

PBR HAWAII

& ASSOCIATES, INC.

May 3, 2018

Dear Participant:

An Environmental Impact Statement Preparation Notice (EISPN) for 820 Isenberg Street Redevelopment has been prepared pursuant to the State of Hawai'i EIS law (Hawai'i Revised Statutes, Chapter 343) and the State of Hawai'i EIS rules (Hawai'i Administrative Rules, Title 11, Chapter 200).

The EISPN will be available for your review in the May 8, 2018 publication of the *Environmental Notice* found on-line at the Office of Environmental Quality Control's website: <http://health.hawaii.gov/oeqc/>.

Your comments must be received or postmarked by June 7, 2018.

Name of Project: 820 Isenberg Street Redevelopment

Location: Honolulu **Island:** O'ahu **District:** Honolulu

Tax Map Keys: 2-7-008: 018 and 2-7-008: 020

Agency Action: X **Applicant Action:**

Proposing Agency: State of Hawai'i
Department of Hawaiian Home Lands
Attn: Kaleo Manuel
PO Box 1879
Honolulu, HI 96805

Consultant: PBR HAWAII & Associates, Inc.
ATTN: Catie Cullison, Senior Associate
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813
Phone: 808.521.5631
Fax: 808.523.1402

Please send comments to the Consultant and the Proposing Agency.

We also take this opportunity to inform you of a public scoping meeting for the preparation of the Environmental Impact Statement which will be held on **May 9, 2018, 6pm-8pm at Washington Middle School, 1633 South King Street, Honolulu. Recipients of this notice, and the public are welcome to attend to learn more about the EIS process and opportunities for public/agency participation.**

Thank you for participating in the environmental review process.

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

VINCENT SHIGEKUNI
Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

TOM SCHNELL, AICP
Principal

KIMI MIKAMI YUEN, LEED® AP BD+C
Principal

W. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

RAMSAY R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

CATIE CULLISON, AICP
Senior Associate

MARG SHIMATSU, ASLA
Senior Associate

DACHENG DONG, LEED® AP
Senior Associate

SCOTT MURAKAMI, ASLA, LEED® AP
Associate

MICAH McMILLEN, ASLA, LEED® AP
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printed on recycled paper

APRIL 2018

DEPARTMENT OF HAWAIIAN HOME LANDS
**820 ISENBERG STREET
REDEVELOPMENT**

*ENVIRONMENTAL IMPACT STATEMENT
PREPARATION NOTICE*

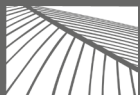
PREPARED FOR:



HAWAIIAN HOME LANDS TRUST
DEPARTMENT OF HAWAIIAN HOME LANDS

PROPOSING AGENCY:
HAWAIIAN HOMES COMMISSION

PREPARED BY:



PBR HAWAII
& ASSOCIATES, INC.



*DEPARTMENT OF HAWAIIAN HOME LANDS
820 ISENBERG STREET REDEVELOPMENT
Environmental Impact Statement Preparation Notice*

Mō'ili'ili, Waikīkī Ahupua'a, Kona Moku, O'ahu

Prepared for:



*Proposing Agency:
Hawaiian Homes Commission*

Prepared by:



*Prepared pursuant to Chapter 343, Hawai'i Revised Statutes, and
Chapter 11-200 Hawai'i Administrative Rules*

April 2018

DEPARTMENT OF HAWAIIAN HOME LANDS
820 ISENBERG STREET REDEVELOPMENT
Environmental Impact Statement Preparation Notice

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DEPARTMENT OF HAWAIIAN HOME LANDS
820 ISENBERG STREET REDEVELOPMENT
Environmental Impact Statement Preparation Notice

SUMMARY

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS) for the redevelopment of a property located at 820 Isenberg Street and owned by the State Department of Hawaiian Home Lands (DHHL), a state agency. The project site is located in Mō‘ili‘ili, Honolulu, O‘ahu, State of Hawai‘i. Figure 1 shows the location of the project site in context with Honolulu; Figure 2 shows an aerial photo of the project site.

Name:	DHHL 820 Isenberg Street Redevelopment
Location:	Mō‘ili‘ili, Waikīkī Ahupua‘a, Kona Moku, O‘ahu
Address:	820 Isenberg Street, Honolulu, HI (Figure 1)
Tax Map Keys:	2-7-008: 018 and 020, see Figure 3, TMK plat map
Judicial District:	Honolulu
Applicant:	State Department of Hawaiian Home Lands (DHHL)
Accepting Authority:	State of Hawai‘i, Hawaiian Homes Commission
Recorded Fee Owner:	State of Hawai‘i, Department of Hawaiian Home Lands
Existing Use:	Unoccupied
Proposed Action:	Residential/commercial mixed-use
Land Use Designations:	<i>State Land Use:</i> Urban (Figure 4) <i>Department of Hawaiian Home Lands:</i> Commercial (Figure 5) <i>City and County of Honolulu:</i> Primary Urban Center, east (Fig. 6) <i>Special Management Area:</i> Not within the SMA
Major Reviews/Approvals Required:	State Historic Preservation Division review Department of Transportation Services Street Usage Permit Department of Health Community Noise Permit National Pollutant Discharge Elimination System (NPDES) Permit Grading/Building Permits

DEPARTMENT OF HAWAIIAN HOME LANDS
820 ISENBERG STREET REDEVELOPMENT
Environmental Impact Statement Preparation Notice

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DEPARTMENT OF HAWAIIAN HOME LANDS
820 ISENBERG STREET REDEVELOPMENT
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DEPARTMENT OF HAWAIIAN HOME LANDS
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1 IDENTIFICATION OF THE PROPOSING AGENCY

The State of Hawai‘i, Department of Hawaiian Home Lands is the proposing agency.

Contact: Allen G. Yanos, Property Development Agent
Land Management Division
State of Hawai‘i, Department of Hawaiian Home Lands
P.O. Box 1879, Honolulu, HI 96805
Direct: (808) 620-9460 / FAX: (808) 620-9479
Email: allen.g.yanos@hawaii.gov

2 IDENTIFICATION OF THE ACCEPTING AUTHORITY

The Governor of Hawai‘i, or his delegate, is the accepting authority.

Contact: Jobie Masagatani, Chairman
State of Hawai‘i, Hawaiian Homes Commission
P.O. Box 1879, Honolulu, HI 96805
Direct: (808) 620-9501 / FAX: (808) 620-9479

3 IDENTIFICATION OF CONTACT PERSON

The environmental consultant is PBR HAWAII & Associates, Inc.

Contact: Catie Cullison, Senior Associate/Planner
PBR HAWAII
1001 Bishop Street, Suite 650
Honolulu, Hawai‘i 96813
Phone: (808) 521-5631
Fax: (808) 523-1402

4 BRIEF DESCRIPTION OF PROPOSED ACTION

4.1 Purpose and Need

The primary project purpose is to redevelop the project site to address the need for housing alternatives for beneficiaries of the Hawaiian Home Land Trust. A secondary project purpose is to provide increased revenue generation for DHHL.

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The project purpose is supported by DHHL's *O'ahu Island Plan*¹. The Department's Island Plans are island-specific, 20-year visioning documents that designate land uses for DHHL-owned property. The purpose of the *O'ahu Island Plan* is to provide overarching guidance and recommendations for appropriate land uses at the regional level. The *O'ahu Island Plan* examines infrastructure needs and opportunities from an island wide perspective, gauges beneficiary wants and needs, proposes areas for homesteading and non-homesteading uses, provides cost estimates for on- and off-site infrastructure, and, based on these findings, identifies priority areas for homestead development, community use, and income generation. According to the *O'ahu Island Plan*:

"Redevelopment of the area is proposed to provide increased revenue generation for DHHL, while also addressing the need for housing alternatives through a mixed-use, two to ten story building. Commercial, revenue-generating uses are proposed at the street level with up to 126 alternative housing units on the higher floors."

The Department's *O'ahu Island Plan* articulates the demand for more housing on the island of O'ahu for beneficiaries of the Trust:

"Approximately 45% of the Residential and 19% of the Agriculture Applicants statewide are looking for homesteading opportunities on O'ahu. However, only 4% of DHHL's landholdings are located on O'ahu."

The O'ahu Island Plan recommends a number of measures to maximize the Department's ability to serve beneficiaries with the limited resources available on O'ahu, including evaluation of the type of housing programs and products offered to better match applicants' product and locational preferences.

4.2 Description of the DHHL 820 Isenberg Street Project

The proposed project will involve either commercial or other revenue generating land use, residential use or a combination of both. Upon publication of the EISPN, DHHL anticipates releasing a request of proposals (RFP) for potential developers of the project site. A Draft EIS will follow to address the impacts of three or four alternatives based on the top three or four proposals received during the RFP process. Comments received during the Draft EIS public comment period will be considered in ranking of the proposals received and selection of a preferred alternative.

¹ The *O'ahu Island Plan* is available for view on the DHHL website: <http://dhhl.hawaii.gov/wp-content/uploads/2013/04/DHHL-OIP-Final-140708.pdf>

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5 DETERMINATION

Section 343-5 (e), HRS (enacted by Act 172 (2012)) allows an applicant to prepare an EIS rather than an environmental assessment if the accepting authority determines, through its judgment and experience, that an EIS is likely to be required. The preparation of such an EIS begins with the preparation of an EISPN, sometimes referred to as an “Act 172 EISPN.” Under the provisions of §343-5 (b), HRS DHHL has determined, through its judgment and experience, that an environmental impact statement (EIS) is likely to be required for the DHHL 820 Isenberg Street Redevelopment.

Preparation of an EIS is being undertaken to address requirements of Chapter 343, HRS and Title 11, Department of Health, Chapter 200, Environmental Impact Rules, Hawai‘i Administrative Rules Section 343-5, HRS established nine “triggers” that require either an Environmental Assessment (EA) or an Environmental Impact Statement (EIS). The use of State or County lands or funds is one factor that “triggers” the preparation of an EA or EIS.

5.1 Reasons Supporting the Determination

DHHL has determined that an EIS (rather than a less extensive environmental assessment) is likely necessary based on a review of the significance criteria set forth under Section 11-200-12, HAR. As a result of this review it is anticipated that redevelopment of the DHHL 820 Isenberg Street Project may have a significant effect on the environment due to one or more of the significance criteria which are:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;
2. Curtails the range of beneficial uses of the environment;
3. Conflicts with the state’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments there to, court decisions, or executive orders;
4. Substantially affects the economic welfare, social welfare, and cultural practices of the community or State;
5. Substantially affects public health;
6. Involves secondary impacts, such as population changes or effects on public facilities;
7. Involves a substantial degradation of environmental quality;
8. Is individually limited but cumulatively has a considerable effect upon the environment or involves a commitment for larger actions;
9. Substantially affects a rare, threatened, or endangered species, or its habitat;
10. Detrimentially affect air or water quality or ambient noise levels;

DEPARTMENT OF HAWAIIAN HOME LANDS
820 ISENBERG STREET REDEVELOPMENT
Environmental Impact Statement Preparation Notice

11. Affects, or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters;
12. Substantially affects scenic vistas and view planes identified in county or state plans or studies; and
13. Requires substantial energy consumption.

6 DESCRIPTION OF THE ENVIRONMENT

6.1 Location

The Project is located in between Isenberg Street and Old Stadium Park at 820 Isenberg Street property, in Mō'ili'ili, Waikīkī Ahupua'a, Kona Moku, O'ahu (Figure 1).

6.2 Existing Conditions Use

DHHL holds the fee simple interest in the Project site which comprises two parcels totaling 82,493 square feet (about 1.9 acres) in area:

- Parking Lot - TMK 2-7-008: 020 (42,493 square feet); and
- Building Lot - TMK 2-7-008: 018 (40,000 square feet).

The Project site contains a 22,346-square foot building constructed in the mid-1950's, and contains a 24-lane bowling facility that is no longer in use. The remainder of the site is paved. The portion of the Project site that abuts the park and residential uses was leased by automobile towing company until early 2017. The site is currently unoccupied.

6.3 Natural Environment

The Project site is located in an urban setting, and the neighboring land uses include: a street (Isenberg Street), a mixture of residential uses (from single family to high-rise), and a park (Old Stadium Park which was built after the Old Honolulu Stadium was demolished).

Soils at the Project site and its vicinity are characterized as Ewa Silty Clay Loam, moderately shallow, with zero to two-percent slopes. See Figure 7. A geotechnical study and environmental study will further evaluate and characterize site soils and geology.

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program, the Project site is located in Zone X, or areas determined to be outside 500-year floodplain. See Figure 8.

There are no known wetlands, Critical Habitat, or endangered plant or animal species on or in the Project site.

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The Draft EIS will contain a full description of the environment of the DHHL 820 Isenberg Street Project site as well as discussion of potential impacts and mitigation measures.

7 PLANNING HORIZON

The planning horizon for the redevelopment of the Project site is long-term. The planning process is anticipated to include consultation with DHHL beneficiaries as well as the surrounding community. The release of the developer RFP, the selection/ranking of RFP responses, and the forthcoming EIS is anticipated to take one to two years.

8 ALTERNATIVES

The Draft EIS will include a discussion of alternatives.

9 AFFECTED PARTIES

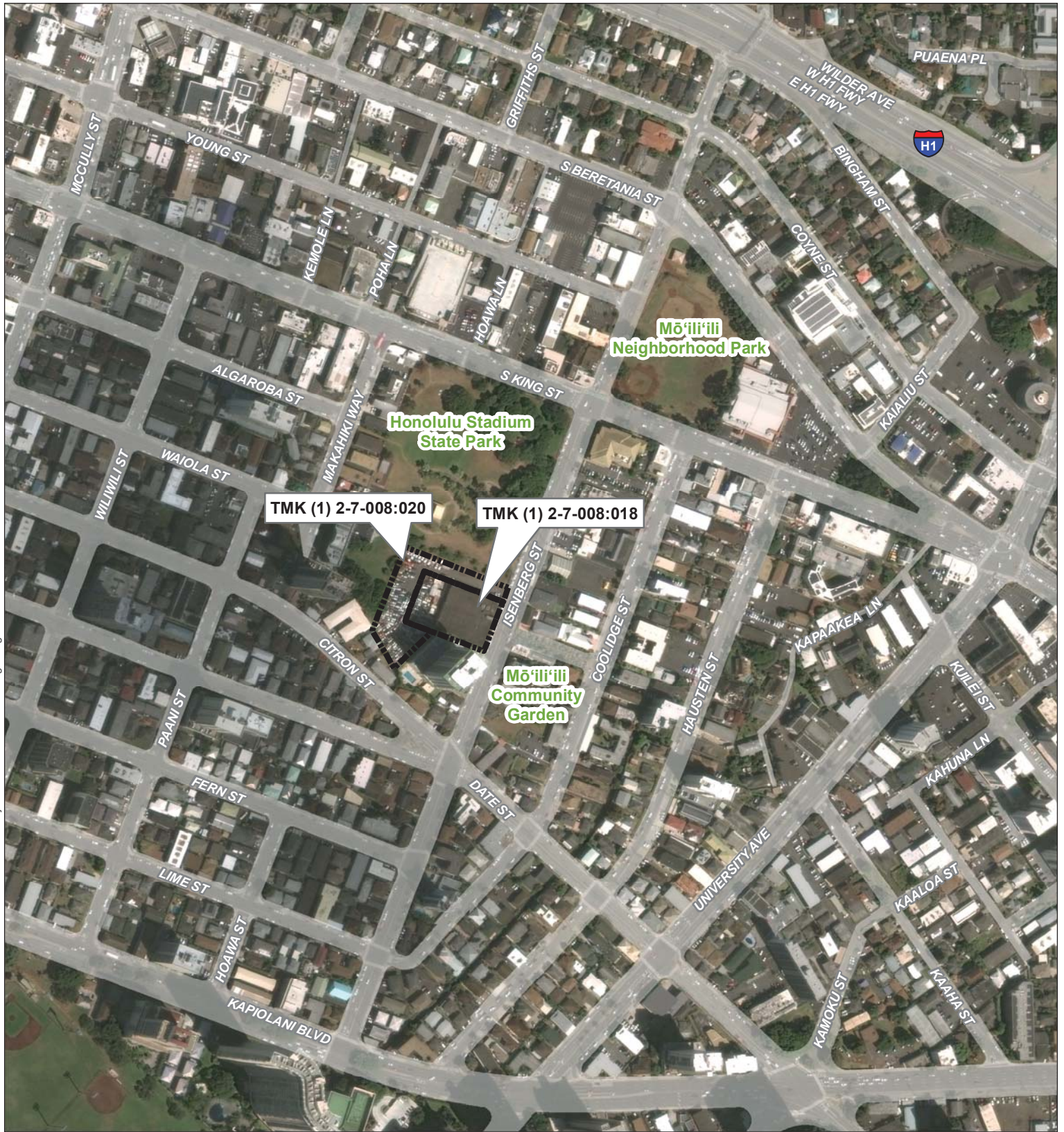
Community engagement and providing information to the Trust's beneficiaries are an important element of the Department of Hawaiian Home Lands planning process.

To prepare a fully acceptable EIS, DHHL will consult all appropriate agencies and other citizen groups, and concerned individuals. At the earliest stage of the process, notification to Trust beneficiaries will be provided and a presentation to the McCully-Mo'ili'ili Neighborhood Board is planned. Notification of the availability of the EIS Preparation Notice for review and comment will be provided to potentially affected agencies, as well as interested community members, organizations, businesses, and surrounding landowners. A public scoping meeting is expected to be held during the publication period of this Preparation Notice, to solicit input on the scope of the Draft EIS. The meeting will also provide an invitation to agencies, citizen groups, or other concerned individuals not previously identified to participate in the planning process.

The Draft EIS is expected to be published on the State of Hawai'i Department of Health, Office of Environmental Quality Control's website. Notification of the availability of the Draft EIS for review and comment will be provided to potentially affected agencies, as well as interested community members, organizations, businesses, and surrounding landowners.

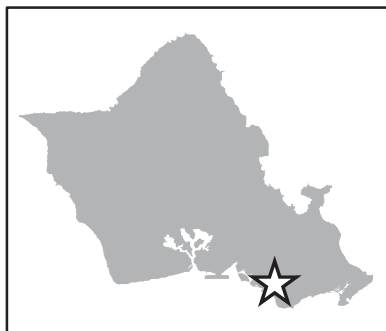
DEPARTMENT OF HAWAIIAN HOME LANDS
820 ISENBERG STREET REDEVELOPMENT
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LEGEND

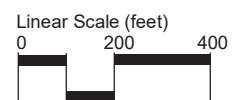
 Project site



**Figure 1: Regional Map
820 Isenberg**

Department of Hawaiian Home Lands (DHHL)

Island of O'ahu



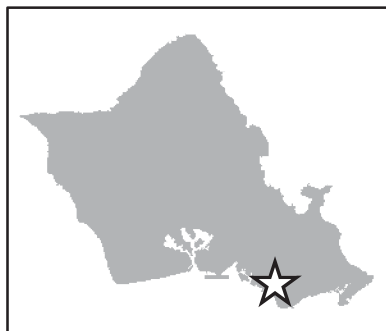
Source: Geographic Information System (GIS), ESRI World Street Map, 2016. State of Hawaii, Office of Planning.

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



LEGEND

 Project site



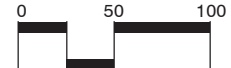
**Figure 2: Aerial
820 Isenberg**

Department of Hawaiian Home Lands (DHHL)

Island of O'ahu



Linear Scale (feet)

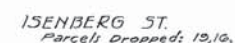


Source: Geographic Information System (GIS), ESRI World Street Map, 2016. State of Hawaii, Office of Planning.

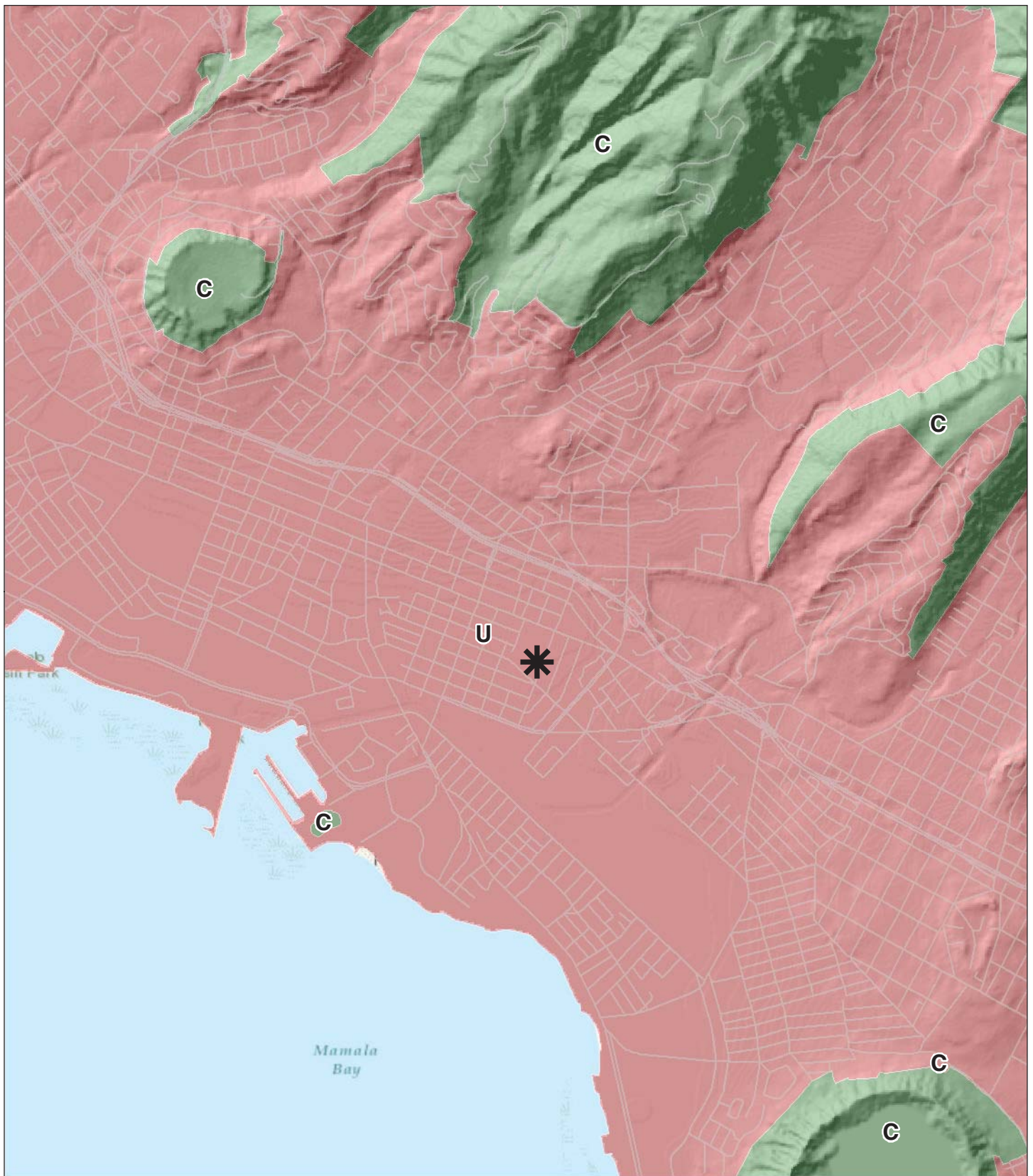
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

JAN 9 1975
MAR 27 1975
JUL 15 1975
SEP 28 1980
JUL 22 1981
JUL 28 1982
SEP 05 1983

828

PRINTED.

ADVANCE SHEET
SUBJECT TO CHANGE



Date: 4/26/2017

LEGEND



Project site

Public Street

State Land Use Districts

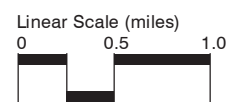
C - Conservation

U - Urban

Figure 4:
State Land Use District
820 Isenberg

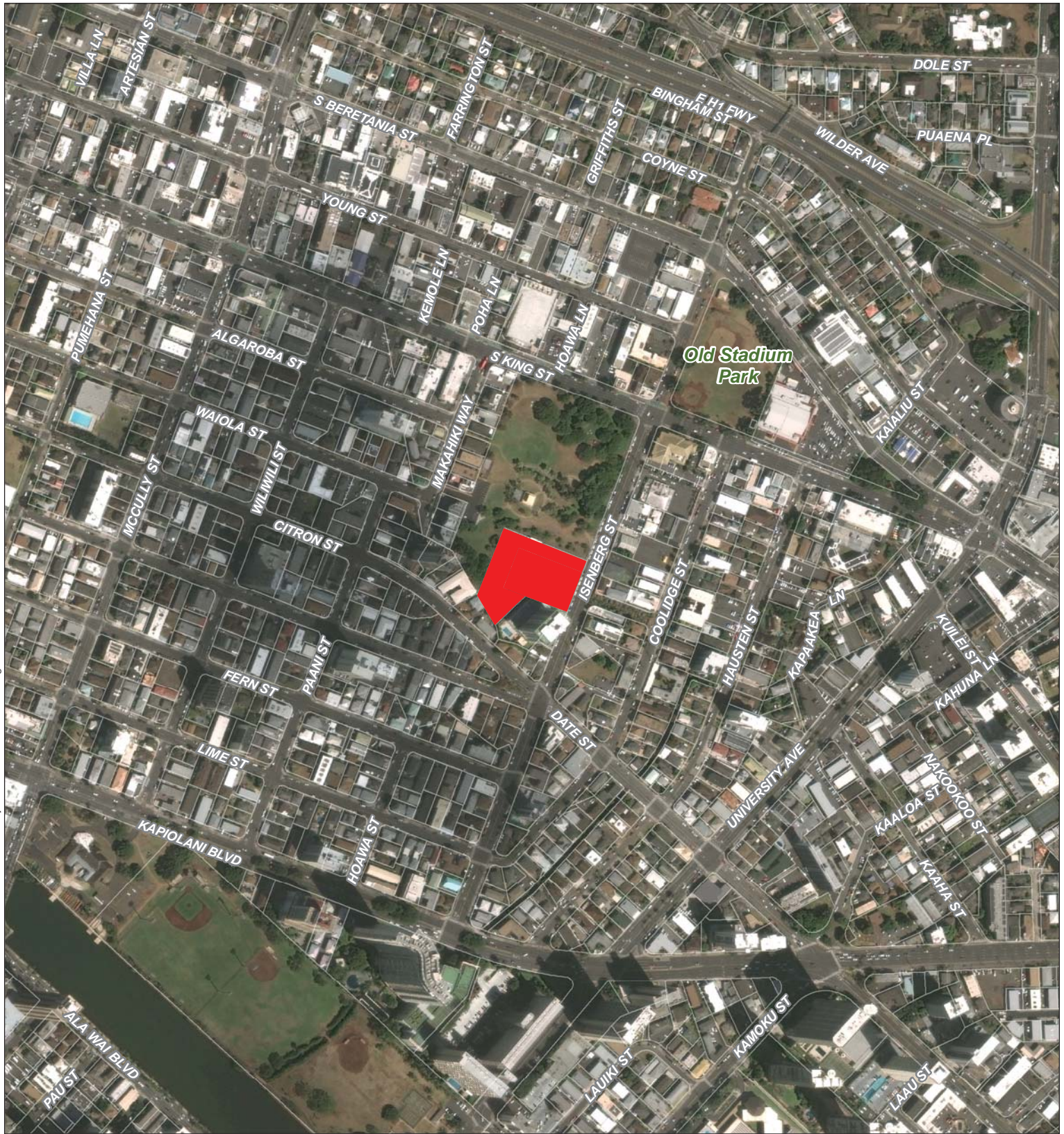
Department of Hawaiian Home Lands (DHHL)

Island of O'ahu



Source: Geographic Information System (GIS), ESRI World Street Map, 2016. State Land Use Commission 1:24,000 mylar maps.

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LEGEND

 Commercial

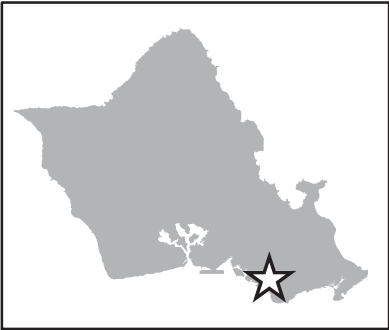


Figure 5:
DHHL Land Use Designation
820 Isenberg

Department of Hawaiian Home Lands (DHHL)

Island of O'ahu

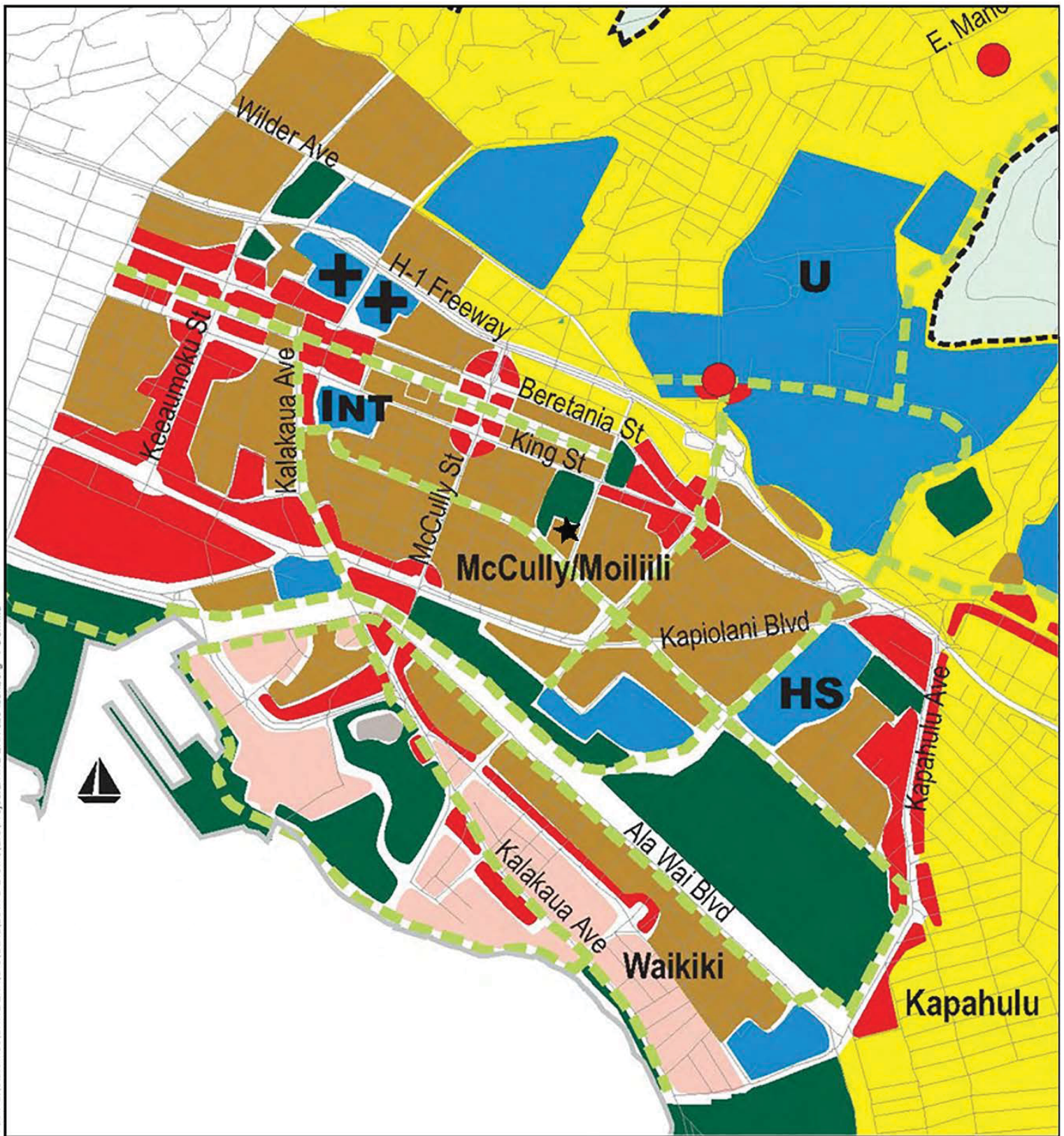
North



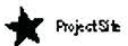
Not To Scale



Path: Q:\Statewide\DHHL ERR\GIS\Oahu\Bowl O Drome\GIS\Project\DHHL ERR 820 Isenberg - PUC.mxd



LEGEND



- Lower-Density Residential
- Medium and Higher-Density Residential/Mixed Use
- Community/Neighborhood Commercial
- District Commercial
- Industrial
- Resort
- Institutional
- Major Parks and Open Space
- Preservation
- Military
- Urban Community Boundary
- Pedestrian Network



Figure 6:
**PUC Development Plan
820 Isenberg**

Department of Hawaiian Home Lands (DHHL)

North

(NOT TO SCALE)



Island of O'ahu






Source: Geographic Information System (GIS), ESRI World Street Map, 2016, State of Hawaii, Office of Planning.

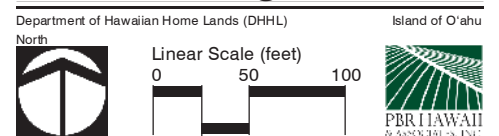
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



LEGEND

-  Project site
-  EWA SILTY CLAY LOAM, MODERATELY SHALLOW, 0 TO 2 PERCENT SLOPES
-  FILL LAND, MIXED

**Figure 7: NRCS Soils
820 Isenberg**



Source: Geographic Information System (GIS), ESRI World Street Map, 2016. USDA Natural Resources Conservation Service, Hawaii, 2007.

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BASEMAP: FIRM BASEMAP



Flood Hazard Assessment Report

www.hawaiiifip.org

820 Isenberg St

Figure 8

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 2-7-008:018
 WATERSHED: ALA WAI
 PARCEL ADDRESS: 820 ISENBERG ST
 HONOLULU, HI 96826

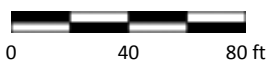
Notes:

Flood Hazard Information

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

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

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



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

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

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

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

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

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

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
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Flood Hazard Assessment Report

www.hawaiiinfip.org

820 Isenberg

Figure 8 (Continued)

Property Information

COUNTY: HONOLULU
 TMK NO: (1) 2-7-008:020
 WATERSHED: ALA WAI
 PARCEL ADDRESS: MAKAHIKI WAY
 HONOLULU, HI 96826

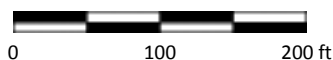
Notes:

Flood Hazard Information

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

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

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

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

OTHER FLOOD AREAS

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