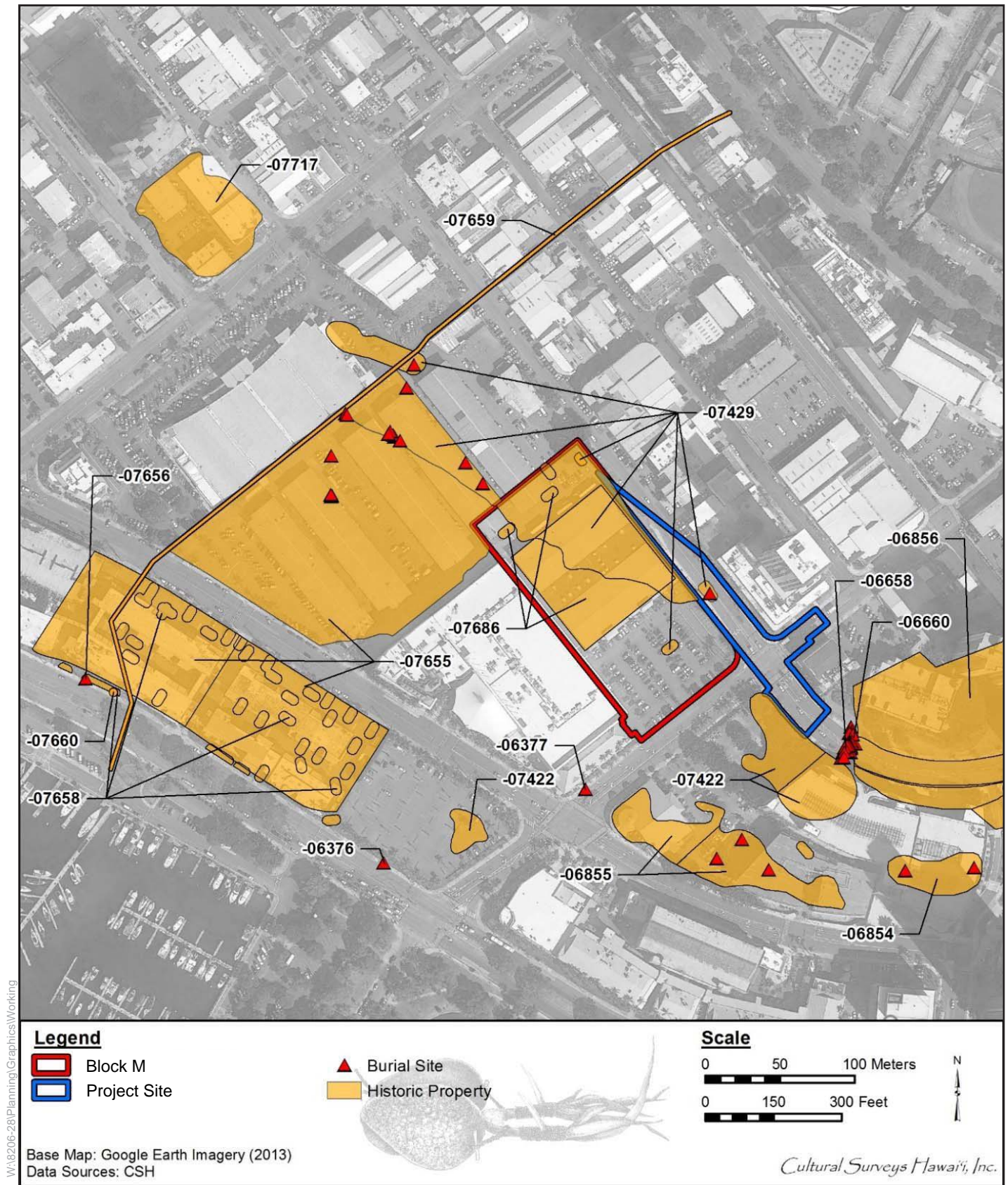


FIGURE 3-6
PREVIOUSLY IDENTIFIED HISTORIC PROPERTIES

BLOCK M QUEEN STREET IMPROVEMENTS



AMP contained in Appendix A was prepared. It extends the monitoring provisions for Block M to the project site and will incorporate documentation of monitoring at the project site as part of the Block M archaeological monitoring report.

The draft addendum AMP for the Block M project recommended a combination of on-site and on-call archaeological monitoring, with targeted on-site monitoring for the features of SIHP #50-80-14-7429 at the 'Ewa end of the Block M project area. Because of the uniform, thick fill layers observed throughout that project area, archaeological monitoring was only recommended for excavations deeper than two feet.

For the project site, the draft addendum AMP recommends full-time on-site monitoring for any ground disturbance below two feet of the current land surface. On-site monitoring will include close examination of any Jaucas sand deposits observed to identify any potential archaeological deposits and/or burials.

This draft addendum AMP is intended to support the proposed project's historic preservation review under HRS §6E-42 and HAR §13-13-284. In consultation with the SHPD, this document fulfills the requirements of HAR §13-13-279-4.

3.7 Air Quality

The State of Hawai'i Department of Health (DOH), Clean Air Branch, monitors the ambient air quality in the State for various gaseous and particulate air pollutants. The U.S. Environmental Protection Agency (EPA) has set national ambient air quality standards (NAAQS) for six criteria pollutants: carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead (Pb), ozone (O₃), and particulate matter (PM₁₀ and PM₂). Hawai'i has also established a state ambient air standard for hydrogen sulfide (H₂S) related to volcanic activity on Hawai'i Island. The primary purpose of the statewide monitoring network is to measure ambient air concentrations of these pollutants and ensure that these air quality standards are met.

Air pollution in Hawai'i is caused by many different man-made and natural sources. There are industrial sources of pollution, such as power plants and petroleum refineries; mobile sources, such as cars, trucks and buses; agricultural sources, such as sugar cane burning, and natural sources, such as windblown dust and volcanic activity. The DOH Clean Air Branch is responsible for regulating and monitoring pollution sources to ensure that the levels of criteria pollutants remain well below the State and federal ambient air quality standards.

The State maintains six air monitoring stations on the island of O'ahu, where most commercial, industrial and transportation activities and their associated air quality effects occur. Hawaiian Electric Company's downtown power plant is the primary stationary source, while vehicular traffic represents the principal mobile contributor. Emissions from the power plant are in compliance with State and Federal air pollution control regulations.

Vehicular traffic on Ala Moana Boulevard, however, has contributed to carbon monoxide levels that have occasionally exceeded State standards in the immediate vicinity of some busy intersections. Air quality at the project site, however, is generally considered to be

good due to its distance from Ala Moana Boulevard and the typical flow of fairly constant northeasterly trade winds that disperse pollutants seaward.

Impacts and Mitigation Measures

In the short- and long-term, no significant impacts on air quality are anticipated as a result of the construction and operation of the proposed project. These include cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. In the short-term, construction work will involve demolition; grading, curb, gutter and driveway construction; paving/repaving; and, excavation for new and relocated utility lines and poles. Fugitive dust will be controlled, as required, by methods such as water spraying and sprinkling of loose or exposed soil or ground surface areas and directing construction vehicles over gravel fill to reduce the amount of soil on tires leaving the construction site. Exhaust emissions from construction vehicles are anticipated to have negligible impact on air quality in the project vicinity as the emissions would be relatively small and readily dissipated.

In the long-term, vehicular emissions related to roadway operation at the project site will return to conditions comparable to that prior to construction.

3.8 Noise

The existing noise environment at the project site is characteristic of an urban setting. Ambient noise in the project area is predominantly attributed to vehicular traffic traveling along Ala Moana Boulevard and adjacent roadways.

Impacts and Mitigation Measures

In the short-term, noise from construction activities such as excavation, grading, cutting, and paving will be unavoidable. Noise levels over the course of construction will vary in relation to the activity and equipment involved during any particular phase of work, including heavy construction vehicles and power tools. This includes cumulative noise impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently.

Construction noise impacts will be mitigated by compliance with provisions of the State DOH Administrative Rules, Title 11, Chapter 46, "Community Noise Control" regulations. These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels stated in the DOH Administrative Rules. It shall be the contractor's responsibility to minimize noise by properly maintaining noise mufflers and other noise-attenuating equipment, and to maintain noise levels within regulatory limits. Also, the guidelines for heavy equipment operation and noise curfew times, as set forth by the DOH noise control rules, will be adhered to; or, if necessary, a noise permit shall be obtained.

In the long-term, noise impacts related to roadway operations at the project site will return to conditions comparable to that prior to construction.

3.9 Traffic

As Queen Street approaches Kamake'e Street from the northwest ('Ewa) direction, it widens from a single lane in each direction to two lanes in each direction in front of the former Office Depot complex. A painted median widens to divide the opposite-bound lanes at the intersection, with the southwest (Diamond Head)-bound left lane marked for left-turn/through-traffic and the right lane marked for right turn/through-traffic. A raised island at the intersection further divides the right lane into a through-lane and a right-turn only onto southwest (makai) bound Kamake'e Street, toward Auahi Street.

Approaching Kamake'e Street from the southeast (Diamond Head) direction, Queen Street has two lanes in each direction with a painted median broken by left-turn storage and left-turn merge lanes. At the intersection is a left-turn storage lane to southwest (makai)-bound Kamake'e Street.

Approaching Queen Street from the northeast (mauka) direction, Kamake'e Street has two lanes in each direction. Kamake'e Street's southwest (makai) approach to Queen Street has two mauka-bound lanes and three makai-bound lanes. The three makai-bound lanes include a left-turn only and a right-turn only lane onto Auahi Street and a center through-lane.

Impacts and Mitigation Measures

In the short-term, construction in the street will impact traffic flow in the vicinity. This includes cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. To reduce such impact, project construction will be scheduled to avoid peak traffic periods and any required lane closures will be minimized. Flagmen or special-duty police officers will be provided to direct traffic, as needed.

3.10 Visual Resources

Hawai'i's visual resources are important to the state's tourism industry and the quality of life enjoyed by the State's residents. The State's visual resources include a broad range of natural and developed areas and a tremendous variety of land uses, water bodies, and vegetation types. These visual resources also include urbanized areas that range from small rural towns to the metropolitan center of Honolulu.

The *Coastal View Study* prepared by the City and County of Honolulu identifies significant views within the SMA of O'ahu. Significant views identified in the vicinity of the project site include:

- Continuous makai views across Kewalo Basin Harbor and Ala Moana Regional Park

These continuous views are from Ala Moana Boulevard, while distant glimpses are available down some mauka-makai-oriented streets. Views along Queen Street to the coast are generally blocked by existing developments, except at some of the aforementioned mauka-makai street intersections, including Kamake'e Street (See Figure 3-7).

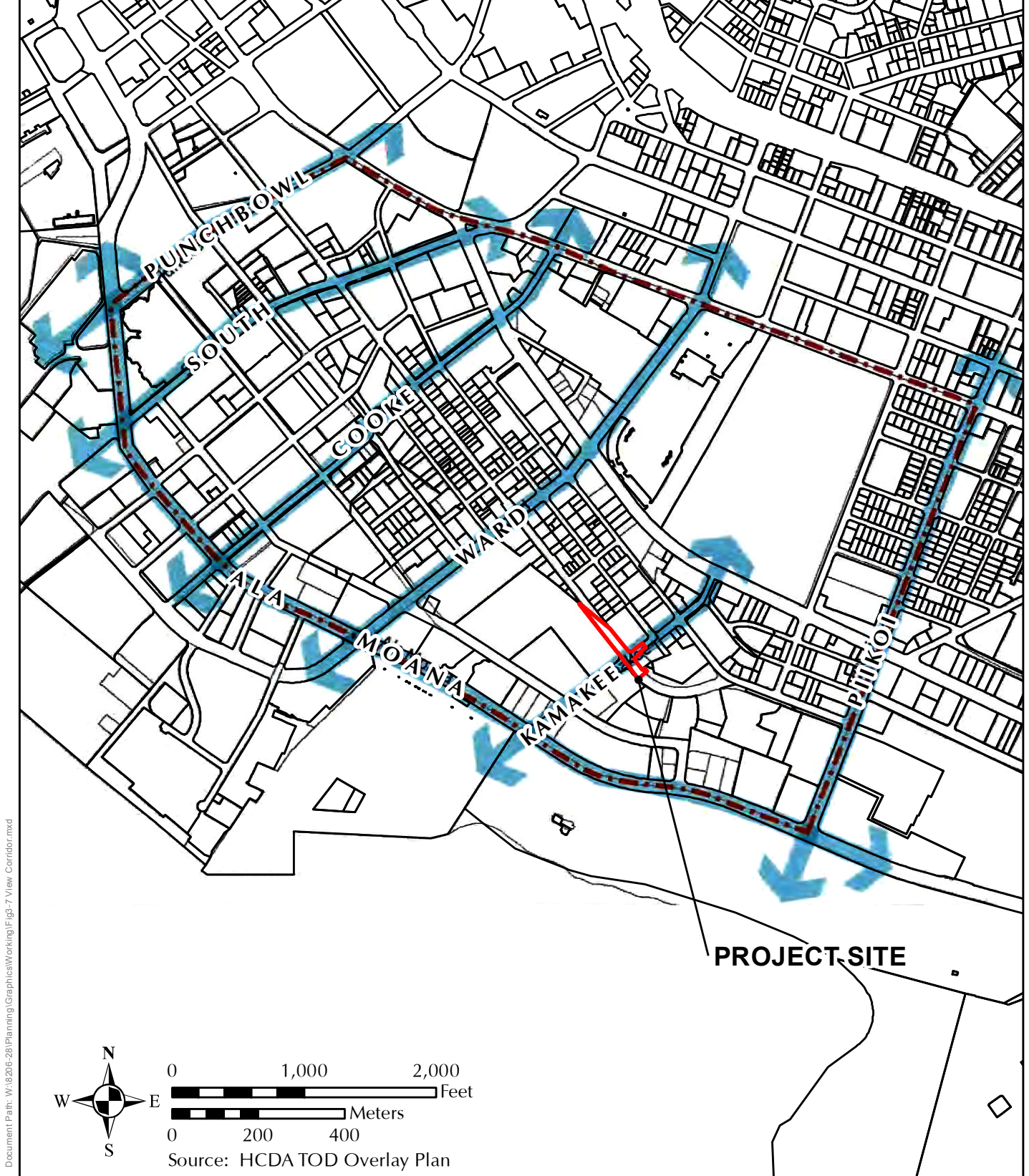


FIGURE 3-7
VIEW CORRIDORS

BLOCK M QUEEN STREET IMPROVEMENTS

The HCDA's Mauka Area Plan identifies a view corridor along Kamake'e Street from Ala Moana Regional Park/Kewalo Basin Harbor to the McKinley athletic field mauka of Kapiolani Boulevard and beyond to the Ko'olau Mountain Range. This is not an uninterrupted corridor, however, due to a bend in Kamake'e Street at Kona Street.

Impacts and Mitigation Measures

No short- and long-term significant impacts are anticipated on visual resources. The proposed action does not involve the construction of buildings.

3.11 Socio-Economic Characteristics

The project site is located within the Urban Honolulu Census Designated Place. Demographic and other information was reviewed from the U.S. Census 2010 for the Urban Honolulu CDP and the City and County of Honolulu and is shown in on Table 3-1.

Based upon the data shown on the table, the Urban Honolulu CDP has a slightly older population than the City and County of Honolulu. The median age of the population for the Urban Honolulu CDP was 41.3 versus 37.8 for the County.

By racial mix, the Urban Honolulu CDP has a higher percentage of Asians (54.8%) than the County (43.9%). The Urban Honolulu CDP has a lower percentage of Whites (17.9%) and those of two or more races (16.3%) than the County (20.8% and 22.3%, respectively). While Asians comprise a slight majority in the CDP, these three races (Asian, Whites, and those with two or more races), combined, make up a substantial majority of the population for both the CDP and the County (89.0% and 87.0%, respectively). Native Hawaiian and other Pacific Islanders comprise a slightly lower proportion (8.4%) in the Urban Honolulu CDP compared to the County as a whole (9.5%).

According to the 2010 Census, the Urban Honolulu CDP has a slightly lower home occupancy rate, 90.4%, than the County, 92.3%. Housing units in this region are largely occupied by renters at 56.2%. The County data is slightly different than that of the Urban Honolulu CDP in that a larger proportion of housing units are occupied with owners.

Impacts and Mitigation Measures

In the short- term, construction expenditures related to the project will provide a relatively small but positive benefit to the local economy. This would include creation of construction and construction support jobs, and the purchase of materials from local suppliers, as well as indirect benefits to local retail businesses resulting from construction activities.

Table 3-1 Demographic Characteristics				
Subject	Urban Honolulu CDP		City and County of Honolulu	
	Number	Percent	Number	Percent
Total Population	337,256	100	953,207	100
AGE				
Under 5 years	16,677	4.9	61,261	6.4
5-19 years	50,395	15	174,309	18.3
20-64 years	210,022	62.3	579,147	60.8
65 years and over	60,162	17.8	138,490	14.5
Median age (years)	41.3	--	37.8	--
RACE				
White	60,409	17.9	198,732	20.8
Black or African American	4,974	1.5	19,256	2.0
American Indian and Alaskan Native	743	0.2	2,438	0.3
Asian	184,950	54.8	418,410	43.9
Native Hawaiian and other Pacific Islander	28,260	8.4	90,878	9.5
Two or more races	55,080	16.3	213,036	22.3
Other	2,840	0.8	10,457	1.1
HOUSEHOLD (BY TYPE)				
Total households	129,408	100	311,047	100
Family households (families)	74,688	57.7	328,953	70.0
Married-couple family	52,431	40.5	161,172	51.8
With own children under 18 years	2,062	1.6	65,995	21.2
Female householder, no husband present	15,689	12.1	39,435	12.7
With own children under 18 years	5,321	4.1	15,027	4.8
Nonfamily household	54,720	42.3	93,205	30.0
Average household size	2.51	--	2.95	--
HOUSING OCCUPANCY AND TENURE				
Total housing Units	143,173	100	336,889	100
Occupied Units	129,408	90.4	311,047	92.3
By owner	56,742	43.8	174,387	56.1
By renter	72,666	56.2	136,660	43.9
Vacant Units	13,765	9.6	25,852	7.7

3.12 Public Services and Facilities

3.12.1 Police, Fire, and Medical Services

Police protection is provided by the City's Honolulu Police Department. The project area is a part of District 1 – Central Honolulu, Sector 3, which covers the downtown Honolulu area from the State Capitol area to Ala Moana Regional Park and is served by the Downtown Substation located at 79 North Hotel Street, approximately 1.3 miles northwest of the project site.

Fire protection is provided by the City's Honolulu Fire Department. The project area is served by the Kaka'ako Fire Station located at 555 Queen Street, approximately 0.67 miles northwest of the project site.

The closest hospital to the project site is The Queen's Medical Center located approximately one mile north of the project site. The Queen's Medical Center is the largest private hospital in Hawai'i, with more than 3,000 employees and over 1,200 physicians on staff. Queen's offers a comprehensive range of primary and specialized care services.

Emergency medical service is provided by the City's Emergency Services Department, Emergency Medical Services (EMS) Division. The Department has 22 ambulance units under two districts. All ambulance units are designated as advanced life support units, meaning they are staffed by at least two people. The project area is served by District 2, which includes the southeast region of O'ahu. The Honolulu Fire Department also co-responds to medical emergencies, providing first aid in coordination with EMS.

Impacts and Mitigation Measures

In the short-term, construction in the street may impact traffic flow, which could affect emergency vehicle access through the project area. This includes cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. During the construction period, flagmen or off-duty police officers will be present to direct traffic and emergency vehicles.

In the long-term, the proposed project will not itself generate demand for emergency services or affect access for emergency service vehicles, compared to existing conditions.

3.12.2 Education

The nearest school to the project site is McKinley High School, which is located less than a quarter of a mile to the north.

Impacts and Mitigation Measures

In the short-term, it is not anticipated that noise, dust or traffic impacts associated with construction work at the project site would significantly impact McKinley High School, due to its distance. This includes cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. In the long-term, the project will temporarily accommodate vehicular

and pedestrian traffic until the Honolulu Rail Transit project widens and modifies Queen Street for the elevated guideway.

3.12.3 Recreational Facilities

The primary recreational resource in the vicinity of the project site is Ala Moana Regional Park, located two blocks (0.20 mile) to the south. The park provides opportunities for surfing, bodyboarding, fishing, walking, bicycling, sightseeing, and picnicking. Amenities provided at the park include comfort stations, picnic areas, an amphitheater, and observation areas. .

Impacts and Mitigation Measures

In the short-term, it is not anticipated that noise, dust or traffic impacts associated with construction work at the project site would significantly impact access to or recreational activities occurring at Ala Moana Regional Park, due to its distance. This includes cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. In the long-term, the project will temporarily accommodate vehicular and pedestrian traffic until the Honolulu Rail Transit project widens and modifies Queen Street for the elevated guideway.

3.12.4 Solid Waste Collection and Disposal

Solid waste collection and disposal service is provided by the City and County of Honolulu's Department of Environmental Services (ENV) and numerous private companies. Solid waste collected in the Honolulu area is hauled to the Campbell Industrial Park H-POWER Plant for incineration that generates electricity, followed by disposal of ash and non-combustibles at the Waimanalo Gulch Sanitary Landfill. Construction and demolition material is disposed of at the privately-owned PVT landfill in Wai'anae.

Impacts and Mitigation Measures

In the short-term, construction in the street may impact traffic flow, which could affect trash collection vehicle access through the project area. This includes cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. During the construction period, flagmen or off-duty police officers will be present to direct traffic. In the long-term, the project will temporarily accommodate vehicular and pedestrian traffic until the Honolulu Rail Transit project widens and modifies Queen Street for the elevated guideway.

3.13 Infrastructure and Utilities

3.13.1 Water System

A 6-inch Honolulu Board of Water Supply waterline running beneath Queen Street from the northwest ('Ewa) direction extends a short distance into the project site, with a 6-inch stub-out to the Office Depot complex to a fire hydrant (See Figure 3-8). Similarly, a 12-inch line runs beneath Kamake'e from the southwest (makai) direction extends a short-distance into the project site.

Impacts and Mitigation Measures

No short- or long-term impacts on the existing waterlines within the project site are anticipated as a result of constructing and operating proposed project improvements. In the short-term, the existing waterlines will be protected from damage. The hydrant in front of the Office Depot complex will be relocated in conjunction with the proposed curb relocation along the makai side of Queen Street. The proposed action will have no long-term water use needs before it is redeveloped by the Honolulu Rail Transit project, which will widen and modify Queen Street for the elevated guideway. The final location of the relocated hydrant will be determined by that project.

3.13.2 Wastewater System

A 36-inch municipal sewer main carrying wastewater flows in the southwest (makai) direction beneath Kamake'e Street traverses through the project site (See Figure 3-9). Within the project site, an 8-inch line from the northwest ('Ewa) direction collects wastewater from the block opposite the Block "M" property on Queen Street and discharges its flows into the aforementioned 36-inch sewer main.

From the southeast (Diamond Head) direction beneath Queen Street, a 10-inch sewer line upsizes to a 12-inch line as it enters the project site. Within the project site, it receives flows from an 8-inch line collecting wastewater from the block diagonally across the Block "M" property. The 12-inch line then discharges into the 36-in main beneath the intersection of Queen and Kamake'e Streets.

Impacts and Mitigation Measures

No short- or long-term impacts on the existing sewer lines within the project site are anticipated to result from constructing and operating the proposed project improvements. In the short-term, the existing sewer lines will be protected from damage during construction.

The proposed 16-inch sewer main from the Block "M" property will extend into Queen Street to connect with the existing 8-inch sewer line. From there, it will replace and upsize to 16 inches, the section of the 8-inch sewer line extending downstream to its connection to the 36-inch sewer main in Kamake'e Street. In the long-term, the proposed 16-inch sewer line will not be affected when the Honolulu Rail Transit project widens and modifies Queen Street for the elevated guideway.

3.13.3 Drainage System

Storm water facilities within the project site include a 12' x 4' box culvert carrying flows in the southwest (makai) direction beneath Kamake'e Street (See Figure 3-10). An 18-inch reinforced concrete pipe (RCP) enters the project site from the northwest ('Ewa) direction beneath Queen Street and upsizes to 24 inches before it connects to discharge its flows into the aforementioned box culvert in Kamake'e Street. A 24-inch RCP beneath Queen Street on the southeast (Diamond Head) side of the Kamake'e Street intersection carries flows from a catch basin out of the project site in the Diamond Head direction. While various catch basins within the project site are shown in Figure 3-8, which is based on the City's Geographic Information System (GIS) database, most are non-existent.

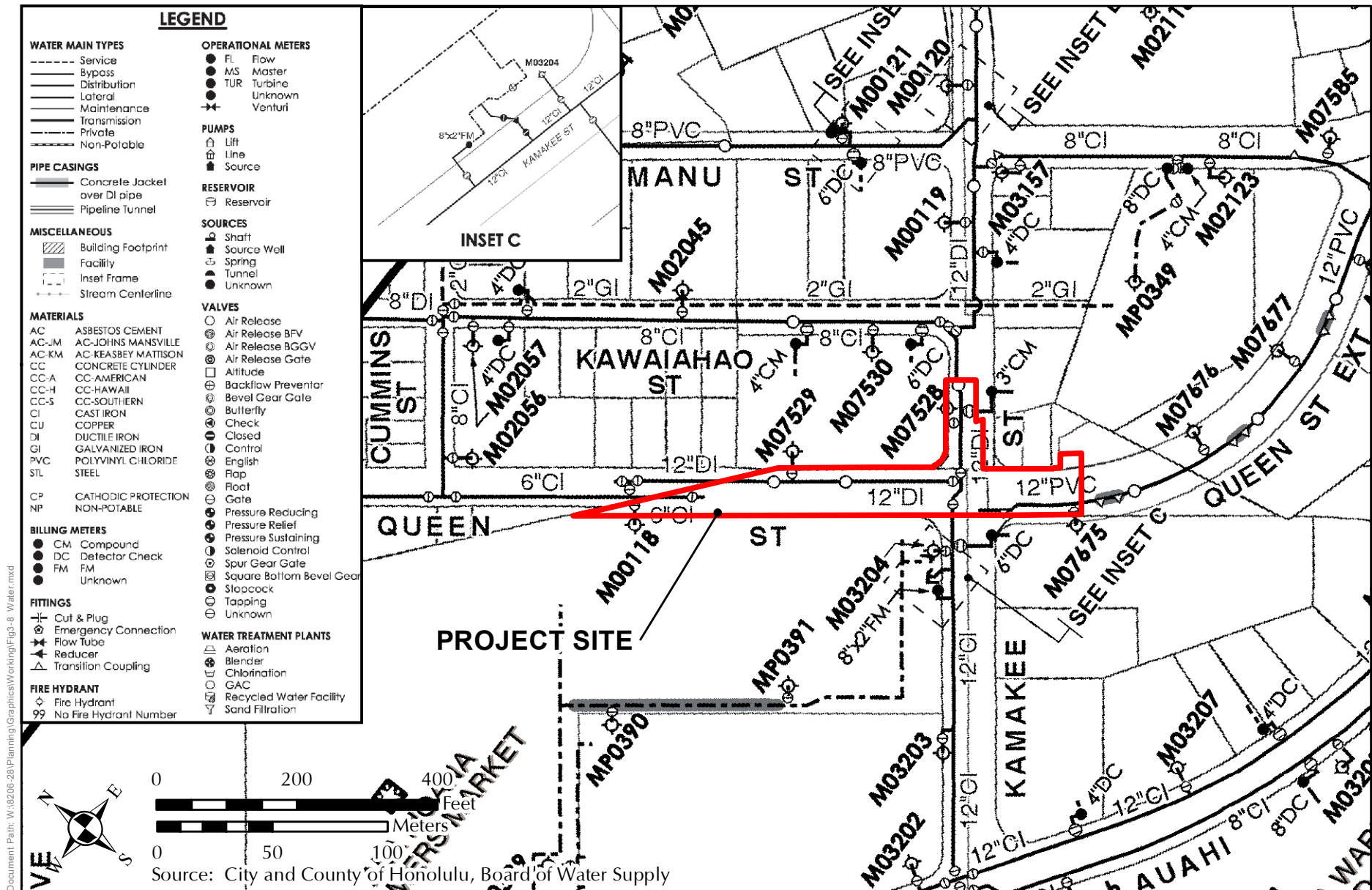


FIGURE 3-8
WATER INFRASTRUCTURE
BLOCK M QUEEN STREET IMPROVEMENTS

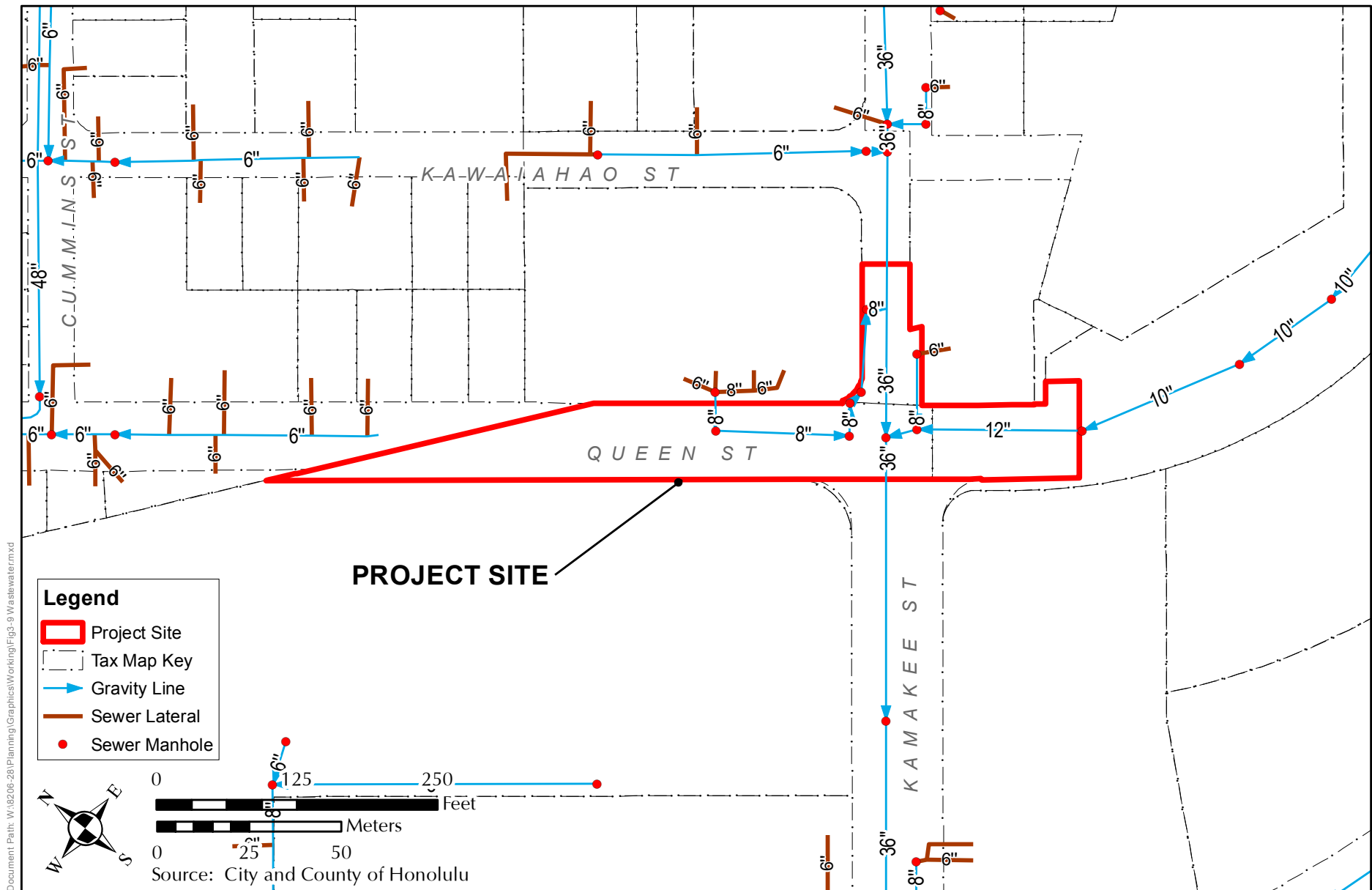


FIGURE 3-9
WASTEWATER INFRASTRUCTURE

BLOCK M QUEEN STREET IMPROVEMENTS

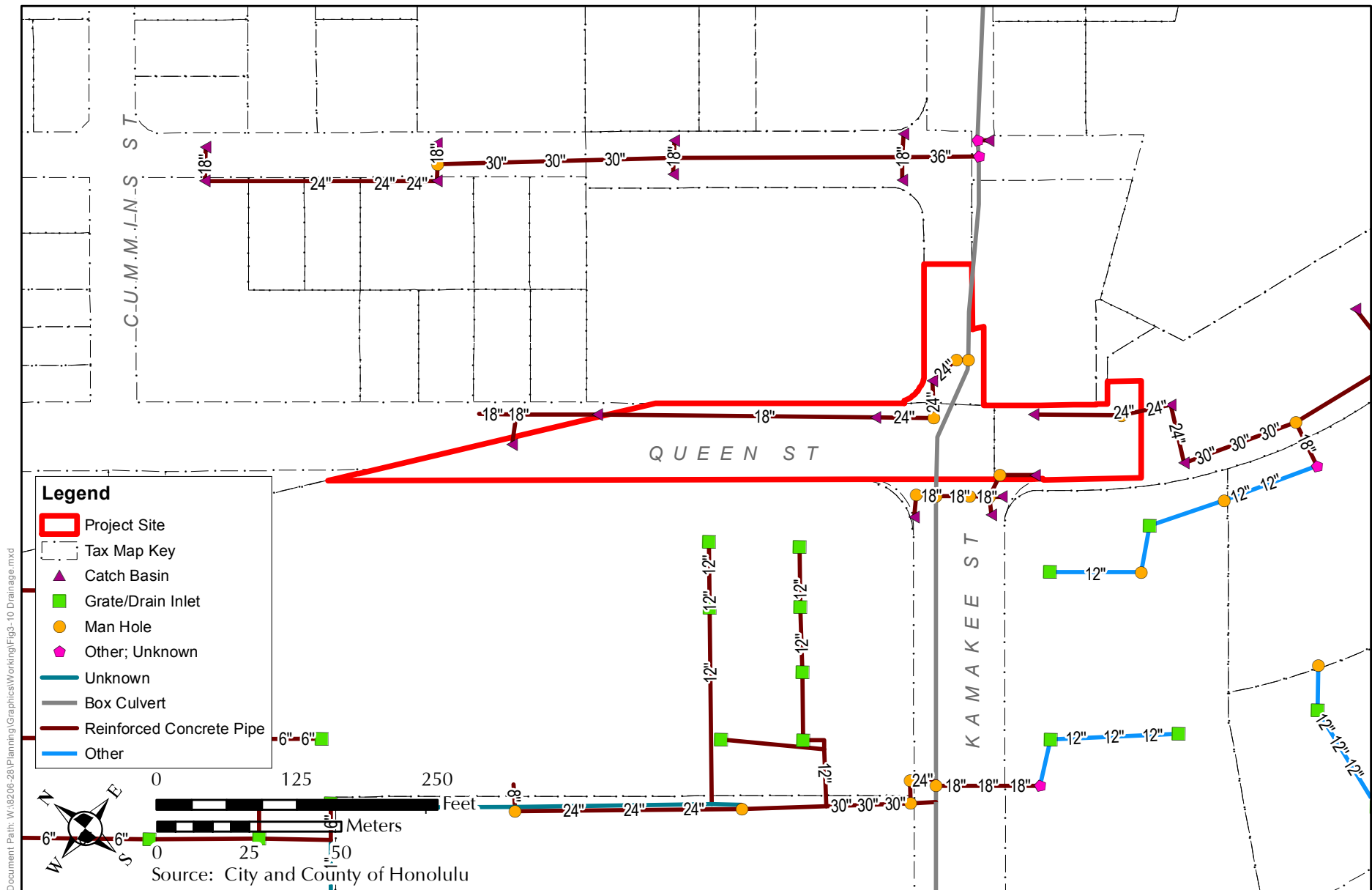


FIGURE 3-10
DRAINAGE INFRASTRUCTURE
BLOCK M QUEEN STREET IMPROVEMENTS

Impacts and Mitigation Measures

No short- or long-term impacts on the existing storm water drainage lines within the project site are anticipated to result from constructing and operating the proposed project improvements. These include cumulative impacts associated with construction on the privately owned portion of Queen Street, 'Ewa of the project site, as well as streetscape improvements on the Block M property that may be under construction concurrently. In the short-term, the existing lines, catch basins, manholes and other drainage facilities within the project area will be protected from damage during construction. One existing catch basin in front of the Office Depot complex will be relocated in conjunction with the proposed curb relocation along the makai side of Queen Street. The final location(s) of catch basins and other drainage facilities in the area will be determined by the Honolulu Rail Transit project, which will widen and modify Queen Street for the elevated guideway. The final location of the subject relocated hydrant will also be determined by that project.

3.13.4 Other Utilities

Other utilities in the project site include an underground GASCO gas lines in Queen and Kamake'e Streets and various underground and overhead electrical, telephone and cable TV lines and facilities owned by HECO, Hawaiian Telephone, and Oceanic Time-Warner, respectively.

Impacts and Mitigation Measures

No short- or long-term impacts on other existing utility lines and facilities within the project site are anticipated to result from constructing and operating the proposed project improvements. In the short-term, these utility lines and facilities will be protected from damage during construction. Three HECO utility poles and the overhead power and communication lines they carry will be relocated in conjunction with the proposed curb relocation along the makai side of Queen Street. The design and implementation of this work will be coordinated with the owners of these facilities. The final location of relocated utilities will be determined by that project.

A new electrical conduit for HECO to serve the Block "M" project will cross beneath Queen Street to extend service from an existing HECO line. This new conduit will not be affected by the Honolulu Rail Transit project.

4. RELATIONSHIP TO PLANS, POLICIES, AND CONTROLS

This section discusses the State and City and County of Honolulu land use plans, policies and controls relating to the proposed project.

4.1 State Land Use Plans and Policies

4.1.1 Hawai'i State Plan

The Hawai'i State Plan, Chapter 226, HRS, provides goals, objectives, policies, and priorities for the State. The Hawai'i State Plan also provides a basis for determining priorities, allocating limited resources, and improving coordination of State and County Plans, policies, programs, projects, and regulatory activities. It establishes a set of themes, goals, objectives, and policies that are meant to guide the State's long-range growth and development activities. The proposed project is consistent with the following applicable objectives and policies:

Sec. 226-17 Objectives and policies for facility systems-transportation.

- (a) Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:*
 - (1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.*
 - (2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.*
- (b) To achieve the transportation objectives, it shall be the policy of this State to:*
 - (1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;*
 - (5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;*
 - (6) Encourage transportation systems that serve to accommodate present and future development needs of communities;*
 - (9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;*
 - (10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawai'i's natural environment;*

- (11) *Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;*
- (13) *Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.*

Discussion:

The proposed action is primarily to provide a temporary transition between a proposed new sidewalk and driveways of the Block M project to the adjoining existing surfaces of Queen and Kamake'e Streets. These temporary improvements will be demolished when the Honolulu Rail Transit project widens and modifies this section of Queen Street for the elevated guiderail. Presumably, the final configuration of Queen Street achieved through that project will be consistent with the Hawai'i State Plan objectives and policies for facility systems-transportation.

The proposed utility lines crossing beneath Queen and Kamake'e Streets will not affect the future transportation facilities above them along Queen and Kamake'e Streets.

Sec. 226-6 Objectives and policies for the economy – in general.

- (a) *Planning for the State's economy in general shall be directed toward achievement of the following objectives:*
 - (1) *Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawai'i's people.*
 - (2) *A steady growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.*
- (b) *To achieve the general economic objectives, it shall be the policy of this State to:*
 - (2) *Promote Hawai'i as an attractive market for environmentally and socially sound investment activities that benefit Hawai'i's people.*
 - (9) *Foster greater cooperation and coordination between the government and private sectors in developing Hawai'i's employment and economic growth opportunities.*
 - (11) *Maintain acceptable working conditions and standards for Hawai'i's workers.*
 - (13) *Encourage businesses that have favorable financial multiplier effects within Hawai'i's economy.*
 - (15) *Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to*

meet future employment needs in general, and requirements of new, potential growth industries in particular.

- (16) *Foster a business climate in Hawai'i – including attitudes, tax and regulatory policies, and financial and technical assistance programs – that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.*

Discussion:

In the short-term, project construction expenditures will confer positive benefits on the local economy. These benefits would be derived from the creation of construction and construction support jobs as well as revenues generated by the procurement of building supplies and materials.

Sec. 226-11 Objectives and policies for the physical environment – land-based, shoreline, and marine resources.

- (a) *Planning for the State's physical environment with regard to land-based shoreline, and marine resources shall be directed towards achievement of the following objectives:*
- (1) *Prudent use of Hawai'i's land-based, shoreline, and marine resources.*
- (2) *Effective protection of Hawai'i's unique and fragile environmental resources.*
- (b) *To achieve the land-based, shoreline, and marine resources objectives, it shall be the policy of this State to:*
- (3) *Take into account the physical attributes of areas when planning and designing activities and facilities.*
- (4) *Manage natural resources and environs to encourage their beneficial and multiple uses without generating costly or irreparable environmental damage.*
- (6) *Encourage the protection of rare or endangered plant and animal species and habitats native to Hawai'i.*
- (8) *Pursue compatible relationships among activities, facilities, and natural resources.*

Discussion:

The nearest coastal water to the project site is Māmala Bay, located approximately one-fourth of a mile away at Kewalo Basin Harbor.

No short- or long-term significant impacts on surface and/or coastal waters in the project vicinity are anticipated during construction or operation of the proposed

project. There are no streams or wetlands on or within close proximity to the project site.

In the short-term, construction work will involve demolition; grading, curb, gutter and driveway construction; paving/repaving; and, excavation for new and relocated utility lines and poles. A National Pollutant Discharge Elimination System (NPDES) permit for storm water runoff from construction activities encompassing construction work on the project site has been obtained. Applicable best management practices and erosion control measures will be implemented, such as protecting existing drainage structures from runoff carrying sediments, placing filter socks around stockpiled excavated material and directing construction vehicles over gravel fill to reduce the amount of soil on tires leaving the construction site. Coordination will be undertaken with the appropriate agencies during permitting and construction in order to ensure that the proposed project will not result in significant impacts on surface and coastal waters. Any discharges related to project construction or operation activities will comply with applicable State Water Quality Standards as specified in Hawai'i Administrative Rules, Chapter 11-54 and 11-55 Water Pollution Control, Department of Health. Excavation and grading activities will be regulated by applicable provisions of the City's grading ordinance.

In the long-term, all exposed soils will be paved over or covered with gravel fill, which will prevent erosion and siltation in runoff from the project site.

The project site is located in a highly altered urban environment and is almost entirely paved over by roads and sidewalks. Consequently, no rare, threatened or endangered flora or fauna species have been observed to exist at the project site.

One indigenous seabird that may overfly the project site is the Wedge-tailed Shearwater (*Ua`u kani* – *Puffinus pacificus*). Their breeding season begins in February and by November both adults and fledglings have migrated to the ocean. During this migration, fledglings may become disoriented by artificial lighting and can crash or fall. If they are not killed as a result of the collision, the injured fledglings become easy targets for predatory animals such as cats and dogs. The Wedge-tailed Shearwater is neither an endangered or threatened species, nor is it a rare species. Nevertheless, it is protected under Chapter 13, Section 124, HAR, which prohibits injuring or killing indigenous wildlife.

Potential adverse impacts on flora and fauna are not anticipated. To prevent adverse effects to the indigenous Wedge-tailed Shearwater, all nighttime lighting, if required during construction, will be shielded and angled downward to reduce glare.

Once project activities are complete, faunal activity in the vicinity of the work site is expected to return to pre-existing conditions.

4.1.2 State Land Use District

The State Land Use Law, Chapter 205, HRS, is intended to preserve, protect and encourage the development of lands in the State for uses that are best suited to the public health and welfare of Hawai'i's people. Under Chapter 205, HRS, all lands in the State of Hawai'i are

classified by the State Land Use Commission (LUC) into one of four major categories of State Land Use Districts. These districts are identified as the Urban District, Agricultural District, Conservation District, and Rural District. Permitted uses within the districts are prescribed under Title 12, Chapter 205 (Land Use Commission), HRS, and the State Land Use Commission's Administrative Rules prescribed under Title 15, Subtitle 3, Chapter 15 HAR.

Discussion:

The project site is located within the State Urban District. Land uses in the Urban districts throughout the State are administered by the respective Counties in which they are located, through their zoning codes. On O'ahu, the City & County of Honolulu, Department of Planning and Permitting would ordinarily administer zoning regulations under its Land Use Ordinance. The project site, however, is located within the jurisdiction of the HCDA, a State of Hawai'i agency charged with regulating land within the Kaka'ako Community Development District through its Mauka and Makai Area plans and rules (for further discussion see Section 4.1.4).

4.1.3 Hawai'i Coastal Zone Management Program

The National Coastal Zone Management (CZM) Program was created by the Coastal Zone Management Act of 1972. Hawai'i's Coastal Zone Management (CZM) Program, established pursuant to Chapter 205A, HRS, as amended, is administered by the State Office of Planning (OP) and provides for the beneficial use, protection and development of the State's coastal zone. The objectives and policies of the Hawai'i CZM Program encompass broad concerns such as impact on recreational resources, historic and archaeological resources, coastal scenic resources and open space, coastal ecosystems, economic uses, coastal hazards, management of development, public participation, beach protection and marine resources. The Hawai'i CZM area includes all lands within the State and coastal waters seaward to the extent of the State's jurisdiction. Hence, the proposed project site is located in the CZM area. A discussion of the project's consistency with the objectives and policies of the CZM Program is provided below.

(1) Recreational Resources

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreational planning and management; and*
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:*
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;*

- (iii) *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
- (iv) *Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
- (v) *Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources; Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters.*
- (vii) *Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*
- (viii) *Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.*

Discussion:

The nearest public shoreline access is located at Ala Moana Regional Park, located approximately two blocks south of the subject project site.

No short- or long-term significant impacts on surface and/or coastal waters in the project vicinity are anticipated during construction or operation of the proposed project. There are no streams or wetlands on or within close proximity to the project site.

In the short-term, construction work will involve demolition; grading, curb, gutter and driveway construction; paving/repaving; and, excavation for new and relocated utility lines and poles. A National Pollutant Discharge Elimination System (NPDES) permit for storm water runoff from construction activities encompassing construction work on the project site has been obtained. Applicable best management practices and erosion control measures will be implemented, such as protecting existing drainage structures from runoff carrying sediments, placing filter socks around stockpiled excavated material and directing construction vehicles over gravel fill to reduce the amount of soil on tires leaving the construction site. Coordination will be undertaken with the appropriate agencies during permitting and construction in order to ensure that the proposed project will not result in significant impacts on surface and coastal waters. Any discharges related to project construction or operation activities will comply with applicable State Water Quality Standards as specified in Hawai'i Administrative Rules, Chapter 11-54 and 11-55 Water Pollution Control, Department of Health. Excavation and grading activities will be regulated by applicable provisions of the City's grading ordinance.

In the long-term, all exposed soils will be paved over or covered with gravel fill, which will prevent erosion and siltation in runoff from the project site.

(2) Historic Resources

Objective:

- (A) *Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

Policies:

- (A) *Identify and analyze significant archaeological resources;*
(B) *Maximize information retention through preservation of remains and artifacts or salvage operations; and*
(C) *Support state goals for protection, restoration, interpretation, and display of historic resources.*

Discussion:

The SHPD-accepted AMP for the Block M project recommended a combination of on-site and on-call archaeological monitoring, with targeted on-site monitoring for the features of SIHP #-50-80-14-7429 at the northwest ('Ewa) end of that project area. Because of the uniform, thick fill layers observed throughout Block M project area, archaeological monitoring was only recommended for excavations that extended below 2 feet (ft) (60 cms—the depth of the fill deposits) of the current land surface.

Based on the above study, as well as the relatively abundant prior archaeological investigations at and within the vicinity of the project site, CSH consulted the SHPD and some of the previously recognized Native Hawaiian cultural descendants for the Kaka'ako area regarding the possibility of foregoing additional AIS work and, instead, expanding the archaeological monitoring program for the Block M project to include construction work at the project site. The consulted parties concurred and the addendum AMP contained in Appendix A was prepared. It extends the monitoring provisions for Block M to the project site and will incorporate documentation of monitoring at the project site as part of the Block M archaeological monitoring report.

For the project site, the addendum AMP recommends full-time on-site monitoring for any ground disturbance below two feet of the current land surface. On-site monitoring will include close examination of any Jaucas sand deposits observed to identify any potential archaeological deposits and/or burials. In the event of significant finds, the SHPD will be notified. If human remains are identified, construction activity in the vicinity will be stopped and no exploratory work of any kind will be conducted unless specifically requested by the SHPD. Any human skeletal remains encountered during excavation will be handled in compliance with HAR §13-13-300 and HRS §6E-43.

(3) Scenic and Open Space Resources

Objective:

- (A) *Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.*

Policies:

- (A) *Identify valued scenic resources in the coastal zone management area;*
- (B) *Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*
- (C) *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*
- (D) *Encourage those developments which are not coastal dependent to locate in inland areas.*

Discussion:

The proposed improvements are not anticipated to have significant impacts on notable view planes nor adversely affect important public viewing points or visual resources, as identified in the Mauka Area Plan, or in the County's Coastal View Study.

(4) Coastal Ecosystems**Objective:**

- (A) *Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*

Policies:

- (A) *Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
- (B) *Improve the technical basis for natural resource management;*
- (C) *Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*
- (D) *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*
- (E) *Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.*

Discussion:

The nearest coastal water to the project site is Māmala Bay, located approximately one-fourth of a mile away at Kewalo Basin Harbor. No short- or long-term significant impacts on coastal waters in the project vicinity are anticipated during construction or operation of the proposed project.

In the short-term, construction work will involve demolition; grading, curb, gutter and driveway construction; paving/repaving; and, excavation for new and relocated utility lines and poles. A National Pollutant Discharge Elimination System (NPDES) permit for storm water runoff from construction activities encompassing construction work on the project site has been obtained. Applicable best management practices and erosion control measures will be implemented, such as protecting existing drainage structures from runoff carrying sediments, placing filter socks around stockpiled

excavated material and directing construction vehicles over gravel fill to reduce the amount of soil on tires leaving the construction site. Coordination will be undertaken with the appropriate agencies during permitting and construction in order to ensure that the proposed project will not result in significant impacts on surface and coastal waters. Any discharges related to project construction or operation activities will comply with applicable State Water Quality Standards as specified in Hawai'i Administrative Rules, Chapter 11-54 and 11-55 Water Pollution Control, Department of Health. Excavation and grading activities will be regulated by applicable provisions of the City's grading ordinance.

In the long-term, all exposed soils will be paved over or covered with gravel fill, which will prevent erosion and siltation in runoff from the project site.

(5) Economic Uses

Objective:

- (A) *Provide public or private facilities and improvements important to the State's economy in suitable locations.*

Policies:

- (A) *Concentrate coastal dependent development in appropriate areas;*
(B) *Ensure that coastal dependent developments such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and*
(C) *Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:*
(i) *Use of presently designated locations is not feasible;*
(ii) *Adverse environmental effects are minimized; and*
(iii) *The development is important to the State's economy.*

Discussion:

In the short-term, construction expenditures will provide positive benefits to the local economy. This would include creation of some construction and construction support jobs, and the purchase of materials from local suppliers, as well as indirect benefits to local retail businesses resulting from construction activities.

(6) Coastal Hazards

Objective:

- (A) *Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.*

Policies:

- (A) *Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;*

- (B) *Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;*
- (C) *Ensure that developments comply with requirements of the Federal Flood Insurance Program; and*
- (D) *Prevent coastal flooding from inland projects.*

Discussion:

According to the Flood Insurance Rate Map (FIRM), (Community Panel Number 15003C0362G, effective January 18, 2011), prepared by the Federal Emergency Management Agency (FEMA), the project site is designated Zone AE EL 7 feet roughly Ewa of Kamake'e Street and Zone AE EL 8 feet Diamond Head of Kamake'e Street. This is a "High Risk Area" where participation in FEMA's National Flood Insurance Program requires purchase of flood insurance. Specifically, AE denotes a base floodplain where base flood elevations are provided, in this case, seven and eight feet. Since the elevation of the project site is approximately 4.5 to 5.5 feet 'Ewa of Kamake'e Street, the potential flood depths at EL 7 feet would be 1.5 to 2.5 feet. Diamond Head of Kamake'e Street, the elevation is approximately 4.5 feet, so the potential flood depth at EL 8 feet would be approximately 3.5 feet.

According to the City and County of Honolulu, Department of Emergency Management Tsunami Map, the project site lies within a Tsunami Evacuation Zone.

No significant impacts on flood hazards in the project area are anticipated as the proposed improvements do not include building structures and are not anticipated to increase flood risks or cause any adverse flood-related impacts at the project site or lower elevation properties.

(7) **Managing Development**

Objective:

- (A) *Improve the development review process, communication, and public participation in the management of coastal resource and hazards.*

Policies:

- (A) *Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*
- (B) *Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and*
- (C) *Communicate the potential short- and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.*

Discussion:

The Hawai'i State environmental review process, Chapter 343, HRS, provides opportunities for project review by government agencies and affords the public the opportunity to provide comments on the proposed project.

(8) Public Participation

Objective:

- (A) Stimulate public awareness, education, and participation in coastal management.

Policies:

- (A) Promote public involvement in coastal zone management processes;
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Discussion:

The Hawai'i State environmental review process, Chapter 343, HRS, provides opportunities for project review by government agencies and affords the public the opportunity to provide comments on the proposed project.

(9) Beach Protection

Objective:

- (A) Protect beaches for public use and recreation.

Policies:

- (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;
- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Discussion:

The proposed improvements do not involve the construction of improvements in the shoreline setback nor will they require any shoreline erosion-protection structures.

(10) Marine Resources

Objective:

- (A) Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies:

- (A) *Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*
- (B) *Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*
- (C) *Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*
- (D) *Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and*
- (E) *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

Discussion:

The proposed improvements do not involve construction or development within coastal waters and are, therefore, not anticipated to have any direct impacts on marine and coastal resources.

No short- or long-term significant impacts on surface and/or coastal waters in the project vicinity are anticipated during construction or operation of the proposed project. There are no streams or wetlands on or within close proximity to the project site.

In the short-term, construction work will involve demolition; grading, curb, gutter and driveway construction; paving/repaving; and, excavation for new and relocated utility lines and poles. A National Pollutant Discharge Elimination System (NPDES) permit for storm water runoff from construction activities encompassing construction work on the project site has been obtained. Applicable best management practices and erosion control measures will be implemented, such as protecting existing drainage structures from runoff carrying sediments, placing filter socks around stockpiled excavated material and directing construction vehicles over gravel fill to reduce the amount of soil on tires leaving the construction site. Coordination will be undertaken with the appropriate agencies during permitting and construction in order to ensure that the proposed project will not result in significant impacts on surface and coastal waters. Any discharges related to project construction or operation activities will comply with applicable State Water Quality Standards as specified in Hawai'i Administrative Rules, Chapter 11-54 and 11-55 Water Pollution Control, Department of Health. Excavation and grading activities will be regulated by applicable provisions of the City's grading ordinance.

In the long-term, all exposed soils will be paved over or covered with gravel fill, which will prevent erosion and siltation in runoff from the project site.

One indigenous seabird that may overfly the project site is the Wedge-tailed Shearwater ('Ua`u kani – *Puffinus pacificus*). Their breeding season begins in February and by November both adults and fledglings have migrated to the ocean. During this migration, fledglings may become disoriented by artificial lighting and can

crash or fall. If they are not killed as a result of the collision, the injured fledglings become easy targets for predatory animals such as cats and dogs. The Wedge-tailed Shearwater is neither an endangered or threatened species, nor is it a rare species. Nevertheless, it is protected under Chapter 13, Section 124, HAR, which prohibits injuring or killing indigenous wildlife.

To prevent adverse effects to the indigenous Wedge-tailed Shearwater, all nighttime lighting, if required during construction, will be shielded and angled downward to reduce glare.

4.1.4 Kaka'ako Mauka Area Plan

The HCDA was created by the 1976 State Legislature to bring about the timely planning, regulation and development of underutilized areas in the State. The 670-acre Kaka'ako District was designated as the HCDA's first "Community Development District." Separate plans specifying desired land uses, urban design guidelines, infrastructure improvements, and phasing have been prepared for the Mauka area and Makai area. The latest plan for the Kaka'ako Mauka Area was adopted by the HCDA in 2011.

The Mauka Area Plan's (7.3) Transportation Plan – (7.3.1) Urban Road Classifications classifies Queen Street as a "Street" within the "Auahi Neighborhood." A "Street" is a

"Walkable, low speed (25 mph) thoroughfare in urban areas primarily serving abutting property. A street is designed to connect residential neighborhoods with each other, connect neighborhoods with commercial and other districts, and connect local streets to arterials. Streets may serve as the main street of commercial or mixed-use sectors and emphasize curb parking. Goods movement is restricted to local deliveries only."

The "Auahi Neighborhood" is designated a "retail and entertainment center" for development as a mixed use urban village.

The project site is consistent with the "Street" classification in the "Auahi Neighborhood."

4.1.5 Kaka'ako Transit Oriented Development Overlay Plan (Draft – May 20, 2013)

In 2012, the Honolulu City Council approved an elevated fixed rail system to extend from East Kapolei to Ala Moana Center in Honolulu. Of the 21 transit stations in this segment, three of the stations are located in the Kaka'ako Community Development District (KCDD). This prompted the HCDA to develop its Transit-Oriented Development (TOD) Overlay Plan and Rules for the KCDD. The new plan and rules would be enacted as an "overlay" to the existing Mauka and Makai district rules.

The TOD Overlay Plan represents a comprehensive analysis of the issues and opportunities associated with TOD in Kaka'ako. The Plan and Rules would enhance the policies and direction set forth in the previously established district plans and rules by maximizing development through the use of smart growth principles, multi-modal transportation, and walkable neighborhood design (see Figure 4-1). The intent of the TOD Overlay Plan is to foster development that creates well-used and well-loved urban places that are safe,

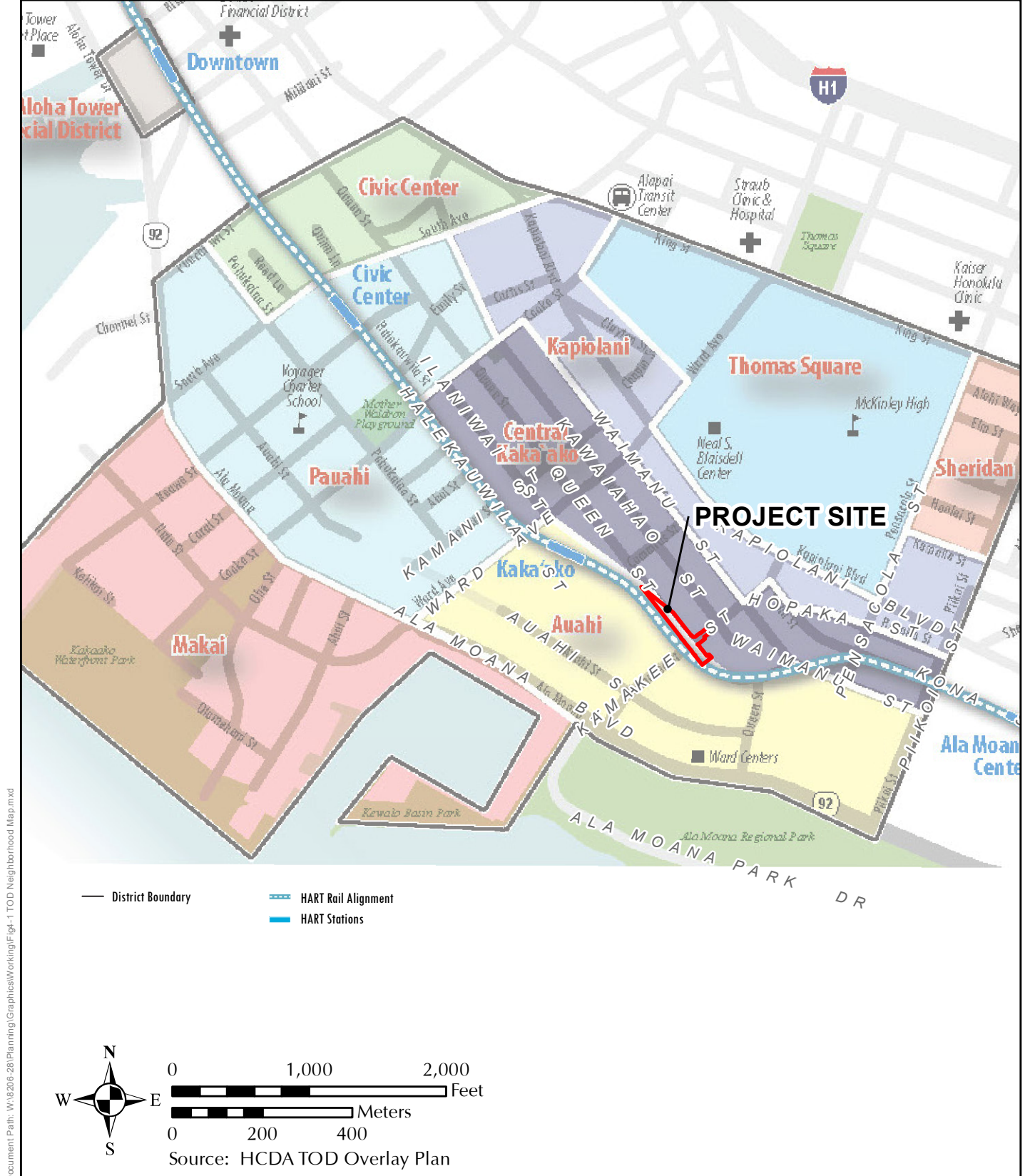


FIGURE 4-1

TOD NEIGHBORHOOD MAP

BLOCK M QUEEN STREET IMPROVEMENTS



comfortable, diverse, attractive and representative of the diverse character in the Kaka‘ako community, while providing safe and comfortable streets and convenient access to the district’s three future Honolulu Authority for Rapid Transit (HART) stations.

In Chapter 5, Mobility & Access, the TOD Overlay Plan presents its “Pedestrian Priority Streets in the KCDD.” It shows the HART rail alignment along the section of Queen Street where the project site is located sharing a primary priority line described as:

“A primary desired line for pedestrians to key destinations that should provide wide sidewalks and enhanced crossings at intersections.”

Kamake‘e Street has the same pedestrian line designation (see Figure 4-2). Kamake‘e Street also has a Local Circulator Option of “Potential Future Streetcar Line.”

The “Cycle Priority Streets” designate both Queen and Kamake‘e Streets where the project site is located as “Primary (Path/Separated)”:

“Streets with speeds, volumes, and dimensions supportive of separated bicycle facilities; Streets with high bicycle demand or clear bicycle desire lines.”

Discussion:

The primary objective of the proposed action is to provide a temporary transition between a proposed new sidewalk and driveways of the Block M project to the adjoining existing surfaces of Queen and Kamake‘e Streets. These temporary improvements will be demolished when the Honolulu Rail Transit project widens and modifies this section of Queen Street for the elevated guideway. It is anticipated that the final configuration of Queen Street achieved through that project will be consistent with the TOD Overlay Plan.

The proposed utility lines crossing beneath Queen and Kamake‘e Streets will not affect the future streetscape above them along Queen and Kamake‘e Streets.

4.1.6 Special Management Area Designation

Pursuant to the Hawai‘i CZM Program, Chapter 205A, HRS, the counties have enacted ordinances establishing their respective Special Management Areas (SMA). The City and County of Honolulu enacted its SMA ordinance as Chapter 25, Revised Ordinances of Honolulu. Any “development” within its geographically defined SMA (See Figure 4-3) requires an SMA Use Permit. Administration of the SMA Use permit process within the Kaka‘ako Community Development District, however, lies with the State Office of Planning (OP). The project site is not located within the SMA.

4.2 City and County of Honolulu Land Use Plans and Policies

4.2.1 City and County of Honolulu General Plan

The City and County of Honolulu last updated its General Plan in October of 2002. The General Plan for the City and County of Honolulu is a written commitment by the City and



BLOCK M QUEEN STREET IMPROVEMENTS

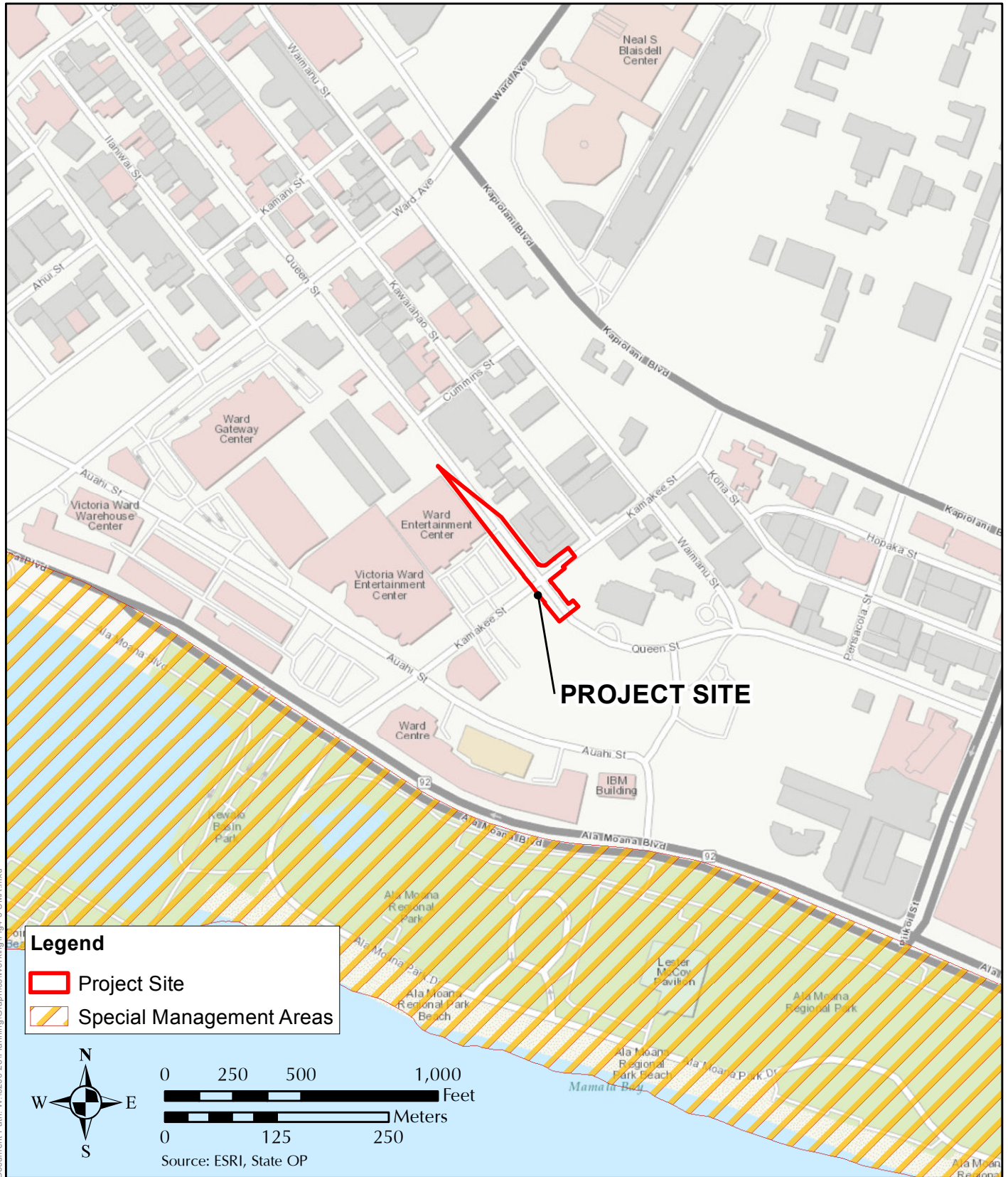


FIGURE 4-3
SPECIAL MANAGEMENT AREA
BLOCK M QUEEN STREET IMPROVEMENTS

County government to a future for the Island of O‘ahu that it considers desirable and attainable. The Plan is a two-fold document: First, it is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of O‘ahu. These objectives contain both statements of desirable conditions to be sought over the long run and statements of desirable conditions that can be achieved within an approximately 20-year time horizon. Second, the General Plan is a statement of broad policies that facilitate the attainment of the objectives of the Plan.

The General Plan is a guide for all levels of government, private enterprise, neighborhood and citizen groups, organizations, and individual citizens in eleven areas of concern:

- (1) Population;
- (2) Economic activity;
- (3) Natural environment;
- (4) Housing;
- (5) Transportation and utilities;
- (6) Energy;
- (7) Physical development and urban design;
- (8) Public safety;
- (9) Health and education;
- (10) Culture and recreation; and
- (11) Government operations and fiscal management.

The proposed project is relevant and consistent with the following applicable objectives, policies, and actions of the *City and County of Honolulu General Plan*:

V. Transportation & Utilities

Objective A

To create a transportation system (that) will enable people and goods to move safely, efficiently, and at a reasonable cost; serve all people including the poor, the elderly, and the physically handicapped; and offer a variety of attractive and convenient modes of travel.

Policy 1

Develop and maintain an integrated ground-transportation system consisting of the following elements and their primary purposes:

- a. Public transportation-for travel to and from work, and travel within Central Honolulu;*
- c. Bikeways-for recreational activities and trips to work, schools, shopping centers, and community facilities; and,*
- d. Pedestrian walkways-for getting around Downtown and Waikiki, and for trips to schools, parks and shopping centers.*

Policy 2

Provide transportation services to people living within the ‘Ewa, Central O‘ahu and Pearl City-Hawai‘i Kai corridors primarily through a mass transit system including exclusive right-of-way, rapid transit and feeder-buses as well as through the highway system with limited improvements as may be appropriate.

Policy 5

Improve roads in existing communities to reduce congestion and eliminate unsafe conditions.

Policy 7

Promote the use of public transportation as a means of moving people quickly and efficiently, of conserving energy, and of guiding urban development.

Policy 9

Promote programs to reduce dependence on the use of automobiles.

Policy 11

Make public and encourage private, improvements to major walkway systems.

Objective D

To maintain transportation and utility systems which will help O'ahu continue to be a desirable place to live and visit.

Policy 1

Give primary emphasis in the capital- improvement program to the maintenance and improvement of existing roads and utilities.

Policy 5

Require the installation of underground utility lines wherever feasible

Discussion:

The proposed action is primarily to provide a temporary transition between a proposed new sidewalk and driveways of the Block M project to the adjoining existing surfaces of Queen and Kamake'e Streets. These temporary improvements will be demolished when the Honolulu Rail Transit project widens and modifies this section of Queen Street for the elevated guideway. Presumably, the final configuration of Queen Street achieved through that project will be consistent with the objectives and policies of the *City and County of Honolulu General Plan* for transportation systems

The proposed electrical conduit and utility lines crossing beneath Queen and Kamake'e Streets will be consistent with the policy to install underground utility lines.

4.2.2 Primary Urban Center Development Plan

The project site is located within the Primary Urban Center (PUC) Development Plan (DP) area, which extends from downtown Honolulu to Pearl City in the west to Waialae-Kahala in the east. The PUC is home to almost half of O'ahu's population and three quarters of all jobs. The *Primary Urban Center Development Plan* (June 2004) provides a vision for the PUC in the areas of land use, transportation, infrastructure, and public facilities. It also provides policies and guidelines for achieving that vision. The DP Land Use Map indicates that the land uses adjoining the section of Queen Street where the project site is located, including the Block M project are designated *Medium and Higher-Density Residential/Mixed Use* while

the area Diamond Head of Kamake'e Street is designated District Commercial (See Figure 4-4).

The proposed project is particularly relevant to the following objectives and policies presented in **Chapter 3: Land use and Transportation**:

Cultivating Livable Neighborhoods

Neighborhoods and districts throughout the PUC where people live, work, and play should be actively supported through neighborhood planning, public policies, regulations, and investment to enhance their attractiveness as places that are safe, comfortable, convenient, and attractive. Plan policies for promoting these conditions are:

- Make streets "pedestrian-friendly": Create inviting and attractive streetside environments that support and enhance convenient and safe pedestrian use.

In-Town Housing Choices

While other vision elements address the livability of communities, this element emphasizes the need to provide residential choices for in-town (urban) living that are affordable and meet the lifestyle needs and preferences of different population groups. Policies for housing options along the PUC's vibrant coastal plain include:

- Provide for high-density housing options in mixed-use developments around transit stations. This type of "transit-oriented development" facilitates transit use and allows for increased densities without generating increased vehicular congestion.

Develop a Balanced Transportation System

A pleasant and efficient balance of travel choices that provide timely and convenient access to destinations throughout the PUC is essential to protect the region's natural assets, enhance the livability of its communities, and support a world-class city. Policies to promote a balanced transportation system include:

- Improve the public transit system, including development of a rapid transit component: A convenient and efficient public transit system aids in maintaining traffic flows at an acceptable level for an attractive and successful urban setting. An effective public transit system for the PUC could be created with an east-west rapid transit route supplemented by effective links to the PUC's valley communities.
- Implement the Honolulu Bicycle Master Plan: Institutionalize a policy that all streets designated for bicycle travel should be maintained to accommodate shared bicycle and automobile use.
- Enhance and improve pedestrian mobility: Create pedestrian districts, routes and a regional pedestrian network, and address pedestrian safety concerns.

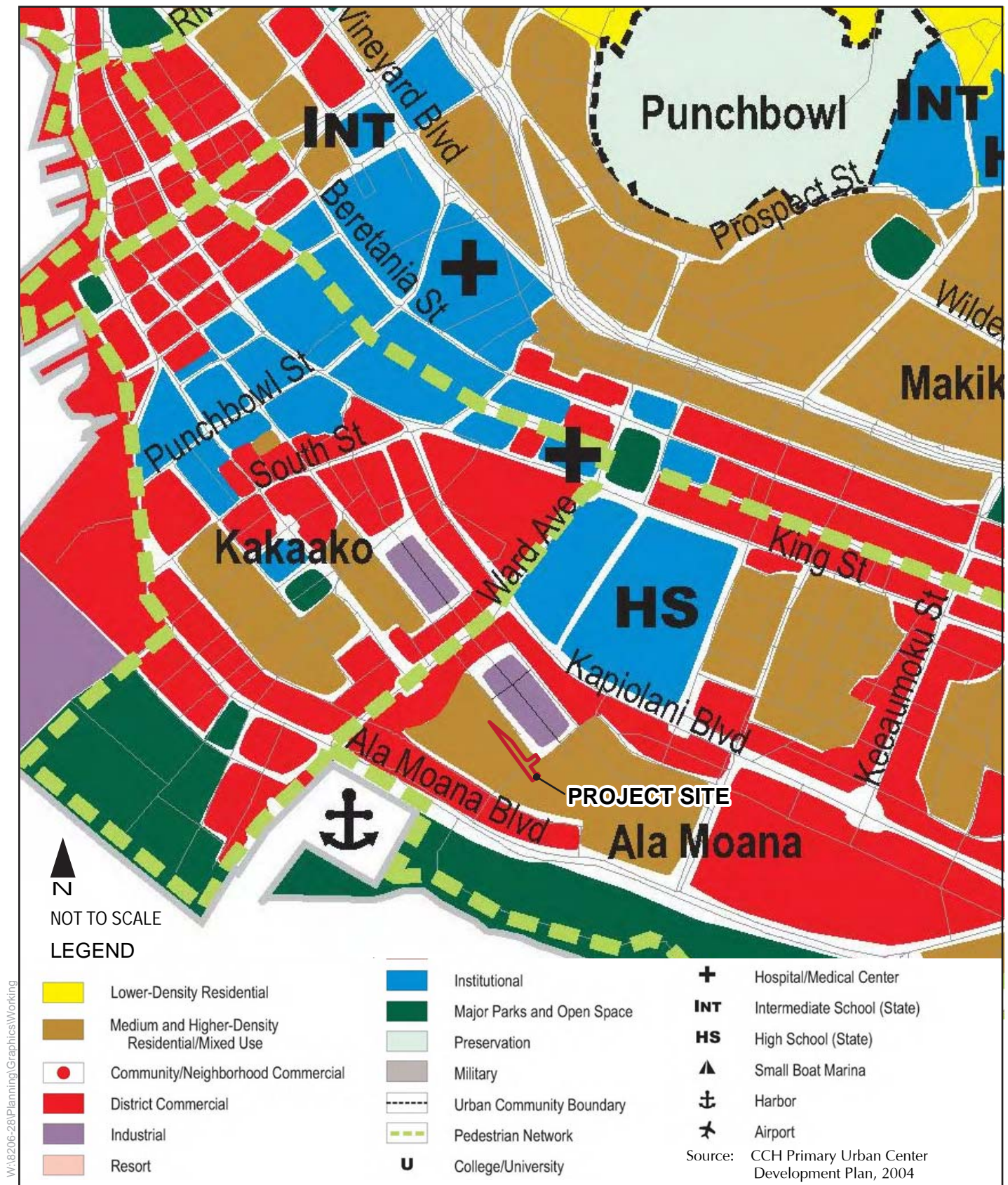


FIGURE 4-4
PRIMARY URBAN CENTER DEVELOPMENT PLAN
LAND USE MAP

BLOCK M QUEEN STREET IMPROVEMENTS



Discussion:

The proposed action is primarily to provide a temporary transition between a proposed new sidewalk and driveways of the Block M project to the adjoining existing surfaces of Queen and Kamake'e Streets. These temporary improvements will be demolished when the Honolulu Rail Transit project widens and modifies this section of Queen Street for the elevated guideway. Presumably, the final configuration of Queen Street achieved through that project will be consistent with the PUC DP.

The proposed utility lines crossing beneath Queen and Kamake'e Streets will not affect the future streetscape above them along Queen and Kamake'e Streets.

4.2.3 City and County of Honolulu Zoning

City and County zoning authority in the Kaka'ako Community Development District (KCDD) is superseded by the Mauka and Makai Plans and Rules, including, when they are adopted, the TOD Overlay Plan and Rules.

4.3 Permits and Approvals

The following is a list of permits, approvals, and reviews that may be required prior to construction and operation of the proposed project.

State of Hawai'i

Department of Land and Natural Resources

- Chapter 6E, HRS, State Historic Preservation Law

Department of Health

- National Pollutant Discharge Elimination System Permit for Construction Stormwater Discharges (obtained for Block M, including sidewalk improvements, as well as for the project site)

Hawai'i Community Development Authority

- Authorization to construct street improvements on HCDA land.

City and County of Honolulu

Department of Planning and Permitting

- Grading Permit

5. ALTERNATIVES ELIMINATED FROM CONSIDERATION

Hawai'i Administrative Rules (HAR) § 11-200-10 (1996) requires an environmental assessment to identify and consider alternative means to realize the purpose and need of the proposed action.

5.1 No Action Alternative

Under the No Action Alternative, the portion of Queen Street within the project site would remain in its existing condition until Queen Street is widened and modified by the Honolulu Rail Transit project to accommodate its elevated guideway. In the interim, however, development of the Block "M" project's access to Queen Street for vehicles and pedestrians could not be accomplished without compromising the convenience and, potentially, the safety of pedestrians traversing the block, particularly wheelchair users. Hence, the No Action Alternative is unfeasible and was eliminated from further consideration.

5.2 Alternative Design

The purpose of the proposed action is to provide a temporary transition zone between the Block M project and Queen Street until the Honolulu Rail Transit Project determines the final design for the project site. With the construction of a new sidewalk on the Block M property fronting Queen Street, the final configuration for pedestrian access across this block will be accomplished. During construction, however, access along the sidewalk will need to be managed for pedestrian safety. Once the new sidewalk is available, the existing sidewalk that only partially traverses this block will be unnecessary and should be demolished to prevent confusion in the interest of pedestrian safety. No pedestrian access alternatives that could accomplish this as efficiently were available. Nevertheless, the construction contractor may provide even shorter-term interim access such as boardwalks that may have a roof and/or railings for safety until the proposed configuration is achieved.

The widening of Queen Street begins outside of the project site near the existing private driveway on the 'Ewa side. There, the final configuration of the future driveway to the assumed maximum width of Queen Street has been designed, including paving for the street widening. While an alternate design could, conceivably, omit widening Queen Street within the project site, there is no compelling reason to do so. Connecting the added right lane on the 'Ewa side of the project site to the existing right-turn lane within the project site would facilitate right-turns out of the private driveway directly into the added lane. The Block M driveways, as well as the relocation of utility poles, a fire hydrant, a drainage catch basin, and alignment of the curb and gutter are based on the extended right lane. The final proposed streetscape item is the area between the new sidewalk and curb. Typically, this area would offer opportunities for streetscape improvements, including landscaping. Since the area will be demolished by the rail project, however, upgraded improvements or finishes are not considered cost-effective alternatives to the proposed temporary gravel fill.

The proposed underground sewer line and electrical conduit were designed with cost-efficiency in mind since there are no known environmental considerations that would suggest alternative designs.

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6. DETERMINATION OF FONSI

The proposed project involves the following improvements:

Potential impacts of the proposed improvements have been evaluated in accordance with the significance criteria of §11-200-12 of the Department of Health's Administrative Rules. Discussion of the project's conformance to the criteria is presented as follows:

- (1) *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*

No significant natural or cultural resources are known to be present at the project site, which is part of a previously developed urban environment. A draft addendum AMP (See Appendix A) has been submitted to the SHPD for review and approval. In the event of unexpected discovery of historic or archaeological resources, the SHPD will be immediately notified for appropriate response and action.

- (2) *Curtails the range of beneficial uses of the environment;*

The proposed project will not curtail the range of beneficial uses of the environment, as much of the project involves temporary improvements that will be demolished when the Honolulu Rail Transit project widens and modifies Queen Street. The proposed underground utility lines will not be affected by nor will they restrict implementation of the rail project.

- (3) *Conflicts 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 long-term environmental policies, goals, and guidelines of the State of Hawai'i. As presented in this EA, any potential temporary impacts associated with short-term construction-related activities will be mitigated through adherence to standard construction impact mitigation practices.

- (4) *Substantially affects the economic or social welfare of the community or state;*

In the short term, construction expenditures will provide positive benefits to the local economy. This would include creation of some construction and construction support jobs, and the purchase of materials from local suppliers, as well as indirect benefits to local retail businesses resulting from construction activities, but not at a level that would generate any significant population expansion.

In the long-term, the proposed project will allow a convenient and safe transition from existing conditions to the development of both the Block M project and the Honolulu Rail Transit project.

- (5) *Substantially affects public health;*

No identifiable adverse short- or long-term impacts on public-health are anticipated to result from the construction and operation of the proposed project. Typical short-term

construction-related impacts (e.g., noise, air quality and traffic) are anticipated, however, they will be temporary in nature and will comply with State and County regulations.

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

The proposed action is primarily to provide a temporary transition between a proposed new sidewalk and driveways of the Block M project to the adjoining existing surfaces of Queen and Kamake'e Streets. These temporary improvements will be demolished when the Honolulu Rail Transit project widens and modifies this section of Queen Street for the elevated guiderail. Hence, there will be no secondary impacts associated with the proposed project.

The proposed utility lines crossing beneath Queen and Kamake'e Streets are intended to serve the Block M project, which has obtained a development permit from the HCDA based on its consistency with the Mauka Area Plan.

- (7) *Involves a substantial degradation of environmental quality;*

The proposed project is not anticipated to substantially degrade environmental quality. Typical short-term construction-related impacts (e.g., noise, air quality and traffic) are anticipated, however, they will be temporary in nature and will comply with State and County regulations. Long-term impacts to air and water quality, noise levels and natural resources will be minimal as the proposed roadway improvements will be temporary until the Honolulu Rail Transit project widens and modifies this section of Queen Street. The lane extension created by the proposed project may temporarily improve traffic flow in the immediate vicinity.

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

The proposed action does not have a considerable effect upon the environment. There are no commitments for further action beyond the scope presented within this EA. Where appropriate, the EA considers potential cumulative impacts of adjoining or nearby construction work that could cumulatively impact air and water quality, noise and traffic if they were to occur concurrently.

- (9) *Substantially affects a rare, threatened, or endangered species, or its habitat;*

No listed or protected plant species are known from the project area. Rare, threatened, or endangered fauna are not known to utilize the site for either habitat or foraging purposes.

Although there is no evidence of migratory seabirds and native waterfowl species using the project site for breeding or habitation, some are known to overfly areas within the wider project study area. No adverse impacts resulting from the project are anticipated. However, measures to prevent adverse effects to avifauna from night lighting will include the following:

- During construction activities, all nighttime lighting will be shielded and angled downward to reduce glare and disruption of bird flight.
- Following construction, permanent light sources will be shielded and angled downward to eliminate glare that could disturb or disorient animals.

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

The proposed project is not anticipated to substantially impact air, or water quality or ambient noise levels. Typical short-term construction-related impacts are anticipated, however, they will be temporary in nature and will comply with the respective State and County regulations for air and water quality and noise. Long-term impacts to air and water quality and noise levels will be minimal as the proposed roadway improvements will be temporary until the Honolulu Rail Transit project widens and modifies this section of Queen Street.

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

According to the Flood Insurance Rate Map (FIRM), (Community Panel Number 15003C0362G, effective January 18, 2011), prepared by the Federal Emergency Management Agency (FEMA), the project site is designated Zone AE EL 7 feet roughly 'Ewa of Kamake'e Street and Zone AE EL 8 feet Diamond Head of Kamake'e Street. This is a "High Risk Area" where participation in FEMA's National Flood Insurance Program requires purchase of flood insurance. Specifically, AE denotes a base floodplain where base flood elevations are provided, in this case, seven and eight feet. Since the elevation of the project site is approximately 4.5 to 5.5 feet 'Ewa of Kamake'e Street, the potential flood depths at EL 7 feet would be 1.5 to 2.5 feet. Diamond Head of Kamake'e Street, the elevation is approximately 4.5 feet, so the potential flood depth at EL 8 feet would be approximately 3.5 feet.

According to the City and County of Honolulu, Department of Emergency Management Tsunami Map, the project site lies within a Tsunami Evacuation Zone.

In the short- and long-term, no significant impacts on flood hazards in the project area are anticipated as the proposed improvements do not include building structures and are not anticipated to increase flood risks or cause any adverse flood-related impacts at the project site or lower elevation properties. These include cumulative impacts

(12) *Substantially affects scenic vistas and view planes identified in county or state plans or studies; or,*

No short- and long-term significant impacts are anticipated on visual resources. The proposed action does not involve the construction of buildings.

(13) *Requires substantial energy consumption.*

The construction and operation of the proposed project will not require a significant level of energy consumption.

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7. CONSULTATION

7.1 Pre-Assessment Consultation

The following agencies and organizations were consulted during the preparation of the Draft EA. Of the 22 parties that formally replied during the pre-assessment period, some had no comments while others provide substantive comments as indicated by the ✓ and ✓✓, respectively. All written comments are reproduced in Appendix D.

Federal Agencies

National Oceanic and Atmospheric Administration, Pacific Islands Regional Office
U.S. Army Corps of Engineers
U.S. Department of the Interior, Fish and Wildlife Service
Federal Aviation Administration
Department of Homeland Security

State Legislative Branch

Senator Brickwood Galuteria
Representative Kyle Yamashita

State Agencies

- ✓ Department of Accounting and General Services
- Department of Business, Economic Development and Tourism
- ✓✓ Department of Health, Office of Environmental Quality Control
- ✓✓ Department of Health, Clean Water Branch
- ✓✓ Department of Health, Environmental Management Division
- ✓✓ Department of Land and Natural Resources
- Department of Land and Natural Resources, Historic Preservation Division
- ✓ Department of Transportation
- Office of Hawaiian Affairs

City Council

Councilmember Ann Kobayashi

City and County of Honolulu Agencies

- Board of Water Supply
- Department of Community Services
- Department of Design and Construction
- Department of Environmental Services
- ✓ Department of Facility Maintenance
- ✓ Department of Parks and Recreation
- ✓✓ Department of Planning and Permitting
- Department of Transportation Services
- Honolulu Fire Department
- ✓✓ Honolulu Police Department

Utility Companies

Verizon Hawai'i
Hawai'i Gas

- ✓ Hawaiian Electric Company
- ✓ Hawaiian Telcom
- ✓✓ Oceanic Cable

Other Interested Parties and Individuals

Ala Moana – Kaka‘ako Neighborhood Board No. 11

7.2 Draft EA

During the public and agency comment period for the Draft EA, which began with the publication of the Draft EA in the OEQC's Environmental Notice on April 23, 2016 and ended 30 days later on May 23, 2016, comment letters were received from the following parties. All written comments received and corresponding responses are reproduced in Appendix C.

State Agencies

- ✓✓ Department of Health, Environmental Planning Office

8. REFERENCES

- City and County of Honolulu, *General Plan, Objectives and Policies* Amended October 3, 2002.
- City and County of Honolulu, Department of Planning and Permitting, *Primary Urban Center Development Plan*, June 2004.
- City and County of Honolulu, Department of Land Utilization, *Coastal View Study*, 1997.
- Federal Emergency Management Agency, *Flood Insurance Rate Map Panel No. 1500010115 C*. gis.hawaiiinfip.org/
- Fletcher, C.H., *Physical Geography: The Science of Earth*, J. Wiley and Sons, Pub., NY, 2010.
- Hawai'i State Plan, Chapter 226, Hawaii Revised Statutes.
- State of Hawai'i, *Hawai'i Administrative Rules Title 15 Department of Business and Economic Development, Subtitle 4 Hawai'i Community Development Authority, Chapter 217 Mauka Area Rules*, September 14, 2011.
- State of Hawai'i Department of Health, *Hawai'i Administrative Rules Title 11 Department of Health Chapter 54, Water Quality Standards*, amended and compiled May 27, 2009.
- State of Hawai'i Department of Health, *Hawai'i Ambient Air Quality Data*, Clean Air Branch. Internet. Available at: <http://health.hawaii.gov/cab/Hawai'i-ambient-air-quality-data/>
- State of Hawai'i Department of Health, *Hawai'i Administrative Rules Title 11 Department of Health Chapter 54, Water Quality Standards*, amended and compiled May 27, 2009.
- State of Hawai'i Department of Health, *Hawai'i Administrative Rules Title 11 Department of Health Chapter 60.1, Air Pollution Control*, amended and compiled September 16, 2003.
- State of Hawai'i, Hawai'i Community Development Authority, *Kaka'ako Community Development District Mauka Area Plan*, September 2011.
- State of Hawai'i, Hawai'i Community Development Authority, *Kaka'ako Community Development District TOD Overlay Plan (Draft)*, May 20, 2013.
- U.S. Census Bureau American Fact Finder, Profile of General Population and Housing Characteristics: 2010. <http://factfinder2.census.gov>
- U.S. Census Bureau, Honolulu County – Quick Facts from the U.S. Census Bureau: <http://quickfacts.census.gov/qfd/states>
- U.S. Fish and Wildlife Service, National Wetlands Inventory <http://www.fws.gov/wetlands/Data/Mapper.html>

United States Department of Agriculture Natural Resource Conservation Service. *Soil Classification*. Internet. Available at: <http://soils.usda.gov/technical/classification/>

University of Hawai'i at Hilo, Department of Geography, Atlas of Hawai'i, Third Edition, Edited by Sonia P. Juvik and James O. Juvik, University of Hawai'i Press, Honolulu, 1998.

APPENDIX A:

Archaeological Monitoring Plan Addendum
Cultural Surveys Hawaii, February, 2016.

DAVID Y. IGE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON
DEPUTY DIRECTOR - WATER

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

March 18, 2016

Aedward Los Banos, Interim Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, HI 96813

Log No. 2016.00568
Doc. No. 1603KM15
Archaeology

Race Randle
The Howard Hughes Corporation
1240 Ala Moana Blvd., Suite 200
Honolulu, HI 96814

Matt McDermott
Cultural Surveys Hawaii, Inc.
P.O. Box 1114
Kailua, HI 96734

Dear Sirs,

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Archaeological Monitoring Plan for Block M (Ae'o) Project
Kaka'ako and Honolulu Ahupua'a, Honolulu (Kona) District, Island of O'ahu
TMK: (1) 2-3-002:001 por.; 2-3-003:087 por., 103 por.; 2-3-004:080 por.**

Thank you for the opportunity to review the draft plan titled *Addendum Archaeological Monitoring Plan for Block M (Ae'o) Project, Off-Site Utility Installation and Upgrade, Kaka'ako and Honolulu Ahupua'a, Honolulu (Kona) District, Island of O'ahu, TMK: (1) 2-3-002:001 por.; 2-3-003:087 por., 103 por.; 2-3-004:080 por.* (Hensley and McDermott, March 2016). SHPD reviewed and accepted an archaeological inventory survey (Hawkins et al. 2015) for the property on January 21, 2015 (Log No. 2015.00188, Doc. No. 1501SL14). An archaeological monitoring plan (Leger and McDermott, 2015) was accepted on January 21, 2015 (Log No. 2015.00107, 2015.00187; Doc. No. 1501SL15). This addendum to the accepted archaeological monitoring plan was received on March 9, 2016 (Log No. 2016.00568).

This addendum archaeological monitoring plan (AMP) was prepared at the request of the Howard Hughes Corporation (HHC) in support of off-site utility work for the Block M (Ae'o) project. The Block M project involves the construction of a high-rise residential tower with associated commercial storefronts located in the ground floor. The off-site work involves utility improvements within Queen and Kamake'e Streets in land owned by the Hawaii Community Development Authority (HCDA), a state agency. Utility improvement work includes replacement of existing sewer lines, installation of new electrical lines, relocation of electrical utility poles, relocation of a fire hydrant and drainage catch basin, and associated surface improvement work. An AMP for the approximately 4.0 acre Block M project was accepted and this addendum AMP addresses a 1.1 acre portion of off-site utility work. This addendum AMP was developed in consultation with SHPD and cultural descendants (February 10, 2016; meeting with Susan Lebo [SHPD], Matt McDermott [CSH], Paulette Ka'anohi Kaleikini and Mana Caceres [cultural descendants]).

As indicated above, the property was subject to a recent archaeological survey (Hawkins et al. 2015) in support of the Block M project. The archaeological inventory survey (AIS) further documented one previously-identified

historic property (Site 50-80-14-7429) and documented one newly-identified historic property (Site 50-80-14-7686). Site 7429 consists of several subsurface cultural layers and associated features associated with pre- to post-Contact habitation and burial land use. Site 7686 consists of buried historic infrastructure remnants (e.g., concrete floors and footings, asphalt slabs) and associated base courses related to several warehouses built in the early 1940s. Sites 7429 and 7686 were assessed as significant under Criterion "d" (has yielded, or may yield information important in prehistory and history). Site 7429 was also assessed as significant under Criterion "e" (has cultural significance to an ethnic group). The project effect determination was "effect, with agreed upon mitigation commitments" with recommended mitigation being archaeological data recovery in the form of archaeological monitoring. SHPD concurred with the effect determination and mitigation recommendation (Log No. 2015.00188, Doc. No. 1501SL14).

The accepted AMP (Leger and McDermott 2015) for the Block M project area indicated on-site archaeological monitoring for all ground disturbance below 2 feet within the zone of natural sand deposits in which Site 7429 is located; and on-call monitoring with weekly spot checks within the zone of natural wetland deposits. In addition, the AMP stipulated that on-site monitoring would include targeted monitoring of specific features associated with Site 7429. These features and data recordation methods shall be determined in consultation with SHPD and be included in the archaeological monitoring plan submitted for SHPD review and approval per Hawaii Administrative Rules (HAR) §13-279-4. The addendum AMP was prepared in support of the original Block M AMP and therefore stipulates the following:

- Pre-construction briefing will be conducted prior to construction activities;
- On-site archaeological monitoring for all ground disturbing activities extending below 2 feet (60 cm) from surface which corresponds to depth of existing fill deposits;
- On-site targeted monitoring for features potentially associated with Site 7429;
- The archaeological monitor shall have the authority to temporarily halt all activity in the area in the event of a potential historic property being identified, or to record archaeological information for cultural deposits or features;
- In the event that non-burial historic properties are identified, SHPD will be notified and provisions outlined in HAR §13-280-3 will be followed; and
- If human remains are identified, work will cease in the vicinity, SHPD will be notified, and compliance and procedures outlined in HAR §13-300-40 will be followed.

Documentation of non-burial cultural deposits will include recording stratigraphy using USDA soil descriptions, recordation of feature contents through excavation or sampling of features, representative scaled profile drawings, photo documentation, and appropriate laboratory analysis of collected samples and artifacts. Departure from these provisions will occur only in consultation with and concurrence from SHPD.

In general, the archaeological monitoring plan adequately discusses the environment, historic context, previous investigations, anticipated findings, and outlines the proposed monitoring procedures. The monitoring plan and addendum monitoring plan together meet the minimum requirements stipulated in HAR §13-279-4. **The addendum AMP is accepted.** Please send one hardcopy of the document, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library.

SHPD requests to be notified at the start of archaeological monitoring. Upon completion of archaeological monitoring fieldwork, SHPD looks forward to reviewing an archaeological monitoring report meeting the requirements of HAR §13-279-5.

Please contact Kimi Matsushima at (808) 692-8027 or at Kimi.R.Matsushima@hawaii.gov for any concerns regarding this letter.

Aloha,



Susan A. Lebo, PhD
Archaeology Branch Chief

Draft

**Addendum Archaeological Monitoring Plan for the
Block M (Ae'o) Project,
Off-Site Utility Installation and Upgrade,
Kaka'ako, Honolulu Ahupua'a,
Honolulu (Kona) District, O'ahu
TMKs: [1] 2-3-002:001 (por.),
[1] 2-3-003:087 (por.) and 103 (por.),
and [1] 2-3-004:080 (por.)**

Prepared for
The Howard Hughes Corporation

Prepared by
Si-Si Hensley, M.A.
and
Matt McDermott, M.A.

Cultural Surveys Hawai'i, Inc.
Kailua, Hawai'i
(Job Code: KAKAAKO 190)

March 2016

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Management Summary

Reference	Addendum Archaeological Monitoring Plan for the Block M (Ae'o) Project, Off-Site Utility Installation and Upgrade, Kaka'ako, Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu, TMKs: [1] 2-3-002:001 (por.), [1] 2-3-003:087 (por.) and 103 (por.), and [1] 2-3-004:080 (por.) (Hensley and McDermott 2016)
Date	March 2016
Project Number(s)	Cultural Surveys Hawai'i, Inc. (CSH) Job Code: KAKAAKO 190
Investigation Permit Number	CSH will likely complete the archaeological monitoring fieldwork under archaeological fieldwork permit number 16-26, issued by the Hawai'i State Historic Preservation Division (SHPD) per Hawai'i Administrative Rules (HAR) §13-13-282.
Agencies	Hawaii Community Development Authority (HCDA) and the SHPD
Project Funding	Private, the Howard Hughes Corporation (HHC)
Project Location and Land Jurisdiction	The Block M (Ae'o) development, to consist of a Whole Foods Store and a residential tower, will be constructed at the <i>makai</i> /Ewa corner of the intersection of Queen and Kamake'e streets in Kaka'ako, within a portion of TMK: [1] 2-3-002:001. Block M will be constructed on private land owned by HHC. Project-related utility upgrades will be required in adjacent portions of Queen and Kamake'e streets that are under HCDA (state) jurisdiction (portions of TMKs: [1] 2-3-003:087 and 103, and 2-3-004:080). This addendum archaeological monitoring plan (AMP) specifically addresses archaeological monitoring for project-related, off-site utility upgrades in the adjacent HCDA-controlled portions of Queen and Kamake'e streets. The project area is depicted on a portion of the 1998 Honolulu U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle.
Project Acreage	Block M's retail and residential development will be constructed on approximately 4.0 acres. This addendum AMP describes activity within an additional approximately 1.1 acres for off-site utility improvements in Queen and Kamake'e streets.
Project Description and Related Ground Disturbance	The Block M project will consist of the construction of a high-rise residential tower with commercial space (Whole Foods Store) located on the ground floor. Ground disturbance associated with project construction will include demolition and removal of existing buildings and structures, borings related to foundation pile installation, and excavation related to the project area's development, including structural footings, utility installation, roadway and parking area installation, and landscaping. This addendum AMP specifically addresses the project-related utility upgrades adjacent to the Block M development in Queen and Kamake'e streets. These upgrades include the replacement of the existing

	8-inch wide sewer line with a 16-inch wide line, and the installation of an electrical conduit. Subsurface improvements in Queen and Kamake'e streets also include relocating three HECO utility poles, relocating a city fire hydrant, and relocating a catch basin of a City and County of Honolulu storm drain. Block M-related surface improvements in Queen and Kamake'e streets include demolishing railing and chain-link fencing, relocating curbs and gutters to accommodate future Honolulu Authority for Rapid Transit (HART) project alignment, relocating sidewalks, relocating and adding new driveway ramps, replacing asphalt pavements, and relocating striping and signage.
Historic Preservation Regulatory Context	<p>CSH completed archaeological inventory survey (AIS) investigations for the Block M project in June 2014. The AIS report (Hawkins et al. 2015) was accepted by the SHPD on 21 January 2015 (LOG NO.: 2015.00188; DOC NO.: 1501SL14). AIS mitigation recommendations for the Block M project consist of an archaeological monitoring program. CSH prepared an AMP for Block M (Leger and McDermott 2015), which was accepted by the SHPD on 21 January 2015 (LOG NO.: 2015.00107, 2015.00187; DOC NO.: 1501SL15).</p> <p>Recently, HHC learned they were required to prepare an Environmental Assessment (EA), per Hawai'i Revised Statutes (HRS) §343, for specific off-site Block M utility improvement work in Queen and Kamake'e streets. The EA is triggered by Block M off-site work that will take place within state-controlled streets (HCDA). This area at the intersection of Queen and Kamake'e streets has recently seen three separate AIS investigations, all reviewed and accepted by the SHPD, including the AIS specific for HHC's Block M project (Hawkins et al. 2015), and the two AIS investigations related to HART's Honolulu Rapid Transportation Project (H RTP) that is within this portion of Queen Street (Hammatt et al. 2013; Humphrey et al. 2015). Based on the relatively abundant prior AIS testing at this location, CSH sought the agreement of the SHPD, and some of the previously recognized Native Hawaiian cultural descendants for the Kaka'ako area, that no further AIS work was needed in Queen and Kamake'e streets related to these Block M off-site improvements that are the subject of the EA.</p> <p>After consideration, the SHPD and the cultural descendants were in agreement that an additional AIS was not needed for this Block M off-site work. Instead, these off-site utility improvements will be inspected and documented as part of the overall Block M archaeological monitoring program during project construction.</p> <p>This short addendum AMP to the already SHPD-accepted AMP for the Block M project (Leger and McDermott 2015) was prepared by CSH for SHPD review and acceptance. It describes these utility upgrades in Queen and Kamake'e streets. It also clearly indicates the same monitoring provisions will apply for this off-site work and that the monitoring results of this off-site work will be written up in the overall Block M archaeological monitoring report. This addendum AMP is intended to support the proposed project's historic</p>

	preservation review under HRS §6E-42 and HAR §13-13-284. In consultation with the SHPD, this document fulfills the requirements of HAR §13-13-279-4. This addendum AMP also supports the project's environmental review under HRS §343.
Historic Properties Potentially Affected	<p>The three recent AIS investigations conducted in the vicinity the intersection of Queen and Kamake'e streets (Hammatt et al. 2013; Hawkins et al. 2015; and Humphrey et al. 2015) documented a buried, culturally enriched sand A horizon containing relatively sparse remnants of traditional Hawaiian (pre- or early post-Contact) activity, as well as historic land use. This subsurface archaeological historic property (State Inventory of Historic Places [SIHP] # 50-80-14-7429) includes human skeletal remains such as the flexed traditional Hawaiian burial documented in Queen Street during HART's H RTP supplemental AIS investigation (Humphrey et al. 2015). Based on prior AIS testing in Queen Street, the extent of this archaeological historic property into Queen Street is relatively limited (Hammatt et al. 2013; Humphrey et al. 2013).</p> <p>An earlier archaeological monitoring and burial treatment investigation for the Queen Street Extension project (Queen Street Diamond Head [east] of Kamake'e; O'Hare et al. 2006) documented a cemetery of 28 historic burials (SIHP # 50-80-14-6658), two isolated disturbed burials (SIHP # 50-80-14-6659), and a historic trash pit (SIHP # 50-80-14-6660). These were documented Diamond Head of the current Block M off-site utility improvements. The burials were relocated to an adjacent burial preserve area, <i>mauka</i> of Queen Street. Based on the massive and extensive excavations that were monitored during the creation of the Queen Street Extension, it is unlikely that additional components of these archaeological historic properties will be observed during the Block M off-site work in Queen Street.</p> <p>At the <i>makai</i>/Diamond Head corner of the Queen and Kamake'e Street intersection, Sroat, Inglis, and McDermott (2014) documented components of SIHP # 50-80-14-7422, a fill layer containing burned trash, as part of the HHC Block K AIS. It is possible that Block M off-site utility installation excavations in the vicinity will expose more of this subsurface fill layer.</p>
Monitoring Recommendations	<p>The original, SHPD-accepted AMP for Block M (Leger and McDermott 2015) recommended a combination of on-site and on-call archaeological monitoring, with targeted on-site monitoring for the features of SIHP # 50-80-14-7429 at the west ('Ewa) end of the project area. Because of the uniform, thick fill layers observed throughout the project area, archaeological monitoring was only recommended for excavations that extended below 2 feet (ft) (60 cms—the depth of the fill deposits) of the current land surface.</p> <p>For the Block M off-site utility upgrade and installation work in Queen and Kamake'e streets, full-time, on-site monitoring is recommended for all ground disturbance below 2 ft (60 cms) of the current land surface. Similar fill layers, 2 ft thick or more, were observed in the vicinity during recent AIS work in</p>

	Queen Street. On-site monitoring will include close examination of any Jaucas sand deposits observed to identify any potential archaeological deposits and/or burials. Any departure from this on-site monitoring will only follow written SHPD concurrence.
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Section 1 Introduction

1.1 Project Background

At the request of Howard Hughes Corporation (HHC), Cultural Surveys Hawai'i, Inc. (CSH) has prepared this addendum archaeological monitoring plan (AMP) for the Block M (Ae'o) project, off-site utility installation and upgrade, Kaka'ako, Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu, TMKs: [1] 2-3-002:001 (por.), [1] 2-3-003:087 (por.) and 103 (por.), and 2-3-004:080 (por.). The Block M (Ae'o) development, to consist of a Whole Foods Store and a residential tower, will be constructed at the *makai*/Ewa corner of the intersection of Queen and Kamake'e streets in Kaka'ako, within a portion of TMK: [1] 2-3-002:001. Block M will be constructed on private land owned by HHC. Project-related utility upgrades will be required in adjacent portions of Queen and Kamake'e streets that are under Hawaii Community Development Authority (HCDA) (state) jurisdiction (portions of TMKs: [1] 2-3-003:087 and 103, and 2-3-004:080). This addendum archaeological monitoring plan (AMP) specifically addresses archaeological monitoring related to these project-related, off-site utility upgrades in the adjacent HCDA-controlled portions of Queen and Kamake'e streets. The project area is depicted on a portion of the 1998 Honolulu U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 1), tax map plats (Figure 2 and Figure 3), and a 2013 Google Earth aerial photograph (Figure 4).

Block M's retail and residential development will be constructed on approximately 4.0 acres. This addendum AMP describes activity within an additional approximately 1.1 acres for off-site utility improvements in Queen and Kamake'e streets. The Block M project will consist of the construction of a high-rise residential tower with commercial space (Whole Foods Store) located on the ground floor. Ground disturbance associated with project construction will include demolition and removal of existing buildings and structures, borings related to foundation pile installation, and excavation related to the project area's development, including structural footings, utility installation, roadway and parking area installation, and landscaping. This addendum AMP specifically addresses the project-related utility upgrades adjacent to the Block M development in Queen and Kamake'e streets. These upgrades include the replacement of the existing 8-inch wide sewer line with a 16-inch wide line, and the installation of an electrical conduit. Subsurface improvements in Queen and Kamake'e streets also include relocating three HECO utility poles, relocating a city fire hydrant, and relocating a catch basin of a City and County of Honolulu storm drain (see Figure 5). Block M-related surface improvements in Queen and Kamake'e streets include demolishing railing and chain-link fencing, relocating curbs and gutters to accommodate future Honolulu Authority for Rapid Transit (HART) project alignment, relocating sidewalks, relocating and adding new driveway ramps, replacing asphalt pavements, and relocating striping and signage.

1.2 Historic Preservation Regulatory Context and Document Purpose

This addendum AMP is intended to support the proposed project's historic preservation review under Hawai'i Revised Statutes (HRS) §6E-42 and Hawai'i Administrative Rules (HAR) §13-13-284, as well as the project's environmental review under HRS §343. It is also intended to support any project-related historic preservation consultation with stakeholders, such as state and county

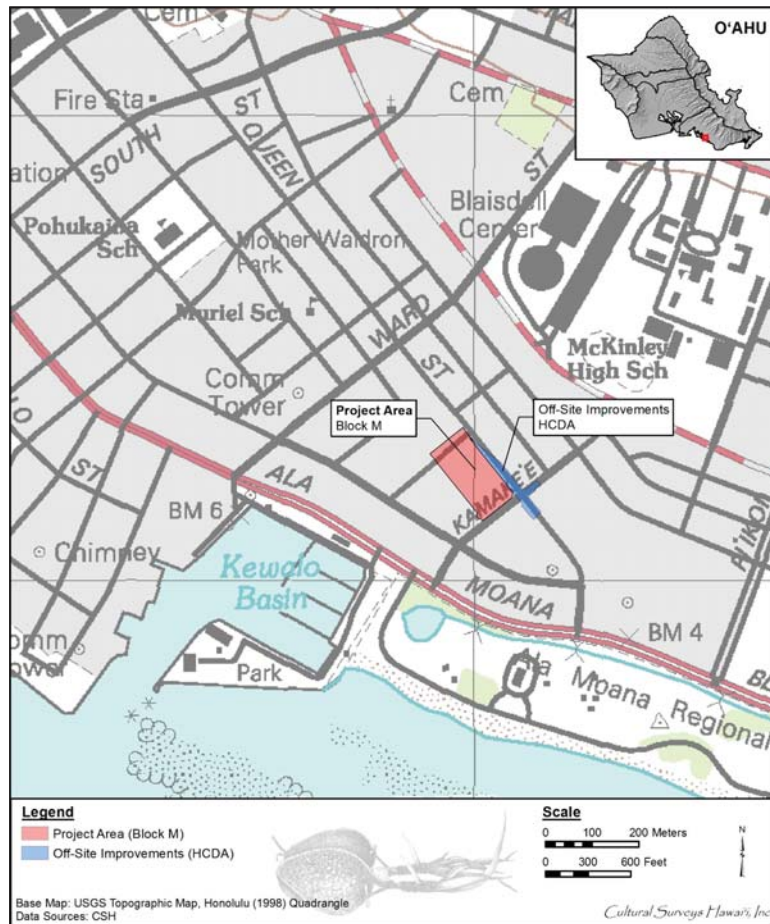


Figure 1. Portion of the 1998 Honolulu USGS 7.5-minute topographic quadrangle, showing the location of the original Block M project area and the addendum project area for off-site utility installation

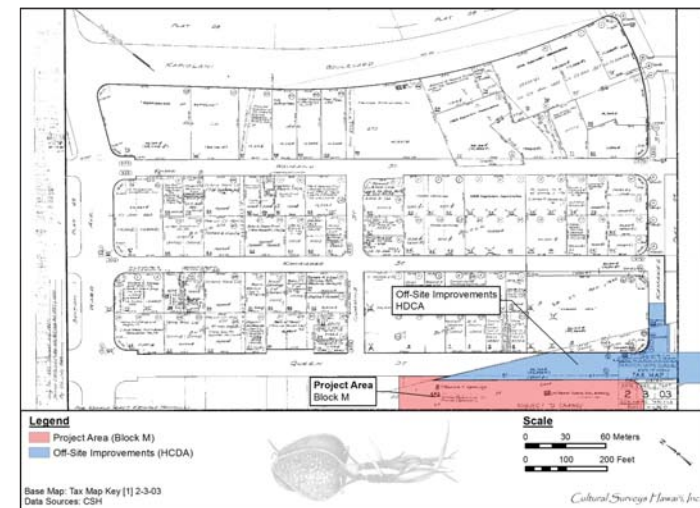


Figure 2. Tax Map Key (TMK) [1] 2-3-03 showing the project area (Hawai'i TMK Service 2014)

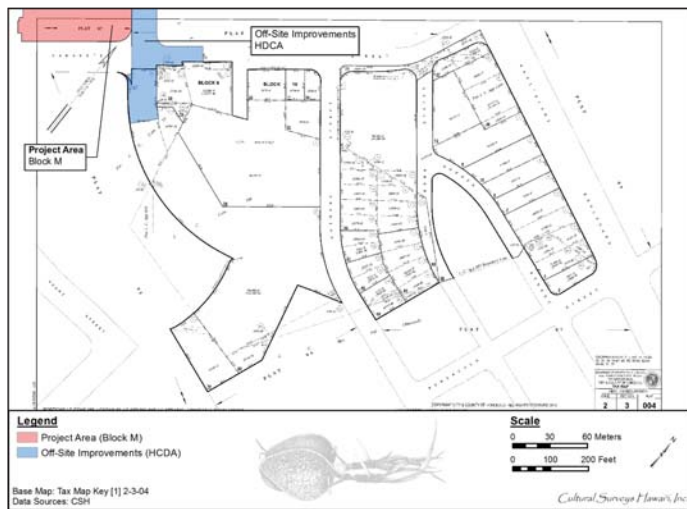


Figure 3. TMK: [1] 2-3-04 showing the project area (Hawai'i TMK Service 2014)

Addendum AMP for the Block M Project Off-Site Utility Work, Kaka'ako, Honolulu, O'ahu
 TMKs: [1] 2-3-002:001 (por.), [1] 2-3-003:087 and 103 (por.), and [1] 2-3-004:080 (por.)

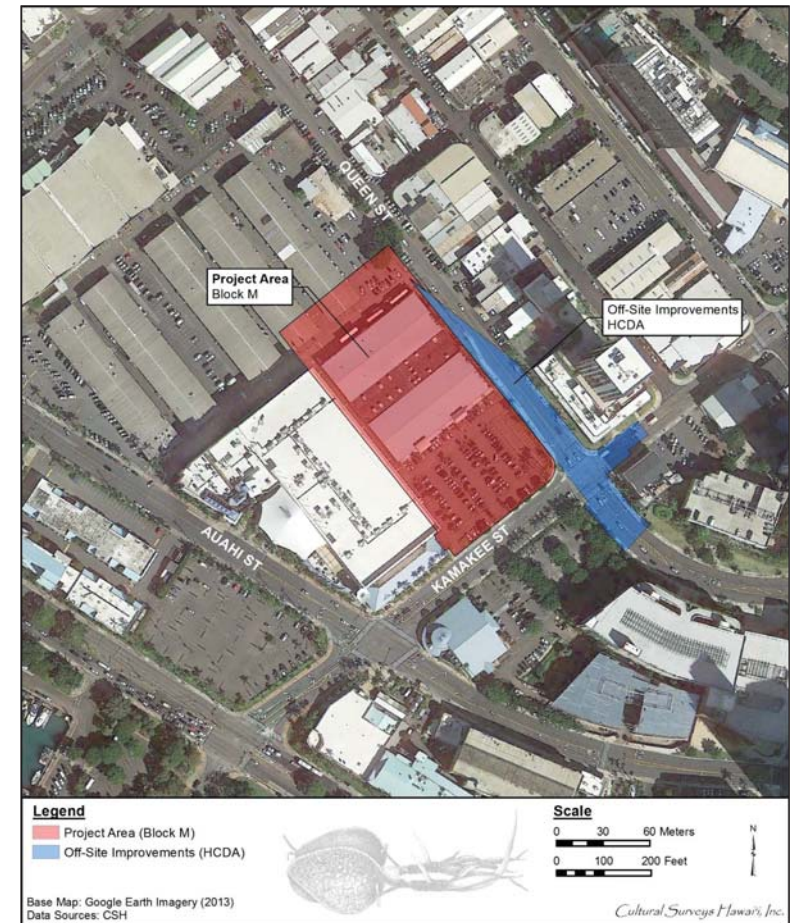


Figure 4. Aerial photograph of the project area (Google Earth 2013)

Addendum AMP for the Block M Project Off-Site Utility Work, Kaka'ako, Honolulu, O'ahu
 TMKs: [1] 2-3-002:001 (por.), [1] 2-3-003:087 and 103 (por.), and [1] 2-3-004:080 (por.)

agencies and interested Native Hawaiian Organizations (NHOs) and community groups. In consultation with the SHPD, this document fulfills the requirements of HAR §13-13-279-4.

CSH completed archaeological inventory survey (AIS) investigations for the Block M project in June 2014. The AIS report (Hawkins et al. 2015) was accepted by the SHPD on 21 January 2015 (LOG NO.: 2015.00188; DOC NO.: 1501SL14). AIS mitigation recommendations for the Block M project consist of an archaeological monitoring program. CSH prepared an AMP for Block M (Leger and McDermott 2015), which was accepted by the SHPD on 21 January 2015 (LOG NO.: 2015.00107, 2015.00187; DOC NO.: 1501SL15). SHPD acceptance letters for all previous studies and plans are attached as Appendix A.

Recently, HHC learned they were required to prepare an Environmental Assessment (EA), per (HRS) §343, for specific off-site Block M utility improvement work in Queen and Kamake'e streets. The EA is triggered by Block M off-site work that will take place within state-controlled streets (HCDA). This area at the intersection of Queen and Kamake'e streets has recently seen three separate AIS investigations, all reviewed and accepted by the SHPD, including the AIS specific for HHC's Block M project (Hawkins et al. 2015), and the two AIS investigations related to HART's Honolulu Rapid Transportation Project (HRTTP) that is within this portion of Queen Street (Hammatt et al. 2013; Humphrey et al. 2015). Based on the relatively abundant prior AIS testing at this location, CSH sought the agreement of the SHPD, and some of the previously recognized Native Hawaiian cultural descendants for the Kaka'ako area, that no further AIS work was needed in Queen and Kamake'e streets related to these Block M off-site improvements that are the subject of the EA (refer to Section 2).

After consideration, the SHPD and the cultural descendants were in agreement that an additional AIS was not needed for this Block M off-site work. Instead, these off-site utility improvements will be inspected and documented as part of the overall Block M archaeological monitoring program during project construction.

This short addendum AMP to the already SHPD-accepted AMP for the Block M project (Leger and McDermott 2015) was prepared by CSH for the SHPD's review and acceptance. It describes these utility upgrades in Queen and Kamake'e streets. It also clearly indicates the same monitoring provisions will apply for this off-site work and that the monitoring results of this off-site work will be written up in the overall Block M archaeological monitoring report.

1.3 Environmental Setting

1.3.1 Natural Environment

The Block M project area and its immediate surrounding area is within a portion of O'ahu called the Honolulu Plain, an area generally less than 4.5 m, or 15 ft, above sea level (Davis 1989:5). The Honolulu Plain is stratified with late-Pleistocene coral reef substrate overlaid with calcareous marine sand or terrigenous sediments, and stream fed alluvial deposits (Armstrong 1983:36).

Foote et al. (1972) show the study area as being fill (FL), as shown in Figure 6. The authors describe fill land as: "This land type occurs mostly near Pearl Harbor and in Honolulu, adjacent to the ocean. It consists of areas filled with material dredged from the ocean or hauled from nearby areas, garbage, and general material from other sources" (Foote et al. 1972:31).

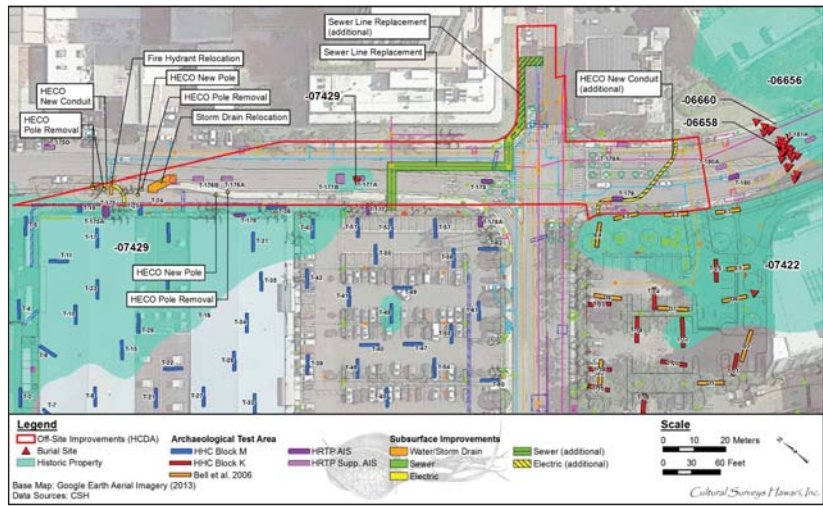


Figure 5. Location of historic properties from previous archaeological studies in the vicinity and within the addendum project area. Also depicted are areas of ground disturbance in the portion of Queen and Kamake'e streets that are the focus of this addendum AMP.

While fill materials were found throughout the Block M project area, natural Jaucas sand (JaC) was encountered underneath portions of the project area. Foote et al. (1972) describe Jaucas sand as follows:

In a representative profile the soil is single grain, pale brown to very pale brown, sandy, and more than 60 inches deep. In many places the surface layer is dark brown as a result of accumulation of organic matter and alluvium. The soil is neutral to moderately alkaline throughout the profile. [Foote et al. 1972:48]

In this area of the Honolulu District, rainfall averages less than 30 inches per year (Armstrong 1983:62). Northeasterly trade winds prevail throughout the year, although their frequency varies from more than 90% during the summer months to 50% in January; the average annual wind velocity is approximately 10 miles per hour (Wilson Okamoto 1998:2-1). Vegetation within the project area is limited to a few ornamental trees and shrubs along the project area margins.

1.3.2 Built Environment

The project area is located within central Honolulu, surrounded by modern urban development including commercial buildings, paved streets, sidewalks, utility infrastructure, and landscaped margins.

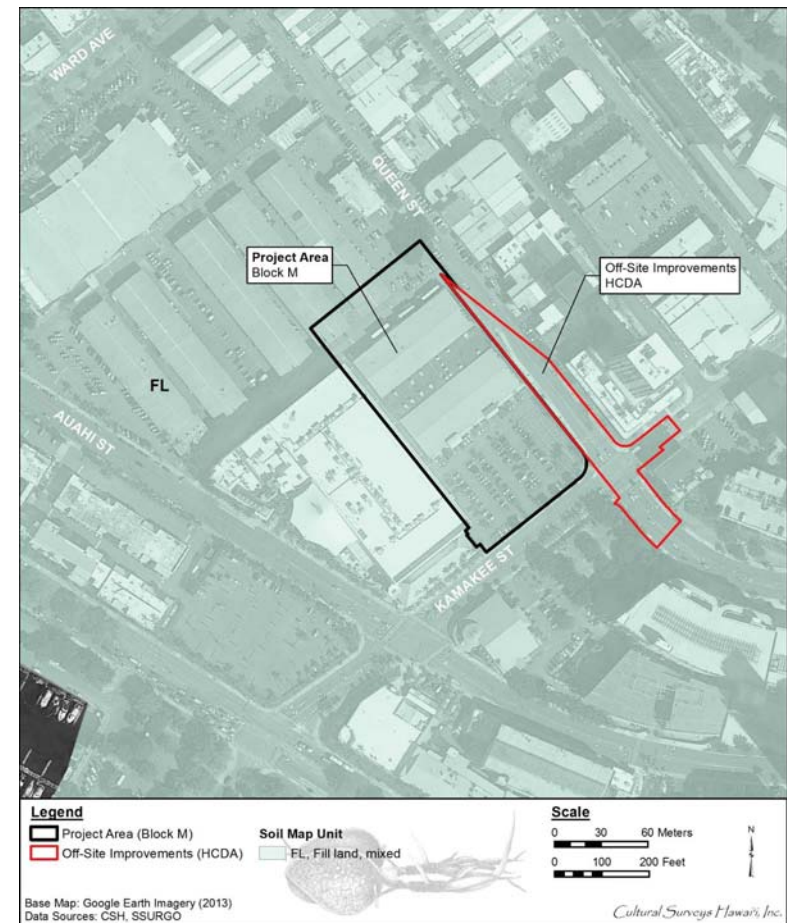


Figure 6. Overlay of *Soil Survey of the State of Hawaii* (Foote et al. 1972), indicating soil types within and surrounding the project area (U.S. Department of Agriculture Soils Survey Geographic Database [SSURGO] 2001)

Section 2 Consultation

As an addition to the Block M project's prior historic preservation consultation, CSH carried out consultation related to the project's EA for off-site utility work in the HCDA-controlled lands of Queen and Kamake'e streets. CSH met with the SHPD and HHC's group of previously recognized Native Hawaiian cultural descendants from the Kaka'ako area. The focus of this consultation was to seek these parties' agreement that, because of the relatively abundant prior AIS testing and archaeological monitoring at the corner of Queen and Kamakee streets, no further AIS work was needed related to these Block M off-site improvements that are the subject of the EA. Also part of the focus was whether it was appropriate for the limited ground disturbance related to this Block M utility installation and upgrade to be carried out as part of the overall Block M archaeological monitoring program during construction. To support this consultation, CSH provided figures and PowerPoint slides to convey the level and location of utility work proposed, and the locations and results of prior archaeological investigations in the vicinity.

On Wednesday 13 January 2016 CSH (Matt McDermott) met at the Department of Land and Natural Resources (DLNR) offices in the Kalanimoku Building, after the canceled O'ahu Island Burial Council meeting, with cultural descendants Mana Caceres and Ka'anohi Kaleikini and two members of the SHPD staff, Archaeology Branch Chief Dr. Susan Lebo and O'ahu Archaeologist Kimi Matsushima.

The expanded focus area for this off-site utility work at the corner of Queen and Kamake'e necessitated a second round of consultation. On Tuesday 9 February 2016 CSH discussed this matter with cultural descendants at HHC's regularly scheduled cultural descendants' update meeting. At this meeting were Michael Kumukauoha Lee, Kala Kaleikini, Ka'anohi Kaleikini, Mana Caceres, and Kala Keliinoi. Finally, on Wednesday 10 February 2016 at the DLNR offices in the Kalanimoku Building, CSH again discussed this addendum AMP with SHPD Archaeological Branch Chief Dr. Susan Lebo. Figure 5 shows the expanded area that was discussed more recently with the SHPD and cultural descendants.

After consideration, the SHPD and the cultural descendants were in agreement that additional AIS was not needed for this Block M off-site work. Instead, these off-site utility improvements will be inspected and documented as part of the overall Block M archaeological monitoring program during project construction. This addendum AMP was written in part to record this decision.

Section 3 Background Research

A full account of the traditional and historical background of the Block M project area can be found in a recent CSH archaeological monitoring plan accepted by SHPD in January 2015 (Leger and McDermott 2015; CSH Job Code: KAKAAKO 149). The reader is referred to this source for discussion of the current project area's cultural and historical context. This source also has a thorough discussion of the previous archaeological investigations in the area.

For this current addendum AMP, a general summary of previous archaeological investigations and historic properties in the vicinity of the Block M Project area are included as Figure 7, Figure 8, and Table 1 for the reader's quick reference. Figure 5 (in Section 1) shows historic properties from previous archaeological studies in the vicinity and within the addendum project area. The areas of ground disturbance in the portion of Queen and Kamake'e streets that are the focus of this addendum AMP are also depicted.

The following paragraphs summarize the overall Block M project and surrounding area's historic preservation review efforts, including different AIS historic property identification efforts and the related development and implementation of appropriate historic property mitigation measures. These were carried out pursuant to State of Hawai'i historic preservation review legislation HRS §6E-8/42 and HAR §13-13-275/284, as well as Hawai'i State burial legislation (HRS §6E-43 and HAR §13-13-300). Figure 5 shows the historic properties and finds of human skeletal remains/burials documented during this historic preservation work.

A number of monitoring projects and archaeological inventory surveys have taking place within the Block M project area and the surrounding region. This prior documentation indicates the locations and types of historic properties likely to be found, and gives a strong indication of the stratigraphy that will likely be encountered, during the addendum monitoring work.

Between 2003 and 2004, CSH conducted archaeological monitoring for the Kaka'ako Community District 10 (ID-10) Queen Street Extension project which extended Queen Street from its former ending point at the intersection with Kamake'e Street to its new intersection with Pi'ikoi Street (O'Hare et al. 2006). During monitoring of the construction, 30 human burials were found and disinterred. Twenty-eight of the burials, constituting a discrete cemetery (SIHP # -6658), were located at the edge of Kolowalu Pond (SIHP # -6856) and contained associated grave goods indicating cemetery use dates between the 1840s and the 1880s.

Between 14 January 2013 and 13 December 2013, CSH conducted an archaeological inventory survey of the Block K project area, located southeast of, and almost immediately adjacent to, Block M, along the southeast side of Kamake'e Street between Queen and Auahi streets (Sroat, Inglis, and McDermott 2014). The results of thirty-five test excavations were documented within the project area, consisting of both exterior and interior test locations. Portions of two historic properties were identified within the Block K project area: 1) a portion of SIHP # 50-80-14-6855, consisting of a subsurface cultural deposit with associated features; and 2) a portion of SIHP # 50-80-14-7422, a cultural deposit consisting of a burned trash layer.

SIHP # -7422 was previously identified during the Ward Neighborhood Block C AIS (Yucha et al. 2014), and its boundaries were expanded during the Block K AIS. SIHP # -7422 comprises a dispersed, discontinuous layer of burned trash deposits within layers of land reclamation and

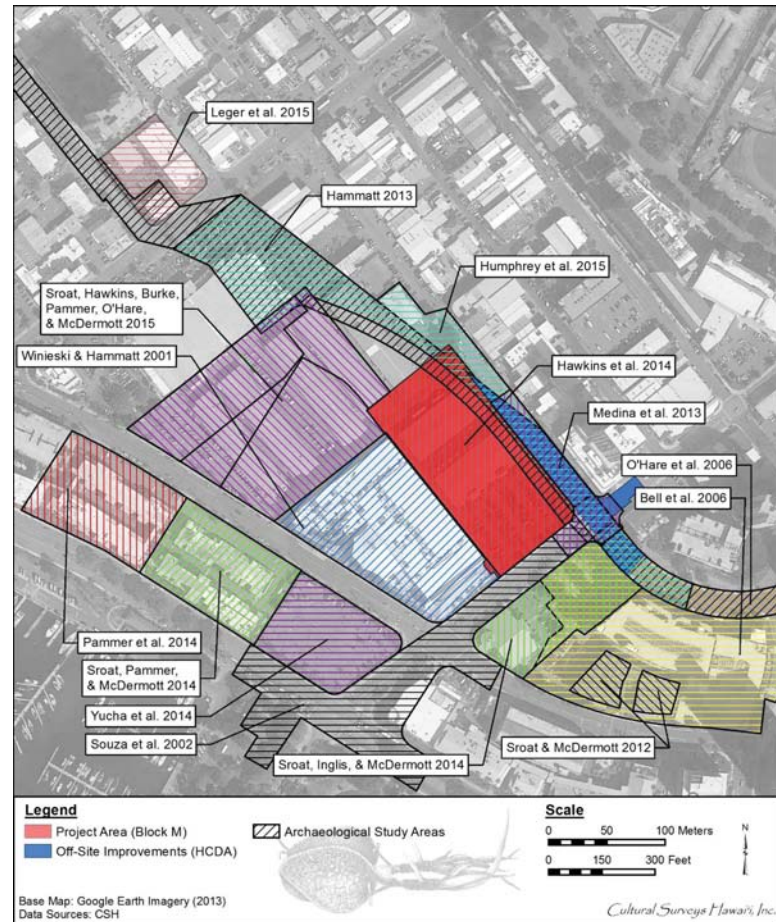


Figure 7. Previous archaeological studies within the immediate vicinity of the Block M project area (Google Earth 2013).

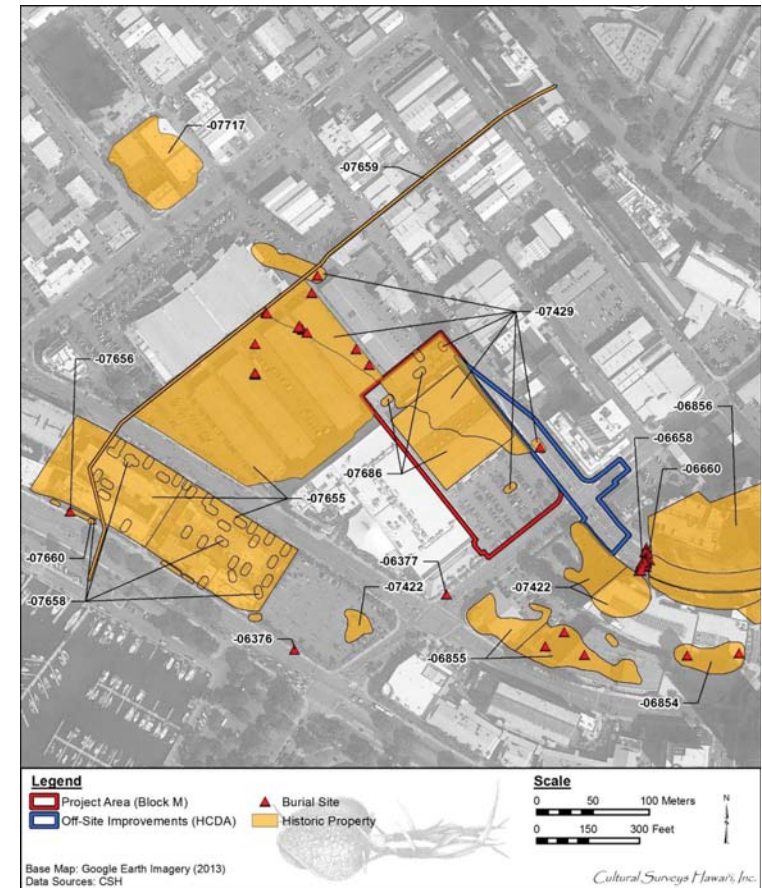


Figure 8. Aerial photograph showing the location of previously identified archaeological historic properties within the immediate vicinity of the Block M project area (Google Earth 2013).

Table 1. Previous Archaeological Studies within the Vicinity of the Block M Project Area

Reference	Project Name	Type of Study	Results
Winieski and Hammatt 2001	Ward Village Phase II (Ward Theaters)	Archaeological Monitoring	No significant findings in the Ward Theaters project area. Observed fill material over wetland sediments, with a former A horizon and calcareous sand in the northwest and southwest areas of the project.
Souza et al. 2002	Kaka'ako Improvement District (ID-7)	Archaeological Monitoring	Three disturbed pre-Contact burials recorded (SIHP # -6376, -6377, -6378); SIHP # -6378 location unknown as burial retrieved from large back dirt pile. A buried sand A horizon found in seven of ten profiles.
Bell et al. 2006	Victoria Ward Village Shops	Archaeological Inventory Survey	86 test excavations identified three historic properties: 1) SIHP # -6854, subsurface cultural layer/activity area remnant with five human burials; 2) SIHP # -6855, activity area remnant comprised of pronounced subsurface traditional Hawaiian cultural layer and six human burials; and 3) SIHP # -6856, Kolowalu Fishpond remnant. Three stratigraphic zones were identified: 1) natural low-lying salt flats, marsh, or pond sediments, 2) natural Jaucas sand beach deposits, and 3) areas where modern/historic fill episodes have removed former natural land surface, leaving only low-energy lagoonal deposits.
O'Hare et al. 2006	Kaka'ako Improvement District (ID-10)	Archaeological Monitoring	Documented cemetery of 28 historic burials (SIHP # -6658), two isolated disturbed burials (SIHP # -6659), and a historic trash pit (SIHP # -6660).
Sroat and McDermott 2012	Victoria Ward Village Shops	Supplemental Archaeological Inventory Survey	Excavated five test units within or adjacent to SIHP # -6855, subsurface cultural layer. Substantiated the extrapolated boundaries of SIHP # -6855. No additional finds identified.

Reference	Project Name	Type of Study	Results
Hammatt 2013	Honolulu High-Capacity Transit Corridor (HHCTCP) – City Center (Section 4)	Archaeological Inventory Survey	232 test excavations identified 19 historic properties; none were in the immediate vicinity of Block M. Seven of the test excavations were within the <i>mauka</i> boundary of the Block M project area and documented natural sand within six trenches and an A horizon within four trenches. The A horizon contained very light cultural content (not assigned a historic property number).
Pammer et al. 2014	Ward Neighborhood Master Plan Block B East (Ward Village Gateway Project)	Archaeological Inventory Survey	38 test excavations identified five historic properties: 1) SIHP # -7655, subsurface historic salt pan remnants; 2) SIHP # -7656, isolated human skeletal remains; 3) SIHP # -7658, historic buried surfaces; 4) SIHP # -7659, the concretized Ward Estate water channel (' <i>auwai</i>); and 5) SIHP # -7660, a historic fill layer containing a concentration of historic artifacts.
Sroat, Inglis, and McDermott 2014	Ward Neighborhood Master Plan Block K	Archaeological Inventory Survey	35 test excavations identified portions of two historic properties: 1) SIHP # -6855, subsurface cultural deposits; and 2) SIHP # -7422, a burned trash layer; majority of the project area contained modern developed land surface, fill layers, and hydraulic (dredged) fill overlying remnant buried A horizon or organic-rich peat material, Jaucas sand, and gleyed marine sandy clay.
Sroat, Pammer, and McDermott 2014	Ward Neighborhood Master Plan Block C West (Ward Village Gateway Project)	Archaeological Inventory Survey	36 test excavations identified two of the historic properties documented within the adjacent Block B East: 1) SIHP # -7655, subsurface historic salt pan remnants; and 2) SIHP # -7658, historic buried surfaces
Yucha et al. 2014	Ward Neighborhood Master Plan Block C	Archaeological Inventory Survey	40 test excavations identified one historic property: SIHP # -7422, a burned trash layer. The majority of project area contained a sterile sand A horizon formed within Jaucas sand beneath reclamation fill layers.

Reference	Project Name	Type of Study	Results
Hawkins et al. 2015	Ward Neighborhood Master Plan Block M (current project)	Archaeological Inventory Survey	68 test excavations identified two historic properties: 1) SIHP # -7429, a previously identified subsurface cultural deposit, consisting of two discrete strata—a culturally enriched historic fill layer overlying a culturally enriched in situ A horizon, and 9 associated features; and 2) SIHP # -7686, consisting of subsurface historic commercial infrastructure remnants.
Humphrey et al. 2015	Honolulu Rapid Transit Project—City Center (Section 4)	Supplemental Archaeological Inventory Survey	14 test excavations were completed. Further documented SIHP # -7429, subsurface cultural layers, including additional features and a traditional Hawaiian burial.
Leger et al. 2015	Ward Neighborhood Master Plan Block O	Archaeological Inventory Survey	Identified one historic property in 27 test excavations: SIHP # -7717, pre- to post-Contact subsurface residential and commercial surfaces; project area contained the modern developed land surface and fill layers overlying two sequences of natural layers: 1) loamy sand A horizon, Jaucas sand, and natural wetland or marine deposits; and 2) wetland A horizon over natural wetland or marine deposits, or a combination of both.
Medina et al. 2015	Queen and Kamake'e Street Traffic Signal Project	Archaeological Monitoring	Documented discontinuous areas of undisturbed natural sand. No historic properties noted within existing utility trenches.
Sroat et al. 2015	Ward Neighborhood Master Plan Block I	Archaeological Inventory Survey	88 test excavations identified portions of 3 historic properties: 1) SIHP # -7429, previously identified subsurface cultural deposits, consisting of culturally enriched historic fill layers and an in situ sand A horizon, and 60 associated features, including human burials; 2) SIHP # -7655, subsurface historic salt pan remnants and associated cultural deposits, including a human burial; and 3) SIHP # -7659, the concretized Ward Estate water channel (' <i>auwai</i>).

grading fill. The deposits are characterized by burnt glass, metal, and ceramic trash in an ashy, dark sandy loam matrix. The characteristics of the burned artifacts were consistent with open-air burning (no extensive damage or melting associated with an incinerator) and are likely associated with the disposal of Honolulu's urban rubbish prior to the 1930 construction of the Kewalo incinerator.

Between November 2011 and February 2013, CSH conducted an archaeological inventory survey for the Honolulu High-Capacity Transit Corridor Project (HHCTCP)—City Center, which extended from Kalihi Stream in the west to the Ala Moana Center in the east (Hammatt 2013). CSH documented 250 excavations and identified 19 historic properties along the length of the project corridor. Although no historic properties were identified within the immediate vicinity of Block M, seven test excavations were completed within the Block M project area along the *mauka* boundary. Natural sand was documented within six of the seven trenches, with an upper boundary located between 60 and 120 cm below surface. Four test excavations also contained an overlying A horizon, with an upper boundary between 39 and 108 cmbs. The A horizon contained possible traditional Hawaiian cultural material within Test Excavations 175A and 177, consisting of possible marine shell midden, a piece of volcanic glass debitage, and charcoal.

Between September and November 2014, CSH conducted a supplemental AIS for the Honolulu Rapid Transit Project (City Center), previously called the Honolulu High-Capacity Transit Corridor Project (HHCTCP) (Humphrey et al. 2015). The supplemental AIS addressed proposed changes to the configuration of the Kaka'ako Station transit utility structures and the alignment of the immediately adjacent transit corridor route. Fifteen test excavations were completed, including two located within the northern corner of the Block M project area (T-172B and T-173A) and five located along the *mauka* boundary (T-175D, T-176A, T-176B, T-177A, and T-177B). SIHP # -7429, which was previously identified by Hammatt (2013), Hawkins et al. (2014), and Sroat, Hawkins, Burke, Pammer, and McDermott (2014), was further documented within the supplemental AIS within three test excavations containing Jaucas sand deposits: T-172B, located in the north corner of Block M, and T-177A/177B, located along the *mauka* boundary of Block M.

Within T-177A, two features were observed within natural Jaucas sand deposits: an adult human burial in a traditional Hawaiian flexed burial position (SIHP # -7429 Feature 78) and a pit of indeterminate function which contained an organic material object (possible gourd fragment) at the base (SIHP # -7429 Feature 79).

Within T-177B, two culturally enriched strata were identified: an historic fill deposit (Stratum II), likely utilized as a living surface for a period of time, and an in situ sand A horizon (Stratum IIIa). Stratum II contained both historic (bottle glass, ceramic fragments, a marble, butchered cow bone) and traditional (fire-altered rock, marine midden) type material. Stratum IIIa yielded traditional cultural material (charcoal, fire-altered rock, a variety of marine shell midden, fish bone, and a fishhook fragment), as well as one associated feature (SIHP # -7429 Feature 80), a dark-stained pit feature interpreted as a fire pit, containing charcoal, fire-altered rock, *kukui* nut shell, marine shell midden, and fish bone.

Between 13 January and 1 June 2014, CSH conducted an AIS investigation of the current project area, Block M (Hawkins et al. 2015). CSH completed 68 test excavations, within both exterior (asphalt parking lot and roadway) and interior (commercial) space.

Two historic properties, SIHP #s 50-80-14-7429 and -7686, were documented within the Block M project area. SIHP #7686 consists of buried historic commercial infrastructure remnants associated with the development of three parallel warehouses ('Ewa, central, and Diamond Head) and associated infrastructure during the mid- to late twentieth century. The majority of these structural remnants, consisting of concrete and asphalt surfaces, associated base course layers, and concrete footings, are located immediately beneath the current commercial building concrete floor and associated base course layer. Site #-7429 consists of subsurface cultural deposits within two discrete strata (a historic sand and soil fill deposit and the underlying natural loamy sand A horizon) with associated traditional-type and historic features. The overlying historic sand fill deposit, designated Component 1, contains historic debris, faunal material (including a modified dog bone), marine shell midden, and charcoal, as well as four associated features consisting of two postmolds (including milled wood posts) and two water channel or irrigation features. The in situ buried A horizon, designated Component 2, which rests within the current addendum project area, contains both traditional Hawaiian and historic cultural deposits, consisting of marine shell midden, charcoal, faunal material, glass and ceramic fragments, and miscellaneous historic cultural material. A total of seven features were associated with the in situ A horizon: two fire pits, four indeterminate pits, and an ash lens. In addition, one straight-edged pit feature appeared to be truncated by the A horizon. SIHP #-7429 Feature 8, a fire pit, provided a relatively early radiocarbon date of 1398-1449 (94.7% probability).

Section 4 Archaeological Monitoring Provisions

Under Hawai'i State historic preservation legislation, "Archaeological monitoring may be an identification, mitigation, or post-mitigation contingency measure. Monitoring shall entail the archaeological observation of, and possible intervention with, on-going activities, which may adversely affect historic properties" (HAR §13-13-279-3).

Hawai'i State historic preservation legislation governing archaeological monitoring programs requires that each monitoring plan discuss eight specific items (HAR §13-13-279-4). The monitoring provisions below address these eight requirements in terms of archaeological monitoring for the excavations within the current project area.

- 1) Anticipated Historic Properties and
- 2) Locations of Historic Properties:

The reader is referred to Figure 5 for this brief discussion. The three recent AIS investigations conducted in the vicinity the intersection of Queen and Kamake'e streets (Hammatt et al. 2013, Hawkins et al. 2015, and Humphrey et al. 2015) documented a buried, culturally enriched sand A-horizon containing relatively sparse remnants of traditional Hawaiian (pre- or early post-Contact) activity, as well as historic land use. This subsurface archaeological historic property (SIHP # 50-80-14-7429) includes human skeletal remains such as the flexed traditional Hawaiian burial documented in Queen Street during HART's H RTP supplemental AIS investigation (Humphrey et al. 2015). Based on prior AIS testing in Queen Street, the extent of this archaeological historic property into Queen Street is relatively limited (Hammatt et al. 2013; Humphrey et al. 2013).

An earlier archaeological monitoring and burial treatment investigation for the Queen Street Extension Project (Queen Street Diamond Head [east] of Kamake'e—O'Hare et al. 2006) documented a cemetery of 28 historic burials (SIHP # 50-80-14-6658), two isolated disturbed burials (SIHP # -6659), and a historic trash pit (SIHP # -6660). These were documented Diamond Head of the current Block M off-site utility improvements. The burials were relocated to an adjacent burial preserve area, *mauka* of Queen Street. Based on the massive and extensive excavations that were monitored during the creation of the Queen Street Extension, it is unlikely that additional components of these archaeological historic properties will be observed during the Block M off-site work in Queen Street.

At the *makai*/Diamond Head corner of the Queen Street and Kamake'e Street intersection, Sroat et al. (2014) documented components of SIHP # 50-80-14-7422, a fill layer containing burned trash, as part of the HHC Block K AIS. It is possible that Block M off-site utility installation excavations in the vicinity will expose more of this subsurface fill layer.

- 3) Fieldwork:

The original, SHPD-accepted AMP for Block M (Leger and McDermott 2015) recommended a combination of on-site and on-call archaeological monitoring, with targeted on-site monitoring for the features of SIHP #-50-80-14-7429 at the west ('Ewa) end of the project area. Because of the uniform, thick fill layers observed throughout the project area, archaeological monitoring was only recommended for excavations that extended below 2 feet (60 cms—the depth of the fill deposits) of the current land surface.

For the Block M off-site utility upgrade and installation work in Queen and Kamake'e Street, full-time, on-site monitoring is recommended for all ground disturbance below 2 ft (60 cms) of the current land surface. Similar fill layers, two feet thick or more, were observed in the vicinity during recent AIS work in Queen Street. On-site monitoring will include close examination of any observed Jaucas sand deposits, to identify any potential archaeological deposits and/or burials. Any departure from this on-site monitoring will only follow written SHPD concurrence.

The monitoring fieldwork will likely encompass the documentation of subsurface archaeological deposits (e.g., trash pits, structural remnants) and will employ current standard archaeological recording techniques. These will include drawing and recording the stratigraphy of excavation profiles where cultural features or artifacts are exposed as well as representative profiles. These exposures will be photographed, located on project area maps, and sampled. Photographs and representative profiles of excavations will be taken even if no historically significant sites are documented. As appropriate, sampling will include the collection of representative artifacts, bulk sediment samples, and/or the on-site screening of measured volumes of feature fill to determine feature contents.

In the event of significant finds, the SHPD will be notified. If human remains are identified, construction activity in the vicinity will be stopped and no exploratory work of any kind will be conducted unless specifically requested by the SHPD. All human skeletal remains that are encountered during excavation will be handled in compliance with HAR §13-13-300 and HRS §6E-43.

4) Archaeologist's Role:

The on-site archaeologist will have the authority to stop work immediately in the area of any findings so that documentation can proceed and appropriate treatment can be determined. In addition, the archaeologist will have the authority to slow and/or suspend construction activities in order to ensure that the necessary archaeological sampling and recording can take place.

5) Coordination Meeting:

Before work commences on the project, the archaeological firm will hold a coordination meeting to orient the construction crew to the requirements of the archaeological monitoring program. At this meeting the monitor will emphasize his or her authority to temporarily halt construction and state that all finds (including objects such as bottles) are the property of the landowner and may not be removed from the construction site. At this time it will be made clear that the archaeologist must be on site during all subsurface excavations below the concrete floors of the existing buildings. The importance of an archaeologist's presence during any excavation below the concrete floor will be stressed.

6) Laboratory Work:

As necessary based on monitoring results, laboratory work will be conducted in accordance with HAR §13-13-279-5(6). Laboratory analysis of non-burial related finds will be tabulated and standard artifact and midden recording will be conducted as follows. Artifacts will be documented as to provenience, measurements, weight, type of material, and presumed function. Photographs of representative artifacts will be taken for inclusion in the

archaeological monitoring report. Bone and shell midden materials will be sorted down to species, when possible, and then tabulated by provenience.

As appropriate, collected charcoal material obtained within intact cultural deposits will be analyzed for species identification. Charcoal samples ideal for dating analyses will be sent to Beta Analytic, Inc. for radiocarbon dating. If appropriate, artifacts may be sent to the University of Hawai'i-Hilo Geoarchaeology Lab for Energy-Dispersive X-ray Fluorescence (EDXRF) analysis in order to identify and possibly geographically locate the source material. All analyzed samples, provenience information, and results will be presented in table form within the archaeological monitoring report.

7) Report Preparation:

The results of monitoring fieldwork from the addendum project area will be integrated with the original Block M project area monitoring report. This report will contain sections on monitoring methods, archaeological results, stratigraphy, and results of laboratory analyses, and will present a synthesis of these results. The document will address the requirements of a monitoring report (pursuant to HAR §13-13-279-5). Photographs of excavations will be included in the monitoring report even if no historically significant sites are documented. Should burial treatment be completed as part of the monitoring effort, a summary of this treatment will be included in the monitoring report. Should burials and/or human remains be identified, CSH will provide all appropriate additional written documentation (e.g., letters, memos, reports) that may be requested by the SHPD.

8) Archiving Materials:

All burial materials will be addressed in accordance with SHPD directives. Materials not associated with burials will be temporarily stored at CSH's Waimānalo office until an appropriate curation facility is selected, in consultation with the landowner and the SHPD. All data generated will be stored at the CSH offices.

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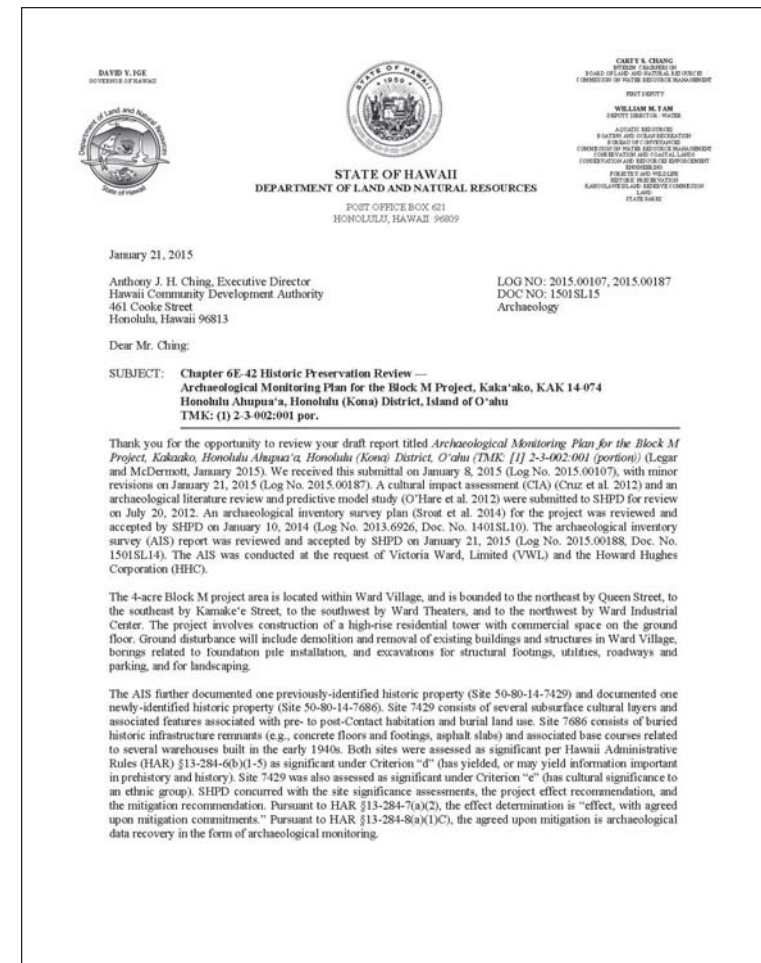
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Appendix A SHPD Acceptance Letters



Mr. Ching
January 21, 2015
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The archaeological monitoring plan indicates that the monitoring program will involve on-site archaeological monitoring for all ground disturbance below 2 feet within the zone of natural sand deposits in which Site 7429 is located; and on-call monitoring with weekly spot checks within the zone of natural wetland deposits. In addition, the on-site monitoring shall include targeted monitoring of specific features associated with Site 7429 in the northwestern portion of the project area. Standard recordation methods will be employed, including the drawing and recording of stratigraphic profiles where historic properties (e.g., pit features) are encountered and representative profiles elsewhere; field photographs of project work, stratigraphy, non-burial historic properties, and cultural material not collected for analysis; collection and screening of measured samples from features; and collection for analysis of all artifacts found in a cultural layer or feature, and representative samples from elsewhere. If newly-identified non-burial historic properties are identified, work will be temporarily halted in the area until SHPD is consulted regarding appropriate mitigation measures. If burial historic properties are encountered, work will be halted in the area, and no further work will occur in that area (including screening of the back dirt) unless requested by SHPD. All human remains will be handled in compliance with Hawaii Revised Statutes 6E-43, with HAR §13-300, and in accordance with SHPD directives.

The archaeological monitoring plan adequately describes the project, project area, physical environment, the cultural and historic background, previous archaeological investigations and findings, and the archaeological monitoring provisions as required in HAR §13-279-4. It is accepted. Please send one hardcopy of the document, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office.

Please contact me at (808) 692-8019 or at Susan.A.Lebo@hawaii.gov if you have any questions or concerns regarding this letter.

Aloha,

Susan A. Lebo

Susan A. Lebo, PhD
Oahu Lead Archaeologist
Acting Archaeology Branch Chief

cc: Race Randle, Development Director, Howard Hughes Corporation (Race.Randle@howardhughes.com)
Matt McDermott, Projects Manager, Cultural Surveys Hawai'i, Inc. (mmcdermott@culturalsurveys.com)



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 21, 2015

Anthony J. H. Ching, Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

LOG NO: 2015.00188
DOC NO: 1501SL14
Archaeology

Dear Mr. Ching:

SUBJECT: Chapter 6E-42 Historic Preservation Review —
Archaeological Inventory Survey Report for the Block M Project, Kaka'ako, KAK 14-074
Honolulu Ahupua'a, Honolulu (Kona) District, Island of O'ahu
TMK: (1) 2-3-002:001 por.

Thank you for the opportunity to review your revised draft report titled *Archaeological Inventory Survey Report for the Block M Project, Kaka'ako, Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu (TMK: [1] 2-3-002:001 (portion))* (Hawkins et al., January 2015). We received this submittal on January 15, 2015, with final minor revisions on January 21, 2015. A cultural impact assessment (CIA) (Cruz et al. 2012) and an archaeological literature review and predictive model study (O'Hare et al. 2012) were submitted to SHPD for review on July 20, 2012. An archaeological inventory survey plan (Sroat et al. 2014) for the project was reviewed and accepted by SHPD on January 10, 2014 (Log No. 2013.6926, Doc. No. 1401SL10). The archaeological inventory survey (AIS) was conducted at the request of Victoria Ward, Limited (VWL) and the Howard Hughes Corporation (HHC).

The 4-acre Block M project area is located within Ward Village, and is bounded to the northeast by Queen Street, to the southeast by Kanaka'e Street, to the southwest by Ward Theaters, and to the northwest by Ward Industrial Center. The project involves construction of a high-rise residential tower with commercial space on the ground floor. Ground disturbance will include demolition and removal of existing buildings and structures in Ward Village, borings related to foundation pile installation, and excavations for structural footings, utilities, roadways and parking, and for landscaping.

The AIS further documented one previously-identified historic property (Site 50-80-14-7429) and documented one newly-identified historic property (Site 50-80-14-7686). Site 7429 consists of several subsurface cultural layers and associated features associated with pre- to post-Contact habitation and burial land use. Site 7686 consists of buried historic infrastructure remnants (e.g., concrete floors and footings, asphalt slabs) and associated base courses related to several warehouses built in the early 1940s. Both sites were assessed as significant per Hawaii Administrative Rules (HAR) §13-284-6(b)(1-5) as significant under Criterion "d" (has yielded, or may yield information important in prehistory and history). Site 7429 was also assessed as significant under Criterion "e" (has cultural significance to an ethnic group). Pursuant to HAR §13-284-7(a)(2), the project specific effect recommendation is "effect, with agreed upon mitigation commitments." The recommended mitigation is archaeological data recovery in the form of archaeological monitoring, per HAR §13-284-8(a)(1)(C). The proposed mitigation involves on-site archaeological monitoring for all ground disturbance below 2 feet within the zone of natural sand deposits in which Site 7429 is located; and on-call monitoring with weekly spot checks within the zone of natural wetland deposits. In addition, the on-site monitoring shall include targeted monitoring of specific features associated with Site 7429. These features and data recordation methods will be determined in consultation with SHPD and be included in the archaeological

Mr. Ching,
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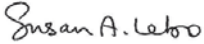
monitoring plan submitted for SHPD review and approval per HAR §13-279-4. We concur with the site significance assessments, effect recommendation, and the mitigation recommendations.

The revisions adequately address the issues and concerns raised in our earlier correspondence (January 12, 2015; Log No. 2014.04227, Doc. No. 1501SL08). The report meets the standards set forth in HAR §13-276-5. It is accepted by SHPD. Please send one hardcopy of the document, clearly marked **FINAL**, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library.

As stipulated in HAR §13-284-7(e), when SHPD comments that the project will have an "effect, with agreed upon mitigation commitments," then detailed mitigation plans shall be developed for SHPD review and acceptance. Per HAR §13-284-8(a)(1)(C), the agreed-upon mitigation measure for this project is data recovery in the form of archaeological monitoring. Pursuant to HAR §13-284-8(a)(3)(e), we look forward to receiving an archaeological monitoring plan that meets HAR §13-279-4.

Please contact me at (808) 692-8019 or at Susan.A.Lebo@hawaii.gov if you have any questions or concerns regarding this letter.

Aloha,



Susan A. Lebo, PhD
Oahu Lead Archaeologist
Acting Archaeology Branch Chief

cc: Race Randle, Development Director, Howard Hughes Corporation (Race.Randle@howardhughes.com)
Matt McDermott, Projects Manager, Cultural Surveys Hawai'i, Inc. (mmcdermott@culturalsurveys.com)

APPENDIX B:

Pre-Assessment Consultation
Comment Letters and Responses

BOARD OF WATER SUPPLY

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



March 1, 2016

KIRK CALDWELL, MAYOR
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ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer
ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer



Mr. Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Your Letter Dated February 3, 2016 Requesting Pre-Consultation Comments
on the Draft Environmental Assessment for the proposed Block M Queen
Street Improvements – Tax Map Keys: 2-3-003:087

Thank you for the opportunity to comment on the proposed street improvements.

The construction drawing should be submitted for our review.

The construction schedule should be coordinated with the Board of Water Supply to
minimize the impact to our existing customers.

If you have any questions, please contact Robert Chun, Project Review Branch of our
Water Resources Division at 748-5443.

Very truly yours,


ERNEST Y.W. LAU, P.E.
Manager and Chief Engineer



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Ernest Lau
Manager and Chief Engineer
Board of Water Supply
City and County of Honolulu
630 South Beretania St.
Honolulu, Hawaii 96843

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawaii'i

Dear Mr. Lau:

Thank you for your letter dated March 1, 2016 regarding the subject pre-assessment
consultation. We offer the following in response to your comments:

Construction drawings will be submitted to your office for review, and construction
scheduling will be coordinated with the Board of Water Supply to minimize impacts to
existing customers.

Your letter, along with this response, will be reproduced and included in the
forthcoming Draft EA. It is anticipated that the Draft EA will be published and
available for downloading, review and comment in the April 23, 2016 issue of the
Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use
the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,


Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Cramer, Howard Hughes Corporation

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov



KIRK CALDWELL
MAYOR

ROSS S. SASAMURA, P.E.
DIRECTOR AND CHIEF ENGINEER
EDUARDO P. MANGLALLAN
DEPUTY DIRECTOR
IN REPLY REFER TO:
DRM 16-196

March 7, 2016

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

SUBJECT: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087
Honolulu, O'ahu, Hawai'i

Thank you for the opportunity to review and provide our input regarding your letter dated February 3, 2016, on the above subject project.

It appears that the proposed project limits does not involve or include roads under the City's maintenance jurisdiction. However, we have the following comments for your consideration:

- Once construction phase commences, install approved Best Management Practices fronting all drainage facilities on City-maintained portion of Kamakee Street.
- During construction and upon completion of the project, any damages/deficiencies to the City-maintained portion of Kamakee Street right-of-way shall be corrected to City standards and accepted by the City.

If you have any questions, please call Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

Sincerely,

Ross S. Sasamura, P.E.
Director and Chief Engineer



1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

8206-28
April 23, 2016

Mr. Ross Sasamura, P.E.
Director and Chief Engineer
Department of Facility Maintenance
City and County of Honolulu
1000 Ulu'ohia Street, Suite 215
Kapolei, Hawai'i 96707

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawai'i

Dear Mr. Sasamura:

Thank you for your letter dated March 7, 2016 regarding the subject pre-assessment consultation. We offer the following in response to your comments:

1. We confirm that the proposed project limits do not involve or include roads under the City's maintenance jurisdiction.
2. Approved Best Management Practices will be implemented during construction in areas fronting all drainage facilities in the project site, regardless of whether they are in City-maintained streets, or not.
3. During construction and upon completion of the project, any damages/deficiencies to the streets within the project area, whether they are City-maintained, or not, will be corrected to City standards, as applicable. If appropriate, such correction(s) shall be presented to the City for acceptance.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Crammer, Howard Hughes Corporation

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-6000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov/dps • CITY WEB SITE: www.honolulu.gov

EM



KIRK CALDWELL
MAYOR

GEORGE I. ATTA, FAICP
DIRECTOR
ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2016/ELOG-306(FK)

February 29, 2016



Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

SUBJECT: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements ("Project")
Tax Map Key: 2-3-003:087
Honolulu, Oahu, Hawaii

The Department of Planning and Permitting has reviewed the subject Project materials received on February 5, 2016 and we offer the following comments:

1. Our records indicate that a sewer connection application was approved under Project Number 2014/SCA-0686 on October 31, 2014. It is set to expire on October 30, 2016. Should you need more time to complete the sewer connection prior to the commencement of the Project, you will have to apply for an extension or a new permit.
2. The Project presents an opportunity to incorporate relevant design elements and features of the draft Honolulu Complete Streets Design Manual. The forthcoming Draft EA should strive for consistency with the principles outlined in the draft Honolulu Complete Streets Design Manual. You may access the Manual at <http://www.honolulu.gov/dts.html>.

Should you have any questions, please contact Franz Kraititz of our staff at 768-8046.

Very truly yours,


George I. Atta, FAICP
Director

GIA:kms
1328458



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. George Atta, FAICP
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King St. 7th Floor
Honolulu, Hawaii 96813

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawaii

Dear Mr. Atta:

Thank you for your letter dated February 29, 2016 (2016/ELOG-306(FK)) regarding the subject pre-assessment consultation. We offer the following in response to your comments:


1. We acknowledge that a previously approved sewer connection application will expire on October 30, 2016. Should more time be needed to complete the sewer connection prior to the commencement of the project, an application for an extension or a new permit will be made.
2. The proposed improvements along the Queen Street frontage of the Block M project are intended to provide a transition between a new sidewalk and driveways that will lie mostly within the Block M property, and the existing surface of Queen Street. The improvements within the project site are intended to be temporary, in anticipation of street widening that will occur when the Honolulu Rail Transit project constructs its elevated guideway along this section of Queen Street. The final configuration of Queen Street will be determined by the rail project.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Note/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,


Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Craumer, Howard Hughes Corporation

DEPARTMENT OF PARKS & RECREATION
CITY AND COUNTY OF HONOLULU

1000 Uluohia Street, Suite 309, Kapolei, Hawaii 98707
Phone: (808) 768-3003 • Fax: (808) 768-3053
Website: www.honolulu.gov

KIRK CALDWELL
MAYOR



MICHELE K. NEKOTA
DIRECTOR
JEANNE C. ISHIKAWA
DEPUTY DIRECTOR

EM

March 1, 2016

RECEIVED
MAR 02 2016
HONOLULU CITY AND COUNTY

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

SUBJECT: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Honolulu, Hawaii, Oahu
Tax Map Key: (1) 2-3-003:087

Thank you for the opportunity to review and comment at the pre-consultation stage of the
Draft Environmental Assessment for the Block M Queen Street Improvements.

The Department of Parks and Recreation has no comment as the proposed project will
have no impact on any of our programs and facilities. You may remove us as a consulted party
for the balance of the EA process.

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

Sincerely,

Michele Nekota
Michele K. Nekota
Director

MKN:jir
(642093)



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Ms. Michele Nekota
Director
Department of Parks and Recreation
City and County of Honolulu
1000 Ulu'ohia Street, Suite 309
Kapolei, Hawaii 96707

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawaii'i

Dear Ms. Nekota:

Thank you for your letter dated March 1, 2016 regarding the subject pre-assessment
consultation. We appreciate your determination that the proposed project will have no
significant impact on any Department of Parks and Recreation (DPR) programs and
facilities. DPR will be removed as a consulted party for the balance of the EA
process.

Your letter, along with this response, will be reproduced and included in the
forthcoming Draft EA. It is anticipated that the Draft EA will be published and
available for downloading, review and comment in the April 23, 2016 issue of the
Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use
the following link to view the current issue of the Notice:

http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa
Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Cranmer, Howard Hughes Corporation

EM
EC

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, THIRD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov



KIRK CALDWELL
MAYOR

MICHAEL D. FORMBY
DIRECTOR
MARK N. GARRITY, AICP
DEPUTY DIRECTOR

TP2/16-644315R

March 16, 2016

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

SUBJECT: Pre-Assessment Consultation for Draft Environmental Assessment (DEA), Block M Queen Street Improvements, Kakaako, Oahu, Hawaii

In response to your letter dated February 3, 2016, we have the following comments:

1. In the Project Summary document, please describe the project site location more clearly.
2. To the extent practicable, the design of the project should be consistent with the City's Complete Streets ordinance and include features to encourage walking, bicycling and use of transit.
3. The DEA should discuss traffic impacts which the project may have on the surrounding City roadways, including short-term impacts during construction, and necessary measures to mitigate these impacts.
4. The area Neighborhood Board, as well as the area residents, businesses, emergency personnel (fire, ambulance and police), Oahu Transit Services, Inc. (TheBus), etc., should be kept apprised of the details of the proposed project and the impacts that the project may have on the adjoining local street area network.

Mr. Earl Matsukawa, AICP
March 16, 2016
Page 2

Thank you for the opportunity to review this matter. Should you have any questions, please contact Renee Yamasaki of my staff at 768-8383.

Very truly yours,

Michael D. Formby
Director



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Michael Fornby
Director
Department of Transportation Services
City and County of Honolulu
650 South King Street, Third Floor
Honolulu, Hawai'i 96813

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawai'i

Dear Mr. Fornby:

Thank you for your letter dated March 16, 2016 regarding the subject pre-assessment consultation. We offer the following in response to your comments:

1. A clear description of the project site location will be provided in the forthcoming Draft EA.
2. The improvements within the project site are intended to be temporary, in anticipation of street widening that will occur when the Honolulu Rail Transit project constructs its elevated guideway along this section of Queen Street. The final configuration of Queen Street will be determined by the rail project.
3. The forthcoming Draft EA will discuss the anticipated impacts of the proposed action on area traffic.
4. Through the Draft EA process, the Neighborhood board and other stakeholders will be kept apprised of the project and its anticipated impacts to the adjoining street area network.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Cramer, Howard Hughes Corporation

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

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



MANUEL P. NEVES
FIRE CHIEF
LIONEL CAMARA, JR.
DEPUTY FIRE CHIEF

EM

February 26, 2016

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Environmental Assessment Preassessment Consultation
Block M Queen Street Improvements
Tax Map Key: 2-3-003: 087

In response to your letter dated February 3, 2016, regarding the above-mentioned subject, the Honolulu Fire Department determined that there will be no significant impact to fire department services.

Should you have questions, please contact Battalion Chief Terry Seelig of our Fire Prevention Bureau at 723-7151 or tseelig@honolulu.gov.

Sincerely,

Socrates D. Bratakos
SOCRATES D. BRATAKOS
Assistant Chief

SDB/SY:bh



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Socrates D. Bratakos
Assistant Chief
Honolulu Fire Department
City and County of Honolulu
636 South Street
Honolulu, Hawaii 96813-5007

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawaii

Dear Mr. Bratakos:

Thank you for your letter dated February 26, 2016 regarding the subject pre-assessment consultation. We acknowledge your determination that the proposed project will have no significant impact on fire department services.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa
Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Cramer, Howard Hughes Corporation

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU
801 SOUTH BERETANIA STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 528-3111 • INTERNET: www.honolulu.gov



KIRK CALDWELL
MAYOR

LOUIS M. KEALOHA
CHIEF
MARIE A. MCCAULEY
DEPUTY CHIEF

OUR REFERENCE MT-DK

February 23, 2016



Mr. Earl Matsukawa, AICP, Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

This is in response to your letter of February 3, 2016, requesting comments on a Pre-Assessment Consultation, Environmental Assessment, for the Block M Queen Street Improvements project in Kakaako.

The Honolulu Police Department has reviewed this project and has concerns regarding construction debris and disturbances, traffic flow, and parking at the project site.

Precautionary measures should be taken to prevent the possibility of having any construction site debris (i.e., dust, soil, rocks, etc.) reach the roadways and cause a hindrance for motorists or pedestrians. The contractor should take into consideration the disturbance of construction noise coming from the project site that may become overwhelming for the community.

We recommend that the contractor implement traffic controls and management (e.g., flag persons, special duty officers, signs, cones, etc.) at the project site. This will ensure a safe means of ingress/egress for construction vehicles, motorists, and pedestrians in the vicinity.

Contractors should remind their personnel not to utilize public parks as a parking area for their personal or company vehicles while working at the project site, unless they have obtained prior permission to use the park as a parking space. Arrangements should be made for parking areas for construction personnel.

If there are any questions, please call Major Roy Sugimoto of District 1 (Central Honolulu) at 723-3327.

Thank you for the opportunity to review this project.

Sincerely,

LOUIS M. KEALOHA
Chief of Police

By:
MARK TSUYEMURA
Management Analyst VI
Office of the Chief

Serving and Protecting With Aloha



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Mark Tsuyemura
Management Analyst VI
Honolulu Police Department
City and County of Honolulu
801 S. Beretania St.
Honolulu, Hawaii 96813

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003-087, por. 2-3-003-103, and
por. 2-3-004-080
Honolulu, O'ahu, Hawai'i

Dear Mr. Tsuyemura:

Thank you for your letter dated February 23, 2016 (MT-DK) regarding the subject pre-assessment consultation. We acknowledge that the Honolulu Police Department has concerns regarding construction debris and disturbances, traffic flow, and parking at the project site. The contractor will comply with all applicable laws, ordinances, standards, permits and best management practices pertaining to these concerns. The Draft EA will also discuss examples of traffic management measures that may be implemented, as necessary, to provide safe ingress/egress for construction vehicles, motorists, and pedestrians in the vicinity. The contractor will also be provided with a copy of your letter and requested to be mindful of potential impacts that are not specifically regulated.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Crammer, Howard Hughes Corporation

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

FEB 24 2016

DOUGLAS MURDOCK
Comptroller
AUDREY HIDANO
Deputy Comptroller

EM

(P)1036.6

Mr. Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Environmental Assessment Pre-Assessment Consultation
Block M Queen Street Improvements
TMK (1) 2-3-003:087, Honolulu, Island of Oahu, Hawaii

This is in response to your letter dated February 3, 2016 regarding the subject project. The proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, your staff may call Mr. David DePonte of the Public Works Division at 586-0492.

Sincerely,

David DePonte
DOUGLAS MURDOCK
Comptroller



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Douglas Murdock
Comptroller
State of Hawai'i
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawai'i 96810-0119

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawai'i

Dear Mr. Murdock:

Thank you for your letter dated February 24, 2016 ((P)1036.6) regarding the subject pre-assessment consultation. We appreciate your determination that the proposed project will not impact on any of the Department of Accounting and General Services' projects or existing facilities.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Note/current_issue.pdf

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa
Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Cramer, Howard Hughes Corporation

DAVID Y. ICE
GOVERNOR OF HAWAII



CARY S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER OF LAND AND NATURAL RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809



March 3, 2016

Wilson Okamoto Corporation
1907 South Beretania St., Suite 400
Honolulu, HI 96826

via email: woc@wilsonokamoto.com

Dear Mr. Earl Matsukawa, Project Manager:

SUBJECT: Environmental Assessment (EA) Pre-Assessment Consultation for Block M
M Queen Street 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 comments.

At this time, enclosed are comments from the (i) Oahu District Land Office and the (ii) Engineering Division on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure(s)

DAVID Y. ICE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 9, 2016

MEMORANDUM

DLNR Agencies:

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

TO:

FROM:

SUBJECT:

LOCATION:

APPLICANT:

Russell Y. Tsuji, Land Administrator
Environmental Assessment (EA) Pre-Assessment Consultation for Block M
Queen Street Improvements
Honolulu, Island of Oahu; TMK: (1) 2-3-003:087
Howard Hughes Corporation

Transmitted for your review and comment is information on the above referenced project.
Please submit any comments by **March 2, 2016**.

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 Lydia Morikawa at 587-0410. Thank you.

Attachments

() We have no objections.
(☒) We have no comments.
() Comments are attached.

Signed:

Print Name:

Date:

Tsui

Tsui

2/10/2016

cc: Central Files

RECEIVED
LAND DIVISION
2016 FEB 24 PM 10:13
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 9, 2016

MEMORANDUM

DLNR Agencies:

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

TO: FROM:

Russell Y. Tsuji, Land Administrator
Environmental Assessment (EA) Pre-Assessment Consultation for Block M
Queen Street Improvements
Honolulu, Island of Oahu; TMK: (1) 2-3-003:087
Howard Hughes Corporation

LOCATION:
APPLICANT:

Transmitted for your review and comment is information on the above referenced project.
Please submit any comments by **March 2, 2016**.

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 Lydia Morikawa at 587-0410. Thank you.

Attachments

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

Signed:

Print Name: Cary S. Chang, Chief Engineer
Date: 2/10/16

cc: Central Files

RECEIVED
LAND DIVISION
2016 FEB 10 PM 3:01

RECEIVED
LAND DIVISION
2016 FEB 09 PM 01:36 ENGINEERING

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/ Russell Y. Tsuji
Ref.: EA Pre-Assessment Consultation for Block M Queen Street Improvements
Oahu.008

COMMENTS

- ☐ We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone _____.
- ☒ Please take note that the project site according to the Flood Insurance Rate Map (FIRM), is located in Zone AE. The National Flood Insurance Program regulates developments within Zone AE as indicated in bold letters below.
- ☐ Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- ☒ Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyan-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.
- Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:
 - (X) Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
 - () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
 - () Mr. Carolyn Cortez at (808) 270-7253 of the County of Maui, Department of Planning.
 - () Mr. Stanford Iwamoto at (808) 241-4846 of the County of Kauai, Department of Public Works.
- ☐ The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- ☐ The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- ☐ Additional Comments: _____
- ☐ Other: _____

Should you have any questions, please call Mr. Rodney Shirashi of the Planning Branch at 587-0258.

Signed: Cary S. Chang, Chief Engineer

Date: 2/10/16



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Russel Y. Tsuji
Land Administrator
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, Hawai'i 96809

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawai'i

Dear Mr. Tsuji:

Thank you for your letter dated March 3, 2016 regarding the subject pre-assessment consultation. We offer the following in responses to the comments you forwarded:

Land Division

We acknowledge that the Land Division has no comments to offer on the subject project.

Engineering Division

We acknowledge that the project site is located in the FIRM Zone "AE", and that the National Flood Insurance Program (NFIP) regulates development within this zone. The subject project will comply with the rules and regulations set forth by the NFIP as presented in Title 44 of the Code of Federal Regulations. In this regard, the project designers have consulted the NFIP coordinator for the City.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

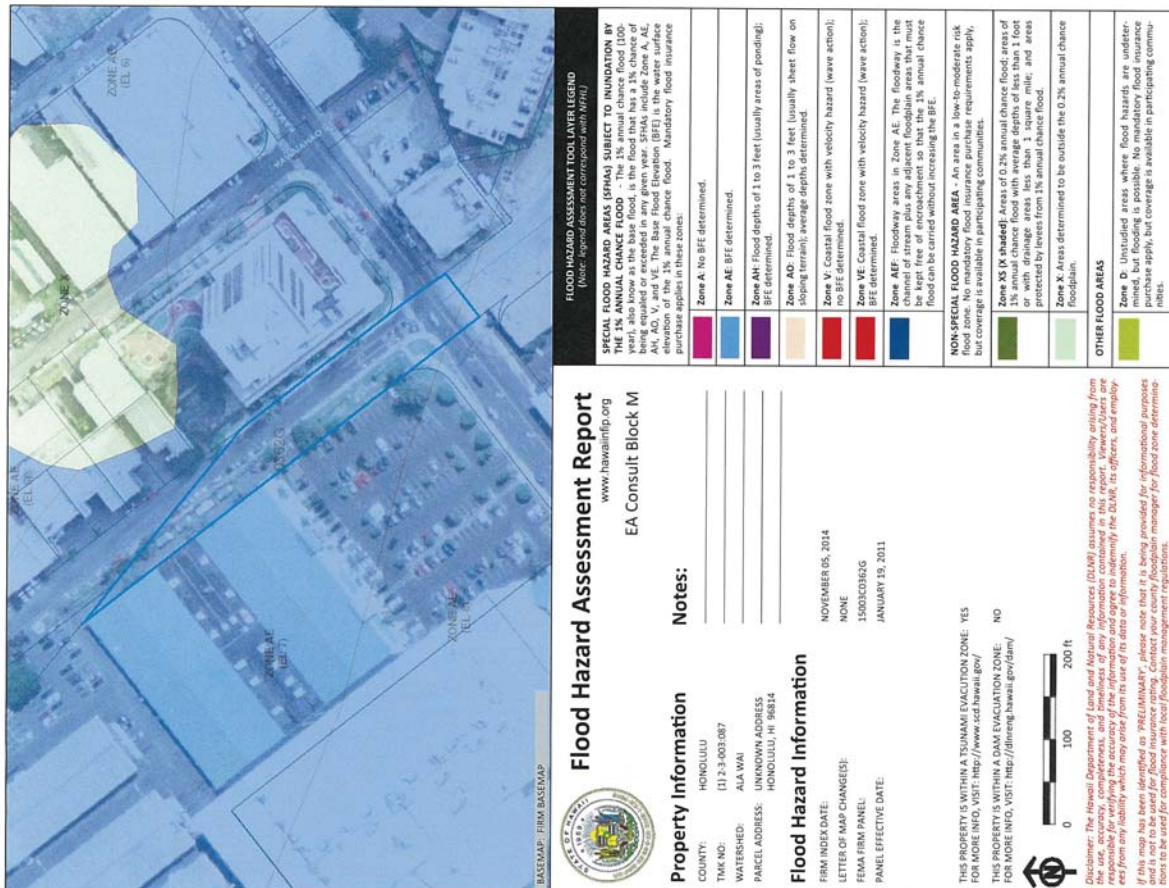
(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice_current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Cramer, Howard Hughes Corporation





STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

March 1, 2016

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

**SUBJECT: Comments on the Environmental Assessment (EA) Pre-Assessment
Consultation for Block M Queen Street Improvements**
TMK: (1) 2-3-003:087
Honolulu, Island of Oahu, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your transmittal, dated February 3, 2016, requesting comments on your project. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://health.hawaii.gov/epo/files/2013/05/Clean-Water-Branch-Std-Comments.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. You may be required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55).

EM

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
ENCLOSURE

02062PNN.16

Mr. Earl Matsukawa, AICP
March 1, 2016
Page 2

02062PNN.16

For NPDES general permit coverage, a Notice of Intent (NOI) form must be submitted at least 30 calendar days before the commencement of the discharge. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. To request NPDES permit coverage, you must submit the applicable form ("CWB Individual NPDES Form" or "CWB NOI Form") through the e-Permitting Portal and the hard copy certification statement with the respective filing fee (\$1,000 for an individual NPDES permit or \$500 for a Notice of General Permit Coverage). Please open the e-Permitting Portal website located at: <https://eha-cloud.doh.hawaii.gov/epermit/>. You will be asked to do a one-time registration to obtain your login and password. After you register, click on the Application Finder tool and locate the appropriate form. Follow the instructions to complete and submit the form.

3. If your project involves work in, over, or under waters of the United States, it is highly recommended that you contact the Army Corp of Engineers, Regulatory Branch (Tel: 835-4303) regarding their permitting requirements.

Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6). Title 40 of the Code of Federal Regulations, Section 122.2, and HAR, Chapter 11-54.

4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

5. It is the State's position that all projects must reduce, reuse, and recycle to protect, restore, and sustain water quality and beneficial uses of State waters. Project planning should:

- a. Treat storm water as a resource to be protected by integrating it into project planning and permitting. Storm water has long been recognized as a source of irrigation that will not deplete potable water resources. What is often overlooked is that storm water recharges ground water supplies and feeds streams and estuaries; to ensure that these water cycles are not disrupted, storm water cannot be relegated as a waste product of impervious surfaces. Any project planning must recognize storm water as an asset that sustains and protects

Mr. Earl Matsukawa, AICP
March 1, 2016
Page 3

02062PNN.16

natural ecosystems and traditional beneficial uses of State waters, like community beautification, beach going, swimming, and fishing. The approaches necessary to do so, including low impact development methods or ecological bio-engineering of drainage ways must be identified in the planning stages to allow designers opportunity to include those approaches up front, prior to seeking zoning, construction, or building permits.

- b. Clearly articulate the State's position on water quality and the beneficial uses of State waters. The plan should include statements regarding the implementation of methods to conserve natural resources (e.g., minimizing potable water for irrigation, gray water re-use options, energy conservation through smart design) and improve water quality.
- c. Consider storm water Best Management Practice (BMP) approaches that minimize the use of potable water for irrigation through storm water storage and reuse, percolate storm water to recharge groundwater to revitalize natural hydrology, and treat storm water which is to be discharged.
- d. Consider the use of green building practices, such as pervious pavement and landscaping with native vegetation, to improve water quality by reducing excessive runoff and the need for excessive fertilization, respectively.
- e. Identify opportunities for retrofitting or bio-engineering existing storm water infrastructure to restore ecological function while maintaining, or even enhancing, hydraulic capacity. Particular consideration should be given to areas prone to flooding, or where the infrastructure is aged and will need to be rehabilitated.

If you have any questions, please visit our website at:
<http://health.hawaii.gov/cwb>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,


ALEC WONG, P.E., CHIEF
Clean Water Branch

NN:ak

- c: DOH-EPO #16-045 [via e-mail Noella.Narimatsu@doh.hawaii.gov only]



8206-28
April 23, 2016

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Artesian Plaza, Suite 400
Honolulu, Hawaii, 96826 USA
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Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Alec Wong, P.E., Chief
Clean Water Branch (EMD/CWB)
Department of Health
State of Hawai'i
P.O. Box 3378
Honolulu, Hawai'i 96801-3378

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003-087, por. 2-3-003-103, and
por. 2-3-004-080
Honolulu, O'ahu, Hawai'i

Dear Mr. Wong:

Thank you for your letter dated March 1, 2016 (02062PNN.16) regarding the subject pre-assessment consultation. We offer the following in response to your comments:

1. The proposed project and any potential impacts to state waters will meet the criteria set forth in HAR Sections 11-54-1.1, 11-54-3, and 11-54-4 through 11-54-8.
2. A National Pollutant Discharge Elimination System Permit has been obtained for coverage of project discharges of wastewater, including storm runoff into State surface waters.
3. The proposed project will not involve work in, over, or under waters of the United States.
4. All discharges related to project construction or operation will comply with the State's water quality standards.
5. Project planning efforts will comply with the guidelines set forth in your letter with regard to an emphasis on reducing, reusing, and recycling to protect, restore, and sustain water quality and beneficial uses of State waters.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf)



8206-28
Letter to Mr. Alec Wong
April 23, 2016
Page 2

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa'.

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Crammer, Howard Hughes Corporation



DAVID Y. IGE
GOVERNOR OF HAWAII

VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File #

EPO 16-045

EM

February 11, 2016

RECEIVED
FEB 16 2016
KUALA KAPAHU COMMUNITY CENTER

Mr. Earl Matsukawa
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826
Email: woc@wilsonokamoto.com

Dear Mr. Matsukawa:

SUBJECT: Pre-Assessment Consultation (PAC) for Block M Queen Street Improvements
Honolulu, Oahu
TMK: (1) 2-3-003:087

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your PAC to our office on February 5, 2016. Thank you for allowing us to review and comment on the proposed project. The PAC was routed to the Clean Water Branch and the Office of Environmental Quality Control. They will provide specific comments to you if necessary. EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/landuse>. Projects are required to adhere to all applicable standard comments.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: <https://eha-cloud.doh.hawaii.gov>

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

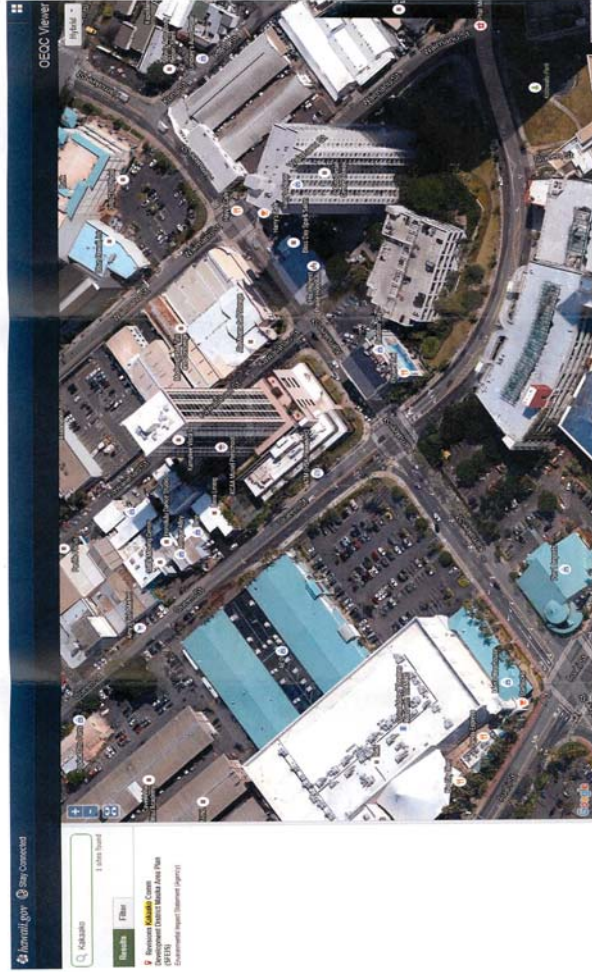
Mahalo nui loa,

Laura Leialoha Phillips McIntyre/AICP
Program Manager, Environmental Planning Office

LM:m

Attachments: OEQC viewer - <http://eha-web.doh.hawaii.gov/oeqc-viewer>
U.S. EPA EISCREEN Map 3 page report - <http://www2.epa.gov/eiscreen>

c: DOH: CWB, OEQC (via email only)





EJSCREEN Report

for 1 mile Ring Centered at 21.294771,-157.851474, HAWAII, EPA Region 9
Approximate Population: 34647
Block M Queen Street



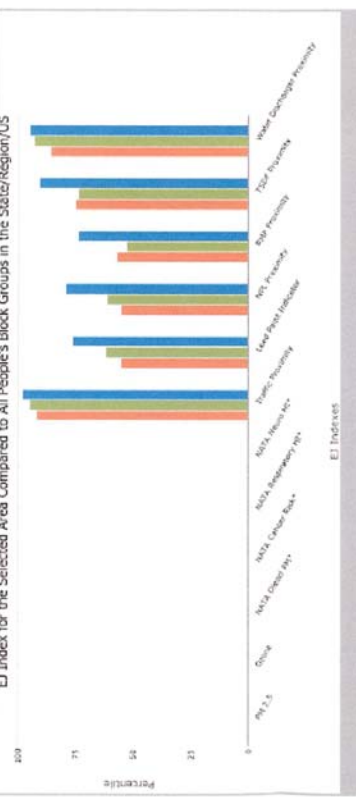
EJSCREEN Report

for 1 mile Ring Centered at 21.294771,-157.851474, HAWAII, EPA Region 9
Approximate Population: 34547
Block M Queen Street



Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EI Indexes			
EI Index for PM2.5	N/A	N/A	N/A
EI Index for Ozone	N/A	N/A	N/A
EI Index for NATA Diesel PM*	N/A	N/A	N/A
EI Index for NATA Air Toxics Cancer Risk*	N/A	N/A	N/A
EI Index for NATA Respiratory Hazard Index*	N/A	N/A	N/A
EI Index for NATA Neurological Hazard Index*	N/A	N/A	N/A
EI Index for Traffic Proximity and Volume	92	95	98
EI Index for Lead Paint Indicator	55	82	78
EI Index for Proximity to NPL sites	55	61	79
EI Index for Proximity to RMP sites	57	53	74
EI Index for Proximity to TSDFs	75	74	91
EI Index for Proximity to Major Direct Dischargers	80	83	95

EI Index for the Selected Area Compared to All People's Block Groups in the State/Region/US



This report shows environmental, demographic, and EI indicator values. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air) and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The year for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

February 10, 2018



February 10, 2018
Daguerre Point



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Ms. Laura Leiola Phillips McIntyre, AICP
Program Manager
Environmental Planning Office
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003-087, por. 2-3-003-103, and
por. 2-3-004-080
Honolulu, O'ahu, Hawaii

Dear Ms. McIntyre:

Thank you for your letter dated February 11, 2016 (EPO 16-045) regarding the subject pre-assessment consultation. The proposed project will adhere to all applicable standard comments outlined in the URL link provided in your letter. Further, the Department of Health's Hawai'i Environmental Health Portal and the updated Water Quality Standards Maps will be utilized as a reference resource throughout the design process for the subject project.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Crammer, Howard Hughes Corporation



EISCREEN Report
for 1 mile Ring Centered at 21.284771, -157.851474, HAWAII, EPA Region 9
Approximate Population: 34547
Block M Queen Street

Environmental Indicators	Raw Data	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Particulate Matter (PM 2.5 in ug/m ³)	N/A	N/A	N/A	9.05	N/A	9.78	N/A
Ozone (ppb)	N/A	N/A	N/A	49.7	N/A	40.1	N/A
NATA Diesel PM (ug/m ³)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Cancer Risk (Exposure risk per million)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Respiratory Hazard Index*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Traffic Proximity and Volume (daily traffic count/distance to road)	1100	280	92	160	67	110	98
Lead Paint Indicator (% Pre-1980 Housing)	0.11	0.17	50	0.25	46	0.3	37
NPL Proximity (Exposure risk per distance)	0.053	0.092	53	0.11	47	0.098	54
RMP Proximity (Exposure risk per distance)	0.12	0.18	61	0.41	20	0.31	42
TSD Proximity (Exposure risk per distance)	0.14	0.092	82	0.12	78	0.094	92
Water Discharger Proximity (Exposure risk per distance)	0.84	0.33	92	0.19	67	0.25	94
Demographic Indicators							
Demographic Index	56%	51%	63	49%	65	35%	79
Minority Population	82%	77%	49	57%	73	38%	86
Low Income Population	26%	25%	65	35%	46	34%	47
Linguistically Isolated Population	19%	6%	63	9%	82	5%	92
Population With Less Than High School Education	10%	10%	58	18%	39	14%	44
Population Under 5 years of age	4%	6%	20	7%	24	7%	28
Population over 64 years of age	19%	14%	70	12%	84	13%	81

* The National-scale Air Toxics Assessment (NATA) environmental indicators and EJ indices, which include cancer risk, respiratory hazard, neurological hazard, and diesel particulate matter will be added into EISCREEN during the first full public update after the soon-to-be-released 2011 dataset is made available. The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <http://www.epa.gov/ttn/tw/nataman/index.html>.

For additional information, see: www.epa.gov/environmentaljustice

EISCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to statistical uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EISCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EISCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

February 10, 2016



**OFFICE OF
ENVIRONMENTAL QUALITY CONTROL**

DEPARTMENT OF HEALTH, STATE OF HAWAII
235 South Beretania Street, Suite 702, Honolulu, HI 96813

DAVID Y. IGE
GOVERNOR
SCOTT GLENN
INTERIM DIRECTOR

Phone: (808) 586-4185
Email: oeqchawaii@doh.hawaii.gov

March 3, 2016

Earl Matsukawa, AICP
Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, Hawai'i 96826

Dear Mr. Matsukawa,

SUBJECT: Pre-Assessment Consultation for Block M Queen Street Improvements

The Office of Environmental Quality Control (OEQC) has reviewed your February 3, 2016 letter about the proposed action and offers the following comments for your consideration.

OEQC recommends a thorough assessment of alternative pedestrian access during construction, as the area has high pedestrian traffic. Once Block M is complete, the traffic in the area will increase, which will also increase the amount of non-point source and car-based pollution that will be entering the storm drains. As the street is close to the ocean, OEQC also recommends including stormwater runoff mitigation measures to help deter this increase in pollution. OEQC encourages the use of native plants for any potential landscaping.

Thank you for your role in Hawai'i's environmental review process and for the opportunity to comment at this early stage of this project. If you have any questions please consult our website at <http://health.hawaii.gov/oeqc> or contact our office at (808) 586-4185.

Sincerely,

Scott Glenn, Interim Director



8206-28
April 23, 2016

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Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Scott Glenn
Interim Director
Office of Environmental Quality Control
Department of Health
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawai'i

Dear Mr. Glenn:

Thank you for your letter dated March 3, 2016 regarding the subject pre-assessment consultation. We offer the following in response to your comments:

1. Howard Hughes Corporation will be evaluating accommodation of pedestrian access through the project site during construction, including consideration of how construction phasing of the Block M project will affect pedestrian routes through the project site. As is typical for major construction work affecting sidewalks or, in this case, the absence of sidewalks in some areas, pedestrian access will change according to construction phasing.
2. The proposed street improvements are intended to provide a transition between the new sidewalk and driveways along the Queen Street frontage of the Block M property and the existing surface of Queen Street. These improvements are intended to be temporary, in anticipation of street widening that will occur when the Honolulu Rail Transit project constructs its elevated guideway along this section of Queen Street. Hence, the proposed temporary drainage facilities will be demolished and replaced by the rail project, which will be responsible for designing those permanent replacement facilities.
3. As discussed above, the proposed street improvements are intended to be temporary, pending construction of the elevated guideway for the Honolulu Rail Transit project through this section of Queen Street. Hence, no landscaping will be provided.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of your Environmental Notice.

16-208



8206-28
Letter to Mr. Scott Glenn
April 23, 2016
Page 2

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

A handwritten signature in black ink, appearing to read 'Earl Matsukawa', written over a light blue horizontal line.

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Crammer, Howard Hughes Corporation



**OFFICE OF PLANNING
STATE OF HAWAII**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

DAVID Y. IGE
GOVERNOR

LEO R. ASUNCION
COMMISSIONER
OFFICE OF PLANNING

Telephone: (808) 587-2848
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov>

Ref. No. P-15054

February 29, 2016

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu Hawaii 96826

Dear Mr. Matsukawa:

Subject: Pre-Assessment Consultation Block M Queen Street Improvements,
Honolulu, Oahu, Hawaii;
TMK: (1) 2-3-003:087; 2-3-002:103 (por), and 2-3-004:080 (por)

Thank you for the opportunity to provide comments on this pre-assessment consultation request for the Block M Queen Street Improvements project, located within the Kakaako Community Development District, Oahu. The pre-consultation review material was transmitted to our office by letter dated February 3, 2016.

It is our understanding that the Howard Hughes Corporation proposes improvements along the Queen Street frontage of its Block M project. These improvements intend to realign the sidewalk in anticipation for street widening for the Honolulu Rail Transit project's elevated guideway along this section of Queen Street.

The proposed improvements include: demolishing the existing sidewalk, curb and railing, and a chain link fence at a neighboring private driveway; realigning and extending the existing curb and street gutters; relocating three Hawaiian Electric Company (HECO) utility poles and a municipal fire hydrant behind the new curb; extending portions of the new driveways and a paved equipment maintenance access road from the Block M project to the new curb, paving and restriping portions of Queen and Kamakee Streets; and filling most of the area between the new curb and realigned streets with gravel as a temporary finish.

These improvements will eventually be affected by the subsequent rail project. The improvements that will be permanent, and unaffected by the rail line work, include a new sewer line crossing beneath Queen Street and extending mauka on Kamakee Street; and a new electrical conduit for HECO crossing beneath Queen Street on the Diamond Head side of the Kamakee/Queen Street intersection.

EM

Mr. Earl Matsukawa, AICP
February 29, 2016
Page 2

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. Pursuant to the Hawaii Administrative Rules (HAR) § 11-200-10(4) – general description of the action's technical, economic, social, and environmental characteristics; this project must demonstrate that it is consistent with a number of State environmental, social policies, economic goals, and policies for land use. OP provides technical assistance to State and county agencies in administering the statewide planning system in Hawaii Revised Statutes (HRS) Chapter 226, the Hawaii State Plan. The Hawaii State Plan provides goals, objectives, policies, and priority guidelines for growth, development, and the allocation of resources throughout the State in areas of state interest including but not limited to the economy, agriculture, the visitor industry, federal expenditure, the physical environment, facility systems, socio-cultural advancement, climate change adaptation, and sustainability.
2. The Draft Environmental Assessment (Draft EA) should include an analysis that addresses whether the proposed project conforms to or is in conflict with the goals, objectives, policies, and priority guidelines listed in the Hawaii State Plan.
2. The coastal zone management (CZM) area is defined as "all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the U.S. territorial sea" see HRS § 205A-1 (definition of "coastal zone management area").
- HRS § 205A-5(b) requires all State and county agencies to enforce the CZM objectives and policies. The Draft EA should include an assessment as to how the proposed project conforms to the CZM objectives and its supporting policies set forth in HRS § 205A-2. The assessment on compliance with HRS § 205A-2 is an important component for satisfying the requirements of HRS Chapter 343. These objectives and policies include recreational resources, historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, managing development, public participation, beach protection, and marine resources.
3. Pursuant to HAR § 11-200-10(6) – identification and summary of impacts and alternatives considered; in order to ensure that the coastline and water resources within urban Honolulu remain protected, the negative effects of stormwater inundation ensuing from development activities should be evaluated in the Draft EA. This 0.68-acre project lies within a heavily urbanized area with an extensive network of roadway storm drains and residential/commercial drainage infrastructure. During heavy storm events, the natural contours of the land and drainage infrastructure may

transport upslope sediment, land-based pollutants, and toxicant-load contributions into nearby Mamala Bay.

The Draft EA should examine potential benefits and/or negative impacts resulting from this project on coastal and marine resources. Issues that may be examined in the Draft EA include, but are not limited to, project site characteristics in relation to erosion controls on flood prone areas, undeveloped open spaces, and the absorption characteristics of the soil. Furthermore, it should differentiate between the existing permeable surfaces versus hardened surfaces in the area. These items, as well as the marine water quality classification, should be considered when developing mitigation measures to protect the coastal ecosystem.

The enclosed map of this project, as well as resources available to us, indicate that this project is located within the Kakaako Community Development District; approximately 0.3 miles from the south shore of Oahu; located within an area classified as State Land Use Urban District; and lies within a commercial center and a planned residential community.

The Draft EA should examine the cumulative impact on coastal resources from land-based polluted runoff and sediment loss. It should take into account any of the natural features in the area, undeveloped open spaces, down-sloping topography, hardened non-permeable surfaces that have a cumulative effect on the volume and speed of storm runoff, and soil absorption rates.

OP has a number of resources available to assist in the development of projects which ensure sediment and stormwater control on land, thus protecting the nearshore environment. OP recommends consulting these guidance documents and stormwater evaluative tools when developing strategies to address polluted runoff. They offer useful techniques to keep land-based pollutants and sediment in place and prevent contaminating nearshore waters, while considering the practices best suited for this project. These three evaluative tools that should be used during the design process include:

- Hawaii Watershed Guidance provides direction on mitigation strategies in urban areas that will safeguard Hawaii's watersheds and implement watershed plans http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HI_Watershed_Guidance_Final.pdf
- Stormwater Impact Assessments can be used to identify and evaluate information on hydrology, stressors, sensitivity of aquatic and riparian

resources, and management measures to control runoff, as well as consider secondary and cumulative impacts to the area
http://files.hawaii.gov/dbedt/op/czm/initiative/stormwater_impact/final_storm_water_impact_assessments_guidance.pdf

- Low Impact Development (LID), A Practitioners Guide covers a range of structural best management practices (BMP's) for stormwater control management, roadway development, and urban layout that minimizes negative environmental impacts
http://files.hawaii.gov/dbedt/op/czm/initiative/lid/lid_guide_2006.pdf

If you have any questions regarding this comment letter, please contact Josh Hekeka of our office at (808) 587-2845.

Sincerely,



Leo R. Asuncion
Director



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Leo R. Asuncion
Director
Office of Planning
State of Hawaii
P.O. Box 23359
Honolulu, Hawaii 96804

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawaii

Dear Mr. Asuncion:

Thank you for your letter dated February 29, 2016 (Ref. No. P-15054) regarding the subject pre-assessment consultation.

The forthcoming Draft EA will discuss the proposed project's conformance to the Hawai'i State Plan as well as Coastal Zone Management (CZM) objectives and policies. The subject document will also include an assessment and discussion of potential impacts that the project may have on coastal and marine resources.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Note/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Cramer, Howard Hughes Corporation

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

March 2, 2016

Mr. Earl Matsukawa, AICP
Project Manager
Wilson Okamoto Corporation
1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Matsukawa:

Subject: Block M Queen Street Improvements
Environmental Assessment Pre-Assessment Consultation
Honolulu, Oahu, Hawaii
TMK: (1) 2-3-003:087

The subject project is not expected to significantly impact the State highway facility. However, a permit from DOT Highways Division, is required for the transport of oversized and/or overweight materials and equipment on State highway facilities.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,


FORD N. FUCHIGAMI
Director of Transportation

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRIEL T. YOUNG

IN REPLY, PLEASE TO:
STP 8.1943





8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Ford N. Fuchigami
Director of Transportation
Department of Transportation
State of Hawai'i
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawai'i

Dear Mr. Fuchigami:

Thank you for your letter dated March 2, 2016 (STP 8.1943) regarding the subject pre-assessment consultation. We appreciate your determination that the proposed project will have no significant impact on State highway facilities. As necessary for the transport of any oversized and/or overweight materials and equipment for the proposed project, a permit will be obtained from the Department of Transportation Highways Division.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,


Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Crammer, Howard Hughes Corporation



Hawaiian Telcom

February 23, 2016

EM

Wilson Okamoto Corporation
1907 S. Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826
Attention: Mr. Earl Matsukawa, AICP

RECEIVED
FEB 26 2016
HAWAIIAN TELCOM CORPORATION

Dear Mr. Matsukawa:

Subject: Environmental Assessment (EA) Pre-Assessment Consultation
Block M Queen Street Improvements
Innovation Block at Lot C Master Plan
Tax Map Key (TMK): [1] 2-3-003-087
Honolulu, Oahu, Hawaii

Thank you for the opportunity to review and comment on the environmental assessment pre-assessment consultation phase for the subject project.

In response to your letters dated June 17, 2015 that were addressed to Gerald Noda and Winslow I. Tanabe, Hawaiian Telcom does not have any comments to offer at this time.

Please submit future correspondence to:

Jon Uyehara
Senior Manager – OSP Engineering
Network Engineering & Planning
P.O. Box 2200
Mail Code: HIA10
Honolulu, HI 96841

If you have any questions or require assistance in the future on this project, please call me at 546-7761.

Sincerely,

Les Loo
Network Engineer – OSP Engineering
Network Engineering & Planning

cc: File [Kakaako]

Always on.SM

PO Box 2200, Honolulu, HI 96841 hawaiiintel.com



8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Jon Uyehara
Senior Manager – OSP Engineering
Hawaiian Telcom, Network Engineering & Planning
P.O. Box 2200
Mail Code: HIA10
Honolulu, Hawaii 96841

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003-087, por. 2-3-003-103, and
por. 2-3-004-080
Honolulu, O'ahu, Hawaii

Dear Mr. Uyehara:

Thank you for your letter dated February 23, 2016 regarding the subject pre-assessment consultation.

We acknowledge that Hawaiian Telcom does not have any comments to offer on this project at this time. As advised, we will redirect future EA correspondence to Hawaiian Telcom to Mr. Jon Uyehara at the address provided.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

([http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental Notice/current_issue.pdf](http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental%20Notice/current_issue.pdf))

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Cramer, Howard Hughes Corporation





8206-28
April 23, 2016

1907 South Beretania Street
Artesian Plaza, Suite 400
Honolulu, Hawaii 96826 USA
Phone: 808.946.2277
Fax: 808.946.2253
www.wilsonokamoto.com

Mr. Randy Makizuru
Engineering Department
Oceanic Time Warner Cable
Randy.Makizuru@TWCable.com

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawai'i

Dear Mr. Makizuru:

Thank you for your e-mail transmittal dated February 18, 2016 regarding the subject pre-assessment consultation. The drawing you provided of Oceanic Time Warner Cable's (OTWC) aerial and underground facilities within the project area is appreciated and will be forwarded to the project designers for appropriate consideration. Howard Hughes Corporation has also been advised to inform their contractor to contact your One Call Center regarding the location of OTWC's underground facilities along Kamake'e and Queen Streets. OTWC's effort to coordinate relocation of their aerial facilities with the project's electrical consultant is also appreciated.

Your letter, along with this response, will be reproduced and included in the forthcoming Draft EA. It is anticipated that the Draft EA will be published and available for downloading, review and comment in the April 23, 2016 issue of the Office of Environmental Quality Control's (OEQC) Environmental Notice. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Note_current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,

Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Cramer, Howard Hughes Corporation

APPENDIX C:

Draft EA
Comment Letters and Responses

DAVID Y. KEE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

April 26, 2016

In reply, please refer to
File #
EPO 16-144

Mr. Earl Matsukawa
Vice President and Director
Wilson Okamoto Corporation
1907 South Beretania Street, Suite 400
Honolulu, Hawaii 96826
Email: ematsukawa@wilsonokamoto.com

Dear Mr. Matsukawa:

SUBJECT: Draft Environmental Assessment (DEA) for Block M Queen Street Improvements
Honolulu, Oahu
TMK: (1) 2-3-003:087

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEA to our office via the OEQC link:

http://oeqc.doh.hawaii.gov/Shared%20Documents/EA_and_EIS/Online_Library/Oahu/2016-04-23-OA-5E-DEA-Block-M-Queen-St-Improvements.pdf

EPO strongly recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/landuse>. Projects are required to adhere to all applicable standard comments. EPO has recently updated the environmental Geographic Information System (GIS) website page. It now compiles various maps and viewers from our environmental health programs. The eGIS website page will be continually updated so please visit it regularly at: <http://health.hawaii.gov/epo/edis>.

EPO also encourages you to examine and utilize the Hawaii Environmental Health Portal at: <https://eha-cloud.doh.hawaii.gov>. This site provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings.

We suggest you review the requirements for the National Pollutant Discharge Elimination System (NPDES) permit. We recommend contacting the Clean Water Branch at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov after relevant information is reviewed at:

1. <http://health.hawaii.gov/cwb>
2. <http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/standard-npdes-permit-conditions>
3. <http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/forms>

You may also wish to review the draft Office of Environmental Quality Control (OEQC) viewer at: <http://eha-web.doh.hawaii.gov/oeqc-viewer>. This viewer geographically shows where some previous Hawaii Environmental Policy Act (HEPA) (Hawaii Revised Statutes, Chapter 343) documents have been prepared.

In order to better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you

Mr. Earl Matsukawa
Page 2
April 26, 2016

to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: <http://www.epa.gov/ejscreen>.

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design. Thank you for the opportunity to comment.

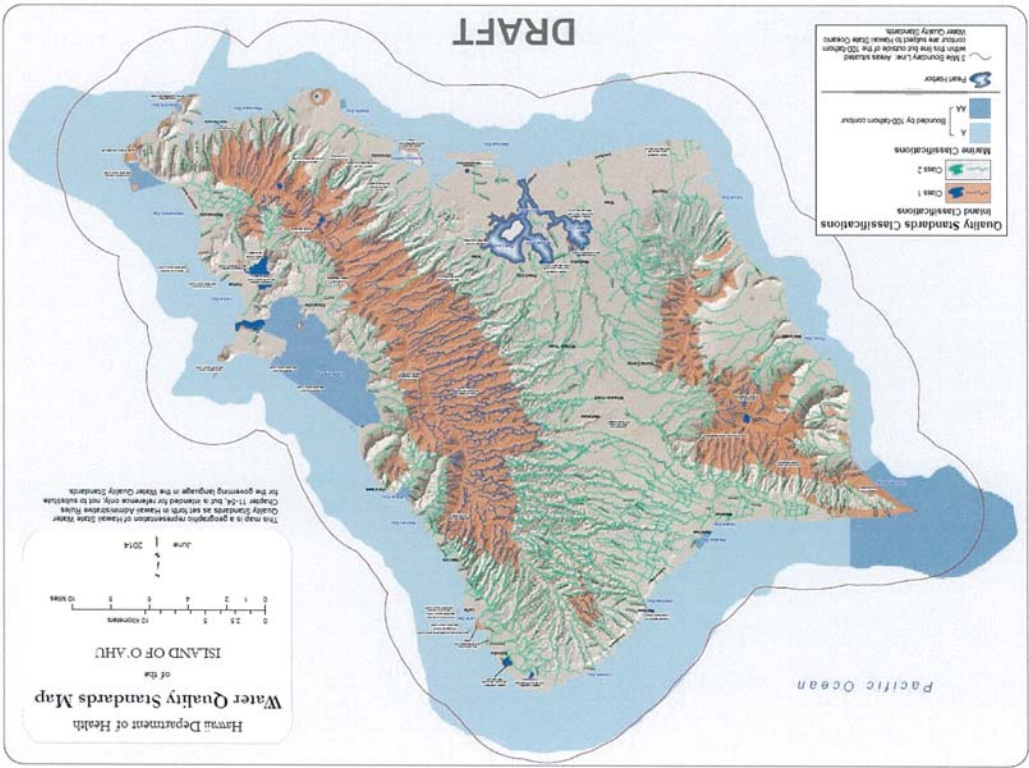
Mahalo nui loa,

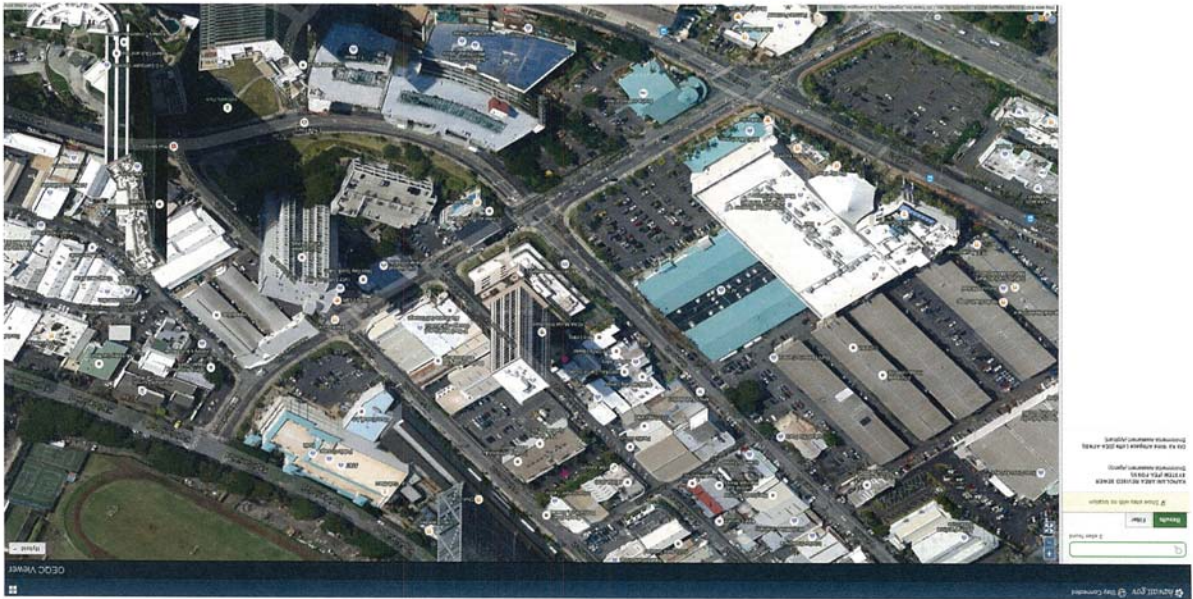
Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

LM:nn

Attachment 1: EPO Draft Environmental Health Management Map, Oahu
Attachment 2: Clean Water Branch: Water Quality Standards Map, Oahu
Attachment 3: Wastewater Branch: Recycled Water Use Map, Oahu
Attachment 4: OEQC Viewer Map of Project Area
Attachment 5: U.S. EPA EJSCREEN Report for Project Area

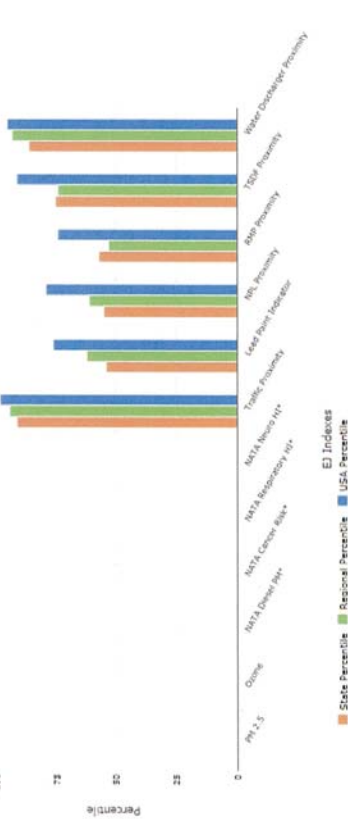
c: Lee Cranmer, Howard Hughes Corporation
Deepak Neupane, HCDA
DOH: CWB (via email only)





EJ Indexes	Selected Variables	Percentile in State	Percentile in EPA Region	Percentile in USA
EJ Index for Particulate Matter (PM 2.5)		N/A	N/A	N/A
EJ Index for Ozone		N/A	N/A	N/A
EJ Index for NATA Diesel PM*		N/A	N/A	N/A
EJ Index for NATA Air Toxics Cancer Risk*		N/A	N/A	N/A
EJ Index for NATA Respiratory Hazard Index*		N/A	N/A	N/A
EJ Index for NATA Neurological Hazard Index*		N/A	N/A	N/A
EJ Index for Traffic Proximity and Volume		91	94	68
EJ Index for Lead Plant Indicator		54	62	76
EJ Index for NPL Proximity		55	61	79
EJ Index for RMP Proximity		57	63	74
EJ Index for TSDF Proximity		55	61	74
EJ Index for Water Discharge Proximity		80	83	95

EJ Index for the Selected Area Compared to All People's Block Groups in the State/Region/US



This report shows environmental, demographic, and EJ indicator values. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile for ozone, this means that only 5 percent of the US population has a higher ozone group value than the average person in the location. This information is provided to help you understand the relative environmental and EJ conditions in your area. It is important to note that these percentiles are based on the entire US population, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.



Selected Variables	Raw data	State Average	%ile in State	EPA Region Average	%ile in EPA Region	USA Average	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5) (µg/m³)	N/A	N/A	N/A	0.28	N/A	0.78	N/A
Ozone (ppb)	N/A	N/A	N/A	46.7	N/A	46.1	N/A
NATA Diesel PM (µg/m³)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Air Toxics Cancer Risk (see per Mail*)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Respiratory Hazard Index*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Neurological Hazard Index*	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lead Plant Proximity and Volume (all year, count down to road)	1100	280	92	160	97	110	96
NPL Proximity (see source above)	0.11	0.17	50	0.26	46	0.3	36
RMP Proximity (see source above)	0.054	0.062	53	0.11	47	0.098	54
TSDF Proximity (see source above)	0.12	0.18	61	0.41	29	0.31	42
Water Discharge Proximity (count)	0.83	0.035	99	0.12	8	0.58	94
Demographic Indicators							
Demographic Index	56%	51%	63	46%	65	36%	79
Minority Population	83%	77%	52	57%	74	59%	80
Low Income Population	25%	26%	64	25%	46	34%	46
Uniquely Located Population	25%	15%	63	15%	40	14%	42
Population under Age 18	4%	6%	27	7%	20	7%	23
Population over Age 64	16%	14%	77	12%	85	13%	82

*The National-scale Air Toxics Assessment (NATA) environmental indicators and EJ indexes, when included, are based on the estimated concentration of ozone in the air, and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile for ozone, this means that only 5 percent of the US population has a higher ozone group value than the average person in the location. This information is provided to help you understand the relative environmental and EJ conditions in your area. It is important to note that these percentiles are based on the entire US population, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide a basis for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or discussion. It does not provide a basis for decision-making. For more information on the use of this tool, please see the EJSCREEN documentation. The data is provided for informational purposes only and is not intended to be used for legal or regulatory purposes. The data is provided for informational purposes only and is not intended to be used for legal or regulatory purposes. The data is provided for informational purposes only and is not intended to be used for legal or regulatory purposes.

For additional information, see: www.epa.gov/ejscreen

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or discussion. It does not provide a basis for decision-making. For more information on the use of this tool, please see the EJSCREEN documentation. The data is provided for informational purposes only and is not intended to be used for legal or regulatory purposes. The data is provided for informational purposes only and is not intended to be used for legal or regulatory purposes. The data is provided for informational purposes only and is not intended to be used for legal or regulatory purposes.

8206-28
May XX, 2016

Ms. Laura Leialoha Phillips McIntyre, AICP
Program Manager
Department of Health
Environmental Planning Office
P.O. Box 3378
Honolulu, Hawai'i 96801-3378

Subject: Environmental Assessment (EA) Pre-Assessment Consultation for
Block M Queen Street Improvements
Tax Map Keys (TMK): [1] 2-3-003:087, por. 2-3-003:103, and
por. 2-3-004:080
Honolulu, O'ahu, Hawai'i

Dear Ms. McIntyre:

Thank you for your letter dated April 26, 2016 (EPO 16-144) regarding the subject pre-assessment consultation. We offer the following in response to your comments:

The proposed project will adhere to all applicable standard comments outlined in the URL link provided in your letter. Further, the Department of Health's Hawai'i Environmental Health Portal and the updated Water Quality Standards Maps will be utilized as a reference resource throughout the design process for the subject project.

Your letter, along with this response, will be reproduced and included in the forthcoming Final EA. Notice that the Final EA is available for downloading, review and comment will be published in the Office of Environmental Quality Control's (OEQC) Environmental Notice, which is updated on the 8th and 23rd of each month. Please use the following link to view the current issue of the Notice:

(http://oeqc.doh.hawaii.gov/Shared%20Documents/Environmental_Notice/current_issue.pdf)

We appreciate your participation in the pre-assessment consultation review process.

Sincerely,



Earl Matsukawa, AICP
Project Manager

cc: Mr. Deepak Neupane, HCDA
Mr. Lee Crammer, Howard Hughes Corporation



WILSON OKAMOTO
C O R P O R A T I O N
I N N O V A T O R S • P L A N N E R S • E N G I N E E R S