

## FOR INFORMATION AND/OR DISCUSSION

### I. SUBJECT

Consultation Presentation, under Section 206E-13, Hawai‘i Revised Statutes, by Charles Kaneshiro, President and COO of G70 Designs, the consultant for the Department of Education, McKinley High School, Regarding Improvements to the Athletic Complex located at McKinley High School, which is in the Kaka‘ako Community Development District, at 1039 South King Street, Honolulu, Hawai‘i, 96813, and Further Described by Oahu TMK (1) 2-3-009: 001.

### II. FACTS

The DOE’s consultant, G70 Design (“Consultant”), has represented the following regarding the proposed improvements to McKinley High School, referred to hereinafter as the “Project”:

- Partial demolition of the existing building (Building Q) - the boys’ Physical Education (“P.E.”) Locker and Weight Room;
- Demolition of the existing maintenance /custodian cottage building;
- Construction of “Building 2”, a two-story P.E. and Athletic Building, located on the north side of the existing track and field. The first floor contains locker rooms, shower rooms, laundry rooms, restrooms, offices, fitness and weight training rooms, storage rooms, a janitor’s closet, a ticket booth, mechanical room, electrical room, and telecom room. The second floor will comprise of a press box accessible via an elevator. Fronting and affixed to the P.E. & Athletic Building will be stadium bleachers with 2,472 seats. Beneath these bleachers will be a service corridor providing access to a storage facility. The total floor area for this proposed building is 13,050 square feet and does not exceed 40 feet in height;
- Construction of “Building 1”, a single-story Athletic Training Facility with restrooms, storage room, and concession component. The total floor area for this proposed building is 4,348 square feet and does not exceed 40 feet in height;
- Construction of new stadium bleachers located south of the track and field with 642 seats;
- Installation of four light poles on the west and east ends of the north and south bleachers for the track and field;
- Construction of a perimeter fence (within the property); and
- Removal of some trees, repairing of landscaping damaged during construction and new grass and ground overs.

The State of Hawai‘i owns McKinley High School which is situated on a 45.65 acres (1,988,470 square feet) parcel of land that is bounded by South King Street to the north (“Mauka”), Pensacola Street to the east (“Diamond Head”), Kapiolani Boulevard to the south (“Makai”) and the Neal Blaisdell Center to the west (“Ewa”).

The Project is being presented in conformance with the Hawai‘i Revised Statutes (“HRS”), §206E-13, *Public Projects*, which states that any project or activity of any

county or agency of the State in a designated community development district shall be constructed, renovated, or improved in consultation with the Authority. (underlining added for emphasis)

The Project includes minor amendments to the McKinley High School Athletic Complex Master Plan, for which an Environmental Assessment (“EA”) was prepared in accordance with Chapter 343, HRS, and a Finding of No Significant Impact (“FONSI”) was published in the May 23, 2011, Environmental Notice. Furthermore, in conformance with HRS §206E-13, the DOE and McKinley High School presented the McKinley High School Athletic Complex Master Plan to the HCDA Authority on September 3, 2014. At the time, the presentation included information on the McKinley High School Synthetic Track Project that proposed to replace the existing dirt track and field grass with a synthetic surface track, synthetic turf field, perimeter sidewalk and associated lighting and safety fences. In addition, the tennis courts were also proposed to be relocated and a fourth tennis court to be added. As such, the DOE’s current proposal has previously been identified on the 2011 McKinley High School Athletic Complex Master Plan but only differs in size and/or location.

An EA for the Project, under the McKinley High School Athletic Complex Master Plan Amendment, was prepared in accordance with Chapter 343, HRS, and a FONSI was published in the February 23, 2021, Environmental Notice <sup>1</sup>.

The Project has also been reviewed and received approval from the State Historic Preservation Division Office.

### **III. DISCUSSION**

The Project is being reviewed pursuant to Chapter 15-217, Hawai‘i Administrative Rules (“HAR”), Mauka Area Rules (“MAR”). Under the MAR, the Project’s site is within the Thomas Square neighborhood zone, and an education use is an allowable use within the neighborhood. The Project is part of McKinley High School which has an existing floor area of 336,693 square feet.

The Project, an existing non-conforming use, conforms to the requirements of the MAR with respect to permitted uses, view corridor, yards, street setbacks, building height, density, landscaping, off-street parking, and loading. The Project is a public use and is exempt from public facilities dedication requirements, as set forth in Section 15-22-73 of the MAR. Similarly, the Project is not asking for any exemptions. The Project must comply with the applicable requirements of the MAR.

### **IV. RECOMMENDATIONS AND COMMENTS**

The staff has the following recommendation and comments:

- a. The Project shall comply with all applicable requirements of the MAR.
- b. The Project shall comply with all representations indicated under the Project proposal.

- c. The Project shall comply with all applicable State and City and County of Honolulu rules and regulations, including the rules of the State of Hawai‘i Department of Health pertaining to Community Noise, Title 11, HAR Chapter 11-46.
- d. The Applicant shall plan, design, implement, and maintain the Project site in accordance with the following City and County of Honolulu and State of Hawaii requirements and guidelines, as applicable, and as may be amended:
  - i. “Best Management Practices (BMP) Manual for Construction Sites,” August 2017;
  - ii. “Rules Relating to Water Quality,” December 2018;
  - iii. “Rules Relating to Storm Drainage Standards,” August 2017;
  - iv. The Revised Ordinances of Honolulu—for grading, specifically Chapter 14, “Public Works Infrastructure Requirements Including Fees and Services,” 1990 as amended;
  - v. Hawaii Administrative Rules, Title 11, Chapter 54 (11-54), “Water Quality Standards”;
  - vi. Hawaii Administrative Rules, Title 11, Chapter 55, “Water Pollution Control”—for construction runoff, specifically Appendix C- “National Pollutant Discharge Elimination System (“NPDES”) General Permit Authorizing Discharges of Storm Water Associated with Construction Activities”, Appendix F – “NPDES General Permit Authorizing Discharges of Hydrotesting Waters”, and Appendix G – “NPDES General Permit Authorizing Discharges Associated with Construction Activity Dewatering” (effective January 29, 2024).
- e. In the event any human skeletal remains are inadvertently discovered in the Project area, any activity in the immediate area that could damage the remains or the potential historic site shall cease, in accordance with the applicable rules and procedures for inadvertent discoveries then in effect.
- f. The discovery shall be reported as soon as possible to the DLNR, the appropriate medical examiner or coroner, and the Honolulu Police Department, pursuant to HRS § 6E-43.6 or the applicable rules and procedures for reporting inadvertent discoveries then in effect. The DLNR has jurisdiction over any inadvertent discovery of human skeletal remains over fifty-years old, and the protocol to be followed is set forth in HAR § 13-300-40, as may be amended.
- g. During evening events at the track and field, exterior lighting could impact neighboring properties, unless such lighting is shielded. All exterior lighting shall be completely shielded and not spill over to neighboring properties.
- h. A more appropriate and safer pedestrian experience, especially during events at the track and field, could be created by moving the existing fence in the Mauka direction, thereby creating a wider sidewalk. The DOE shall work with the HCDA staff to move the existing fence within the sewer easement so that the HCDA or other

government agencies may undertake the improvement of the sidewalk along Kapiolani Boulevard, recognizing that the DOE has concerns with affecting the Project and/or the McKinley High School Athletic Complex Master Plan proposal.

- i. Any other terms and conditions, as required by the HCDA Board or Staff, to implement the purpose and intent of the MAR.

A breach of any of the above shall be grounds for issuing a notice of violation.

**Citations:** <sup>1</sup> McKinley High School Athletic Complex Master Plan Amendment Finding of No Significant Impact published in the February 23, 2011, Environmental Notice. [https://files.hawaii.gov/dbedt/erp/Doc\\_Library/2021-02-23-OA-FEA-McKinley-High-School-Athletic-Complex-Master-Plan-Amendment.pdf](https://files.hawaii.gov/dbedt/erp/Doc_Library/2021-02-23-OA-FEA-McKinley-High-School-Athletic-Complex-Master-Plan-Amendment.pdf)

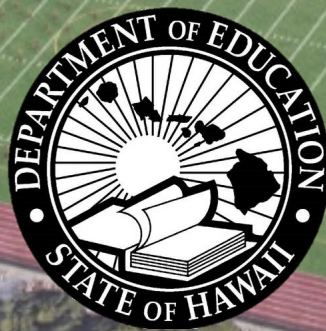
Attachments: Exhibit A – G70 Design submittal

Prepared By: Sery Berhanu, AICP, Planner *Sery Berhanu*

Reviewed By: Ryan Tam, AICP, PhD, Director of Planning and Development *RT*

# **McKINLEY HIGH SCHOOL ATHLETIC COMPLEX**

**Hawai'i Community Development Authority  
Development Permit Application  
TMK#: 2-3-009-001**



**August 2024**

<b><u>Table of Contents:</u></b>	<b>Page:</b>
Cover Letter	3-4
Project Authorization	5
Permit Application	6
Board of Water Supply - Confirmation of Water Availability	7-8
Letter Regarding an Approved Sewer Connection Application	9
HECO Verification of Service	10
Letter Regarding Telecom Capacity	11
Table 1: Project Summary and Entitlements	12-22
Table 2: Request for Improvement Permit, §15-217-80	23-24
Letter Regarding neighborhood Board Meeting	25
Neighborhood Board meeting Agenda	26-28
Neighborhood Board Meeting Minutes	29-33
SHPD Determination Letter of Concurrence and request for mitigation in the form of an AMP	34-36
SHPD AMP Approval Letter	37-38
Parking Assessment	39-41

**Appendix:**

- A. Final Environmental Assessment - Finding of no Significant Impact
- B. Final Archaeological Literature Review and Field Inspection Report
- C. Transportation Impact Analysis Report (TIAR)

August 14, 2024

TO: Craig K. Nakamoto  
Executive Director  
Hawaii Community Development Authority  
547 Queen Street  
Honolulu, Hawaii 96813

PROJECT NAME: McKinley High School Athletic Complex Improvements  
SUBJECT: Development Permit Application – Cover Letter

Dear Mr. Nakamoto,

Thank you for the opportunity to meet with you and introduce this project. We truly appreciate your time.

**BACKGROUND:**

We were informed by HCDA that a review letter from SHPD would be required. SHPD had completed their review of the project and issued a Letter of Concurrence on September 30, 2022, with mitigation in the form of archaeological monitoring for the proposed project. The Archeological Monitoring Plan (AMP) was requested by SHPD via HICRIS on 10/17/22. A draft AMP was submitted for SHPD review and accepted on 3/22/24, having met the minimum requirement of HAR §13-279-4. Please see letter within (p. 37-38) confirming that the project work may proceed.

Located on McKinley High School campus, within the Thomas Square Neighborhood Zone, the work under scope of this project will conform to HCDA's Mauka Area Rules by meeting the requirements of Subchapter 2, Regulating Plan and Neighborhood Zones; and Subchapter 4, Area-Wide Standards.

The two buildings that comprise the proposed project are entirely within the McKinley High School Campus and do not have any street frontage. One of them is a single-story Athletic Training Facility with a restroom and concessions component. The other building has a built-in 2,472-seat bleacher (see T-010) and contains athletic locker rooms, showers, restrooms, offices, storage, and a press box on the second floor. Both buildings are built of architectural concrete masonry, with a concrete sub-structure to support the bleacher and a metal deck roof. There is an additional 642-seat visitor bleacher.

This project will further align with the Mauka Area Rules by:

1. Providing bleacher seating and facilities for athletic games and events for the students of McKinley High School, and access to these athletic events for the residents of Mauka Area via walking, bicycling, or public transit.
2. Providing access to a wider range of performance and entertainment events for residents by creating a venue with bleachers totaling 3,114 seats (see T-010) restrooms, concession, and support facilities that can accommodate occasional public events if approved by the school.
3. Maintaining major view planes by not maximizing the allowable building height (40' is the maximum proposed height, while 250' and 65' are allowable at portions of site).

4. Maintaining a pedestrian friendly scale. (The project has no street frontage, but it is visible from Kapiolani Boulevard across the football field.)
5. Maintaining a low FAR (The proposed permitted work results in a density of 0.18 FAR, which does not exceed the maximum 5.5 FAR allowed for the property, see calculation below)

Existing approximate floor area of buildings on campus: 327,859 SF

Parking structures=2 PV canopies x 4,417 SF ea = 8,834 SF

Proposed Building 1: 4,348 SF

Proposed Building 2: 13,050 SF

Total approximate new floor area on campus: 354,091 SF

FLOOR AREA RATIO CALCULATION:

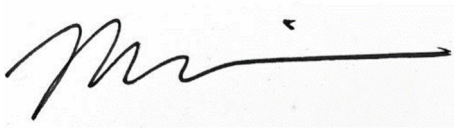
FAR = total approximate floor area on campus ÷ lot area

FAR = 354,091 ÷ 1,988,470

FAR = 0.18 (does not exceed the maximum 5.5 far allowed for the property)

6. Not impeding the Mauka Makai view corridor, as the project is entirely within the school campus.
7. Not impacting the existing parking. (See parking assessment letter on p. 39 for calculations showing that group assembly requirements are met for the bleacher.)

Sincerely,



**Alisa Mills, ASSOCIATE AIA, MEM**

Architect

111 S. King Street, Suite 170

Honolulu, Hawaii 96813

t 808.523.5866

d 808.441.1628

m 808.366.0288

e [alisam@g70.design](mailto:alisam@g70.design)

[www.G70.design](http://www.G70.design)

attachments: copy of SHPD letter of conformance

cc: Mitch Tamayori (DOE Project Coordinator)





PROJECT AUTHORIZATION
Mauka & Makai Areas



Application No. \_\_\_\_\_

PROPERTY INFORMATION:

Site Address: 1039 S King St, Honolulu, HI 96814
Tax Map Key: TMK#: 2-3-009-001
Lot Size: 45.6490 acres (1,988,470 SF)
Neighborhood Zone: Thomas Square
Present Use of Property and/or Buildings: McKinley High School: Current land use is Educational Facilities.
The site is adjacent to the existing athletic field and existing tennis courts.

LANDOWNER:

Name: State of Hawaii, Department of Education
Mailing Address: 3633 Waialae Avenue, Honolulu, Hawaii 96816
Telephone: (808) 784-5040 Email: mitch.tamayori@k12.hi.us (Project Coordinator)

APPLICANT:

Name: G70 Design
Mailing Address: 111 South King Street, Suite 170, Honolulu, Hawaii 96813
Telephone: 808.441.1628 Email: alisam@g70.design

AGENT:

Name: G70 Design
Mailing Address: 111 South King Street, Suite 170, Honolulu, Hawaii 96813
Telephone: 808.441.1628 Email: alisam@g70.design

SIGNATURE:

Jadine Urasaki, FDB Public Works Administrator
Landowner: (Print & Sign)
Alisa Mills
Applicant: (Print & Sign)

Jadine Urasaki
Jadine Urasaki (Aug 14, 2024 13:29 HST)

Aug 14, 2024
Date
Aug 14, 2024
Date



**Hawaii Community Development Authority**  
 Planning Office  
 461 Cooke Street  
 Honolulu, Hawaii 96813  
 (808) 594-0340 FAX (808) 594-0299



**PERMIT APPLICATION**

**APPLICANT INFORMATION**

Applicant Alisa Mills  
 Mailing Address 111 S. King Street, Suite 170  
Honolulu, Hawaii 96813  
 Telephone No. 808.441.1628 (w) 808.366.0288 (m)  
 Project Site Address 1039 South King Street, Honolulu, HI 96814  
 Land Owner State of Hawaii DLNR  
 Address \_\_\_\_\_

**TYPE OF REQUEST**

- Rules Clearance
- Improvement Permit
- Development Permit
- Conditional Use Permit
- Conditional Use of Vacant Land
- Temporary Use
- Development (Makai)
- Other \_\_\_\_\_

Description of Work to be Done The proposed work includes two new buildings. Building 1 includes an Athletic Training Facility, Concession, and restrooms. Building 2 includes Boys' and Girls' lockers and showers; offices; storage; and provides new built-in concrete bleacher seating for the existing athletic field. A portion of existing Bldg Q will be demolished to accommodate the new buildings.

**PARCEL INFORMATION**

Tax Map Key: 2-3-009-001:0000  
 Neighborhood Zone: Thomas Square

**PROJECT INFORMATION**

**Existing Use and Floor Area (s.f.)**

- Commercial \_\_\_\_\_
- Industrial \_\_\_\_\_
- Residential \_\_\_\_\_
- Other 336,693 SF
- TOTAL 336,693 SF

**Nature of Work**

- New Building \*     Repair
- Addition \*         Electrical
- Demolition          Plumbing
- Alteration \_\_\_\_\_
- Other \_\_\_\_\_

**Proposed Use and Floor Area (s.f.)**

- Commercial \_\_\_\_\_
- Industrial \_\_\_\_\_
- Residential \_\_\_\_\_
- Other 17,398 SF
- TOTAL 354,091 SF

**Notes:** (Existing area includes all buildings on campus, calculated from existing site plans and visual confirmation of the number of stories of each existing building. Existing and New Floor Area are both for Education use.)

**NOTE TO APPLICANT**

1. Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
2. Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District.  
  
**For approval of building permits, submit the building permit application form and the following sets of plans:**
  - Building Department copy
  - Job site copy
  - HCDA copy (if applicable)
3. For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent):  Date: 08.14.2024  
 Print name: Alisa Mills Telephone No.: 808.441.1628

**FOR HCDA USE ONLY:**

Permit Fee: \_\_\_\_\_ Paid by: \_\_\_\_\_

Landowner's Consent (if applicable): \_\_\_\_\_

Section 206E-5.6 (if applicable): \_\_\_\_\_

Reviewed By HCDA: \_\_\_\_\_ Date: \_\_\_\_\_ Date: \_\_\_\_\_

HCDA Approved

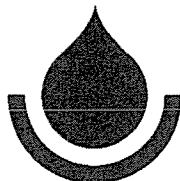
**BOARD OF WATER SUPPLY**  
**KA 'OIHANA WAI**  
**CITY AND COUNTY OF HONOLULU**

630 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96843  
Phone: (808) 748-5000 • www.boardofwatersupply.com

RICK BLANGIARDI  
MAYOR  
*MEIA*

ERNEST Y. W. LAU, P.E.  
MANAGER AND CHIEF ENGINEER  
*MANAKIA A ME KAHU WILIKI*

ERWIN KAWATA  
DEPUTY MANAGER  
*HOPE MANAKIA*



NĀ'ĀLEHU ANTHONY, Chair  
KAPUA SPROAT, Vice Chair  
BRYAN P. ANDAYA  
JONATHAN KANESHIRO  
EDWIN H. SNIFFEN, Ex-Officio  
GENE C. ALBANO, P.E., Ex-Officio

December 27, 2023

RECEIVED

JAN 02 2024

G70

Ms. Alisa Mills  
G70  
111 South King Street, Suite 170  
Honolulu, Hawai'i 96813

Dear Ms. Mills:

Subject: Your Letter Dated December 12, 2023 Regarding Availability of Water for the McKinley High School Athletic Complex Project at 1039 South King Street Tax Map Key: 2-3-009: 001

Thank you for your letter regarding the proposed two-building athletic complex project.

The existing water system is currently adequate to accommodate the proposed development. However, please be advised that the existing Honolulu water system capacity has been reduced due to the shut-down of the Halawa Shaft pumping station as a proactive measure to prevent fuel contamination from the Navy's Red Hill Bulk Storage Tank fuel releases. The final decision on the availability of water will be confirmed when the building permit application is submitted for approval, pending evaluation of the water system conditions at that time on a first-come, first-served basis. The Board of Water Supply (BWS) reserves the right to change any position or information stated herein up until the final approval of the building permit application.

We continue to request 10% voluntary water conservation of all customers until new sources are completed and require water conservation measures in all new developments. If water consumption significantly increases, progressively restrictive conservation measures may be required to avoid low water pressures and disruptions of water service.

Ms. Alisa Mills  
December 27, 2023  
Page 2

Presently, there is no moratorium on the issuance of new and additional water services. Water distributed via the BWS water systems remains safe for consumption. The BWS is closely monitoring water usage and will keep the public informed with the latest findings. Please visit our website at [www.boardofwatersupply.com](http://www.boardofwatersupply.com) and [www.protectoahuwater.org](http://www.protectoahuwater.org) for the latest updates and water conservation tips.

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

Water conservation measures are required for all proposed developments. These measures include utilization of nonpotable water for irrigation using rain catchment, drought tolerant plants, xeriscape landscaping, efficient irrigation systems, such as a drip system and moisture sensors, and the use of Water Sense labeled ultra-low flow water fixtures and toilets.

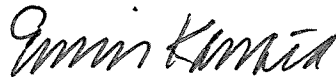
The proposed project is subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Applications.

The construction drawings should be submitted for our approval, and the construction schedule should be coordinated to minimize impact to the water system.

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

If you have any questions, please contact Barry Usagawa, Water Resources Division at (808) 748-5900.

Very truly yours,



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

**Sewer Connection Application:**

On December 14, 2023 had a phone discussion with a representative from City Wastewater regarding the requirement for an approved SCA (Sewer Connection Application) for the McKinley HS Athletic Complex project.

The City Wastewater representative confirmed that an SCA is not necessary for this project, as the sewer connection is internal to the school campus, and no new connection is required. (Only BWS approval on the DPP Permit application is required for City Wastewater Branch sign-off.)

In response to my request for an existing SCA for the campus, the representative explained that SCA approvals are valid for two years post-approval and are specific to new connections. Given that our project does not necessitate a new SCA, he did not see how any existing, expired SCA unrelated to the project would be needed for its approval, and was unable to provide one.

The representative kindly provided a direct contact number at City Wastewater, and welcomed HCDA to seek further clarification if needed: 808-768-8210.

Should you require any additional information or clarification from our end, please do not hesitate to reach out. We remain committed to ensuring compliance and smooth progress for the Athletic Complex project. I look forward to your guidance and resolution regarding the SCA requirement.

Kind regards,



Alisa Mills, AIA, MEM  
Architect  
t 808.441.1628  
e alisam@g70.design



December 13, 2023

Wing Hong Wong  
WSP USA Inc.  
1001 Bishop Street #2400  
Honolulu, Hawaii 96813

Dear Mr. Wong,

Re: Service Availability  
ASOH DOE McKinley High School Stadium  
1039 S. King Street, Makiki  
T.M.K.: 1-2-3-009-001  
Hawaiian Electric Project No.: 6115129/3069151

This letter confirms that Hawaiian Electric Company, Inc. has the infrastructure and the capacity to adequately provide for the new service as requested for this project based on the information provided below.

- Total connected lighting and miscellaneous load is 266 kW.
- The service for this installation will be 277/480 volts, 3-phase, 4-wire.

Should you have any questions you may contact me at [j.sasaki@hawaiianelectric.com](mailto:j.sasaki@hawaiianelectric.com)

Sincerely,

**Sasaki,  
Jarret**

Digitally signed by  
Sasaki, Jarret  
Date: 2023.12.13  
21:35:08 -10'00'

Jarret Sasaki  
Designer Planner  
Customer Engineering  
Planning & Design Division

WSP USA Inc.  
HECo Request No.: 6115129/3069151

**Telecom:**

The project's telecom system only connects back to the school's Main Distribution Frame (MDF), so no utility provider was involved in the design process. Therefore, a letter confirming sufficient capacity from the utility company is not available.

The entity involved in approving the design was DOE's Enterprise Infrastructure Systems Branch (EISB), part of the Office of Information Technology Services. The size and number of conduits connecting the new buildings to the existing MDF, as well as the conduit path and other requirements, was deemed sufficient for immediate needs and for future expansion by EISB in accordance with DOE cabling specifications.

For clarification, or additional information regarding the internal capacity of the school, please reach out to Aaron Obayashi of EISB:

Aaron Obayashi  
Department of Education  
Enterprise Infrastructure Services Branch  
Phone: (808) 594-2185  
Email: aaron.obayashi@k12.hi.us

Thank you,



Alisa Mills, AIA, MEM  
Architect  
t 808.441.1628  
e alisam@g70.design


<b>Table 1: PROJECT SUMMARY AND ENTITLEMENTS</b>				
<b>Category</b>	<b>Mauka Area Rules Hawaii Adminis-</b>	<b>Required/Allowable</b>	<b>Proposed</b>	<b>Comments</b>
<b>Neighborhood Zone</b>	§15-217-23 and Figure 2 Regulating Plan	Thomas square zone	Thomas square zone	
<b>Site Area</b>	N/A	N/A	Lot size is 1,988,470 SF.	
<b>Land Uses</b>	§15-217-26 and Figure 8 Land Use	Residential (except single family); Administrative; Goods and Services; Civic; Civil Support; <b>Educational</b> ; and Industrial	Educational	



<p><b>Floor Area &amp; Density</b></p>	<p>Figure NZ.3D. Building Form</p>	<p>Max. FAR=5.5</p>	<p>Proposed FAR=0.18          Existing approximate floor area of buildings on campus: 327,859 SF          Parking structures=2 PV canopies x 4,417 SF ea = 8,834 SF          Proposed Building 1: 4,348 SF          Proposed Building 2: 13,050 SF          Total approximate new floor area on campus: 354,091 SF</p> <p><u>FAR CALCULATION:</u>          FAR = total approximate floor area on campus ÷ lot area          FAR = 354,091 ÷ 1,988,470  <b>FAR = 0.18</b> (does not exceed the maximum 5.5 far allowed for the property)</p>	
<p><b>Maximum Height</b></p>	<p>Figure 7 Maximum Height Plan, &amp; Figure NZ.3D. Building Form</p>	<p>100' within 200' deep from Pensacola St, and 250' at the rest of the site</p>	<p>Proposed max. height = 40'          (See AB-202, height at elevator roof)</p>	
<p><b>Building Type</b></p>	<p>§15-217-24, Figure NZ.3A. Building Types, &amp; Figures BT.1 to BT.11</p>	<p>Podium High Rise - 400'          Urban Block -100'          Lei Building - 100'          Courtyard Building - 65'          Duplex, Triplex, and Quadplex - 65'          Townhouse - 65'          Tropical Urban Court- 65'</p>	<p>N/A</p>	<p>The proposed project has no street frontage, so the diagrams do not apply. See T-009 Site Plan.</p>
<p><b>Thoroughfare plan and standards</b></p>	<p>§15-217-39, &amp; Figure 3 Throughfare Plan</p>	<p>N/A</p>	<p>N/A</p>	<p>The proposed project has no street frontage. It is within the McKinley HS campus. No changes to existing thoroughfare. See T-009 Site Plan.</p>

<b>Frontage Types</b>	§15-217-25, Figure NZ.3B. Frontage Types, & Figures FT.1 to FT.12	Stoop; Dooryard; Forecourt; Shopfront; Terrace	N/A	The proposed project has no street frontage. It is within the McKinley HS campus. See T-009 Site Plan.
<b>Frontage Occupancy</b>	Figures BT.I to BT.11 & Figure NZ.3C Building Placement	N/A	N/A	The proposed project has no street frontage. It is within the McKinley HS campus. See T-009 Site Plan.
<b>Building Placement</b>	§15-217-53, Figure 12 Building Placement and Encroachments, Figure 13 Pedestrian Zone Treatment, Figure 14 Pedestrian Zone Fixtures, & Figure NZ3,	N/A	N/A	The proposed project has no street frontage. It is within the McKinley HS campus, 188'-11" away from Pensacola St. and approx. 358'-6" away from Kapiolani Blvd. See T-008 Campus Site Plan.
<b>Building Form</b>	§15-217-54, Figure 11 Illustrative Building Form, Figures BT.I to BT.11, & Figure NZ3D. Building Form	N/A	N/A	The proposed project has no street frontage, so Figure 11 and Figures BT.I to BT.11, & Figure NZ3D do not appear to apply. See T-009 Site Plan.

<p><b>Architectural Design</b></p>	<p>§15-217-55</p>	<p>§15-217-55 (e)(1) Fences, walls, and hedges may be constructed or installed to a height of six feet in any side yard or rear yard and to a height of four feet in any portion of a front yard or a side yard that faces a thoroughfare</p> <p>§15-217-55 (j)(2)(A) Windows shall have the highest reasonably possible visual light transmission level, while still complying with the state energy code or other government requirements, including those for solar heat gain coefficients</p> <p>§15-217-55 (j)(4) Vinyl window frames are prohibited</p>	<p>Along thoroughfares surrounding the project, there is an existing 6' high un-conforming fence to remain. Within the campus, the existing fence will be modified to accommodate the new buildings and will match the existing 6' metal picket fence.</p> <p>Specifications require glazing units to have Low-E Solarban 70 XL coating resulting in 64% VLT. However, views into the building would not be possible even with greater VTL levels due to distance from the street and building orientation. (The proposed buildings are 188'-11" away from Pensacola St. and approx. 358'-6" away from Kapiolani Blvd. (See T-008), and most windows face toward the school, away from the street, into campus walkways.</p> <p>Windows are aluminum, see A-801 and A-802.</p>	
<p><b>Landscaping</b></p>	<p>§15-217-56, Figure 6 Street Trees, &amp; Figures BT.1 to BT.11</p>	<p>§15-217-56 (c) Landscaping shall have an automatic irrigation system with a rain or moisture sensor</p>	<p>Proposed landscaping is connecting to an existing irrigation system. Per the irrigation legend on sheet L010 Record Irrigation Plan and Legend, there is an existing rain sensor (called out as Irrigation Conduit on the irrigation legend).</p>	<p>Landscaping complies</p>

<p><b>Recreation Space</b></p>	<p>§15-217-56</p>	<p>(d) Residential projects requiring a development permit shall provide fifty-five square feet of recreation space per dwelling unit.</p>	<p>N/A</p>	<p>Not a residential project</p>
<p><b>Parks and Open Space</b></p>	<p>§15-217-27, Figure 10 Park and Civic Space Typologies, &amp; Figures BT.1 to BT.11</p>	<p>§15-217-27 (c) Any improvement project performed on any park or open space shall require the executive director's approval of a rules clearance pursuant to section [15-217-79] 15-217-78.1 (rules clearance), without public hearing, when in compliance with all standards of this chapter.</p>	<p>The project is on the edge of the open space area encompassing McKinley sports fields. It is for educational use (permissible under §15-217-27 (d)(4)(A)(v)), and it makes the open spaces more functional. The Athletic Training Center serves all athletes including football, tennis, and baseball players, and the bleacher, concession, and restrooms make the football field usable for games, which are currently played at other high schools for lack of facilities.</p>	<p><b>FIGURE 4: PARKS AND OPEN SPACE PLAN</b></p>  <p>Proposed buildings 1&amp;2</p>
<p><b>Off-Street Parking</b></p>	<p>§15-217-63, Figure 9 Off Street Parking Placement, &amp; Figures BT.1 to BT.11</p>	<p>(a) Applicability. This section applies to all new principal buildings in the mauka area or additions to buildings on properties that exceed twenty-five per cent of the existing floor area on said property.</p>	<p>N/A</p>	<p>The proposed improvement project does not increase the existing floor area by 25% or more. However, existing parking is sufficient for proposed uses. See "Parking Assessment Letter"</p>
<p><b>Off-Street Loading</b></p>	<p>§15-217-63</p>	<p>N/A</p>	<p>N/A</p>	<p>The proposed work does not impact existing loading as permitted in the past. The new buildings, for Educational use, do not require loading stalls.</p>

<b>Bicycle Parking</b>	§15-217-63	N/A	N/A	The proposed work does not impact existing bicycle parking on campus
<b>Adequate Infrastructure</b>	§15-217-57	(b) This section shall be applicable to the central [Kakaako] Kaka'ako neighborhood zone only.	N/A	Proposed project is in the Thomas Square Neighborhood Zone
<b>Large Lots</b>	§15-217-58	(b) Applicability. [...] The following standards shall apply to large lot projects (i.e., larger than 140,000 square feet).	N/A	The proposed work is an improvement on an existing campus, not a new development. It does not trigger any changes to the thoroughfare.
<b>Green building standards</b>	§15-217-59	(b) Applicability. This section applies to all new buildings and additions and renovations of existing buildings that increase the existing floor area by 25% or more	N/A	Proposed improvement project does not increase the existing floor area by 25% or more. (Approx. existing area of buildings on campus: 327,859 SF Proposed New Bldg 1&2: 4,348 SF + 13,050 SF = 17,398 SF <b>New area = 5.3% of existing)</b>
<b>Encroaching elements</b>	§15-217-60, & Figure 12 Building Placement and Encroachments	§15-217-60 Encroaching elements. Architectural features may encroach beyond a required build to line, as designated in Figure 12	N/A	The proposed project has no street frontage.

<b>Public facilities dedication fee</b>	§15-217-65	§15-217-65 (a) Applicability. This section shall apply to any [...] improvement project within the mauka area that increases the existing floor area by more than 25%	N/A	Proposed improvement project does not increase the existing floor area by 25% or more.
<b>Flood zones</b>	§15-217-61, & Figure 15	(b) Applicability. The following standards apply to all new buildings within an identified Honolulu or FEMA flood zone that are required by code to have raised ground floors.	N/A	The proposed work is located in flood zone X. Flood zone X is beyond 500 year flood plain. There is no requirement to raise the building.
<b>Historical and Cultural Sites</b>	§15-217-62	A written letter of concurrence from SHPD or adequate documentation that the applicant has complied with the requirements of Chapter 6E-10, HRS, shall be included with the permit application.	SHPD had completed a review of the project and issued a Letter of Concurrence on September 30, 2022, with mitigation in the form of archaeological monitoring requested within the concurrence letter. The Archeological Monitoring Plan (AMP) was submitted for SHPD review and accepted on 3/22/24, having met the minimum requirement of HAR §13-279-4.	See SHPD Determination Letter of Concurrence and AMP request, p.34-36  See AMP acceptance letter within (p. 37-38) confirming that the project work may proceed.
<b>Incentive Zones</b>	§15-217-28, Figure IZ.1 Incentive Zones, Figure IZ.2 Incentive Zoning Table, Figure IZ.3 Approved Public Facilities List	N/A	N/A	Project is outside of incentive zones

<b>Improvement and Development Permits</b>	§15-217-80(d), Required Findings	1. <b>Mauka Area Plan consistency:</b> That the proposal complies with and advances the goals, policies and objectives of the Mauka Area Plan.	The proposal complies with and advances the goals, policies, and objectives of the Mauka Area Plan in the following ways:  (3.1) It improves the neighborhood by adding necessary public facilities for school sports games, educational facilities, and community facilities for events (with school approval)  (3.2) It is within walking and biking distance for local residents.  (4.0, 5.1) As an improvement to an existing nonconforming campus, with no street front, the Regulating Plan does not apply. Nonetheless, the project recognizes its aesthetic importance due to adjacency with important cultural venues like the Blaisdell Center, conforms to building height standards, and preserves the existing landscaping and fencing of enhanced appearance and quality along Kapiolani and Pensacola	(3.1, 3.2, 4.0, 6.0) See renderings
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<p><b>Improvement and Development Permits (continued)</b></p>	<p>§15-217-80(d), Required Findings (continued)</p>	<p><b>2. Mauka Area Rules consistency:</b> That the proposal will protect, preserve, or enhance desirable neighborhood characteristics through compliance with the standards and guidelines of the Mauka Area Rules.</p>	<p>2. The proposal will protect, preserve, or enhance desirable neighborhood characteristics through compliance with the standards and guidelines of the Mauka Area Rules:</p> <p>(6.0)The Athletic Complex does not impede views of the existing open spaces on the campus. The small visitor bleacher on the Kapiolani side of the field is only 48” high, so it is visually screened by the existing landscaping. The new buildings are carefully sited on the far side of the field to preserve almost all existing open space.</p> <p>9.1 The project is not within the historic portion of McKinley H.S. campus, and the SHPD review determined it complies with regulations of Section 106 of the National Historic Preservation Act, as amended, and Chapter 6E, HRS:</p> <p>10.1 The Athletic Complex will preserve the safety of residents and school students and employees by maintaining the existing perimeter fence, which is linear along thoroughfares without nooks where someone can establish temporary residence or harm passers-by. Four new light poles will ensure adequate lighting. As part of a public school, the site conforms with ADA requirements and provides a safe and secure environment for children and adults, including the differently abled.</p>	<p>(3.1, 3.2, 4.0, 6.0) See renderings</p> <p>(9.1) Refer to p.34-36, the SHPD Letter of Concurrence. Page 1, Project Description includes the “construction of a two-story Physical Education and Athletic Building ...construction of north and south stadium bleachers (3,444 seats), [and] a maximum of eight light poles” which was approved pending the approval of the submitted Archeological Monitoring Plan.</p> <p>Page 2, paragraph 3, states “Building Q, the Boy’s PE Locker and Weight Room (1957) is defined as a historic property per §6E-2, HRS. The proposed project proposes to partially demolish the building. Building Q is unremarkable in design and was not designated as a contributing resource to the McKinley High School Historic Register Nomination. The proposed alteration to Building Q will not affect the design, materials, workmanship, location, setting, association, and feeling of the school campus.”</p>
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<p><b>Improvement and Development Permits (continued)</b></p>	<p>§15-217-80(d), Required Findings (continued)</p>	<p>3. <b>Compatibility:</b> That the proposal will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.</p> <p>4. <b>Climate adaptation:</b> The proposal has considered climate change, sea level rise, and climate resilient development in the design and siting of buildings.</p>	<p>3. The proposed project will not have a substantial adverse effect on surrounding land uses as the proposed Educational Facilities use is compatible with the existing and planned uses in the Thomas Square Neighborhood Zone.</p> <p>4. The proposed project has considered climate change, sea level rise, and climate resiliency:</p> <p>It meets 2018 IECC (International Energy Conservation Code) w/ State of Hawaii Amendments.</p> <p>To enhance energy efficiency, the project has white roofs, glazing with low-E Solarban 70 XL coating, and deep overhangs over all glazing, particularly on the North elevation.</p> <p>“Solatube” light pipes bring natural sunlight into the locker rooms to reduce the need for electrical lighting. Sea level rise is not directly addressed in this project -- while it may pose a potential future challenge for the entire school, this improvement is focused on enhancing the existing facilities, ensuring their continued operation for the foreseeable future.</p>	
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<b>Nonconformities</b>	§15-217-91	(e)(1) Continuance of non-conforming structures. Subject to the provisions of section 15-217-91(b), any nonconforming structure may be occupied, operated, and maintained in a state of good repair	The nonconforming fence is to remain. The structures are also nonconforming as they do not meet HCDA's building type, placement, and frontage requirements.	The use is consistent with allowable uses for Thomas Square Zone. The new buildings are on an existing nonconforming campus.
<b>Joint Development of two or more adjacent zoning lots</b>	§15-217-94	(a) Whenever two or more lots are developed in accordance with the provisions of this section, they shall be considered and treated as one "development lot" for purposes of this chapter.	N/A	The proposed buildings are on a single lot.

Table 2: Request for Improvement Permit, §15-217-80	
MAUKA AREA RULES REFERENCE:	PROJECT COMPLIANCE AND FINDINGS:
<p>§15-217-80(d)(1), Improvement Permit, Required Findings: Mauka Area Plan consistency. That the proposal complies with and advances the goals, policies and objectives of the Mauka Area Plan.</p>	<p>The proposed project, <u>McKinley High School Athletic Complex</u>, complies with and advances the goals, policies and objectives of the <u>Thomas Square</u> Neighborhood zone by:</p> <ol style="list-style-type: none"> <li>1. Providing bleacher seating and facilities for athletic games and events for the McKinley High School students, and access to these athletic events for the Mauka Area residents via walking, bicycling, or public transit.</li> <li>2. Providing access to a wider range of performance and entertainment events for residents by creating a venue with bleachers totaling 3,114 seats (see T-010), restrooms, concession, and support facilities that can accommodate occasional public events if approved by the school.</li> <li>3. Maintaining major view planes by not maximizing the allowable building height (40' is the maximum proposed height, while 250' and 65' are allowable at portions of site).</li> <li>4. Maintaining a pedestrian friendly scale. (The project has no street frontage, but it is visible from Kapiolani Boulevard across the football field.)</li> <li>5. Maintaining a low FAR (The proposed permitted work results in a density of 0.18 FAR, which does not exceed the maximum 5.5 FAR allowed for the property, see calculation below)           <ul style="list-style-type: none"> <li>Existing approximate floor area of buildings on campus: 327,859 SF</li> <li>Parking structures=2 PV canopies x 4,417 SF ea = 8,834 SF</li> <li>Proposed Building 1: 4,348 SF</li> <li>Proposed Building 2: 13,050 SF</li> <li>Total approximate new floor area on campus: 354,091 SF</li> </ul> <p style="margin-left: 20px;">FAR CALCULATION:            FAR = total approximate floor area on campus ÷ lot area            FAR = 354,091 ÷ 1,988,470  <b>FAR = 0.18</b> (does not exceed the maximum 5.5 far allowed for the property)</p> </li> <li>6. Not impeding the Mauka Makai view corridor, as the project is entirely within the school campus.</li> <li>7. Not impacting the existing parking. (While parking is not required, a parking assessment is provided on p. 39-41 showing that existing parking is sufficient for the bleacher.)</li> </ol>

<p>§15-217-80(d)(2), Improvement Permit, Required Findings: Mauka Area Rules consistency. That the proposal will protect, preserve, or enhance desirable neighborhood characteristics through compliance with the standards and guidelines of the Mauka Area Rules.</p>	<p>The proposed project, <u>McKinley High School Athletic Complex</u>, complies with all applicable Mauka Area Rules, See Table 1.</p>
<p>§15-217-80(d)(3), Improvement Permit, Required Findings: Compatibility. That the proposal will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.</p>	<p>The proposed project, <u>McKinley High School Athletic Complex</u>, will not have a substantial adverse effect on surrounding land uses as the proposed Educational Facilities use is compatible with the existing and planned uses in the Thomas Square Neighborhood Zone.</p>
<p>15-217-80(d)(4), Improvement Permit, Required Findings: Climate adaptation. The proposal has considered climate change, sea level rise, and climate resilient development in the design and siting of buildings.</p>	<p>The proposed project, <u>McKinley High School Athletic Complex</u>, has considered climate change, sea level rise, and climate resiliency. It meets 2018 IECC (International Energy Conservation Code) w/ State of Hawaii Amendments. As part of meeting the energy efficiency goals, the project has white roofs, glazing with low-E Solarban 70 XL coating, and deep overhangs over all glazing, particularly on the North elevation. "Solatube" light pipes bring natural sunlight into the locker rooms to reduce the need for electrical lighting.</p> <p>Sea level rise is not directly addressed in this project. While it may pose a potential future challenge for the entire school, this improvement is focused on enhancing the existing facilities, ensuring their continued operation for the foreseeable future.</p>

**Letter Regarding the Neighborhood Board Hearing**

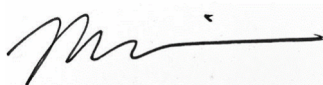
Meeting Agenda and Minutes from the October 7, 2020 meeting of the Ala Moana-Kaka'Ako Neighborhood Board No. 11 are enclosed.

The discussion is titled "Discuss McKinley High School Lighting Projects" and mentions "lighting and bleachers" to be installed.

The support facilities, such as lockers, showers, and offices are not explicitly mentioned because, at the time of the hearing, the community's concerns were primarily regarding lighting and noise. New buildings at the existing school were not concerning to the neighbors.

The project received strong support from the community, and no negative opposition.

Sincerely,



**Alisa Mills, AIA, MEM**

Architect

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ALA MOANA-KAKA'AKO NEIGHBORHOOD BOARD NO. 11

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD, SUITE 160 • HONOLULU, HAWAII, 96817  
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET <http://www.honolulu.gov/nco>

**REGULAR MEETING AGENDA**

Tuesday, October 27, 2020, 6:30 p.m.  
Kapalama Hale Conference Room  
925 Dillingham Boulevard, Room 153

Video-Teleconference (Zoom): <https://tinyurl.com/y2p38z3d>

Meeting ID: **844 5216 2063**

Passcode: **809502**

Join by Phone: **+1-669-900-6833 or + 1-253-215-8782**

**Social Distancing:** Physical attendance at the meeting is restricted to 5 people, in accordance with [the Mayor's Emergency Order No. 2020-27](#). **Please use the video-teleconference link, or watch the 'Ōlelo 49 broadcast to the extent possible.** Written testimony may be also provided to the board via email using the [contact information](#) provided on the Neighborhood Commission website. Use of facial coverings is mandatory for all meeting participants, even while speaking. Please remain 6 feet apart and sit in the designated seats.

**Video-Teleconference:** The Board will be making a good faith effort to provide the public with the opportunity to observe the meeting as it happens and an opportunity to provide oral testimony without a physical presence in the physical meeting room, in accordance with the [Governor's Fourteenth Proclamation Related to the Covid-19 Emergency](#). Please ensure that your computer or phone is muted unless you are speaking.

**Rules of Speaking:** Anyone wishing to speak is asked to raise his/her hand, and when recognized by the Chair, to address comments to the Chair. Speakers shall keep their comments to under three (3) minutes, and those giving reports are urged to keep their reports to three (3) minutes or less. Please silence all electronic devices.

**Note:** The Board may take action on any agenda item. As required by the State Sunshine Law (HRS 92), specific issues not noted on this agenda cannot be voted on, unless added to the agenda. A two-thirds (2/3) vote (8) of this eleven (11)-member Board is needed to add an item to the agenda. Adding an item to the agenda, however, is **not** permitted if (1) the item to be added is of reasonably major importance and (2) action on the item by the board will affect a significant number of persons. Determination of whether a specific matter may be added to an agenda must be done on a case-by-case basis.

1. **Call to Order:** Chair Ryan Tam
  - 1.1 Roll call

2. **Public Safety Reports**

- 2.1 Honolulu Fire Department (HFD)
- 2.2 Honolulu Police Department (HPD)

3. **Filling of Vacancies (Proof of residency required, Oath of Office as needed)**

- 3.1 Subdistrict 1 – Official boundary description: “Beginning at the junction of King Street and Kalākaua Avenue, southeast along Kalākaua Avenue to Kapi’olani Boulevard, thence west along Kapi’olani Boulevard to Ke’eaumoku Street, thence northeast along Ke’eaumoku Street to King Street, thence southeast along King Street to Kalākaua Avenue.”

4. **Community Neighborhood Watches**

- 4.1 Mother Waldron Park (525 Cooke Street) – Mondays, 6:00 p.m.;
- 4.2 Sheridan Park (833 Pi’ikoi Street) – Monday/Tuesdays, 7:00 p.m.;
- 4.3 Keola La’i Condominium (600 Queen Street) Tuesdays, 5:15 p.m.;
- 4.4 Kolowalu Park (1177 Queen Street) – 1st and 2nd Thursdays, 6:00 p.m.

- 4.5 Kalakaua Homes (1545 Kalakaua Ave) – Fridays, 5:00 p.m.
- 4.6 Atkinson Towers (419A Atkinson Drive) – Tuesdays, 6:00 p.m.

**5. Announcements**

- 5.1 Next Meeting – The date/time/location of the next regular meeting of the Ala Moana/Kaka'ako Neighborhood Board No. 11 is to be announced.
- 5.2 'Ōlelo Broadcasts – Broadcasts of the Ala Moana-Kaka'ako Neighborhood Board No. 11 meetings are on 'Ōlelo 49 on the first and third Thursdays at 8:00 a.m. or 2:00 p.m., and every second Sunday at 6:00 p.m. The full schedule is at <https://olelo.org/tv-schedule/> or full archive at <https://www.honolulu.gov/cms-nco-menu/site-nco-sitearticles/1657-board-meeting-video-archive.html>
- 5.3 No Loitering – Please exit the meeting venue promptly after adjournment. Mahalo.

**6. Permit Reviews, Hearings, and Applications**

- 6.1 Development proposals that require neighborhood board input are being posted at: <http://www.honoluludpp.org/ApplicationsForms/ZoningandLandUsePermits/NeighborhoodBoardMaterials.aspx>

**7. Board Business**

- 7.1 Approval of the September 22, 2020 Regular Meeting Minutes
- 7.2 Attendance at other meetings
- 7.3 Chair's Report
  - 7.3.1 Ala Wai Promenade Update
- 7.4 Candidate Forum Committee Update
- 7.5 Treasurer's Report
- 7.6 OahuMPO Citizen's Advisory Committee

**8. Presentations (5 minute presentation + 5 minutes for question/answer)**

- 8.1 Update on the Ala Wai Watershed Flood Risk Management System – Jeff Herzog, U.S. Army Corps of Engineers

**9. New Business (Discussion/Action)**

- 9.1 Consider resolution regarding Ala Wai Flood Mitigation Project Alternatives
- 9.2 Consider resolution regarding Crosswalk Modifications in Kaka'ako
- 9.3 Consider formation of a Joint Committee with the Waikiki Neighborhood Board to recommend improvements and develop strategies for the Ala Wai Promenade
- 9.4 Discuss McKinley High School Lighting Project
- 9.5 Discuss Ala Moana Boulevard Pedestrian Bridge
- 9.6 Discuss Ala Moana Transit Oriented Development Plan

**10. Residents' and Community Concerns (3 minutes per speaker)**

**11. Elected Official Reports (3 minutes each)**

- 11.1 Mayor Kirk Caldwell's Representative – Ian Santee, Deputy Director, Honolulu Emergency Services Department
- 11.2 City Councilmember Carol Fukunaga (District 6)
- 11.3 City Councilmember Ann Kobayashi (District 5) – Cliff Kaneshiro, staff
- 11.4 City Councilmember Tommy Waters (District 4)
- 11.5 State Representative Tom Brower (District 22)
- 11.6 State House Speaker Scott Saiki (District 26) – Dylan Leigh, staff
- 11.7 State Senator Sharon Moriwaki (District 12) – Charles Izumoto, staff
- 11.8 Governor David Ige's Representative – Cindy McMillan, Director of Communications
- 11.9 U.S. Congressman Ed Case – Chad Wolke, staff

**12. Agency Reports (3 minutes each)**

- 12.1 Hawaii Community Development Authority (HCDA) – Francine Murray
- 12.2 Honolulu Authority for Rapid Transportation (HART) – Shawn Hamamoto
- 12.3 Honolulu Board of Water Supply (BWS)

### 13. Adjournment

- A mailing list is maintained for interested persons and agencies to receive this board's agenda and minutes. Additions, corrections, and deletions to the mailing list may be directed to the Neighborhood Commission Office (NCO) at Kapālama Hale, 925 Dillingham Boulevard, Suite 160, Honolulu, Hawaii 96817; Telephone (808) 768-3710 Fax (808) 768-3711; or call Neighborhood Assistant Marcie Kamei at (808) 768-3781 or e-mail [marcie.kamei@honolulu.gov](mailto:marcie.kamei@honolulu.gov). Agendas and minutes are also available on the internet at [www.honolulu.gov/nco](http://www.honolulu.gov/nco).
- Any individual wishing to attend a Neighborhood Board meeting who has questions about accommodations for a physical disability or a special physical need should call the NCO at 768-3710 between 8:00 a.m. and 4:00 p.m. at least three (3) business days before the scheduled meeting.
- All written testimony must be received in the Neighborhood Commission Office 48 hours prior to the meeting. If within 48 hours, written and/or oral testimony may be submitted directly to the board at the meeting. If submitting written testimony, please note the board and agenda item(s) your testimony concerns. Send to: Neighborhood Commission Office, 925 Dillingham Boulevard, Suite 160, Honolulu, Hawaii 96817. Fax: (808) 768-3711. Email: [nbtestimony@honolulu.gov](mailto:nbtestimony@honolulu.gov).





## ALA MOANA-KAKA'AKO NEIGHBORHOOD BOARD NO. 11

c/o NEIGHBORHOOD COMMISSION • 925 DILLINGHAM BOULEVARD, SUITE 160 • HONOLULU, HAWAII, 96817  
PHONE (808) 768-3710 • FAX (808) 768-3711 • INTERNET <http://www.honolulu.gov/nco>

### **DRAFT REGULAR MEETING MINUTES**

**TUESDAY, October 27, 2020**

**Kapalama Hale Room 153, 925 Dillingham Boulevard and ZOOM**

**CALL TO ORDER** – Chair Tam called the meeting to order at 6:33 p.m. **Quorum was established with nine (9) members present.** (Note: This 11-member Board requires six (6) members to establish quorum and to take official Board action. Chair Tam welcomed attendees to the Tuesday, October 27, 2020 regular monthly meeting of the Ala Moana/Kaka'ako Neighborhood Board No. 11 at Kapalama Hale and on zoom. **Note: Names are not included if not legible on guest sheet or is a phone number on zoom.**

**Board Members Present** – Rodney Chang, Chris Chung, Robert Clayton, Braunsen Kalaikai, Kathleen Lee, Lynn Mariano, Bryan Mick, Ryan Tam, and Michael Zehner.

**Boardmember Absent** – Ron Komine, Jr.

**Guests** – Randall Gibo (Honolulu Fire Department), Jeff Herzog (U.S. Army Corp), Ian Santee (Mayor Caldwell's representative), Councilmember Carol Fukunaga, Councilmember Ann Kobayashi, Councilmember Tommy Waters, Senator Sharon Moriwaki's staff, Cindy McMillan (Governor Ige's representative), Francine Murray (Honolulu Community Development Authority), Shawn Hamamoto (Honolulu Authority for Rapid Transportation), Ron Okamura (McKinley High School), *Residents:* Cam-Tu, Cora, Helen Raver, Jett Kaler, Jocelyn, Karin, Keith Hasegawa, Keith K., Linelldilwith, Nola, Phyllis Unebasami, LTC Manny Pulido, Randall, Tracee Nguyen, Valerie Umeda, Derek, Grandma's house, Stephen Wilson, Hfde2r, Bob Morikuni, Adrian Tam, Bucky Kaopuiki, Claire Fukuoka, Dayonara Gaoteote, Derek Inoshita, Helen Raver, Lee Miller, Miwa Pualani Takashi, Terrance Arashiro, April, John Mai, Venus-staff, Ananiole, April Nakamura, Brenda, Eduardo Hernandez, Fran, Gail Tagashira, Chris Martin, Claire Fukuoka, Derek Inoshita, Janelle Villanueva, John Garibaldi, Jokuhama, K.Russell, Laverne Moore McKinley, Sterling Yee, Tenaiya Brookfield, Terrance Arashiro, Valerie Umeda, Sidney Lynch, Naomi Takamori, Aulii Mafi, Brian, Lincoln Naki, Ashlyn Chang, Liza Kapote, Howard, Vi, Capsun Poe, Cora, Dylan Leigh, Huong Vo, Mr. Toba, and Marcie Kamei (Neighborhood Commission Office).

**Reminders** – Chair Tam announced that since the last meeting on Tuesday, September 22, 2020, 27,537 Americans have died from COVID-19, raising the total to 232,213 American deaths, since the pandemic started. Chair Tam noted that the purpose of the Neighborhood Board system was to ensure effective citizen participation in the government's decision-making process. Chair Tam outlined the rules of speaking for Board members and attendees.

### **PUBLIC SAFETY REPORTS**

**Honolulu Fire Department (HPD) Pāwa'a Station** – Randall Gibo reported the following:

- **Monthly report** – 3 building fires, 3 rubbish fires, 17 activated alarms, 188 medicals, 3 motor vehicle collision accidents, 1 ocean rescues
- **Fire safety tip** – When selecting costumes avoid long trailing fabric and choose materials that will not easily ignite. Ensure there are holes for eyes for masks, provide children flashlights, and use battery operated light for lanterns.

Questions, comments, and concerns followed:

1. Mariano asked where the vehicle accidents occurred. Gibo responded that there was one on South King Street and Poa Lane.

**Honolulu Police Department (HPD)** – No representative present and no report was available.

**Filling of Vacancies** – Chair Tam announced a vacancy in subdistrict 1. Vacancy was not filled.

**COMMUNITY NEIGHBORHOOD WATCHES** – Chair Tam announced the following:

- **Mother Waldron Park** (525 Cooke Street) – Mondays, 5:15 p.m.
- **Sheridan Park** (833 Pi'ikoi Street) – Monday/Tuesdays, 7:00 p.m.
- **Keola La'i Condominium** (600 Queen Street) – Tuesdays, 5:15 p.m.
- **Kolowalu Park** (1177 Queen Street) – 1st and 2nd Thursdays, 6:00 p.m.
- **Kalakaua Homes** (1545 Kalakaua Ave) – Fridays, 5:00 p.m.
- **Atkinson Towers** (419A Atkinson Drive) – Tuesdays, 6:00 p.m.

ANNOUNCEMENTS –

- Next Meeting – Date/time/location of meeting will be announced.
- Olelo Broadcast – are ongoing.

PERMIT REVIEWS, HEARINGS, AND APPLICATIONS

- Development proposals that require neighborhood board input are being posted at: <http://www.honolulu.gov/permits/Forms/ZoningandLandUsePermits/NeighborhoodBoardMaterials.aspx>

BOARD BUSINESS

Approval of the Tuesday, September 22, 2020 Regular Meeting Minutes – Councilmember Fukunaga had an amendment under her report to: “Crosswalk removal – Councilmember Fukunaga’s office sought feedback from Kakaako residents regarding removal of the two crosswalks (Curtis/Kawaiahao Street, Emily/Kawaiahao Streets) and sent a letter to DTS and DDC asking for retention of the cross walks. Ala Wai flood Risk Management Project – Resolution 20-230 was attached to the September report to explain the Council’s recommendations on the Army Corps of Engineers’ Ala Wai project. The Army Corps of Engineers will outreach to affected neighborhoods about its revised plan (August 2020).” Mick also had an amendment to combine the first and second sentence under the Brookfield motion to make it chronologically accurate. Mick had another amendment to clarify the Sheridan Park under road tests to 60-65 road tests a week.

**As there were no further amendments or objections the Tuesday, September 22, 2020 minutes were approved, 9-0-0 (Aye: Chang, Chung, Clayton, Kalaikai, Lee, Mariano, Mick, Tam, and Zehner; Nay: None; Abstain: none).**

Attendance at other meetings – Tam and Mariano attended a meeting for the Ala Wai Promenade.

Chair’s Report - Ala Wai Promenade Update – Form joint committee with Waikiki Neighborhood Board to develop formal recommendations for input on Ala Wai promenade.

Candidate Forum Committee Update – Due to timing candidate forum was not formed.

Treasurer’s Report – \$412.81 remaining balance.

Oahu Metropolitan Planning Organization (OahuMPO) CAC (Citizen Advisory Committee) – none.

PRESENTATION

Update on Ala Wai Watershed Flood Risk Management System – Jeff Herzog presented the following:

- Technical solution - to managing water and evacuating water safely out to Ala Moana.
- Makiki bypass – Alternate stream to allow the water to continue flowing out.
- Environmental assessment – four public meetings: two opportunities for environmental assessment and two opportunities for local engineers, architects, and urban planners to understand current system.

Questions, comments, and concerns followed:

1. Mick inquired about the height of the wall. Herzog responded that it will be based on sea level at approximately 5 feet and 1 foot for the lowest point.
2. Tam inquired about the flooding toward the mountain of the canal. Herzog responded that the area in McCully area is at risk for flooding, but the risk will be reduced with improvements in interior drainage solutions.
3. Mariano inquired whether another opening would help mitigate the over flow of water. Herzog responded that Kapiolani Park was an option previously. Herzog further noted with sea level rise, that a second opening would not be as cost effective, but could be an option.
4. Dave Watase inquired if the walls will be higher and wanted to clarify that there will be a miter gate in the middle of the canal on Ala Wai. Herzog responded that the San Antonio river walk or Principal River walk would be an example of a miter gate and 160 feet of open space in canal. Watase also inquired how high is the structure and where it starts from the mean sea level. Herzog responded the decision will be made with their partners at possibly the height of the golf course club house. Watase further inquired if the flood risk accommodates high tide and sea level rise. Herzog responded that everyone should attend their design forum and their engineers are accounting for sea level rise.
5. Mariano inquired about when the design forum will be. Herzog responded that after coordination with City and County and public scoping on November 8, 2020 the dates will be set from then on for Saturday mornings.

NEW BUSINESS

Consider Resolution regarding Ala Wai Flood Mitigation Project – **Chung moved and Mariano seconded.** Mariano suggested sharing this resolution to Waikiki, McCully, and Makiki Neighborhood Boards. **Motion was ADOPTED 9-0-0 (Aye: Chang, Chung, Clayton, Kalaikai, Lee, Mariano, Mick, Tam, Zehner; Nay: none; Abstain: none).**

Consider Resolution regarding Crosswalk Modifications in Kakaako – Mariano moved and Lee seconded.

Discussion: Mick commented that even if the paint for the crosswalk is removed pedestrians can legally cross the road unlike the midblock crosswalk and that there is a federal study that just having paint on a crosswalk is more dangerous because pedestrians will have a false sense of security and further noted that if the City adds additional safety measures then the paint will either be advantageous or has no effect on safety. Mick requested the resolution add more safety measures for the City for a safer crosswalk. Tenaiya Brookfield also commented that there was another intersection on Waimanu and Queen Street that needs a crosswalk and modification. Mariano expressed discontent with removal of crosswalks by the City. Chair Tam mentioned the board's support for Bill 47 which required more community input for crosswalk removals. Shar Chun-Lum suggested adding Bill 47 to the resolution. Chair Tam responded that it was included. Mick requested add that "the board encourages the City to explore low-cost safety improvements instead of removing marked crosswalks."

**Mariano Moved to accept the amendments made by Mick, Chung seconded. Motion was ADOPTED 9-0-0 (Aye: Chang, Chung, Clayton, Kalaikai, Lee, Mariano, Mick, Zehner; Nay: none; Abstain: none).**

**Resolution was ADOPTED 9-0-0 (Aye: Chang, Chung, Clayton, Kalaikai, Lee, Mariano, Mick, Zehner; Nay: none; Abstain: none).**

Consider formation of a Joint Committee with the Waikiki Neighborhood Board to recommend improvements and develop strategies for the Ala Wai Promenade – Mariano moved and Chung seconded.

Discussion: Mariano commented that the joint committee would help plan appropriately for the Ala Wai Promenade. Chair Tam acknowledged leadership of the committee and those involved. Lee inquired about the tree lighting section in the resolution. Tam responded that the tree lighting helps enhance and beautify the community and generate interest for that project. Mariano concurred.

**Motion was ADOPTED 9-0-0 (Aye: Chang, Chung, Clayton, Kalaikai, Lee, Mariano, Mick, Zehner; Nay: none; Abstain: none).**

Discuss McKinley High School Lighting Projects

Discussion and comments:

1. Principal Okamura submitted testimony supporting the project. McKinley High School would like the opportunity to have an experience that most high schools have with lighting in the football field for school and extracurricular activities. Chair Tam inquired what exactly is being proposed for the project. Principal Okamura responded that in order to finish the project **lighting and bleachers** need to be installed. Lighting is necessary for sport games in the evening. Tam inquired about the timelines for the project. Principal Okamura responded that it could take 13 years.
2. Dayonara Gaoteote commented that the new high school stadium which is central in the community will be an important part of student life.
3. Jett Kayler commented that the McKinley high school's lighting project will impact the lives of many of those from low income families by exploring new interests, meet new friends and build fundamental skills to succeed in life.
4. Lincoln Naki commented that stadium lights will give future students an opportunity to experience what other schools already have by having a high school memory.
5. Tracy Nguyen commented that the lights will help the school have events on campus as opposed to off campus at other facilities.
6. Laiza Cabote commented that having lights will significantly make a difference to sports performance by lengthening practice times to the evening that would otherwise be cut short by winter day light time and hot weather.
7. Karen Okahara Okinaga commented that lights and bleachers will be beneficial for the school and hopes the school will be able to accomplish the project.
8. John Mai commented that the concerns that were brought up against the lighting projects are small but will be worth it for the students.
9. Lincoln Naki commented that McKinley High School is one of the oldest schools and that the school deserves to make decisions on what they do on their grounds. Naki further commented that neighbors' complaints are not sufficient enough arguments.
10. Resident Lloyd commented McKinley High School should be a full service high school for the community.
11. Keith Kurahashi commented that McKinley High School is the second oldest school in Hawaii and hopes that the neighborhood board will support this project.

Discuss Ala Moana Boulevard Pedestrian Bridge – Chair Tam announced that the proposed pedestrian bridge can be viewed at [HIDOT.hawaii.gov/presentations](http://HIDOT.hawaii.gov/presentations) or e-mail [DOT.HWY-AlaMoanaPed@hawaii.gov](mailto:DOT.HWY-AlaMoanaPed@hawaii.gov). Resident Lum expressed concerned about the proposed pedestrian bridge.

Discuss Ala Moana Transit Oriented Development Plan (TOD) – Chung commented that the Transit Oriented Plan can be used to pay for the rail. Mariano commented that the City Council should discuss this the TOD plan and discuss at a later

meeting. Councilmember Kobayashi commented that the council could not discuss this because the rail station is not established. Char Tam noted there would be a later discussion on this topic.

#### RESIDENT AND COMMUNITY CONCERNS

1. Governor Ige COVID-19 response: Eduardo Hernandez expressed discontent with Governor Ige's response to COVID-19. The advertised \$100 million Rent Relief Program has had issues with transparency and communication with the public.
2. Temperature Checks: Chung commented that temperature checks are useful for small businesses that are used throughout Asia and New Zealand.

#### ELECTED OFFICIAL REPORTS

Mayor Kirk Caldwell's Representative – Ian Santee, Deputy Director, Honolulu Emergency Services Department reported the following:

- Department of Transportation Services – Initiated Ala Moana Transit Plaza Alternative Analysis that identifies a new mobility hub for the vicinity of the Ala Moana rail station. The new hub will facilitate connections between buses, rail, and bicycling. The department requests to be on the agenda early next year.
- Waihonua Condo noise issue – Honolulu Police Department did not hear any noise pertaining to the complaint.
- Gifts to the City – Requests should be made to the Department of Parks and Recreation.
- Ala Moana Plaza traffic study – Affordable rentals fall under City's definition of affordable housing which are affordable to households earning 80 percent or less of area median income for a period of 30 years.
- Removal of 11 crosswalks – DTS defers the question to Department of Design and Construction.
- Paving of the McCoy Pavilion Keyhole at Ala Moana Beach Park – Project has been cancelled, please refer to DDC.
- No Enforcement of wearing masks – All participants were reminded to practice social distancing and adhere to Emergency Order. Warnings were issued to violators. There were no issues or incidents reported from these events.
- TOD plan amendment – Department of Planning and Permitting offered support to City Council to conduct a virtual meeting but the Councilmembers have expressed a preference to wait and not to conduct meeting at this time.

Questions, comments and concerns followed:

1. No enforcement of wearing masks – Mick commented that he disagrees with HPD's response that there was adequate enforcement at events.

City Councilmember Carol Fukunaga – Councilmember Fukunaga reported the following:

- City Council Permitted Interaction Group (PIG) – Newsletter explains the key points of the actions made for the Permitted Interaction Group. Community outreach sessions will be conducted virtually in the coming months.
- Crosswalk removal – City Council has identified pedestrian safety improvements over the last five years that are not costly. Rather than have crosswalks removed, the City Council would welcome having discussion on innovative safety features. Other creative ways to address crosswalk safety could be to adopt features from other countries like Australia in order to address pedestrian safety.

City Councilmember Ann Kobayashi – Councilmember Kobayashi reported the following:

- Sheridan Park – The park will be established for driving tests. Homelessness and violence have been an issue in the area, however the project could help with this issue.

City Councilmember Tommy Waters – Councilmember Waters reported the following:

- Voting – Please remember to vote at Honolulu Hale or drop off your ballot in drop box.
- Four Charter Amendments – Created a youth commission.
- Bill 47 – Councilmember Waters thanked the board for support of the Bill that requires Department of Transportation to notify public before removing crosswalks.
- Bill 2 (2019) – Amendments to require developers to present dollar amount estimate of the value of the requested height bonuses, and the value of the requested density bonuses, and the cost to the developer for each category of proposed community benefits.
- Ala Wai Promenade – Councilmember thanked the board for the support of the Ala Wai Promenade.

Questions, comments, and concerns followed:

1. Chung inquired about updates on COVID relief funds. Waters responded that \$387 million was allocated for the relief fund. The administration will make the determination of the appropriation of the funds. \$20 million is in the mortgage relief fund. Please apply on oneoahu.org. \$75 million of the business fund has been expended. Administration has provided more testing for COVID-19. The City has provided free COVID-19 tests at the airport.

State Representative Tom Brower – Representative Brower was not present.

State House Speaker Scott Saiki – Speaker Saiki was not present. However, a newsletter was available.

State Senator Sharon Moriwaki – Senator Sharon Moriwaki's staff distributed a newsletter and reported the following:

- Senator Moriwaki is in dialogue with the department concerning Mr. Hernandez's issues. Please contact [moriwaki2@capitol.hawaii.gov](mailto:moriwaki2@capitol.hawaii.gov).

Governor David Ige's Representative – Cindy McMillan, Director of Communications distributed a newsletter and reported the following:

- Rental assistance program – The administration is working on making the program more efficient. A report was posted in the chat box on zoom. 200 people were hired for the application process. Status can be checked at [covid19.catholiccharitieshawaii.org](http://covid19.catholiccharitieshawaii.org).

Questions, comments, and concerns followed:

1. Chung inquired about ultra-violet lights to kill the virus and temperature checks throughout Hawaii. McMillan responded that temperature checks are done throughout Hawaii. Chung would like a policy change for Hawaii to require temperature checks. McMillan responded that she will check into both concerns.

U.S. Congressman Ed Case – No representative was present.

#### AGENCY REPORTS

Hawaii Community Development Authority (HCDA) – Francine Murray reported the following:

- Next board meeting – Meeting will be on Wednesday November 4, 2020 with a presentation by Howard Hughs on Ala Moana pedestrian bridge and streamed lived at 10:30 next Wednesday.

Questions, comments, and concerns followed:

1. Mariano inquired how he could distribute the information on the meeting. Murray responded that the agenda will come out on Thursday, so she will e-mail it to Mariano.

Honolulu Authority for Rapid Transportation (HART) – Shawn Hamamoto reported the following:

- Construction progress – 59.3% complete.
- Dillingham Corridor Status – Beginning November, Nan Inc. will be removing its controlled access on Dillingham Boulevard on Mokauea and Laumaka Street.
- P3 Update – City decided to withdraw from procurement for the City Center.
- Information – Please visit [www.honolulutransit.org](http://www.honolulutransit.org) or call 808-566-2299 or email [info@honolulutransit.org](mailto:info@honolulutransit.org).
- Response to Board member Mick – Andy Robbins' contract expires at the end of 2020.

Questions, comments, and concerns followed:

1. Mick inquired about the P3 Update at the HART board meeting. Hamamoto responded that there was a resolution that urged CEO Robbins to cancel the P3. The resolution did not pass.

Honolulu Board of Water Supply (BWS) - No representative was present. Chair Tam reported the following:

- Update: 4 water main breaks in September. There was a 6 inch break on Kapiolani Boulevard, 12 inch break on Atkinson Drive, and 12 inch break on Ward Avenue.
- Conserve Water – Please visit [boardofwatersupply.com](http://boardofwatersupply.com).

#### ANNOUNCEMENTS

- Ballot Status – Please visit the Office of Election website at [Ballotstatus.hawaii.gov](http://Ballotstatus.hawaii.gov).

Questions, comments, and concerns followed:

1. Zehner inquired about whether you can check if the ballots have been counted properly. Tam responded encouraged to check the website.

- Board member Mick resigned from the board.

**ADJOURNMENT – As there was no further business before the Board, Chair Tam adjourned the meeting at 9:09 p.m.**

Submitted by: Marcie Kamei, Public Relations Assistant

Reviewed by: Casey Ishitani, Neighborhood Assistant

Reviewed by: Ryan Tam, Chair

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, HI 96707

September 30, 2022

Edward S. Ige, Facilities Director  
Facilities Development Branch  
State of Hawaii, Department of Education  
Office of School Facilities and Operations  
3733 Waialae Avenue, Room B-201  
Honolulu, Hawai'i 96816  
c/o Karynn Yoneshige  
[Karynn.Yoneshige@k12.hi.us](mailto:Karynn.Yoneshige@k12.hi.us)

IN REPLY REFER TO:  
Project No. 2021PR00518  
Doc. No. 2209LS16  
Archaeology, Architecture

Dear Mr. Ige:

**SUBJECT: Chapter 6E-8 Historic Preservation Review –  
McKinley High School (DOE Job No. Q23000-18)  
Request Concurrence with Project Effect Determination  
1039 S. King St., Honolulu– Athletic Complex Master Plan  
Honolulu Ahupua'a, Kona (Honolulu) District, Island of O'ahu  
TMK: (1) 2-3-009:001**

This letter provides the State Historic Preservation Division's (SHPD's) review of the proposed Hawaii State Department of Education's (HIDOE's) project titled, McKinley High School – Athletic Complex Master Plan at 1039 S. King Street. The SHPD received submittal materials via HICRIS on May 6, 2021.

The submittal included the following:

- [X] A letter dated April 27, 2021, from HIDOE initiating HRS §6E-8 historic preservation review and requesting the SHPD's concurrence with HIDOE's determination of "no historic properties affected"
- [X] SHPD HRS 6E Submittal Form
- [X] Tax Map Key (TMK) map, a property map, conceptual drawings, and photographs
- [X] A literature review and field inspection (LRFI) report titled, *Archaeological Literature Review and Field Inspection Report in Support of Consultation with the SHPD for the McKinley High School Athletic Complex Master Plan Amendment, Kaka'ako, Honolulu Ahupua'a, Honolulu District, O'ahu TMK: [1] 2-3-009:001 (por.) DOE Job No: Q23000-18* (Shideler et al. 2021).

A summary of previous SHPD reviews related to the McKinley High School is provided in Attachment 1.

**Project Description**

The proposed project is located entirely within a 1.5-acre portion of the 45.649-acre McKinley High School Campus. The scope of work involves construction of a two-story Physical Education and Athletic Building (15,900 sq. ft.) with will include a storage facility (1,800 sq. ft.) and a service corridor (2,400 sq. ft.), construction of north and south stadium bleachers (3,444 seats), construction of a maximum of eight light poles along the track and field area, a plaza with gathering areas, construction of a gravel parking area with 41 unmarked parking stalls, and the installation of a perimeter fence. In addition, the project will include the demolition of the existing maintenance/custodian cottage (1,700 sq. ft.) and partial demolition (1,900 sq. ft.) of the existing boy's physical education locker room.

### Findings

McKinley High School is listed in the Hawai'i and National Registers of Historic Places (SIHP #50-80-14-09926, NR # 80001281) and is historically significant as the oldest public high school in Hawai'i. The literature review and assessment (Shideler et al. 2021) reported noted the presence of a feature (Site #50-80-14-09926, a bronze plaque) within an open space surrounding the current McKinley High School track. In addition, the project area includes a portion of the Kewalo wetlands (SIHP # 50-80-14-06636), located approximately 1-2 m (3.2-6.5 ft) below the current surface.

SHPD previously agreed to DOE's proposed mitigation commitment for the demolition of all remaining Custodial Cottages on DOE properties in the form of a historical context study (Log No. 2017.01232, Doc No. 1709TGM02). The Historical Context Study for the Department of Education Custodial Cottages (Mason Architects, October 2018) satisfied this mitigation commitment.

Building Q, the Boy's PE Locker and Weight Room (1957) is defined as a historic property per §6E-2, HRS. The proposed project proposes to partially demolish the building. Building Q is unremarkable in design and was not designated as a contributing resource to the McKinley High School Historic Register Nomination. The proposed alteration to Building Q will not affect the design, materials, workmanship, location, setting, association, and feeling of the school campus.

SHPD notes that a statewide historic resources survey of Hawaii Department of Education schools and buildings is much needed to systematically identify DOE historic properties within the boundaries of a specific geographical area, document their location and physical characteristics, and evaluate their significance within an appropriate historical context. A historic properties survey is an ongoing process; as time passes, some properties achieve significance and others are altered or destroyed. These changes must be recorded so that the survey records are accurate and up to date. A statewide survey will also facilitate to expedite SHPD review of future DOE projects.

### Determination

Based on the presence of archaeological historic properties within the project area, the SHPD concurs with HIDEO's determination of "Effect, with proposed mitigation commitments" and with mitigation in the form of **archaeological monitoring** for the proposed project. Archaeological monitoring shall be conducted to adequately identify archaeological historic properties and, if present, to determine potential impacts to them, and to ensure that appropriate mitigation is implemented. A list of permitted archaeological firms is provided on the SHPD website at: <http://dlnr.hawaii.gov/shpd/about/branches/archaeology/>

Please submit a draft archaeological monitoring plan (AMP) meeting the requirements of HAR §13-279-4 to for SHPD review and acceptance prior to the start of the project. Please submit the AMP and all other project-related information and correspondence to HICRIS Project No. 2021PR00518 using the Project Supplement option.

**SHPD will notify HIDEO** when the AMP has been accepted and permitting may proceed.

Please contact Mary Kodama, Architectural Historian, at [Mary.Kodama@hawaii.gov](mailto:Mary.Kodama@hawaii.gov) for any matters involving architectural resources, and Susan A. Lebo, Archaeology Branch Chief at [Susan.A.Lebo@hawaii.gov](mailto:Susan.A.Lebo@hawaii.gov) for any concerns regarding archaeological resources or this letter.

Aloha, *Alan Downer*

Alan S. Downer, PhD  
Administrator, State Historic Preservation Division  
Deputy State Historic Preservation Officer

cc: Mitch Tamayori, [mitch.tamayori@k12.hi.us](mailto:mitch.tamayori@k12.hi.us)  
Vi Verawudh, [viv@g70.design](mailto:viv@g70.design)  
Kawika McKeague, [kawikam@g70.design](mailto:kawikam@g70.design)  
David Shideler, [dshideler@culturalsurveys.com](mailto:dshideler@culturalsurveys.com)  
Michele Leong, [michelel@g70.design](mailto:michelel@g70.design)  
Cultural Surveys Hawaii, [submittals@culturalsurveys.com](mailto:submittals@culturalsurveys.com)

Attachment 1: Previous SHPD Correspondence

- 2010a SHPD accepted an AMP titled *Archaeological Monitoring Plan for McKinley High School Softball Stadium and Girls Athletic Locker Room, Kewalo, Kona Moku, Oahu TMK 1-2-3-009:001* (O'Hare, et al., December 2009) on January 21, 2010 (Log No. 20100.2065, Doc. No. 1001NM43)
- 2010b SHPD provided comments on the document titled, *Draft Environmental Assessment, McKinley High School Softball Stadium and Girls Athletic Locker Room* (Gerald Park Urban Planner, et al., March 2010), and a determination of "effect, with agreed upon mitigation commitments" on March 27, 2010 (Log No. 2010.0710, Doc No. 1003RS26).
- 2010c SHPD made a determination of "no historic properties affected" for a proposed project involving ADA improvements which included replacement of asphalt sidewalks with concrete, adding sidewalks, and redoing ramps on June 28, 2010 (Log No. 2010.2343, Doc. No. 1006RS61).
- 2014 SHPD accepted an AMR titled *Archaeological Monitoring for Mckinley High School Softball Stadium Project, Honolulu Ahupua'a, Honolulu (Kona) District, O'ahu Island, (TMK: (1) 2-3-009:001)* (Wheeler et al., June 2013) on September 29, 2014 (Log No. 2013.4077, Doc. No. 1409JA03).
- 2015a SHPD accepted an AMP titled *Archaeological Monitoring Plan for the McKinley High School Synthetic Track and Field Project, DOE Job No. Q23001-13 Honolulu (Kewalo) Ahupua'a, Honolulu (Kona Moku) District, O 'ahu TMK: (1) 2-3-009:001 por.* (Beauchan et al., November 2014) on January 8, 2015 (Log No. 2014.05306, Doc. No. 1501SL05).
- 2015b SHPD accepted an AMP titled *Archaeological Monitoring Plan for the McKinley High School Photovoltaic System Installation Project, Honolulu (Kewalo) Ahupua'a, Honolulu (Kona Moku) District, O'ahu, TMK: (1) 2-3-009:001 por.* (Shideler et al., November 2015) on November 20, 2015 (Log No. 2015.04032, Doc. No. 1511SL15).
- 2017 SHPD accepted an AMP titled *Archaeological Monitoring Plan for the McKinley High School Building W Renovation Project, Honolulu (Kewalo) Ahupua'a, Honolulu (Kona) District, O'ahu, TMK: [1] \*-1-302:048 (formerly [1] 2-3-009:001 por.)* (Robins et al., December 2016) on April 12, 2017, Log No. 2016.0217, Doc. No. 1703KM04).
- 2018 SHPD accepted an AMR titled *Archaeological Monitoring Report for the McKinley High School Photovoltaic System Installation Project, Honolulu Aupua'a, Honolulu (Kona) District, Island of O'ahu, TMK: (1) 2-3-009:001 por.* (Tardona and Hammatt, August 2016) on February 12, 2018 (Log No. 2016.02076, Doc. No. 1801KM29).
- 2021 SHPD accepted an AMR titled *Archaeological Monitoring Report for the Physical Education Building Portion of the McKinley High School Project, Kapālama Ahupua'a, Honolulu District, O'ahu, TMK: [1] 2-3-009:001 por.* (Hammatt, January 2015) on June 18, 2021 (Project No. 2015PR15906, Log No. 2015.00019, Doc. No. 2106SL03).



JOSH GREEN, M.D.  
GOVERNOR | KE KIA'AINA

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'AINA



DAWN N. S. CHANG  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE  
FIRST DEPUTY

DEAN D. UVENO  
ACTING 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

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
KA 'OIHANA KUMUWAIWAI 'ĀINA

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

March 19, 2024

Edward S. Ige, Facilities Director  
Hawai'i State Department of Education  
Facilities Development Branch  
Office of School Facilities and Operations  
3733 Waialae Avenue, Room B-201  
Honolulu, Hawai'i 96816  
c/o Mitch Tamayori  
[mitch.tamayori@k12.hi.us](mailto:mitch.tamayori@k12.hi.us)

IN REPLY REFER TO:  
Project No.: 2021PR00518  
Doc No.: 2403DM06  
Archaeology

Dear Edward S. Ige:

**SUBJECT: Hawaii Revised Statutes (HRS) Chapter 6E-8 Historic Preservation Review –  
Mckinley High School Athletic Complex Master Plan Amendment (DOE Job No. Q23000-18)  
State of Hawai'i Department of Education  
Archaeological Monitoring Plan  
Ka'ka'ako Ahupua'a, Honolulu District, Island of O'ahu  
TMK: (1) 2-3-009:001**

This letter provides the State Historic Preservation Division's (SHPD's) review of the draft archaeological monitoring plan (AMP) titled, *Archaeological Monitoring Plan for the McKinley High School Athletic Complex Improvements Project, Honolulu Ahupua'a, Honolulu (Kona) District, Island of O'ahu TMK: (1) 2-8-018:001 por. DOE Job No. Q23000-18* (Jin and Dega, March 2024). SHPD received the original project submittal on May 6, 2021 and concurred on September 30, 2022 with HIDOE's determination of "Effect, with proposed mitigation commitments" with mitigation in the form of archaeological monitoring. SHPD received the draft AMP on October 19, 2022, and request revisions on requested revisions on March 6, 2024 (Project No. 2021PR00518, Doc. No. 2403DM02). Our office received the revised AMP on March 18, 2024.

The proposed project includes improving the existing McKinley High School (MHS) athletic complex facilities in support of the MHS Physical Education (PE) and Athletic Programs. The project area comprises a ~1.5-acre area located along the southwestern portion of the 45.6-acre MHS campus. Construction work will include building a two-story PE and Athletic Building, a storage facility, a service corridor, north and south stadium bleachers, north bleachers, south bleachers, 4-8 light poles at the track and football/soccer field, a plaza with gathering places, a gravel parking area with space for 41 unmarked parking stalls, and a perimeter fence. Additionally, the proposed project shall demolish an existing maintenance/custodian cottage and a Boy's PE locker room.

The revised AMP (Jin and Dega, March 2024) meets the minimum requirement of HAR §13-279-4. **It is accepted.** Please send one hard copy of the document, clearly marked FINAL, along with a copy of this letter and a text-searchable PDF version of the AMP to the Kapolei SHPD office, attention SHPD Library. Also, submit a text-searchable PDF copy of the Final AMP to HICRIS Project No. 2021PR00518 using the project supplement option and a PDF copy to [lehua.k.soares@hawaii.gov](mailto:lehua.k.soares@hawaii.gov).

Edward S. Ige  
March 19, 2024  
Page 2

**SHPD hereby notifies the HIDOE** that the AMP (Jin and Dega, March 2024) has been accepted and project work may proceed.

**SHPD requests** written notification via email and HICRIS at the start of archaeological monitoring. Within 30 days of completion of archaeological monitoring fieldwork, SHPD looks forward to receiving a brief archaeological monitoring letter report of findings as specified in HAR §13-282-3(f)(1). Within 60 days of the completion of archaeological monitoring fieldwork, SHPD looks forward to receipt of an archaeological monitoring report meeting the requirements of HAR §13-279-5 for review and acceptance.

Please submit the AMR along with its associated review fee, and any other project documents and correspondence to HICRIS Project No. 2021PR00518 using the Project Supplement option.

Please contact Deidra Moore, O'ahu Island Archaeologist, at [Deidra.Moore@hawaii.gov](mailto:Deidra.Moore@hawaii.gov), for matters regarding archaeological resources or this letter.

Aloha,

*Alan Downer*

Alan S. Downer, PhD  
Administrator, State Historic Preservation Division  
Deputy State Historic Preservation Officer

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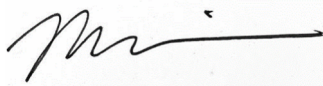
## Parking Assessment

While there is no parking requirement for this Improvement Permit, the existing campus has sufficient parking for the proposed project. The new buildings on the existing campus do not increase the student population or increase the number of faculty, and therefore do not impact the existing parking requirements during school hours.

Events using the new bleacher seating will not be concurrent with school hours, and the existing parking on campus is sufficient for the bleacher. As determined by the TIAR/PMP report (AECOM, 2021). Please see the enclosed excerpt and Figure 10 from the report, or the full report provided in Appendix C.

The existing marked stalls are not affected by the proposed project, and there is no new parking added in the scope of this project.

Sincerely,



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substantial increase in traffic, which would cause a substantial decrease in the LOS. No additional mitigation is recommended.

### 3.9.2 Parking

#### ***Existing Conditions***

The existing main parking lot on the MHS campus has 157 marked stalls; additionally, there are 26 marked stalls adjacent to the cafeteria, which totals to 183 marked stalls. Figure 8 and Figure 9 in the TIAR/PMP include photos of the main parking lot (AECOM, 2021).

#### ***Potential Impacts and Mitigation Measures***

During construction, existing parking stalls will remain accessible to students, faculty, and staff at the MHS. The Contractor will implement the TMP to minimize construction-related traffic from impacting the surrounding area. Per early consultation and comment letters from the Honolulu Police Department (HPD) (dated May 13, 2020 and February 3, 2021), the Contractor will reserve a parking area for first responders that is accessible to the main entrance of the construction area.

The TIAR/PMP assessed potential increased demand for parking and identified space on the MHS campus to accommodate this demand. It is estimated that a maximum capacity/major sport event (occupies 3,444 bleacher seats) would generate approximately 1,295 vehicle trips to the MHS campus. After considering the parking stalls (183) in the main parking lot and cafeteria, a total of 1,112 parking stalls will be needed to accommodate the estimated increase in vehicle traffic. Figures 10 through 14 in the TIAR/PMP illustrate the location and number (1,117) of marked parking stalls and non-paved parking areas on the MHS campus that could serve as overflow parking. These areas include marked parking stalls at the McKinley Community School for Adults building; the softball field; and non-paved areas adjacent to the NBC (AECOM, 2021), as well as the gravel parking area with space for 41 unmarked parking stalls, as proposed by the Project. Therefore, the MHS campus has sufficient space to accommodate a major sport event, with a surplus of 5 parking stalls. This information is summarized in the below *Table 3-2, Total Available Parking for MHS Athletic Events*. The NBC parking lot/structure may also be used as supplemental overflow parking when there are no conflicting events (AECOM, 2021). The Project will comply with HAR §15-217-63, *Parking and loading*. The Project design will also ensure sufficient storage is provided for vehicles entering the MHS campus, to reduce queuing onto public roadways and obstruction of TheBus stops.

<b>Table 3-2 Total Available Parking for MHS Athletic Events</b>	
<b>Parking Area</b>	<b>Number of Parking Stalls</b>
<b>Main Parking Lot and Cafeteria Area Marked Parking Stalls</b>	<b>183</b>
<b>Overflow Marked and Unmarked Parking Areas</b>	<b>1,117</b>
<b>Total Parking Available on Campus for Major Athletic Event at Football/Track Field</b>	<b>1,300</b>
<b>Total Projected Vehicular Parking Demand Estimated for Major Athletic Event at Football/Track Field</b>	<b>1,295</b>

Notes: Sourced from Table 7 in AECOM, 2021.

**EXISTING PARKING COUNT FROM THE**  
**McKinley High School Athletic Complex Improvements**  
**Transportation Impact Analysis Report Update/Parking Management Plan**

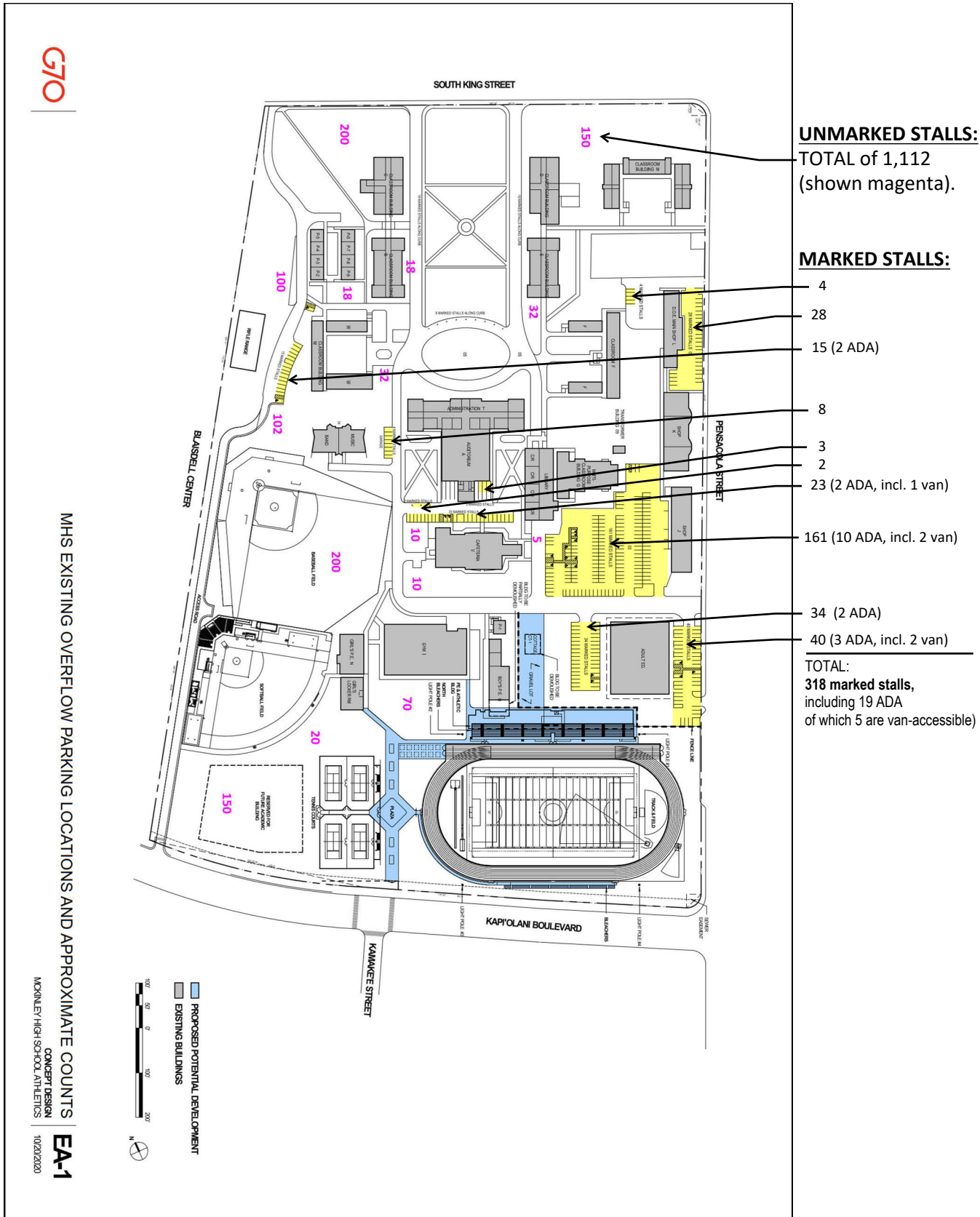


Figure 10 MHS Overflow Parking Locations