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Hilo JUDICIARY COMPLEX

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Hilo Judiciary Complex

South Hilo District, Island of Hawaii

Final Environmental Impact Statement and Site Selection Study

Applicant:

The Department of Accounting and General Services
State of Hawaii

DAGS Job No. 11-21-7019

Prepared By:

Group 70 International, Inc.
Architecture • Planning • Interior Design • Environmental Services
Honolulu, HI

February 1997

Hilo Judiciary Complex

South Hilo District, Island of Hawaii

Final Environmental Impact Statement and Site Selection Study

This environmental document is prepared pursuant to Chapter 200 of Title 11, Administrative Rules, Department of Health, "Environmental Impact Statement Rules."

Proposing Agency:

The Department of Accounting and General Services
State of Hawaii

Accepting Authority:

Governor, State of Hawaii

Responsible
Official:



Sam Callejo, Comptroller

2/13/97
Date

Prepared By:

Group 70 International, Inc.
Architecture • Planning • Interior Design • Environmental Services
925 Bethel Street, 5th Floor
Honolulu, HI 96813
808-523-5866

February 1997

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Executive Summary

EXECUTIVE SUMMARY

ES.1 RESPONSIBLE OFFICE

Sam Callejo, Comptroller
Department of Accounting and General Services
State of Hawaii
P. O. Box 119
Honolulu, HI 96810

Contact: Ralph Yukumoto, Project Coordinator (808) 586-0488

ES.2 ACCEPTING AUTHORITY

Governor, State of Hawaii

ES.3 NAME OF ACTION

Site Selection Study and Environmental Impact Statement for the Hilo Judiciary Complex

ES.4 DESCRIPTION OF THE PROPOSED ACTION

A new Judiciary Complex is proposed in Hilo to serve the East Hawaii area of the Island of Hawaii. This new facility would eliminate current work space congestion and inefficiencies and allow expansion to accommodate future needs through the year 2010.

The proposed facility will consolidate the various Judiciary functions at a single location including up to seven courtrooms. The present Judiciary facilities in the State Office Building would be converted to office space for use by other State agencies. Office space currently being leased by the State may be terminated as Judiciary operations are consolidated.

ES.5 PROJECT SETTING

The Island of Hawaii (known as the "Big Island") is the southernmost and largest island in the State of Hawaii, with a land area of 4,028 square miles. It has a resident population of 135,500 residents as of 1994.

The Third Judicial Circuit is comprised of court facilities in various locations on the Island of Hawaii. Circuit Court operations take place in Hilo, Kealahou and Waimea. District Court operations take place in Hilo, Kealahou, Naalehu, Kapaau, Waimea and Honokaa. Family Court operations take place in Hilo, Kealahou and Waimea.

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The proposed facility will service East Hawaii, composed of the Puna, Kau, North Hilo, South Hilo and Hamakua Districts. The facility will be located in Hilo, which has the largest urban population. Hilo is also the seat of the County government and center of major economic activities.

ES.6 CANDIDATE SITES

A process to identify and evaluate candidate sites for the Hilo Judiciary Complex was completed by the State Department of Accounting and General Services in 1988, and a site was selected adjacent to the State Office Building. This location was opposed in the final design and permitting stages, and the project was put on hold in 1993. An exhaustive community consensus development process was conducted in 1993-1994 by the Center for Alternative Dispute Resolution. Numerous meetings were held with the general public and individual stakeholders to identify acceptable sites. The result was the identification of seven prospective candidate sites in the Hilo area that could potentially be developed for the new Judiciary Complex.

The seven candidate sites are as follows:

	Candidate Site	TMK	Acreage	Landowner
A.	C. Brewer Site	2-6-15: 1 & 2 2-6-16: 2	12.2 acres	Mauna Kea Agribusiness Company, Inc. - a subsidiary of C. Brewer & Co. Ltd.
B.	Hale Nani Site	2-4-49: 18 2-4-49: 19	10.9 acres 23.3 acres	State of Hawaii Department of Hawaiian Home Lands
C.	Former J. C. Penney Site	2-2-15: 33	6.5 acres	J.C. Penney Co., Inc.
D.	Komohana Site	2-4-1: 12	17.8 acres	State of Hawaii
E.	Ponahawai Site	2-3-36: 3	12.4 acres	Chalmers & Elaine Hamasaki
F.	Site Across from Hilo Hospital	2-3-32: 1	42.3 acres	State of Hawaii
G.	University of Hawaii - Hilo Site	2-4-57: 1	7.3 acres	State of Hawaii

ES.7 PROBABLE IMPACTS

Short-term site-related impacts are associated with noise, air quality, water quality, erosion, traffic, public health and safety, and archaeology. The potential for certain short-term impacts varies depending upon the specific candidate site. Short-term impacts which cannot be avoided are those primarily related to construction activity. Appropriate measures will be taken in the planning and design to properly mitigate short-term construction-related impacts. Current laws and ordinances associated with construction activity will be complied with to mitigate or minimize adverse effects.

Long-term site impacts include those associated with flora, fauna, surrounding land uses, aesthetic value and infrastructure. Regional impacts include those associated with the economy and social and cultural environments. Long-term impacts associated with the project will have both beneficial and some negative impacts which cannot be avoided. Because most of the sites involve previously developed or agriculturally disturbed lands, minimal effects upon the environment are anticipated as a result of land conversion. The change in land use should not cause major disruption within the community as the displacement of business and residences was essentially avoided or minimized. Potential sites were sought that are unused or underutilized, and selected on the basis of their compatibility with surrounding land uses and the availability of infrastructure.

The addition of traffic generated by the project on nearby streets is a potential negative impact. Roadway improvements, such as storage lanes and signalization, may be required to handle peak hour traffic. The visual quality of the area at some of the candidate sites may be affected by the loss of open space and development of a multi-story facility. There will be long-term beneficial impacts derived by increased operational and service capabilities for workers and users of the Judiciary.

ES.8 ALTERNATIVES

Four alternatives are considered as potential options to the proposed action, including:

- No-action Alternative,
- Renovate and Expand Existing Facilities,
- Consolidation and Expansion of the State Office Building, and
- Lease Private Office Space, and
- Postpone Action Pending Further Study

The no-action alternative is considered to be unacceptable due to existing over-capacity conditions and the anticipated continued growth in caseload activity.

Renovation and expansion of the existing facilities at Waiakea Office Plaza and the State Office Building would not solve the inefficiencies of separate facilities. This option would only provide a short-term solution and would strictly limit the future flexibility of facility improvements and not provide for needed security control.

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Consolidation and expansion of the State Office Building would solve these inefficiencies, yet it would require development of a sizable annex over the parking lot. Many of the objectionable aspects of the project raised previously by residents of the Hilo Lagoon Center would remain, such as traffic and visual impacts. The State Office Building cannot be renovated without addressing asbestos material removal or stabilization requirements. Limitations to future flexibility and security control are other concerns.

The option for private space leasing would provide some short-term advantages but would result in uncertainties regarding lease rents and tenure. There would be a lack of flexibility and control over private facilities. The option for continued study is not appropriate since this project has been subject to nearly 10 years of study, while facility needs deficiencies have continued to grow.

The outcome of the alternatives analysis points toward development of a new Judiciary Complex at a new site. The current site selection study is essentially an alternatives evaluation, with the advantages and disadvantages of seven different candidate site options being considered in detail.

ES.9 RELATIONSHIPS TO PLANS, POLICIES AND CONTROLS

Existing government plans, policies and controls that are pertinent to the consideration of various candidate sites for the Hilo Judiciary Complex are as follows:

- Hawaii State Plan
- Hawaii State Functional Plans
- State Land Use District Classification
- Coastal Zone Management Program
- Hawaii County General Plan
- Hilo Community Development Plan
- County of Hawaii Zoning Districts
- Downtown Hilo Redevelopment Plan
- Special Management Area
- Amended Urban Renewal Plan, Kaiko'o Project

Plans, policies and controls are considered in the evaluation process for each site.

ES.10 RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Development of the proposed Hilo Judiciary Complex will require local short-term use of man's environment during the construction phase. The new facility will assure the continued maintenance and enhancement of Judiciary operations and services. The new facilities will provide adequately sized and proper accommodations for the public users and the staff

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functions. The consolidation of all Judiciary services in one complex will provide a direct benefit to clients and the public in general as it will enable the courts to function in the most efficient and up to date manner to meet the increasing needs for judicial services in the East Hawaii region.

ES.11 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Irretrievable resources committed to the project will include fuel, labor, funding and materials to implement construction of the new Judiciary Complex. Development of the proposed project on the selected site will involve the commitment of land for a government facility which will preclude other land use options.

ES.12 EVALUATION RATINGS AND PROJECT COSTS SUMMARY

The following table summarizes the Site Selection Study evaluation ratings and estimated project costs. Section 4.0 and Appendix D contain detailed explanations of the criteria, ratings and costs on a site-by-site basis, as well as additional tables.

ES.13 UNRESOLVED ISSUES

There are several unresolved issues relating to the Hilo Judiciary Complex site selection process. These issues will be resolved prior to the commencement of project development.

Selection of a Site. The selection of a site for development of the Hilo Judiciary Complex is not resolved. The Site Selection Study prepares an analysis of the candidate sites resulting in a comparison under various selection criteria. Ratings under the selection criteria have been summarized, identifying certain candidate sites with higher ratings than others. Selection of the site for the Hilo Judiciary Complex will be made by the Judiciary.

Technical Engineering Studies. Technical characteristics of the candidate sites have been addressed on a generalized level that is appropriate for a site screening level of analysis. Once selected, the proposed site for the Hilo Judiciary Complex will be studied at a design level of technical detail. Specific site characteristics will be analyzed and engineering information will be developed, such as a site-specific traffic impact analysis.

Final Facility Program and Design. The final facility program and design of the Hilo Judiciary Complex will be completed in the next phase of the project. The current study is based on the 1991 Master Plan for the Hilo facility, and is valid for the site selection process. Prior to development, updated programming information will be compiled and analyzed to create the final facility program, followed by facility design for architecture and engineering.

Ceded Lands. According to OHA, four of the candidate sites are ceded lands including (B) Hale Nani, (D) Komohana, (E) Across from Hilo Hospital and (G) U. H. Hilo. The ceded lands classification must be addressed in considering the potential for developing the Judiciary Complex at any of these locations. This factor is an unresolved issue at this time.

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ES.14 LIST OF NECESSARY APPROVALS

<u>Permit Approval</u>	<u>C.Brewer Ltd. Site A</u>	<u>Hale Nani Site B</u>	<u>Former J.C. Penney Site C</u>	<u>Komo- hana Site D</u>	<u>Pona- hawai Site E</u>	<u>Across Hilo Hospital Site F</u>	<u>UH Hilo Site G</u>
State Land Use District Boundary Amendment		X		X			
General Plan Amendment	X	X		X			
Zoning Change	X	X		X			
Special Management Area Use Permit	X						
Downtown Hilo Redevelopment Plan			X				
Kaiko'o Urban Renewal Plan			X				
Subdivision	X	X		X		X	
Plan Approval	X	X	X	X	X	X	X
Building Plan Approval (Fire)	X	X	X	X	X	X	X
National Flood Insurance	X						
Building Permit	X	X	X	X	X	X	X
Electrical Permit	X	X	X	X	X	X	X
Plumbing Permit	X	X	X	X	X	X	X
Outdoor Lighting	X	X	X	X	X	X	X
Sewer Connection	X		X		X	X	X
Work with State Highways	X	X					
Work with County Roads	X	X	X	X	X	X	X
Grubbing & Grading	X	X	X	X	X	X	X
Sidewalk Construction	X	X	X	X	X	X	X
Construct Driveway	X	X	X	X	X	X	X
Air Conditioning/Ventilation	X	X	X	X	X	X	X

Section 1.0

Introduction and Project Need

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1.0 INTRODUCTION AND PROJECT NEED

Section 1.0 provides an introduction for the proposed project, including a brief project purpose, needs summary, location of the candidate sites, and existing land use. The purpose and contents of this Final Environmental Impact Statement and Site Selection Study are discussed in this section along with a description of the public consultation process.

1.1 PROJECT INFORMATION SUMMARY

Responsible Office: Sam Callejo, Comptroller
Department of Accounting and General Services
State of Hawaii
Honolulu, Hawaii 96813
Contact: Ralph Yukumoto (808) 586-0488

Accepting Authority: Office of the Governor

Name of Action: Hilo Judiciary Complex

Planning/Environmental Consultant: Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813
Contact: Jeffrey Overton, AICP or Mary O'Leary
(808) 523-5866

1.2 STUDY PURPOSE

The State of Hawaii Department of Accounting and General Services (DAGS), on behalf of The State Judiciary, is proposing to build a new Judiciary Complex in Hilo for the East Hawaii Service Area of the Third Judicial Circuit which comprises the entire Island of Hawaii. It is in recognition of the inadequacy of the existing judicial facilities in Hilo that DAGS has commissioned a Site Selection Study and Environmental Impact Statement. The first step was completed in June 1996 with the issuance of the Environmental Impact Statement Notice of Preparation (EISP). Next, the Draft Environmental Impact Statement and the Site Selection Study was issued in November 1996.

This Environmental Impact Statement and the Site Selection Study process is intended to accomplish the following:

- Utilize the results of the Center for Alternative Dispute Resolution's 1993-1994 public consensus building process which identified seven candidate sites for the new Hilo Judiciary Complex.

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- Assess each of the seven candidate sites according to the requirements set forth in Chapter 343, Hawaii Revised Statutes and the Department of Health's Title 11, Chapter 200, "Environmental Impact Statement Rules".

1.3 OVERVIEW OF PREVIOUS HILO JUDICIARY COMPLEX STUDIES

The following is an overview of studies completed during the past decade for the proposed Hilo Judiciary Complex. It documents the series of events and reports which have led to the current environmental impact review and site selection process.

The first report was presented in May 1986 entitled Project Development Report for the Third Circuit and District Courts and prepared by H. Mogi Planning and Research, Inc. The report concluded that a new judicial facility of 133,779 gross square feet should be constructed in Hilo. Subsequently, DAGS commissioned the firm of Wilson Okamoto and Associates, Inc. to prepare a Site Selection Report and Environmental Impact Statement (EIS) based on the needs identified in the 1986 Report. The Final EIS and Site Selection Report was issued in October 1988. Over the course of this study, fifteen "potential" sites in the Hilo area were considered viable locations for a new judiciary complex. From this field of fifteen, five sites were identified and evaluated further as "candidate sites" using the site selection process' detailed criteria.

As a result of the 1988 site selection process, "The Adjacent State Office Building" candidate site received the highest score despite its location in a tsunami zone. As explained in the 1988 report, "This site is within the tsunami inundation zone and would normally have been deleted from further consideration. However, due to legislators' interest in the site because of its proximity to the existing State Office Building and because it is State-owned land, the site is being retained for further evaluation." During the 1991 Legislative session, funds were allocated for the new Hilo Judiciary Complex but were linked specifically to the "Adjacent State Office Building" site. Subsequently, the public raised significant safety-related concerns about building new court facilities within a tsunami zone. In addition to general public concerns, the site was opposed by the head of the Hawaii County Civil Defense Agency.

In 1993, the Legislature instructed the Judiciary to "defer the plans and design on its current site (the Adjacent State Office Building site) and consider alternate sites..." (Act 277, Part V, Section 17). Following the Legislature's actions, Chief Justice Ronald T. Y. Moon asked The Center for Alternative Dispute Resolution (CADR) to "design and implement a process intended to develop the highest degree of consensus possible among the public regarding a site for the Hilo Judiciary Complex." (July 26, 1994 Final Report - Hilo Judiciary Complex Siting Process prepared by The CADR. See Appendix A.)

Over the course of a year (1993-94), the CADR designed and implemented a process which involved "identifiable stakeholders" in the proposed judicial facility and the general public. Through a series of stakeholder and public meetings, the fifteen "original" sites and any additional potential sites were identified and evaluated. As a result of this public consensus building process, the CADR forwarded the seven candidate sites to Chief Justice Moon. The CADR also informed the participants of the process that the Judiciary would hire a consultant

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to further study the seven sites which emerged from the consensus building process. Group 70 International, Inc. of Honolulu was selected by DAGS in late 1995 to complete the planning and technical studies, as well as the detailed evaluations of the seven candidate sites. These sites are the focus of this Final EIS and Site Selection Study.

1.4 BACKGROUND ON THE STATE JUDICIAL SYSTEM

The following is an overview of the structure of the State's Judicial System and the role of the Courts of the Third Circuit within the system. The organization and function of the various courts are explained and the location, number and type of existing Judiciary facilities on the Island of Hawaii are identified in the following sections.

1.4.1 The State Judicial System

The Judiciary of the State of Hawaii is comprised of the following major courts: the Supreme Court, the Intermediate Court of Appeals, the Circuit Courts, the Family Courts and the District Courts. This report focuses on the Courts of the Third Judicial Circuit which encompasses the Island of Hawaii. Figure 1-1 depicts the overall organization of the State's court system in relationship to the Third Judicial Circuit.

There are four judicial circuits in the State of Hawaii:

- First Judicial Circuit Island of Oahu*
- Second Judicial Circuit Islands of Maui, Molokai* and Lanai
- Third Judicial Circuit Island of Hawaii
- (Fourth Judicial Circuit This was incorporated into the Third Circuit in 1943.)
- Fifth Judicial Circuit Island of Kauai

(* The settlement of Kalawao on the Island of Molokai is a part of the First Judicial Circuit.)

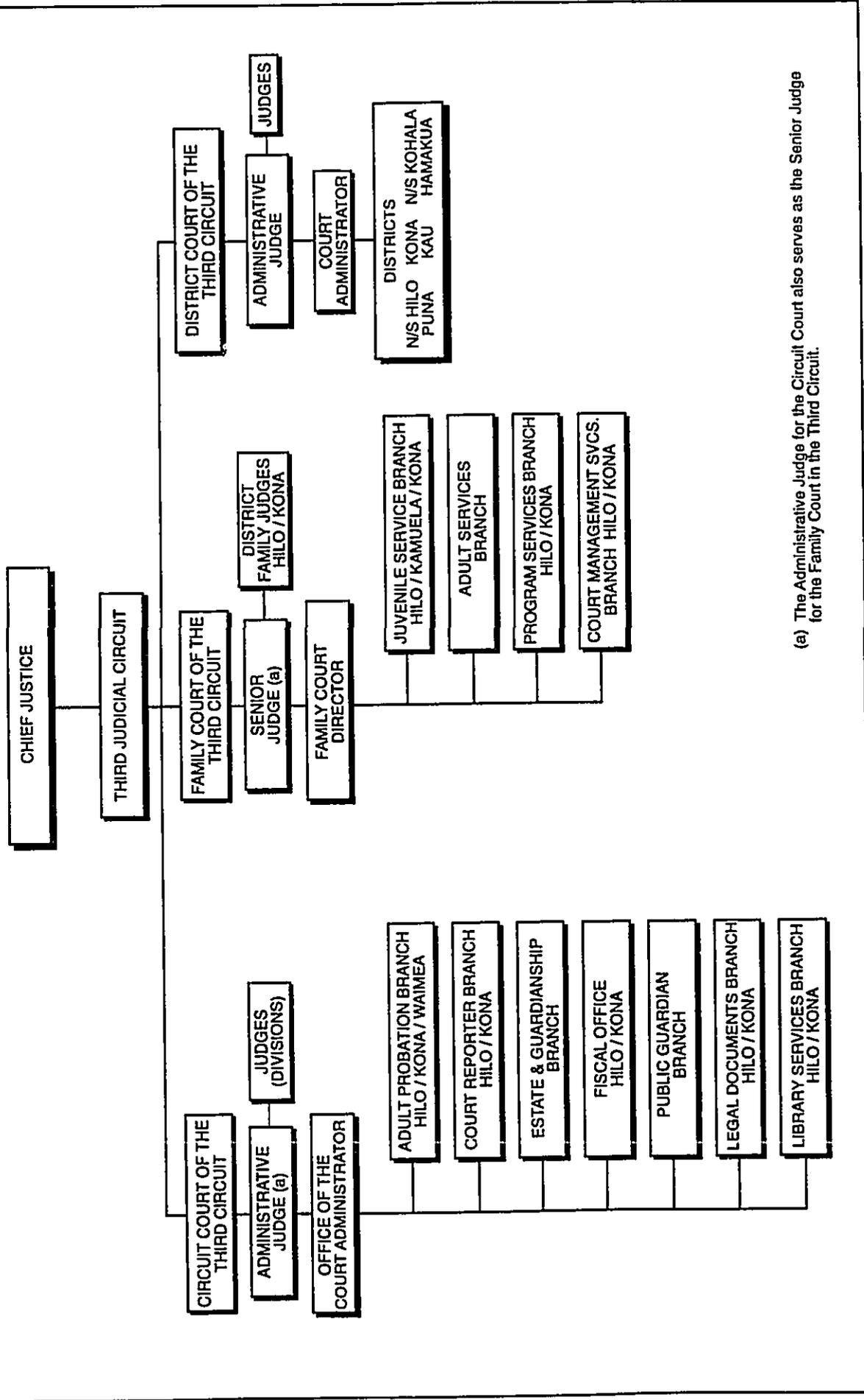
Circuit Court System

All jury trials are held in the Circuit Courts, which have general jurisdiction in civil and criminal cases. They also have exclusive jurisdiction in probate, guardianship and criminal felony cases, as well as civil cases where the contested amount exceeds \$20,000. Circuit Courts share concurrent jurisdiction with District Courts in civil non-jury cases that specify amounts between \$10,000-\$20,000. Additional cases dispensed by the Circuit Courts include mechanics' liens, naturalization proceedings, and misdemeanor violations that are transferred from the District Courts for jury trials.

Family Court System

The Family Courts were established by statute in 1965 to deal with virtually all legal problems impinging on Hawaii's families and children. The jurisdictional sweep of the Family Court is the widest of any such court in the country. The Family Court rules on all legal matters confronting children, such as delinquency, waiver, status offenses, abuse and neglect, termination of parental rights, adoption, guardianships, and detention. The Family Court also hears traditional domestic relations cases, including divorce, nonsupport, paternity, uniform child custody jurisdiction cases, and miscellaneous custody matters.

ORGANIZATION OF THE THIRD JUDICIAL CIRCUIT ISLAND OF HAWAII



Organization of Third Judicial Circuit
Hilo Judiciary Complex

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Domestic violence is a top priority with the Family Court. These important cases include requests for civil restraining orders involving family members, persons charged with the offense of abuse of family and household members, and felony charges limited to parent/child offenses. The Family Court also hears civil commitment cases, guardianships of adults, and adult abuse cases.

District Court System

The District Courts have exclusive jurisdiction over traffic cases, petty misdemeanors, and all civil cases in which the contested amount is less than \$5,000, except when there is a right to a jury trial. The District Courts have concurrent jurisdiction with the Circuit Courts for misdemeanors and civil matters where the amount in controversy is between \$10,000 and \$20,000.

1.4.2 Existing Operations of the Third Judicial Circuit

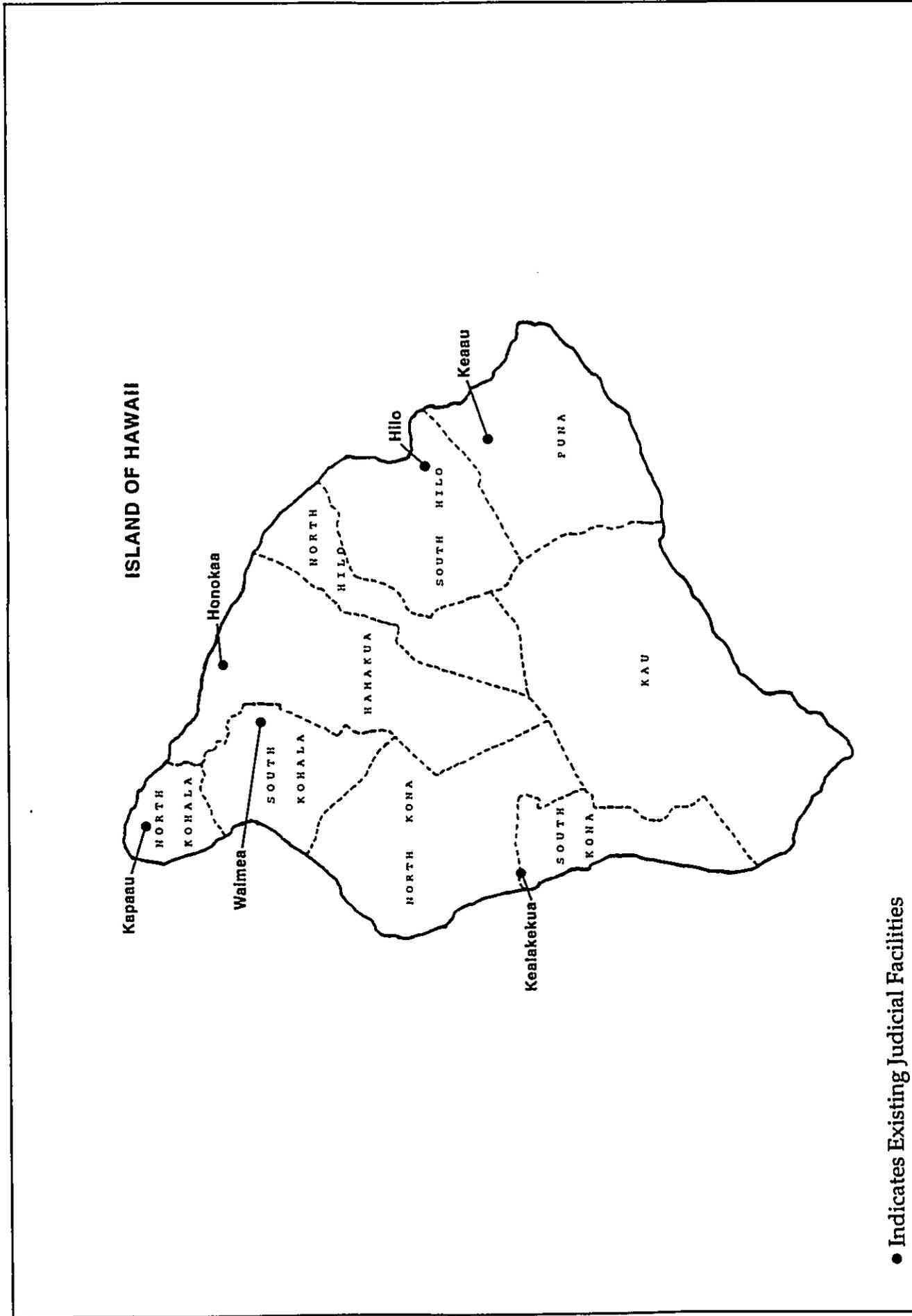
The Third Judicial Circuit exercises jurisdiction over the Island of Hawaii and has court facilities throughout the island. Circuit Court operations take place in Hilo and Kealahou (Kona); Family Court operations are held in Hilo, Kealahou and Waimea; and District Court operations take place in the Districts of South Hilo, Puna, Kona, South Kohala, North Kohala, Kau, and Hamakua. The location of existing judicial facilities are shown in Figure 1-2.

The following is an overview of the existing operations, personnel and facilities of the Third Judicial Circuit on the Island of Hawaii.

Circuit Court Operations

The Circuit Court's responsibilities are to adjudicate cases through motions, hearings and trials; sign court orders and legal documents required for interpretation and enforcement of the law; conduct legal research; and to reach settlements. The Third Circuit's Chief Clerk is responsible for the Legal Documents and Estate and Guardianship operating sections, in addition to duties as the Chief Administrator of the Court, coordinate jury operations of the Circuit Court, and is the Fiscal Officer of the Third Circuit proper. There are 80 employees in the Circuit Court system on the Big Island who carry out judicial, administrative and adult probation functions. There are a total of three judges for the Circuit Courts, two located in Hilo and one servicing Kona.

The existing facilities of the Circuit Court, as summarized in Table 1-1, are located in Hilo, Kealahou and a small space in Waimea. In Hilo, the courtrooms and administrative functions occupy approximately 14,346 square feet on the second floor of the State Office Building. The Adult Probation and Small Estates operations are located in approximately 5,000 square feet of space in a small office building on Kilauea Avenue. Due to the lack of storage space within the State Office Building, a portion of the court files must be stored with a private storage company. The Kona facility provides approximately 13,641 gross square feet for office and administrative use, one courtroom and related space, and storage areas. The Keakealani Building, the old Kona Hospital, was renovated in 1984 for court operations.



Source: Carter Goble Associates, Inc. (January 1989)

Third Judicial Circuit Existing Facilities

Hilo Judiciary Complex

Figure 1-2

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TABLE 1-1 EXISTING FACILITIES AND PERSONNEL OF THE CIRCUIT COURT PROPER				
	No. of Employees	No. of Judges	No. of Courtrooms	Total Area (g.s.f.)
Hilo	56	2	2	20,946
Kona Hospital Bldg.	21	1	1	13,641
Waimea	1	0	0	2,876

Family Court Operations

The responsibilities of the Family Court are distributed among its five divisions: Judicial, Administrative and Support Services, Children and Youth Services, Adult Services, and Special Services. The first two divisions primarily provide services necessary to support the Court and coordinate the work of the Family Court. The remaining divisions specialize in services such as counseling and investigation of cases relating to youth and youth probation referred to the Court, and administration of the Professional Foster Care Program. There are total of forty-four employees in the Family Court system with facilities located in the Waiakea Office Plaza in Hilo and branch offices also located in Kona and Waimea. There are two permanent judges and two per diem judges assigned to Hilo, while Kona has one permanent and one per diem judge. The per diem judges are utilized on an as-needed basis when a permanent judge is unavailable.

The Waiakea Office Plaza building houses approximately 11,612 square feet of office and administrative space, including a small courtroom area and probation services. The Family Court facilities for Hilo, Kona, and Waimea are summarized in Table 1-2.

TABLE 1-2 EXISTING FACILITIES AND PERSONNEL OF THE FAMILY COURT AND PROBATION SERVICES				
	No. of Employees	No. of Judges	No. of Courtrooms	Total Area (g.s.f.)
Hilo	28	1 (2 per diem)	2	11,612
Kona	14	1 (1 per diem)	1	1,996
Waimea	2	0	(Use District Court facility)	2,876

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District Court Operations

The District Court is comprised of five functional divisions: Judicial, Administrative Services, Violations Bureau, Driver Improvement, and Probation Services. The responsibilities of the District Court include adjudication of criminal and civil matters, as well as processing all traffic citations, counseling for adult and juveniles traffic violators, and counseling and probationary services necessary to carry out Court mandates for persons on probation.

The District Court employs a total of fifty people with thirty employees in District #1, fourteen in District #2 and six in District #3. There are three permanent judges for the District Court, one assigned to each District and two per diem judges who are used on an as-needed basis if a permanent judge is unavailable.

The facilities for the District Court occupy a total of approximately 20,975 square feet in buildings throughout the Big Island. In Hilo, the District Court courtrooms, administrative and storage spaces occupy 3,313 square feet in the State Office Building. Probation Services occupies 1,565 square feet in the Waiakea Office Plaza and a small space for Driver's Education, approximately 619 square feet, is located in the Hilo Lagoon Annex adjacent to the State Office Building. Due to a lack of storage space, a private company is utilized to store files.

The remaining District Court facilities are located in Puna, Kau, North and South Kohala, Kona and Hamakua. The District Court information is summarized in Table 1-3.

TABLE 1-3 EXISTING FACILITIES AND PERSONNEL OF THE DISTRICT COURT					
	No. of Employees	No. of Judges	No. of Courtrooms	Location	Total Area (g.s.f.)
District #1 No./So. Hilo Puna	30	1 (2 per diem)	1	Hilo/Waiakea	5,693
			1	Keaau	N/A
District #2 No./So. Kona Kau	14	1	1	Kealakekua	5,449
			1	Naalehu	2,880
District #3 No. Kohala So. Kohala Hamakua	6	1	1	Kapaau	2,188
			1	Waimea	2,876
			1	Honokaa	1,889

Third Circuit Judicial Facilities Capital Improvement Plan

In January 1989 Carter Goble Associates, Inc. issued the Hawaii Judicial System Master Plan which made recommendations regarding future facilities for each judicial circuit based on projections through the year 2005. At the time of the Master Plan's publication, the Legislature had already appropriated funds for the development of a new Hilo Judicial Facility for the Third Circuit. The Hilo Judiciary Complex project was later put on hold due to opposition to

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the site that was selected at that time which was adjacent to the existing State Office Building. The Center for Alternative Dispute Resolution was directed to conduct a community based process in 1993-1994 which identified the seven candidate sites which are the subject of this environmental impact statement and site selection study.

In addition to the new facility projected for Hilo, the Master Plan's remaining recommendations for the Third Circuit call for the North Kohala District Courthouse to close and its caseload to be assimilated into the South Kohala District Courthouse. The Puna District Courthouse would also be closed and its caseload assimilated into the new Hilo Circuit Courthouse. The Kona Circuit Courthouse would be abandoned and a new facility constructed in a location more central to the Kona population. Finally, the Hamakua and South Kohala District Courthouses would be retained as satellite facilities. Facilities identified in the Master Plan's capital improvement recommendations are shown in Figure 1-3.

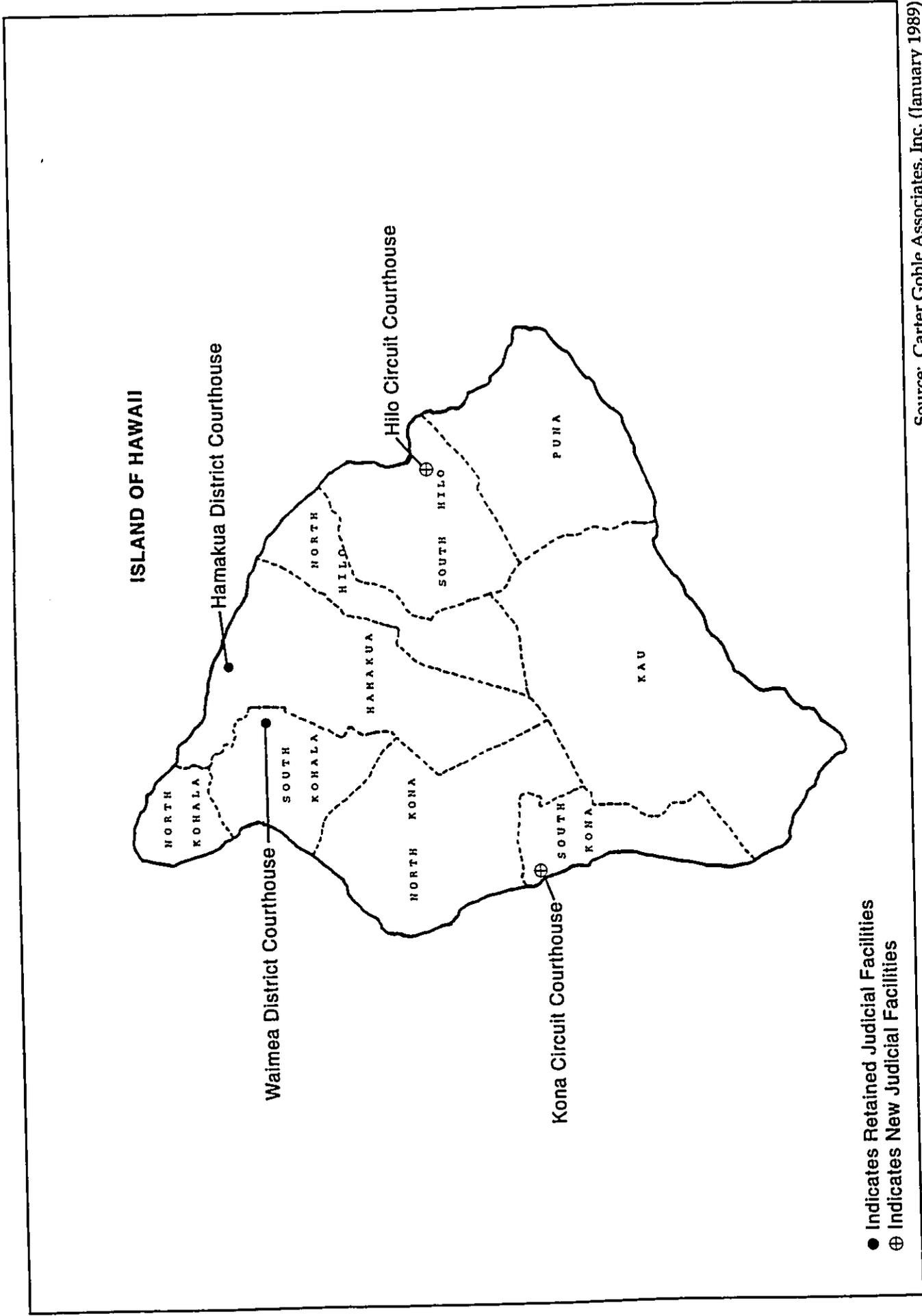
1.5 PROJECT NEED

The existing Hilo Circuit, District and Family Court facilities have been rated as spatially and operationally inadequate for more than a decade. A series of studies which have analyzed historical data and forecasts for population and caseload work have reached the conclusion that the existing Hilo facilities are inadequate for the present needs and cannot accommodate future growth. Equally important, the existing facilities are in various locations over one-half mile away, therefore, hampering the efficiency of operations. Also, some spaces are utilized for functions for which they were not designed and in general, there is a lack of sufficient storage space for proper maintenance of the growing number of records and files.

The following reports have documented the population and caseload growth the Third Judicial Circuit has experienced over the past decade and the need for a new judicial facility in Hilo: Project Development Report for the Third Circuit and District Courts by H. Mogi Planning and Research Inc. (May 1986), and two studies by Carter Goble Associates, Inc. entitled An Assessment of Judicial Facility Needs in Hilo (February 1988) and A Planning Report on the Hilo, Hawaii Judicial Facility - Final Report (February 1991). The latest caseload projections are shown in Table 1-4. These studies identify the projected personnel needs and space requirements for a new Hilo Judiciary Complex; in particular the February 1988 report describes in great detail the inefficient operational conditions of the existing Hilo facilities.

Rather than reiterate the previous work, this section focuses on the consistent conclusion of these studies which states that the existing facilities are operationally inefficient and are not sufficient in size to accommodate future expansion. An appropriately designed and well-planned new Hilo Judiciary Complex is the best solution to the existing situation in order to effectively and efficiently accommodate the needs of the East Hawaii Third Judicial Circuit Service Area through the year 2010 and perhaps beyond.

The 1991 Planning Report drew from Carter Goble's 1988 detailed analysis of historical data and forecast projections developed through statistical and system modeling methodologies.



Source: Carter Goble Associates, Inc. (January 1989)

Third Judicial Circuit Capital Improvements Plan
 Hilo Judiciary Complex

Figure 1-3

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Projections were made to the year 2010 to provide the basis for the Hilo Judiciary Complex space program. During the actual facility programming and design phase, the space program may need to be revised due to subsequent changes in program requirements and a more defined time frame for delivery of the facility.

Table 1-4 Caseload Filing Projections Third Judicial Circuit			
Filings	1995	2000	2005
Circuit Court Filings	3,348	3,844	4,278
Family Court Filings	8,610	10,605	12,471
District Court Filings	75,136	88,281	100,646
TOTAL FILINGS	87,094	102,730	117,395

Adapted from: A Planning Report on the Hilo, Hawaii Judicial Facility - Final Report.
Carter Goble Associates, Inc., February 4, 1991.

Based on the caseload projections, the 1991 Planning Report identifies a staffing level of 220 personnel for the Third Circuit in Hilo by the year 2010. The space program for the new facility will accommodate the necessary spaces for Circuit, District and Family Court, and the increase in personnel (Carter Goble Associates, Inc. 1991). The projected personnel and facility space requirements from the Planning Report are reflected in Table 1-5.

Table 1-5 Personnel and Facility Space Requirements for the Hilo Judiciary Complex through the Year 2010			
Court	Personnel	Total Space (gsf)	Courtrooms
Circuit Court	59	26,996	2
Family Court	92	28,410	1
District Court	69	47,037	4
Support/Mech. Spaces		27,864	
TOTALS	220	130,307	7

Adapted from: A Planning Report on the Hilo, Hawaii Judicial Facility - Final Report.
Carter Goble Associates, Inc., February 4, 1991.

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The existing facility shortages and operational inefficiencies of Hilo's operations have been extensively documented. The separation of functions between the State Office Building and the Waiakea Office Plaza have impaired functional efficiency. The reports referenced above have concluded consistently over the past decade that the current facility in Hilo are inadequate to accommodate future expansion to meet the growing needs of the Third Circuit operations in Hilo. The recommendation to construction a new Hilo Judiciary Complex is the appropriate course of action to address the existing operational inefficiencies and the future facility requirements for the Hilo service area.

The 1991 Planning Report contains a complete space program analysis for the new facility, as well as suggestions that are intended to assist architects in designing the new Hilo Judiciary Complex. As a result of constructing the Hilo Judiciary Complex, present facilities in the State Office Building could be converted for use by other State agencies. The office space being leased at Waiakea Office Plaza by the State also may be vacated as the Judiciary operations are consolidated into the new building.

1.6 PROPOSED PROJECT

1.6.1 Building Area Requirements

The 1991 Planning Report calls for a 130,307 gross square foot Hilo Judiciary Complex which will provide spaces for judicial proceedings including: seven courtrooms to be allocated amongst Circuit, Family and District Courts; judge's chambers; conference rooms and public waiting rooms; Family Court Services and social worker offices; probation services; driver education; central holding cells; a law library; and administrative and support spaces.

Additionally, the following infrastructure and site improvements will be required: utilities to provide water, electricity, sewer and communications services; drainage improvements, driveway(s) and/or access roads; paved parking area; and landscaping. The new facility will be completed before the existing spaces are vacated.

The increase in floor area for the new judiciary complex compared to existing facilities is due to two primary factors. First, to provide adequate spaces for Judiciary functions and personnel in Hilo. The second factor is to accommodate the projected caseload growth and the need for adequate spaces and personnel to handle the increased workload. The space program used in the site selection process is based on caseload and personnel projections and design standards contained in the 1991 Planning Report. A summary of the facility's gross square foot space program by court function is presented in Appendix B.

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1.6.2 Parking Requirements

Parking requirements for the proposed project have been calculated in accordance with the Hawaii County Zoning Code and the Kaiko'o Redevelopment Plan, the latter of which applies to the Former J. C. Penney candidate site. The Hilo Judiciary Complex will require a minimum of 413 parking spaces to accommodate public, employee and official State vehicles based on the space program projected to the year 2010. Appendix C contains the parking calculation.

1.6.3 Land Area Requirements

A building's design and parking requirements affect the amount of land required depending on whether the structure is a single-story or multi-story building. The Site Selection Study criteria found in Section 4.0 of this document, describes the site area requirement criteria. Based on a two-story 130,300 square foot structure with a footprint of approximately 1.5 acres and, assuming 3.75 acres to accommodate 413 parking stalls, a 5.25 acre site would be the minimum buildable area.

1.6.4 Construction

The proposed project will require the following construction activities:

- Grading, site clearing and earthwork,
- Excavation and fill for utility lines and building foundations,
- Construction of the new judiciary complex building of reinforced concrete and/or concrete masonry units,
- Carpentry, drywall, flooring, glasswork, roofing, painting and other general construction;
- Landscaping, and
- Paving for driveways, parking and walkways.

The impact of short-term construction activities are addressed in Section 5.0 of this document.

1.6.5 Use of Public Funds or Land

The project will likely be funded by public Capital Improvement Program (CIP) appropriations from the State Legislature. In order to minimize site acquisition and tenant relocation costs, State-owned land will be given strong consideration in the site selection process. However, the assessed value of State owned parcels is included in the site evaluation to reflect an "opportunity cost" related to the use of State land.

1.6.6 Development Schedule

The project proposes to construct a new Hilo Judiciary Complex and consolidate current operations into one building. The existing facilities will continue to operate until the new building is constructed. The project schedule is dependent on whether a privately-owned or State-owned site is selected. If a privately-owned site is selected, then time must be allowed for

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acquisition proceedings and cost negotiations. Selection of State-owned land would most likely shorten the time required for acquisition.

Other factors impacting the project schedule include compliance with the State's Environmental Impact Statement requirements (Chapter 343, Hawaii Revised Statutes), obtaining project funding for design and construction, as well as obtaining the necessary permits and approvals. Additionally, the need to relocate any existing tenants may impact the facility's construction schedule.

1.7 SITE SELECTION STUDY

Sections 3.0 and 4.0 of this Final Environmental Impact Statement contain the Site Selection Study for the Hilo Judiciary Complex prepared by Group 70 International, Inc. The study evaluates the seven candidate sites which "identifiable stakeholders" and the general public, through a series of meetings, interviews, and surveys, identified during the Center for Alternative Dispute Resolution's 1993-94 community consensus effort. These seven sites are further evaluated in this study according to site selection criteria.

1.8 AGENCY AND PUBLIC CONSULTATION

The public consultation process established for the environmental review of this project follows the review process used by the State Office of Environmental Quality Control for the review of "applicant actions". This process is generally outlined in Chapter 200 of the State Administrative Rules which, in part, provides rules concerning the preparation and review of both the Environmental Assessments and the Environmental Impact Statements. The initial list of agencies, organizations and individuals consulted in connection with the preparation of the EISPN and comment letters received in response to the EISPN are included in Section 10.0 of this document.

1.9 CONTENTS OF THE FINAL EIS

This Final Environmental Impact Statement (EIS) has been prepared and is being filed with the State of Hawaii's Office of Environmental Quality Control (OEQC). The Draft EIS and the subsequent Final EIS evaluate the potential impacts of the Hilo Judiciary Complex on the natural and human environment.

This document is presented in thirteen sections. Section 1.0 contains an introduction including an overview of the study's purpose. Section 2.0 describes the project setting. Section 3.0 identifies the candidate sites. Section 4.0 is an evaluation of the candidate sites. Section 5.0 discusses potential impacts and mitigation measures associated with the project. Section 6.0 identifies alternative actions to the proposed project. Section 7.0 discusses the relationship between short-term uses and long-term productivity. Section 8.0 identifies the irreversible and irretrievable commitment of resources. Section 9.0 addresses the relationship of the proposed action to existing land use policies and controls. Section 10.0 identifies the unresolved issues. Section 11.0 lists the agencies contacted in preparation of the EISPN and Draft EIS. Section 12.0 contains the EIS consultation phase and Draft EIS comment letters and responses. Section 13.0 identifies the preparers of the documents and references used in its compilation.

Section 2.0
Project Setting

2.0 PROJECT SETTING

2.1 REGIONAL OVERVIEW

The County of Hawaii has the largest land area among all counties in the State of Hawaii, covering an area of approximately 4,304 square miles. Demographically, it ranks second to Oahu with a population of approximately 135,500 in 1994 (estimated). Major industries include agriculture, tourism and manufacturing. Scientific research, diversified agriculture, and marine projects are also becoming increasingly important elements in the County's economy.

There are no autonomous municipal governments within Hawaii County, and like the Counties of Maui and Kauai, the County is governed by a Mayor-County Council form of government.

The City of Hilo is the seat of the County Government, as well as a center of trade and tourism. Hilo is the County's major population center, followed by Kailua-Kona.

2.2 HILO AREA

2.2.1 Existing Land Uses

Hilo is the largest population center on the Island of Hawaii. It contains a variety of uses common to an urban community. With a total population of 37,808 in 1990, Hilo contains many residential and commercial areas. Other significant land uses include: transportation facilities, educational facilities, industrial areas, hotels, shopping centers and recreational facilities.

Existing land uses in Hilo are typical of an urbanized community. Single family residences occupy a major portion of lands within the Hilo urban area, other significant land uses include:

- Transportation facilities (e.g., General Lyman Field Airport and Hilo Harbor)
- Shopping centers (e.g., Kaiko'o Mall, Prince Kuhio Mall, Hilo Shopping Center, Puainako Town Center and Waiakea Square)
- Hotels (e.g., Nanihoa Surf, Hilo Hawaiian Hotel, Hilo Hukilau Hotel, Hilo Bay Hotel and Waiakea Villas/Village)
- Educational facilities (e.g., University of Hawaii at Hilo, Hawaii Community College, public and private elementary, intermediate and high schools)
- Industrial area (e.g., Hilo Industrial Park, Hilo Harbor industrial area)
- Recreational facilities (e.g., Banyan Golf Course, Hilo Municipal Golf Course, Wailoa River State Park and Hoolulu Recreational Complex)
- Government offices (e.g. County, State and Federal Agencies)

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2.2.2 Climate

Hilo is situated on the windward coast or east side of the island, which is exposed to the nearly constant northeast tradewinds ranging between 13 to 24 miles per hour. Hilo's average temperatures range from 71.0 degrees Fahrenheit in January-February to 75.9 degrees Fahrenheit in August-September. The average annual rainfall documented at the Hilo Airport is 128 inches.

2.2.3 Flora

There are no known endangered species of flora within the site selection area. (U.S. Army Corps of Engineers, 1981). While the zonation of plants is highly dependent on several factors, the most important climactic factor governing plant distribution in the Hilo area is average annual rainfall. The prevalent vegetation zone for the Hilo area is identified as an association of closed guava forests and shrubs. Characteristic plants within this zone are guava (Psidium guajava), Boston fern (Nephrolepis exaltata bostoniensis), Hilo grass (Oplismenus hirtellus), false staghorn fern (Dicranopteris linearis), kukui (Aleurites moluccana) and hala (Pandanus odoratissimus). Refer to Table 2-1 for list of common plant species.

Char & Associates (June 1996) conducted a walk-through survey of the seven candidate sites for the Judiciary Complex, and found no endangered plants or rare native plant communities. Findings for the individual candidate sites are presented in Appendix D.

2.2.4 Fauna

Wildlife fauna occurring within the Hilo urban center is generally limited to dogs, cats, rats, mice, and mongoose. Birds found in the vicinity include the Cardinal, Barred Dove, Mockingbird, Mynah, Golden Plover, Pueo, Ricebird, House Sparrow, White Eye and Spotted Dove. There are no known endangered species of fauna within the site selection area (U.S. Army Corps of Engineers, 1981). A detailed listing of fauna found within the Hilo area is listed in Table 2-2. None of the candidate site poses critical habitat for endangered fauna species.

2.2.5 Soils and Topography

There are a variety of soil series found within the site selection area. The soil associations prevalent in the Hilo area is known as the Akaka-Honokaa-Kawiki, Keaukaha and Papai associations (USDA, 1973). These well-drained thin organic soils overlying *pahoehoe* bedrock and fragmental *a'a* lava, are located on mountains at elevations ranging from near sea level to 6,000 feet. Classification of soil types found within each of the potential judiciary facility sites are discussed in Sections 3.0 and 4.0.

Hilo lies on the lower southeastern slopes of Mauna Loa at elevations ranging from sea level to 700 feet above sea level along the upper reaches of the town. Slopes are generally gentle, ranging from 0 to 5 percent in the urban areas to 6 to 10 percent in the upper reaches. Variations in the topography occur due to lava flow patterns and drainage channels.

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TABLE 2-1

FLORA FOUND IN THE HILO AREA

<u>SPECIES</u>	<u>COMMON NAME</u>
<u>Psidium guavajava</u>	American Guava
<u>Pandanus odoratissimus</u>	Screwpine (Hala)
<u>Spathoglottis plicata</u>	Philippine Ground Orchid
<u>Melochia umbellata</u>	Melochia
<u>Ageratum conyzoides</u>	Ageratum
<u>Trema orientalis</u>	Trema
<u>Cordyline terminalis</u>	(Green) Ti Leaf
<u>Bidens pilosa</u>	Beggars Tick
<u>Samanea saman</u>	Monkeypod
<u>Sorghum halapense</u>	Johnson Grass
<u>Leucaena latisiliqua</u>	Koa Haole
<u>Ficus sp.</u>	Banyan
<u>Tradescantia fluminensis</u>	Wandering Jew
<u>Lantana camara</u>	Lantana
<u>Cyperus sp.</u>	Sedge
<u>Metrosideros collina</u>	Ohia Lehua
<u>Aleurites moluccana</u>	Kukui
<u>Oplismenus hirtellus L.</u>	Basket Grass
<u>Ricinus communis</u>	Castor Bean Plant
<u>Ipomoea congesta</u>	Morning Glory
<u>N. exaltata (varieties)</u>	Boston Fern
<u>Paspalum conjugatum</u>	Hilo Grass
<u>Dicranopteris emarginata</u>	False Staghorn Fern
<u>Spathodea campanulata</u>	African Tulip Tree
<u>Passiflora edulis var. flavicarpa</u>	Passion Fruit

Source: U.S. Army Corps of Engineers, 1981

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Table 2-2

FAUNA FOUND IN THE HILO AREA

<u>SPECIES</u>	<u>COMMON NAME</u>
<u>BIRDS:</u>	
<u>Streptopelia c. chinensis</u>	Spotted Dove
<u>Geopelia striata</u>	Barred Dove
<u>Mimus polyglottos</u>	Mockingbird
<u>Zosterops japonicus</u>	Japanese White-eye
<u>Acridotheres tristis</u>	Common Indian Mynah
<u>Lonchura punctulata</u>	Spotted Munia or Ricebird
<u>Passer domesticus</u>	House Sparrow
<u>Cardinalis cardinalis</u>	Cardinal
<u>Asio flammeus sandwichensis</u>	Pueo
<u>Pluvialis dominica fulva</u>	American Golden Plover
<u>Carpodacus mexicanus frontalis</u>	House Finch or Linnet
<u>Garnilax canorus</u>	Melodious Laughing Thrush
<u>Nycticorax nycticorax hoactli</u>	Black-Crowned Night Herons
<u>Puffinus pacificus chlororphyhchus</u>	Wedge-Tailed Shearwater
<u>MAMMALS:</u>	
<u>Herpestes auropunctatus.</u>	Small Indian Mongoose
<u>Felis catus</u>	Feral Cat
<u>Rattus norvegicus</u>	Brown Rat
<u>Rattus exulons hawaiiensis</u>	Hawaiian Rat
<u>Rattus Rattus</u>	Black (roof) Rat
<u>Canus familiaris</u>	Dogs
<u>Mus musculus</u>	House Mouse
<u>REPTILES:</u>	
<u>Family Gekkonidae</u>	Geckos
<u>Family Scincidae</u>	Skinks

Source: U.S. Army Corps of Engineers, 1981

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The Hawaiian Islands are subject to the impact of extremely high winds resulting from orographic amplification and torrential rains resulting in flooding from tropical cyclone/hurricane force winds. Hilo is situated in an area subject to the possibility of volcanic eruptions and seismic activity. Relative to the final selected site, designs for the Judiciary Complex facility will take into consideration these potential hazards. The Judiciary facility could then be evaluated for use as a possible public shelter in the event of a natural disaster.

2.2.6 Flood and Tsunami Hazard

The Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM), panel 880 dated September 16, 1988, specifies flood hazard areas inundated by the 100-year flood with base flood elevations determined. The area inland along Hilo Bay (Figure 2-1) is within the "Coastal Flood with Velocity Hazard (wave action)" Area as designated on the FIRM.

The majority of the site selection area is within the Zone X designation of the Federal Flood Insurance Rate Map (FIRM). Zone X is described as areas outside of the 500 year flood plain. Specific flood hazard considerations are discussed further for each candidate site in Sections 3.0 and 4.0.

2.2.7 Scenic Characteristics

Although the Hilo urban area is the center of population, cultural and economic activity on the eastern half of the island, it is surrounded by open space and scenic natural resources. The upper areas of Hilo afford panoramic vistas of Hilo Bay to the east and portions of the Puna coast to the southeast. The mountain of Mauna Kea, with its cultivated and forested slopes, and on occasions, snow-capped peak during winter months, provides a magnificent backdrop to the crescent shoreline of Hilo Bay and the rugged Hamakua coastline.

2.2.8 Archaeological and Historic Sites

There are no archaeological sites listed on the National Register of Historic Places in the site selection area. The potential judiciary complex sites reviewed in this study are situated in highly urbanized environments which, in the recent past, have been altered or modified.

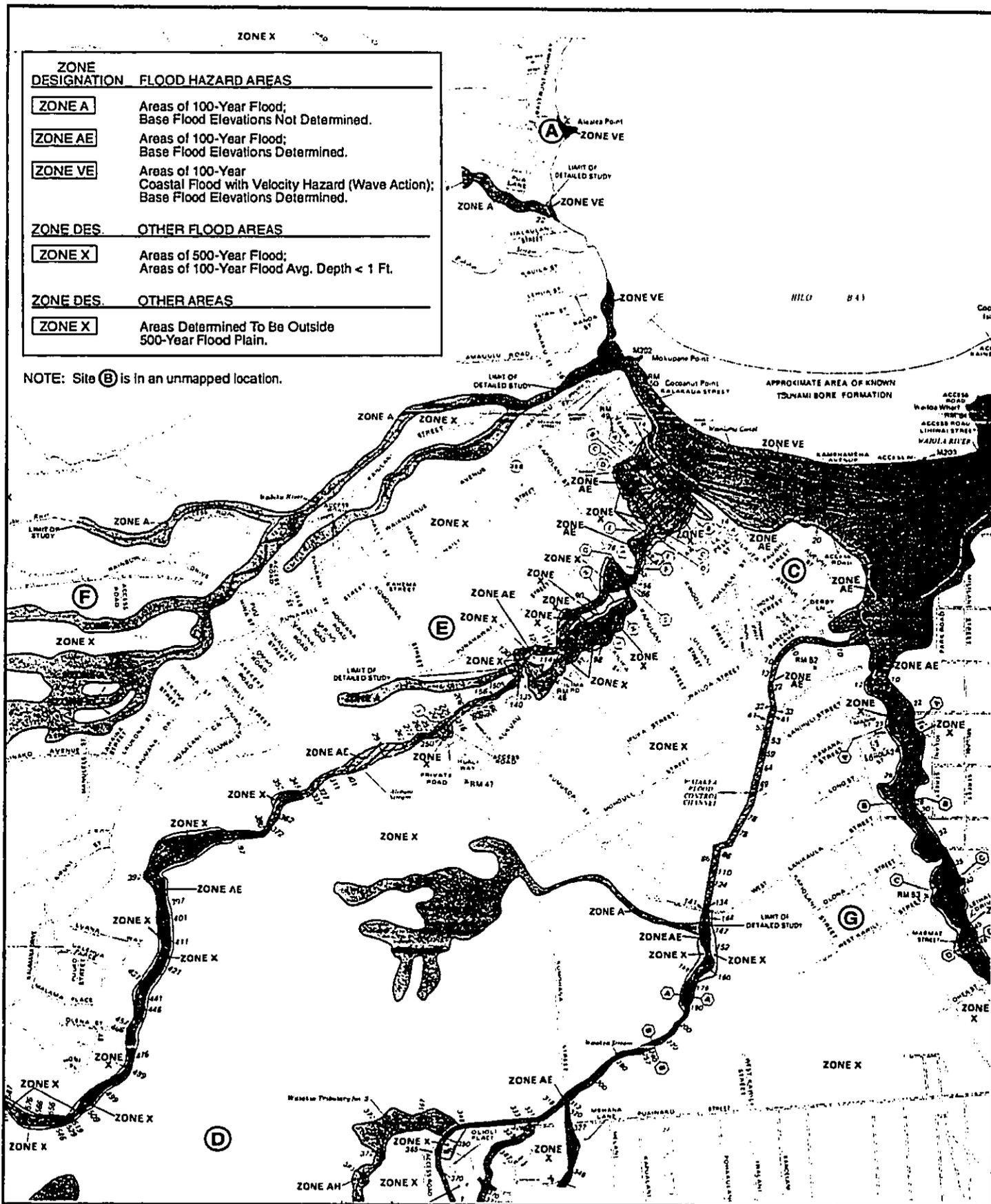
Historic Sites. There are seven (7) historic sites listed on the National Register of Historic Places within the Hilo area. A summary description of each site is presented below.

Federal Building - TMK 2-3-05:03 Registered

The Federal Building on Waianuenue Avenue was designed by Henry O. Whitfield in 1915. The Federal Building is noted for its neo-classical style adapted to the Hawaiian climate and lifestyle.

H. R. Shipman Residence - TMK 2-3-15:05 Registered

The H. R. Shipman Residence is a turn of the century large mansion-style family home located in the outskirts north of Hilo on a sloping ridge between Wailuku River and Waikapu Stream. The three-story Victorian house is noted for its size, opulence, Georgian detail, imposing main entrance, and wide veranda.



Flood Hazard Zones
Hilo Judiciary Complex

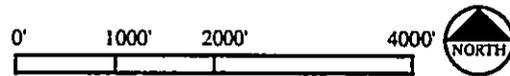


Figure 2-1

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Lyman House - TMK 2-3-16:24 Registered

The Lyman House was built in 1838 for Reverend and Mrs. David Belden Lyman. The Lyman House represents the early missionary style architecture and is the oldest frame structure on the Big Island today. The house was donated for use as a museum by Mary Lyman Wilcox.

Old Police Station - TMK 2-3-06:04 Registered

The structure was built in 1932 to accommodate Hawaii County agencies in an area which had been the center of government and civic activities since 1817. It was the first government building to include accommodations for the automobile. The building is currently occupied by the East Hawaii Cultural Center under a 20 year lease from the County of Hawaii since 1980. The EHCC is renovating the building to serve as an art and cultural center for the community.

Hilo Breakwater - Eligible

Located in Hilo Harbor, the Hilo Breakwater is the largest rock work breakwater in the State of Hawaii. Construction on the Hilo Breakwater began in 1908 by the Corps of Engineers, extending 10,170 feet with a depth of 35 feet.

Hilo Ironworks - TMK 2-2-01:17, 19 Eligible

Built between 1934 and 1935, the Hilo Ironworks is an example of modern architecture designed by prominent architect C. W. Dickey. It is located on the north bank of the Wailoa River near the Wailoa Bridge and fronting Kamehameha Avenue. The Hilo Ironworks structure survived two of the most devastating tsunamis recorded in Hawaiian history.

Wailoa Bridge - Eligible

The Wailoa Bridge spans 88 feet over the Wailoa River and is part of the Kamehameha Avenue roadway. The bridge was built in 1937 and its arched girder construction is a one of a kind style in Hawaii. The bridge is scheduled to be demolished along with highway improvements for the Manono Street-Lihiwai Street intersection with Kamehameha Avenue.

Proposed Hilo Historic District

Three subdistricts in the Downtown Hilo Business District are being considered for Historic designation by the State DLNR.

Archaeological Sites. Paul H. Rosendahl, Ph.D., Inc. (June 1996) completed an archaeological assessment of the seven candidate sites. Two of the candidate sites contain historical and/or archaeological features. The archaeological site characteristics at the seven candidate sites are presented in Section 4.0 and Appendix D.

2.2.9 Geology/Hydrology

The site selection area is located on the eastern slopes of Mauna Loa. Regional geology/hydrology information is taken from U.S. Army Corps of Engineers (1981) and Gordon and Abbott (1983). The surface rocks in this area originate from the Kau volcanic series which is characterized by an extremely permeable basalt. The Kau series, which erupted from Mauna Loa following the main deposition of Pahala ash, is approximately 25 feet thick in the

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Hilo region. Beneath the Pahala ash lies the initial basalt formation, the Kahuku series, which is also extremely permeable. As a result of the permeable subsurface and surface formations, surface runoff is low while infiltration and subsurface flow are high.

The Wailuku River is the major perennial stream in the Hilo area. It originates near the summit of Mauna Kea (elevation 13,796 feet) and flows into Hilo Bay. The Waiakea Stream is the other perennial stream in the study area which drains into Waiakea Pond and into the Wailoa River (a tributary of Hilo Bay). Several intermittent streams lying in the immediate area of the two perennial streams flow during periodic storms.

Basal groundwater tables underlie the entire Hilo area. The tables slope upward at an average rate of four or five feet per mile inland. Basal water of good quality is abundant due to rapid circulation and intense groundwater recharge.

2.2.10 Coastal Water Quality

Coastal water at Hilo Bay is rated Class A waters while Hilo Harbor water is rated Class II, under Chapter 54 of Title 11, Water Quality Standards of the Administrative Rules (Department of Health, State of Hawaii, 1984). Class A waters are protected for recreational purposes and aesthetic enjoyment with the protection and propagation of fish, shellfish, and wildlife, and with recreation.

2.3 SOCIOECONOMIC CHARACTERISTICS

2.3.1 Population

The resident population of Hawaii County has increased significantly by 47 percent from 92,053 in 1980 to 135,500 (estimated) in 1994, or 3.4 percent per year representing 43,447 new residents for an average annual increase of over 3,000 persons per year. The Department of Business Economic Development and Tourism forecasts continued growth for Hawaii County, projecting that by the year 2005 the County will have almost 165,000 residents, an additional growth of approximately 22 percent.

The town of Hilo is the population center for East Hawaii with a resident population in 1990 estimated at 37,808. The South Hilo District, within which Hilo is situated, had a total population of 44,600 in 1990, the largest district population on the Island. East Hawaii's population has experienced continued growth and is projected to continue to do so well into the beginning of the next century.

2.3.2 Land Ownership

Approximately 1,448,537 acres or 58.0 percent of the Island of Hawaii was in private ownership as of 1988. The State of Hawaii owned approximately 33.0 percent (817,391 acres), the Federal government owned 9.2 percent (229,848 acres), and the County of Hawaii owned 0.05 percent (1,278 acres).

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2.3.3 Employment and Income

Hilo is the business and employment center of East Hawaii. A mix of activities employs South Hilo District residents ranging from service industries, wholesale and retail trade, government, ranching, diversified agriculture, manufacturing and construction.

The civilian labor force for Hawaii County in 1994 was estimated at 64,850. The average unemployment rate in 1994 was 10.5 percent.

Hawaii County's average annual income in 1992 was \$21,943, while the 1992 per capita personal income was \$16,846. The median family income for Hawaii County in 1989 was \$33,186 (most recent available year).

2.3.4 Public Services

Major public facilities located within the site selection area are discussed below:

Recreation. Hilo offers a host of recreational facilities. Coastal, active and passive recreational facilities, as well as school park facilities provide residents and visitors with many opportunities for varied recreational pursuits. County of Hawaii - maintained parks include: Liliuokalani Garden, Coconut Island, Lincoln Park, Hoolulu Park, Kalakaua Park and Mo'ohau Park. The County Library, Lyman Museum and indoor events held at the Hilo Civic Auditorium offer alternatives to outdoor recreation activities.

Schools. Educational facilities within Hilo include the University of Hawaii at Hilo, Hawaii Community College, two public high schools, two public intermediate schools, and six public elementary schools.

Police Protection. The proposed judiciary facility will be served by the Hilo Station of the Hawaii County Police Department. Seven uniformed officers in each of three shifts daily are assigned to patrol the Hilo area.

Fire Protection. Fire protection for the proposed judiciary facility will be provided by the Hilo Central Fire Station of the Hawaii County Fire Department. The station has two fire engines, ambulance, and a staff of nine persons on duty 24 hours a day.

Health Care Facilities. Health care services include the State's Hilo Hospital and the Life Care Center, a private intermediate care facility. Located a short distance from Downtown Hilo, Hilo Hospital provides acute and long-term care services.

Ground Transportation. Facilities for ground transportation in the expanding urban areas of Hilo include a State highway system, and smaller collector and local roadways. Hawaii Belt Highway, a State Highway, circles the island and is part of over 1,375 miles of improved highways. The Island of Hawaii is serviced by a county owned bus transportation system known as the "Hele-On", which provides service island-wide and for Hilo.

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Ocean Transportation. Hilo Harbor is one of two State commercial harbors on the Island of Hawaii. Freight traffic into Hilo is about seven percent of freight total for major State harbors.

Air Transportation. The General Lyman Field Airport is one of two airports in the County accommodating scheduled commercial airline flights on the Island of Hawaii (the second being Ke-ahole Airport). Also accommodated are military, general aviation, and cargo aviation. General Lyman Field is located near the outskirts of Hilo.

2.4 INFRASTRUCTURE

Each component of the infrastructure system requirements for the new Judiciary Complex are evaluated by specific candidate site in Sections 3.0 and 4.0.

2.4.1 Water System

The Hilo area is served by the Hawaii County Department of Water Supply. The anticipated water demand requirements for the project were estimated on a square footage basis at 18,500 gallons per day for maximum daily demand and 62,000 gallons per day for peak hour demand.

The Hilo Water System has adequate source, transmission and distribution facilities that are available to service a proposed new judiciary facility within Hilo's urban area. The system is fed by several sources as follows:

<u>Source</u>	<u>Rate Capacity</u>
Panaewa Well No. 1	1,500 gpm
Panaewa Well No. 2	2,200 gpm
Panaewa Well No. 3	2,100 gpm
Piihonua Well A	2,100 gpm
Piihonua Well B	2,100 gpm
Lyman Spring	350 gpm
Olaa Flume Spring	700 gpm

Water from the Panaewa and the Piihonua wells located at the lower areas of the system can be pumped to the upper areas to supplement the higher levels' spring and surface sources. Based on 1994-1996 data, the maximum daily consumption is about 6.0 MGD.

2.4.2 Sewer System

The majority of the Hilo residences rely on individual cesspools and septic tanks. Most business and commercial areas and some of the residential areas are served by Hawaii County sewer lines. Wastewater collected through this system is transmitted to the Hilo Wastewater Treatment Plant. The plant has a capacity of about 7.0 million gallons per day with effluent discharged through an ocean outfall extending about 4,600 feet offshore.

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A new wastewater treatment facility was recently constructed for the Hilo service area, providing an added total capacity of 5.0 MGD. The County Public Works Department has indicated that the treatment plant has ample capacity to accommodate the new judiciary facility.

2.4.3 Gas System

The Hilo Gas Company, a division of Gasco, Inc., distributes propane gas on the Island of Hawaii. Gasco has metered gas available in limited areas of Hilo and bulk gas is available to individual customers.

2.4.4 Electrical and Telephone Systems

Electric power for Hilo is provided by Hilo Electric Light Company, Limited, a subsidiary of Hawaiian Electric Company, Inc. through various transmission and distribution substations within the Hilo area. Telephone service in the Hilo area, like the rest of the State, is provided by the GTE Hawaiian Telephone Company.

2.4.5 Drainage System

The County storm drainage system serving the Hilo area consists of a network of storm drainage pipes and culverts. Storm runoff collected by these pipes and culverts is either discharged and disposed of in sumps, drywells, injection wells or the ocean. In general, the porous overlying soil in the Hilo area facilitates percolation of rainwater into the ground.

2.4.6 Highway/Street Network

Mamalaho Highway (Highway 19) runs along the north boundary of Hilo intersecting with Volcano Highway (Highway 11) on the south edge of town. The Saddle Road (Highway 200), which runs mauka of Hilo towards the summit of Mauna Kea, originates at an intersection with Highway 19 on the north side of Hilo near Hilo Bay. The Mamalaho Highway and Volcano Highway are generally four-lanes along the periphery of Hilo. Traffic conditions at each of the candidate sites are discussed further in Site Selection Study in Sections 3.0 and 4.0.

The major roadways traversing Hilo include Kilauea Avenue, Kinoole, and Komohana Road all running in a north-south direction, and Waiuanue Avenue, Puainako Street, Kawaikani Street, and Haihai Street generally running in an east-west direction, perpendicular to Volcano Highway.

Section 3.0

Identification of Candidate Sites

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3.0 IDENTIFICATION OF CANDIDATE SITES

3.1 INTRODUCTION

Selection of a site for the Hilo Judiciary Complex involves the identification of a number of potential sites in the Hilo area which undergo detailed evaluation and comparison. Previous efforts to select a site for the Hilo Judiciary Complex date back to 1988. The State Department of Accounting and General Services (DAGS), along with its consultant Wilson Okamoto and Associates, Inc., completed a detailed study in 1988. In 1993-1994, the Center for Alternative Dispute Resolution conducted a series of community and stakeholder meetings which sought various agency inputs and community involvement. The CADR process ran from May 1993 to July 1994, concluding with the issuance of its Final Report - Hilo Judiciary Complex Siting Process (July 1994).

As a result of the 1993-1994 CADR process, seven prospective sites for the Hilo Judiciary Complex emerged. The CADR identified these seven sites to the Judiciary for further detailed evaluation through land use planning, civil engineering and environmental consultant studies. Group 70 International, Inc. of Honolulu was selected by DAGS in late 1995 to complete these detailed evaluations. The current Site Selection Study considers only the seven candidate sites identified by the community in the 1993-1994 CADR process. Identified government and private sector stakeholders and the general public will again be participating in the site evaluation process. The sub-section of this chapter summarizes the process followed to identify the seven candidate sites.

Section 4.0 of this document includes detailed evaluations of the seven candidate sites. Each of the seven sites are evaluated and rated according to three broad categories of criteria: (1) Building Site Criteria; (2) Community Criteria and (3) Cost Considerations. Building Site Criteria are physical parameters which define site development and operational constraints, such as roadways, utilities and environmental characteristics. Community Criteria evaluate the governmental/land use compatibility and the relationship of the complex to the surrounding community. Cost Considerations include site acquisition, demolition of existing structures, and off-site and on-site improvements. The ratings are scored under these criteria and summarized.

The findings of the planning studies and technical analysis are summarized in the Site Selection Study for the Hilo Judiciary Complex contained in this section and Section 4.0. The evaluation and documentation process is planned to extend through early 1997. Once documentation is complete, it will be transmitted to the Chief Justice for final review and site selection.

3.2 SITE SELECTION METHODOLOGY

The process of selecting a site for a judiciary complex generally requires initial identification of a number of potential sites which may be further evaluated and compared. This section addresses the process followed to identify a wide range of "potential" sites that meet certain minimum criteria for developing a judiciary facility. From this larger pool of "potential" sites, a

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select group of "candidate" sites are identified, which are those sites that best meet the minimum screening criteria.

There have been two different siting efforts undertaken for the Hilo Judiciary Complex, dating back to 1988. The State Department of Accounting and General Services (DAGS) and its consultant Wilson Okamoto and Associates, Inc. completed a detailed study in 1988. In 1993-1994, the Center for Alternative Dispute Resolution involved various agencies and the community at-large towards finding consensus on acceptable and appropriate sites. This section presents general background on the candidate site identification processes completed for the Hilo facility since 1988. The minimum criteria used to evaluate the potential sites are described, and the comparative ratings for the most recent 1993-1994 process are summarized.

As a result of the CADR public input process, seven candidate sites for the Hilo Judiciary Complex were identified. The current Site Selection Study and this Final Environmental Impact Statement consider only the seven candidate sites that emerged from the 1993-1994 CADR effort, and these candidate sites are generally described in this section.

3.3 1988 DAGS SITE SELECTION STUDY

In 1988, the State Department of Accounting and General Services (DAGS) hired consultant Wilson Okamoto and Associates, Inc. to perform a site selection study for an East Hawaii Judiciary Complex. A four-step site selection process was implemented for this study:

- (1) Determination of population center for East Hawaii;
- (2) Determination of population centroid within the population center, and delineation of site selection area;
- (3) Identification of potential sites to which minimum criteria were applied to select candidate sites; and
- (4) Application of evaluation criteria to the candidate sites to demonstrate advantages and disadvantages of candidate sites.

The results of the study identified the town of Hilo as the population center for East Hawaii, and the population centroid was determined to be in the South Hilo District. Within a radius of 1.5 miles of the population centroid of Hilo, 15 potential sites were identified for further study and comparative analysis (Table 3-1).

Seven minimum criteria were applied to the 15 potential sites in the 1988 study, including:

- (1) Size (5.0 acre minimum);
- (2) Slope hazard,
- (3) Tsunami and flood inundation,
- (4) State Land Use District designation,
- (5) Lot configuration,
- (6) County General Plan and County Zoning, and
- (7) Displacement of tenants.

TABLE 3-1

POTENTIAL SITES CONSIDERED AND CANDIDATE SITES IDENTIFIED
FROM 1988 DAGS SITE SELECTION

Site No.	Potential Site Name	Owner (as of 1988)	Size (Acres)	Candidate Site
1.	Near Wailoa Bridge Site TMK: 2-2-32: 3, 4, 8, 19, 31, 35, 87	State of Hawaii	6.12	No
2.	Hawaii Community College Site TMK: 2-2-50: 1 (portion)	State of Hawaii	5 acre por. of 20.72	No
3.	Near Waiakea Villas Site TMK: 2-2-30: 17	Kei Corporation	4.75	No
4.	Near Cafe 100 Site TMK: 2-2-29: 01	State of Hawaii	4.48	No
5.	Near Hilo Bowling Lanes Site TMK: 2-2-9: 1, 54, 55, 56, 62 2-2-10: 1, 10, 11, 12, 15, 16	Eight private owners	7.05	Yes
6.	Old Safeway Site TMK: 2-2-07: 43	Robert A. Weigel	1.97	No
7.	Adjacent State Office Building Site TMK: 2-2-13: 3, 18 (pors.); 2-2-14: 72 (por.)	State of Hawaii	5 acre min.	Yes
8.	Old Police Station TMK: 2-3-6: 4	County of Hawaii	.57	No
9.	Old Riverside School TMK: 2-3-15: 1 (portion)	State of Hawaii	5 acre por. of 23.585	Yes
10.	Komohana Site TMK: 2-3-44: 9 (portion)	Matsuo Chiaki	5 acre por. of 210.55	Yes
11.	Near New Police Station TMK: 2-4-25: 3, 5, 6, 7, 8, 14, 39, 40, 84, 86, 90	Eight private owners	5.79	No
12.	Near UH - Hilo Site TMK: 2-4-57: 01	State of Hawaii	11.26 (por.)	No
13.	Near Hoolulu Park Site TMK: 2-2-3: 11, 12, 13, 14, 19, 20	State of Hawaii	5.48	Yes
14.	Near Old Federal Building Site TMK: 2-3-14: 1, 2, 3, 33	Lyman Trust Estate	3.17	No
15.	Mamo Street Block Site TMK: 3-3-09: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 22, 25, 26, 27, 33, 34, 39, 40	21 private owners	3.4 plus	No

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Of the fifteen potential sites identified, five sites were chosen as candidate sites. These five sites were further evaluated and scored according to three broad categories of criteria: (1) Building Site Criteria; (2) Community Criteria and (3) Cost Considerations. The Adjacent State Office Building site received the highest ratings.

Following review of these findings by DAGS and other parties, the 1991 State Legislature allocated funding for the Hilo Judiciary Complex. This funding was appropriated specifically for the Adjacent State Office Building site. Following the 1991 Legislature's funding for the design, significant concerns were raised by the public regarding the Adjacent State Office Building site. Safety issues were the foremost concern due to the site's location in the tsunami zone. Other issues such as noise, traffic and public views were objections raised by some of the public.

The 1993 Legislature directed the Judiciary to defer its plans and design on the Adjacent State Office Building site and consider alternate sites. Thereafter, Chief Justice Ronald T. Y. Moon asked the Center for Alternative Dispute Resolution (CADR) to design and implement a process intended to develop the highest degree of consensus possible among the public regarding a site for the Hilo Judiciary Complex.

3.4 1993-94 CENTER FOR ALTERNATIVE DISPUTE RESOLUTION'S (CADR) PROCESS

The CADR process ran from May 1993 to July 1994, concluding with the issuance of its Final Report - Hilo Judiciary Complex Siting Process (July 1994). The CADR began its study by conducting a literature search of all prior reports and articles regarding the Hilo Judiciary Complex. The CADR then met with the Office of Administrative Director of the Courts to determine the Judiciary's minimum criteria.

The minimum criteria identified as necessary for any prospective site to be supported by the Judiciary included:

- (1) Minimum size of five acres,
- (2) Location within two to five miles of the town of Hilo,
- (3) Location outside of the tsunami and flood inundation zones,
- (4) Minimum cost factors, particularly site development and infrastructure costs, and
- (5) Appropriate land use designations to avoid lengthy permitting processes.

The CADR designed a two-stage process involving clearly identifiable stakeholders and the public at large. Stakeholders identified and invited to participate in the 1993-1994 process included representatives of various State and Hawaii County agencies, State legislators, the Hawaii County Planning Commission and County Council, the Mayor, the Hawaii County Bar Association, Chamber of Commerce and Hilo Main Street.

The emphasis of the CADR process was to achieve the highest degree of consensus possible among the stakeholders and the general public regarding what sites might be recommended

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to the Chief Justice for further study. The CADR process was not intended to take the place of in-depth consultant studies and assessments regarding the potential sites which emerged.

In the fall of 1993, the CADR convened a series of separate meetings with the stakeholders. The first meetings discussed the Judiciary's minimum criteria, priority of criteria, input on the 15 potential sites from the 1988 DAGS site selection study, and identification of any additional sites to be considered. The CADR also convened an information public meeting on February 28, 1994 at the University of Hawaii - Hilo Campus to discuss the criteria and potential sites for the Judiciary Complex.

The 1993-1994 CADR process made a specific effort to inform all possible interested parties in government and the general public. Public and stakeholder meeting announcements were made two weeks in advance of the meetings. The stakeholder meetings and public meetings conducted allowed for multiple interactions with the CADR representatives over a period of nearly one year. It was encouraged during these meetings that any potential sites for locating the Hilo Judiciary Complex be brought up for consideration.

As a result of the first meetings, additional sites were proposed by the public and stakeholders. The minimum criteria were modified, and several of the original 15 potential sites were eliminated, through public input. Some of the original 15 potential sites had been developed since 1988, and other sites were eliminated by the group (stakeholders and public) for various reasons (i.e. tsunami risk, displacement, site flooding, lot configuration). Several new potential sites were added to the remaining original sites, with a total of 18 potential sites which were assessed according to the minimum criteria. Table 3-2 shows potential sites rated by minimum criteria.

On April 29, 1994, the CADR convened a joint meeting of stakeholders to determine the higher ranking sites. Six sites were recommended by the stakeholders for further study as a result of this meeting. A second public meeting was held on June 7, 1994 at the UH Hilo campus to share the results of the stakeholder meeting and receive further input on the site screening process. The public concurred with the stakeholders' findings with the addition of a site across from Hilo Hospital.

Seven sites emerged from the CADR community consensus process in Hilo. This list of seven sites was then transmitted to the Chief Justice of the State of Hawaii for further review. Subsequently, the Office of the Administrative Director of the Courts for the State Judiciary instructed DAGS to utilize the seven consensus sites as the "candidate sites" for detailed study by a consultant through a Site Selection Study and Environmental Impact Statement process.

TABLE 3-2

MATRIX OF MINIMUM CRITERIA AND RATINGS OF 18 POTENTIAL SITES FROM 1993 CADR PROCESS

Site	Size	Tsunami	Safety	Lot Config.	Infrastructure	Access	Relocation	Ownership	State LU	County Zoning	Public Accept.
	+ = 5+ - = <5 acres	+ = outside - = unsure	+ = no hazards ? = unkwn	+ = regular - = irregular	+ = water/sewer +/- = w/no swr +/? = w/? swr - = neither	+ = >1 rd ? = unsure - = only 1 road	+ = no reloc +/- = part. relocation - = reloc.	+ = State - = Other	+ = Urban +/- = U/A - = Ag	+ = okay - = not approp.	+/- = pos. and neg. comments ? = unkwn
Shipman 1-6-3	+	+	?	+	+	?	+	-	-	-	?
Kukuau 2-4-25+	-	+	? flood	-	+/?	?	+	-	+	+	?
JC Penney 2-2-15:33	+	+	?	+	+	?/+	+	-	+	+	+/-
DLNR Nursery	+	+	? flood	+	+/-	+	+	+	+	+	?
C. Brewer 2-6-15	+	?	?	+	+/-	?/bridge	+	-	+SMA	+	?
Halinani 2-4-49	+	+	+	+	+/-	+	+	+	-/spec.	-	?
Komohana 2-4-1	+	+	+	+	+/-	-	+	+	+	-	?
Acr Safeway 2-2-47	+	+	+	+	+/-	?	+	-	+	+	?
Old Airport 2-1-12	+	+	?	+	+/-	-	+	+	+	+	?
Police Station Area #11	-	+	+	+	+	+	+	-	+	-	?
Kuhio Mall 2-2-47	+	+	+	+	+/-	+	+	-	-	-	?
New Police Sta. 2-4-25	-	+	+	+	+/-	+	+	-	+	+	?
Ponahawai 2-3-36	+	+	+	+	+/-	-	+	-	+	-	?
Bowling Lanes Area #5	+	+	+	+	+/-	-	-	-	+	+	?
Acr Hospital 2-3-32	+	+	+	+	+	-	+	+	+	+	?
Komohana #10	+	+	+	+	+/-	-	+	+	+/-	-	?
UH Hilo #12	+	+	+	+	+/-	+	+	+	+	+	?
Ship Mauka 2-4-8:22	+	+	+	+	-	-	+/-	+	-	-	?

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3.5 DESCRIPTION OF THE SEVEN CANDIDATE SITES

The seven candidate sites for the Hilo Judiciary Complex that were identified in the 1993-1994 CADR process are listed in Table 3-3 by candidate site name, TMK, total site area and landowner. The general location of each candidate site in relation to the overall Hilo area is shown in Figure 3-1.

TABLE 3-3

HILO JUDICIARY COMPLEX - CANDIDATE SITES

	Candidate Site	TMK	Acreage	Landowner
A.	C. Brewer Site	2-6-15: 1 & 2 2-6-16: 2	12.2 acres	Mauna Kea Agribusiness Company, Inc. - a subsidiary of C. Brewer & Company, Ltd.
B.	Hale Nani Site	2-4-49: 18 2-4-49: 19	10.9 acres 23.3 acres	State of Hawaii Dept. of Hawaiian Homelands
C.	Former J. C. Penney Site	2-2-15: 33	6.5 acres	J.C. Penney Co., Inc. (Subject to County acquisition)
D.	Komohana Site	2-4-1: 12	17.8 acres	State of Hawaii University of Hawaii - Hilo
E.	Ponahawai Site	2-3-36: 3	12.4 acres	Chalmers & Elaine Hamasaki
F.	Site Across from Hilo Hospital	2-3-32: 1	42.3 acres	State of Hawaii
G.	University of Hawaii - Hilo Site	2-4-57: 1	11.1 acres	State of Hawaii

Land classification and zoning information for the seven candidate sites are listed in Table 3-4. The State Land Use Classification of Sites A, C, E, F, and G are all Urban, while Sites B and D are Agricultural. The County General Plan designates Site A as Industrial, Site B as Orchards, Site C as High Density Urban, Site D as University Use, and Sites E, F, and G as Medium Density. The County Zoning designations for the sites range in use intensity from agricultural to general industrial.

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TABLE 3-4

LAND USE CLASSIFICATIONS AND ZONING

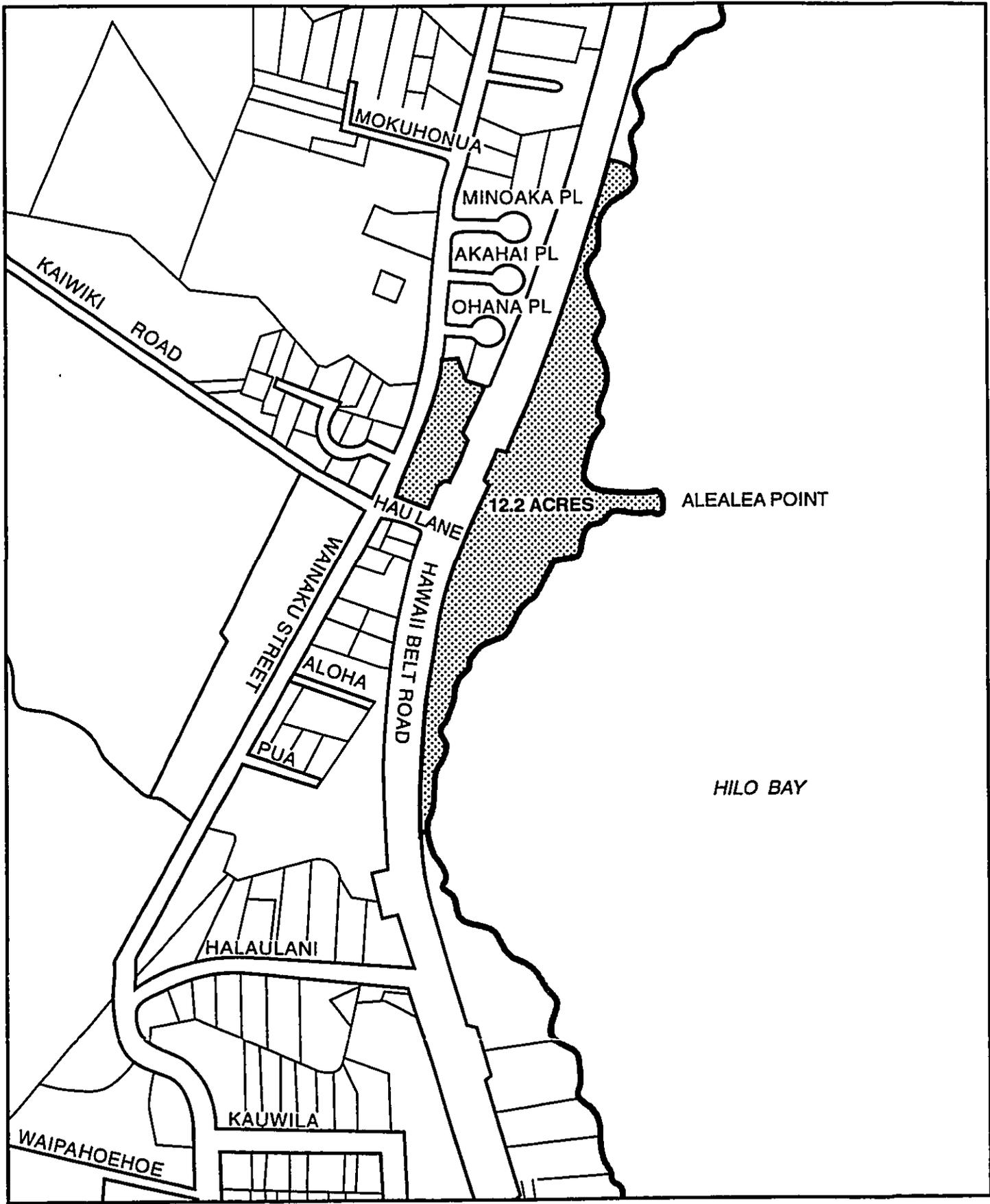
	Candidate Site	State Land Use	County General Plan	County Zoning
A.	C. Brewer Site	Urban	Industrial	MG-1a and MG-5a General Industrial
B.	Hale Nani Site	Agricultural	Orchards	A-10a Agricultural
C.	Former J. C. Penney Site	Urban	High Density Urban	CG-7.5 General Commercial
D.	Komohana Site	Agricultural	University Use	A-1a Agricultural
E.	Ponahawai Site	Urban	Medium Density	A-1a Agricultural
F.	Site Across from Hilo Hospital	Urban	Medium Density	RS-10 Single-Family Residential
G.	University of Hawaii - Hilo Site	Urban	Medium Density	Open RM-1 Multi-Family

The CADR public input process recommended these seven candidate sites to the Judiciary for further detailed evaluation through land use planning, civil engineering and environmental consultant studies. Group 70 International, Inc. of Honolulu was selected by DAGS in late 1995 to complete these detailed evaluations. The findings of the planning and technical studies are summarized in this Site Selection Study and Environmental Impact Statement for the Hilo Judiciary Complex. The present site evaluation process is planned to extend through early 1997. Once documentation is complete, it will be transmitted to the Chief Justice for final site selection.

During May and June 1996, the stakeholders identified from the 1993-1994 CADR process were re-contacted to participate in a briefing meeting held by DAGS at the State Office Building on June 20, 1996. A Public Information Meeting also was held that evening at the University of Hawaii - Hilo Campus to provide an update briefing and gather additional information regarding the seven candidate sites. Updated information is reflected in the site descriptions presented in this section.

3.5.1 Site A - C. Brewer Site

Site A is located along the ocean on the north edge of Hilo as shown in Figure 3-2. The site is owned by Mauna Kea Agribusiness Company, Inc., a subsidiary of C. Brewer & Company, Inc. The site is the location of the former Wainaku Sugar Mill. The total site area is approximately 12.2 acres, in two parcels split by Hawaii Belt Road (Highway 19), which runs north and south. Approximately two acres of the site are situated mauka of the highway and 10 acres are located on the makai side.



Site A - C. Brewer Site
 Hilo Judiciary Complex

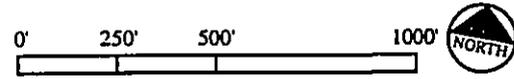
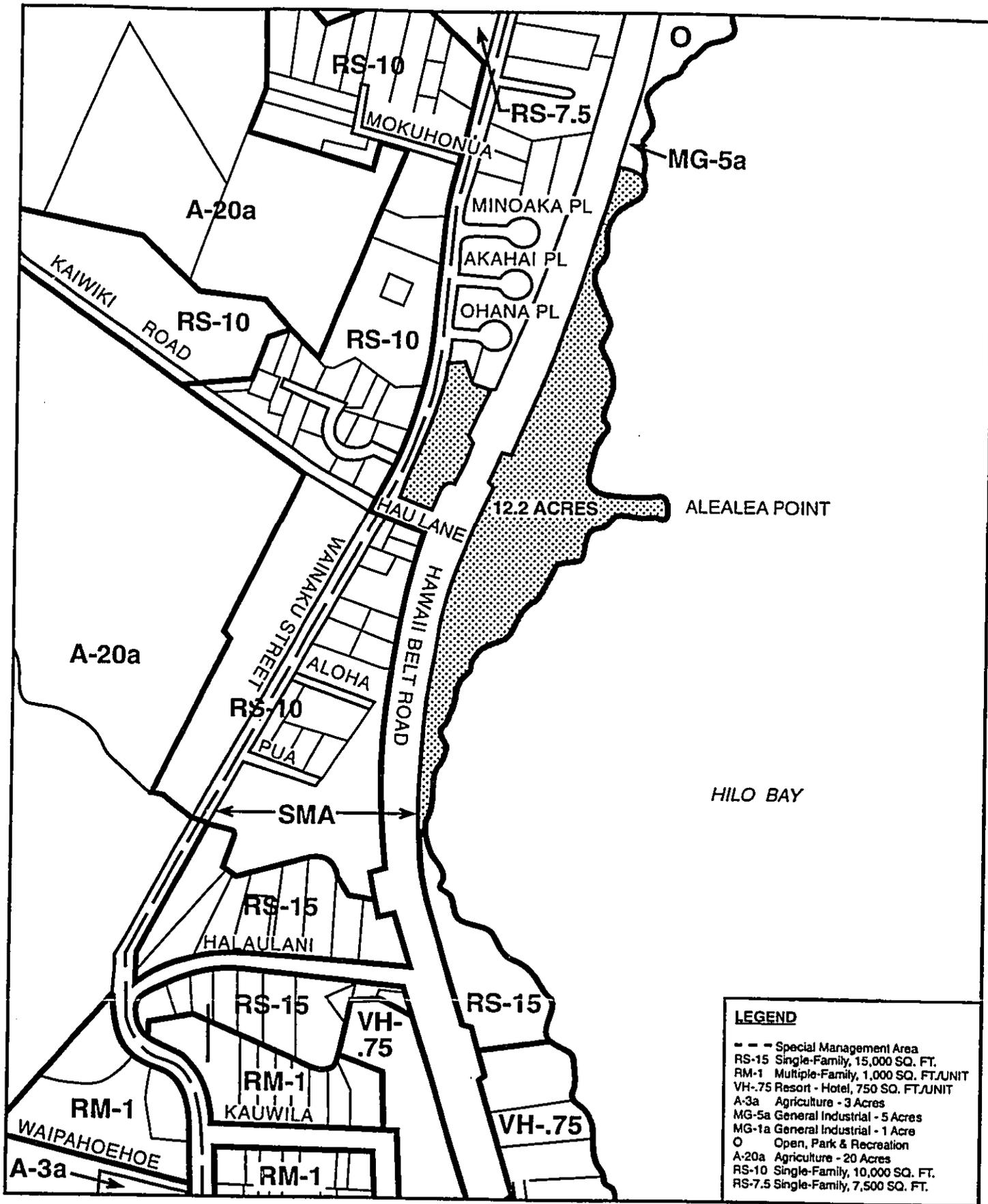


Figure 3-2



Site A - C. Brewer Site County Zoning
Hilo Judiciary Complex

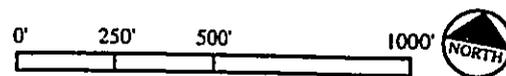


Figure 3-3

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The site drops away from the highway to a shelf which slopes gently toward the ocean cliff, where the land drops 30 feet or more to the ocean. The disturbed areas of the site contain various grasses, herbs and small shrubs. The portion of the makai parcel near the highway contains mixed introduced forest composed largely of Java plum trees.

The makai parcel was the site of the Wainaku Sugar Mill. The main building has since been torn down; however, a few abandoned structures (including historic buildings) and concrete pads still remain. A roadway bridge, once used by trucks hauling and dumping sugar cane at the site, connects the mauka and makai parcels. The mauka parcel is a relatively level paved area with grasses and some trees along the perimeter.

The C. Brewer Corporation is currently designing the restoration and renovating of an historic warehouse structure on the site into an office complex for its corporate headquarters. This plan poses a significant constraint to potential use of the site for a Judiciary Complex. At the June 20, 1996 public meeting, a representative of C. Brewer suggested that land for development of the Judiciary Complex would be provided "free" or at nominal cost.

During the 1993-1994 CADR process, questions were raised about access and traffic given this site's location on Hawaii Belt Road where higher traffic speeds are common. At the access point to the makai parcel, the road curves to the north which introduces some safety concerns. Some questions were also raised about the possible presence of hazardous materials, and the need for remedial clean-up and added costs.

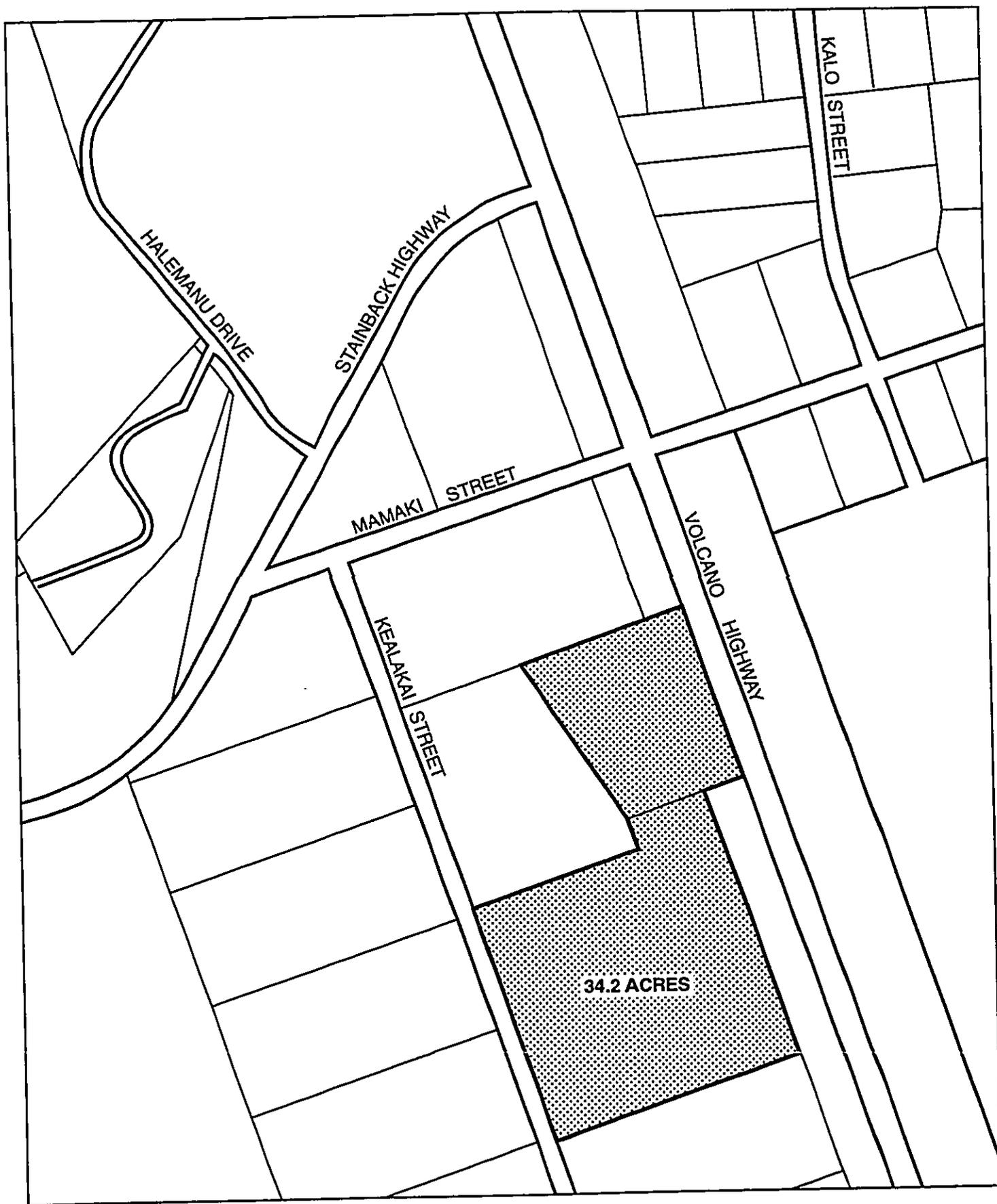
The site is a prominent shoreline location on Hilo Bay, with the potential for major facilities development only possible on the makai portion of the site. The mauka portion of the site could potentially be used for a parking area, with use of the old cane haul truck overpass for a pedestrian overpass.

The site is about 1.0 to 1.5 miles from the downtown Hilo center and government offices. However, the trend of growth in the Hilo region has been toward the south, leading toward the Keaau area. Development to the north of Hilo town has been limited during recent years.

The C. Brewer Site is designated as State Land Use Urban District. The County of Hawaii General Plan classification is Industrial, and the Zoning District is MG-1a and MG-5a General Industrial. This site does not have land use classifications which allow for development of the Judiciary Complex. Reclassification of the County General Plan designation is required. Public buildings are allowed in any zoning district provided the site complies with the General Plan. The entire site lies within the Special Management Area.

3.5.2 Site B - Hale Nani Site

Site B is located on the southern edge of Hilo along Volcano Highway and consists of two parcels totaling 34.2 acres, as shown in Figure 3-4. One parcel which fronts Volcano Highway contains approximately 11 acres and is the location of the State Department of Public Safety's Hawaii Community Correction Center - Hale Nani Annex. The remaining parcel is owned by the Department of Hawaiian Homelands. Any use of this parcel would require the approval of the Hawaiian Home Commission.



Site B - Hale Nani Site
 Hilo Judiciary Complex

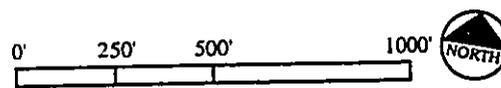
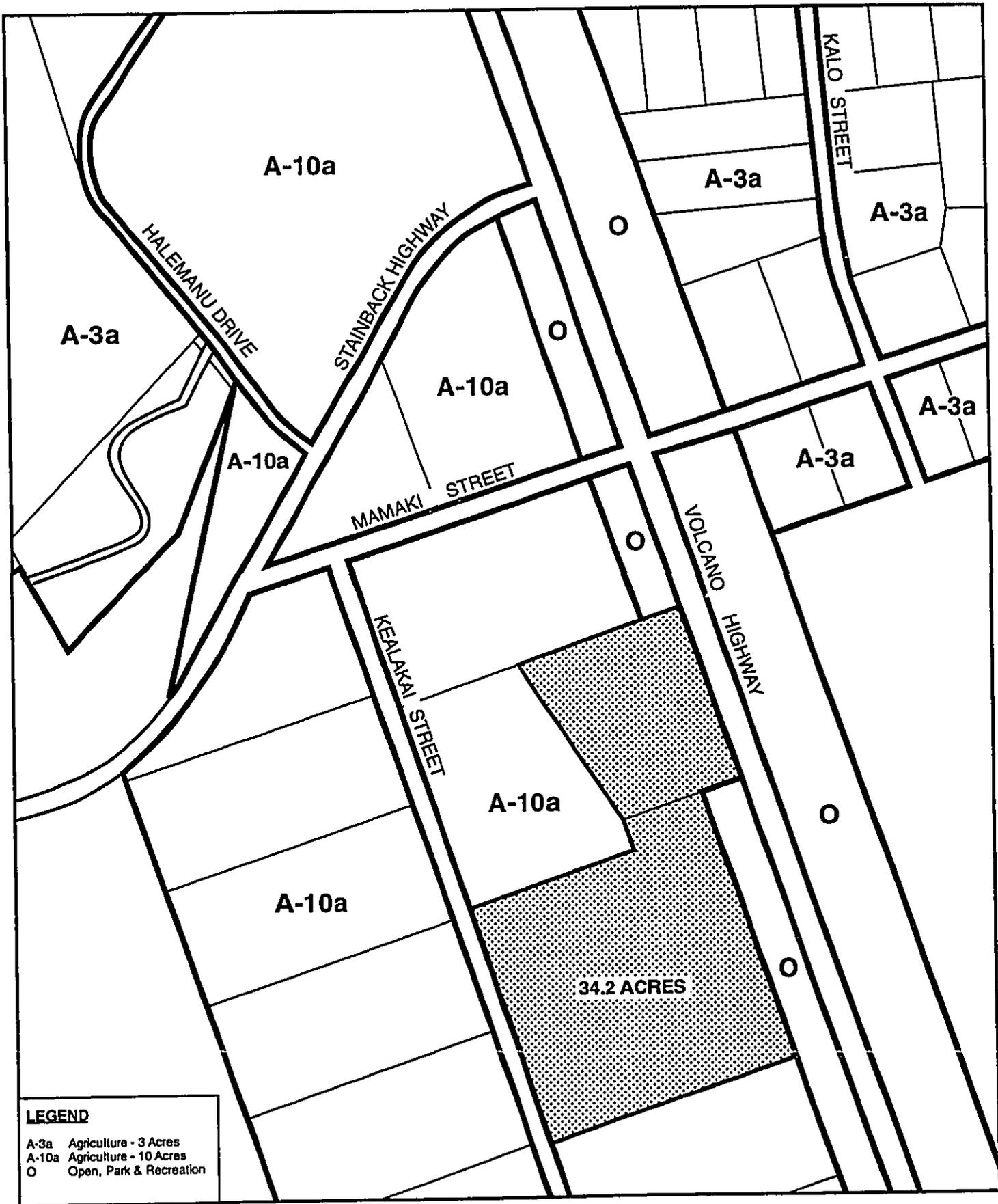


Figure 3-4



Site B - Hale Nani Site County Zoning
 Hilo Judiciary Complex

Figure 3-5

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The Hale Nani Annex facility is undergoing expansion to accommodate a total of 100 beds. The adjoining parcel, roughly 23 acres in size, is unused and covered with vegetation. This parcel is currently accessed via Kealakai Street, along which are a number of nursery operations. A new access to the adjoining parcel would probably include the existing driveway to Hale Nani Annex. The traffic function of the facility entrance with Volcano Highway is a potential concern with this site.

The large vacant portion of the Hale Nani Annex site is former agricultural land that is relatively level. This area contains a very overgrown macadamia nut orchard and long rows of ironwood trees along the border. Some former nursery plantings are found closer to the Annex parcel.

This site is located at a distance of 4.5 to 5.0 miles from the government offices and Hilo downtown area. However, the trend of development in the Hilo region has been to the south toward Keaau. Development of the Judiciary Complex at this site would be consistent with this trend. At this location, there are infrastructure considerations such as the lack of a sewer collection system and possible water system limitations.

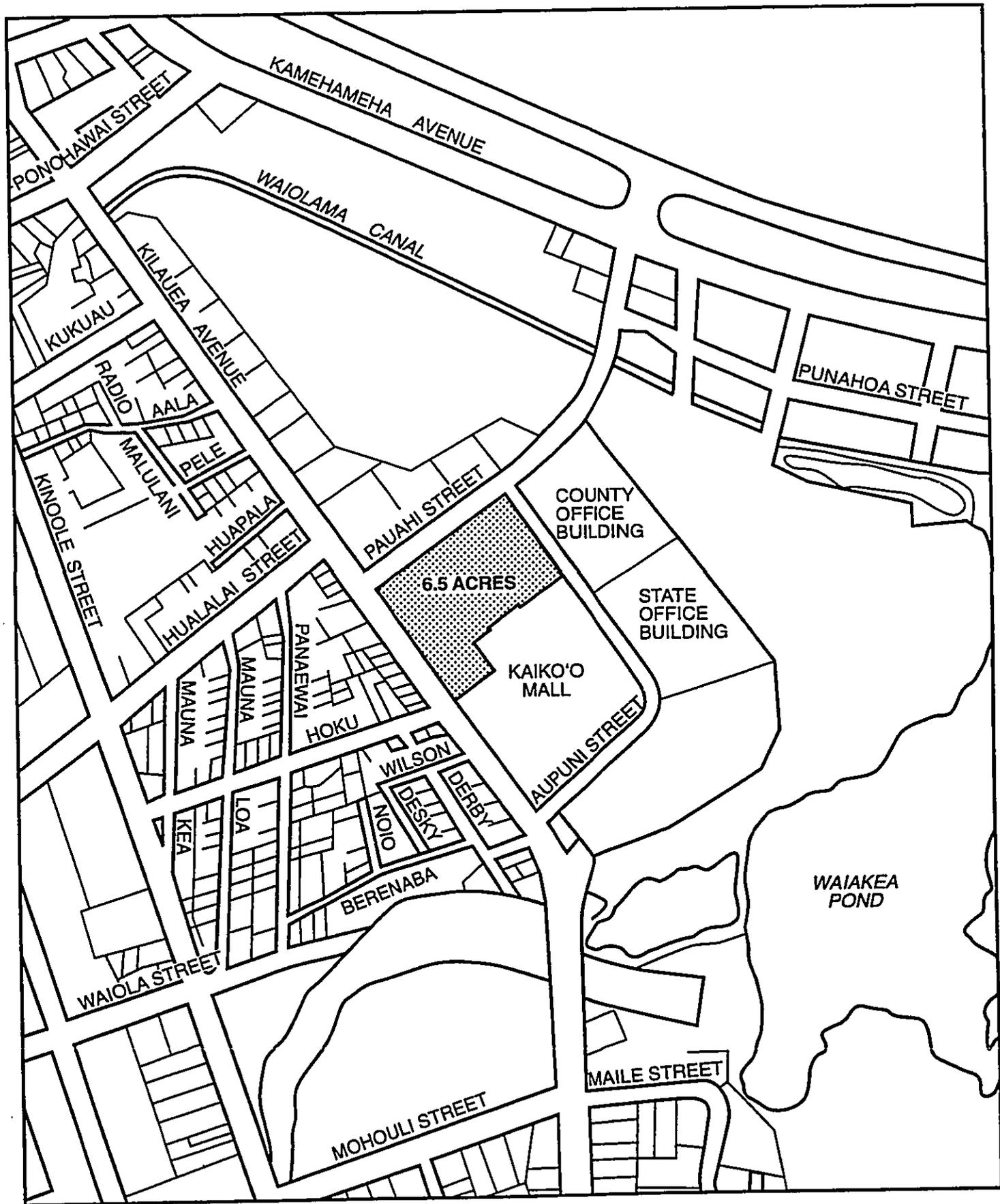
Proposals for expansion of the Hale Nani Annex have previously attracted some public opposition. It is possible that the development of the Judiciary Complex at the remaining parcel may be opposed by some local residents.

The Hale Nani Site is designated as State Land Use Agricultural District. The County General Plan classification is Orchards, and the Zoning District is A-10a Agricultural. These land use classifications would not allow development of the Judiciary Complex. Reclassification of the County General Plan designation would be required for this public building.

3.5.3 Site C - Former J. C. Penney Site

Site C is located across Aupuni Street from the existing County and State Office Buildings, as shown in Figure 3-6. The total area of 6.5 acres is covered by an asphalt parking lot, the vacant J.C. Penney's building and a Firestone service shop. A few landscape plantings are found on this developed site, which are generally limited to the perimeter of the property. The site has access on three sides along the adjacent roadways of Kilauea, Pauahi and Aupuni Streets. Water and sewer service is adequate to support the Judiciary Complex at this location.

Although the existing J. C. Penney building could be remodeled and retrofitted with office space, the existing building would not be able to meet the specific requirements for the Judiciary. The site was formerly owned by the J. C. Penny Co., Inc.; however, the County of Hawaii recently completed acquisition of the land and facilities for planned use as County government agency office space. Based on discussions with the County officials, use of this site for the Judiciary Complex through some type of joint development approach between the State and the County is a possibility that is considered in this study.



Site C - Former J.C. Penney Site
 Hilo Judiciary Complex

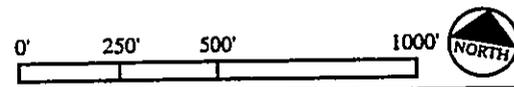
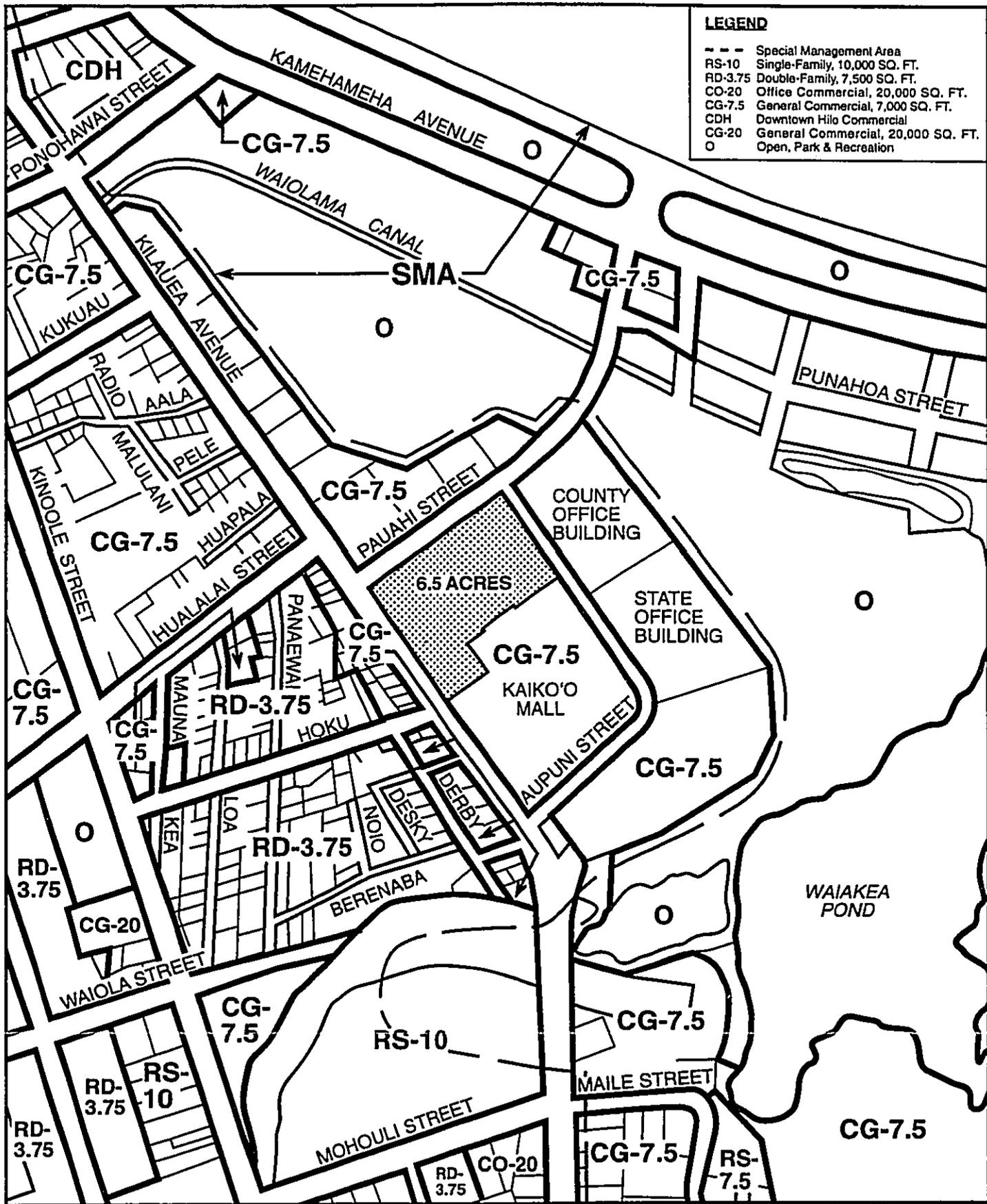


Figure 3-6



Site C - Former J.C. Penney Site - County Zoning & SMA
 Hilo Judiciary Complex

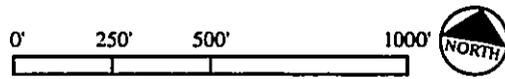


Figure 3-7

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During the CADR process, there was concern raised about traffic and costs but there also was stakeholder and public support for the site. With its location adjacent to the existing County and State offices, use of this site for the Judiciary Complex would be compatible with a general civic center theme that already exists in this section of Hilo.

Site C is designated as State Land Use Urban District. The County of Hawaii General Plan classification is High Density Urban, and the Zoning District is CG-7.5 General Commercial. This site has land use classifications which allow for development of the Judiciary Complex. The site is adjacent to but does not fall within the Special Management Area.

3.5.4 Site D - Komohana Site

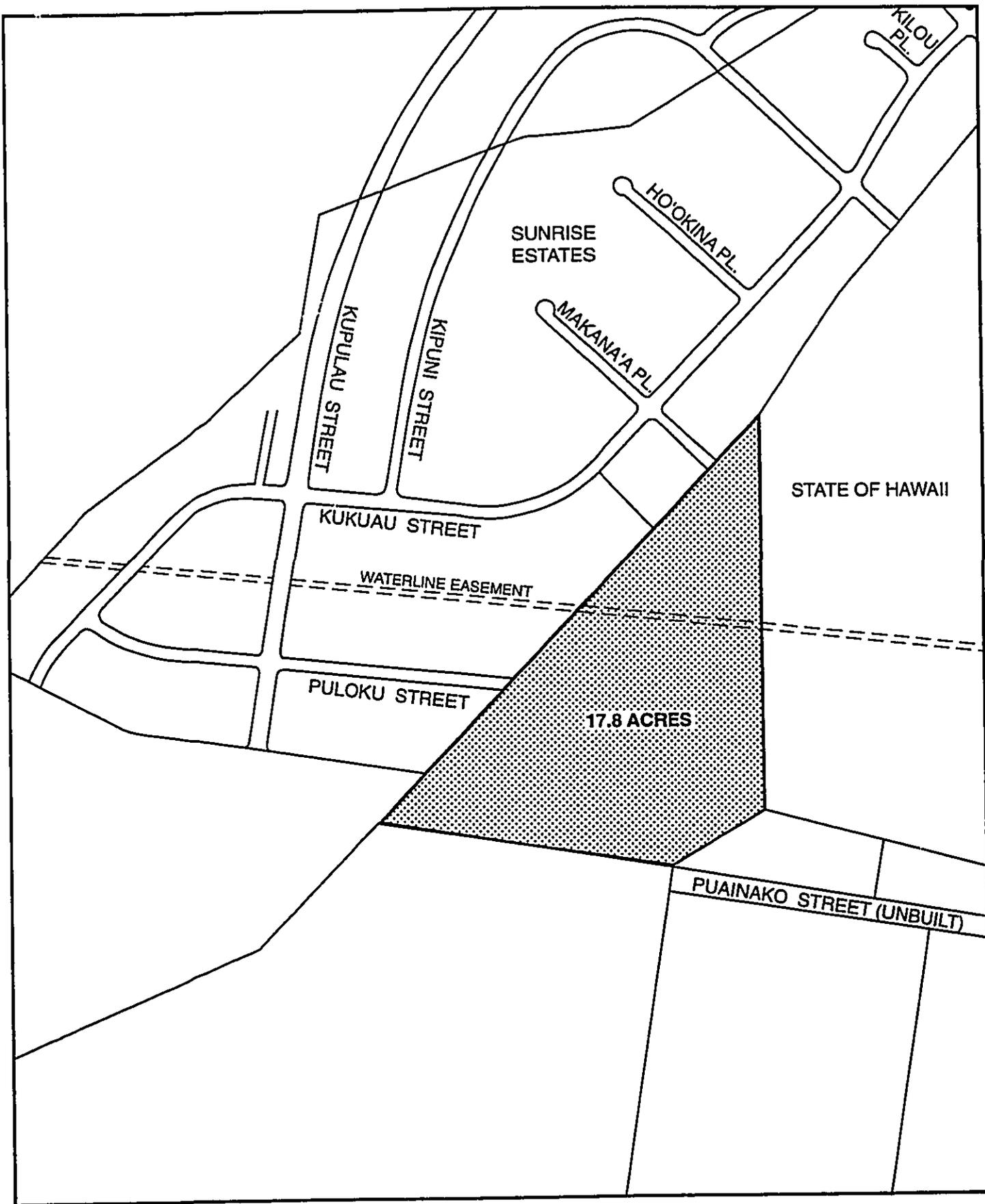
The CADR process elicited a potential site off Komohana Street, located across from the Agricultural Station. There was considerable concern about the potential traffic conflicts along this busy roadway. It was suggested that with the possible future expansion of Puainako Street mauka of Komohana Street, traffic flow in this area could be better accommodated. Following public input during the 1993-1994 CADR process, the Komohana Site was shifted to another parcel located further mauka within the State land and not directly situated on Komohana Street.

The Komohana Site is approximately 17.8 acres in size and is located adjacent to the Sunrise Estates subdivision, as shown in Figure 3-8. The site is owned by the State of Hawaii, and is at the mauka end of the future expansion area for the University of Hawaii - Hilo Campus. This site is presently vacant, except for utility easement routes that cross the site for water transmission and electrical transmission. The Komohana Site is located about 2.5 to 3.0 miles from the government offices and Hilo downtown area.

The Komohana Site contains relatively young lava flow and shallow soils. The site is gently sloped and is covered with grass, brush vegetation and smaller trees. A native plant community exists at this site, composed of scattered 'ohi'a or 'ohi'a lehua and thick uluhe fern thickets.

Access to the Komohana site is via two dead-end streets - Puloku Street and Makana'a Place - which connect to Kukuau Street that serves as the collector roadway for the Sunrise Estates subdivision. This is a recently developed low-density residential subdivision (one-acre minimum lot size) and many of the lots are vacant at present. Sewer and water service to this site is inadequate to support the Judiciary Complex. Extension of existing systems may be possible from Komohana Street.

Access to a Judiciary Complex developed at this site would be better served by the proposed extension of Puainako Road. There are long-range plans for the extension of about 3,000 feet from the intersection of Puainako Road and Komohana Street. Without the extension, the main access would be through the Sunrise Estates residential area which could raise some objections. The timing of the Puainako Street extension is not scheduled, and is not anticipated for several years.



Site D - Komohana Site
 Hilo Judiciary Complex

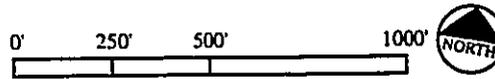
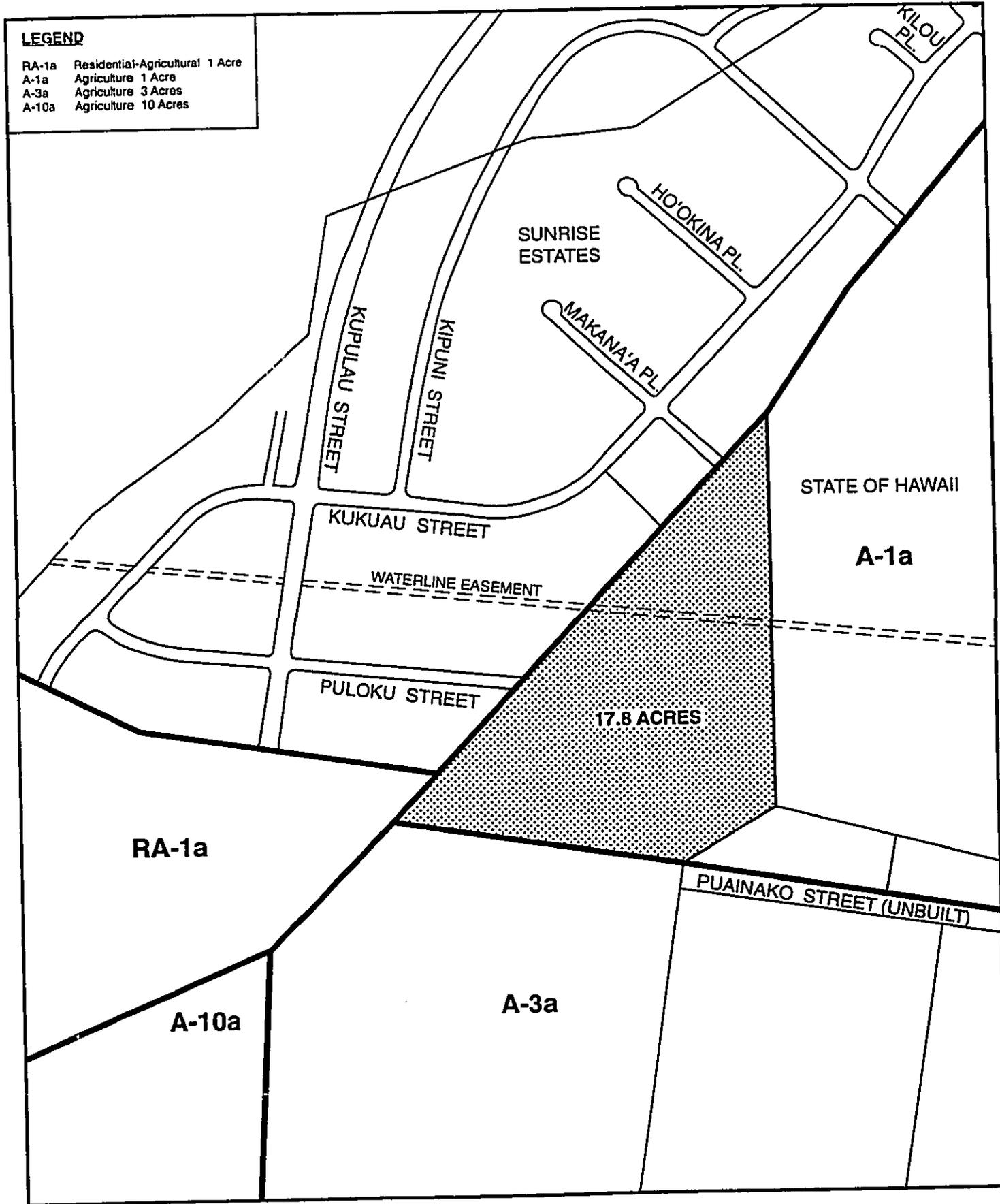


Figure 3-8



Site D - Komohana Site County Zoning
 Hilo Judiciary Complex

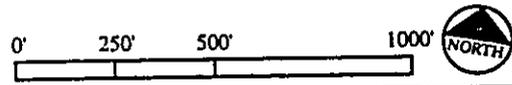


Figure 3-9

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The Komohana Site is designated as State Land Use Agricultural District. The County of Hawaii General Plan classification is University Use, and the Zoning District is A-1a Agricultural. This site does not have land use classifications which allow for development of the Judiciary Complex, and would require reclassification of its State Land Use and County General Plan designations for this public building

3.5.5 Site E - Ponahawai Site

Site E totaling 12.4 acres is located about 1.0 to 1.5 miles mauka of Hilo's downtown area and government offices. The parcel is adjacent to Ponahawai Street. The Ponahawai Site is owned by Chalmers and Elaine Hamasaki, and its location is shown in Figure 3-10.

This site was formerly under sugar cane cultivation, and is currently vacant with dense California grass and brush vegetation cover. Medical offices adjoin the site, located at the corner of Komohana Street and Ponahawai Street.

The Ponahawai Site is located at the foot of the Halai Hill residential tract along the site's north perimeter. The homes in this established neighborhood overlook the site, and the potential for visual effects were noted at the recent public meeting (June 20, 1996).

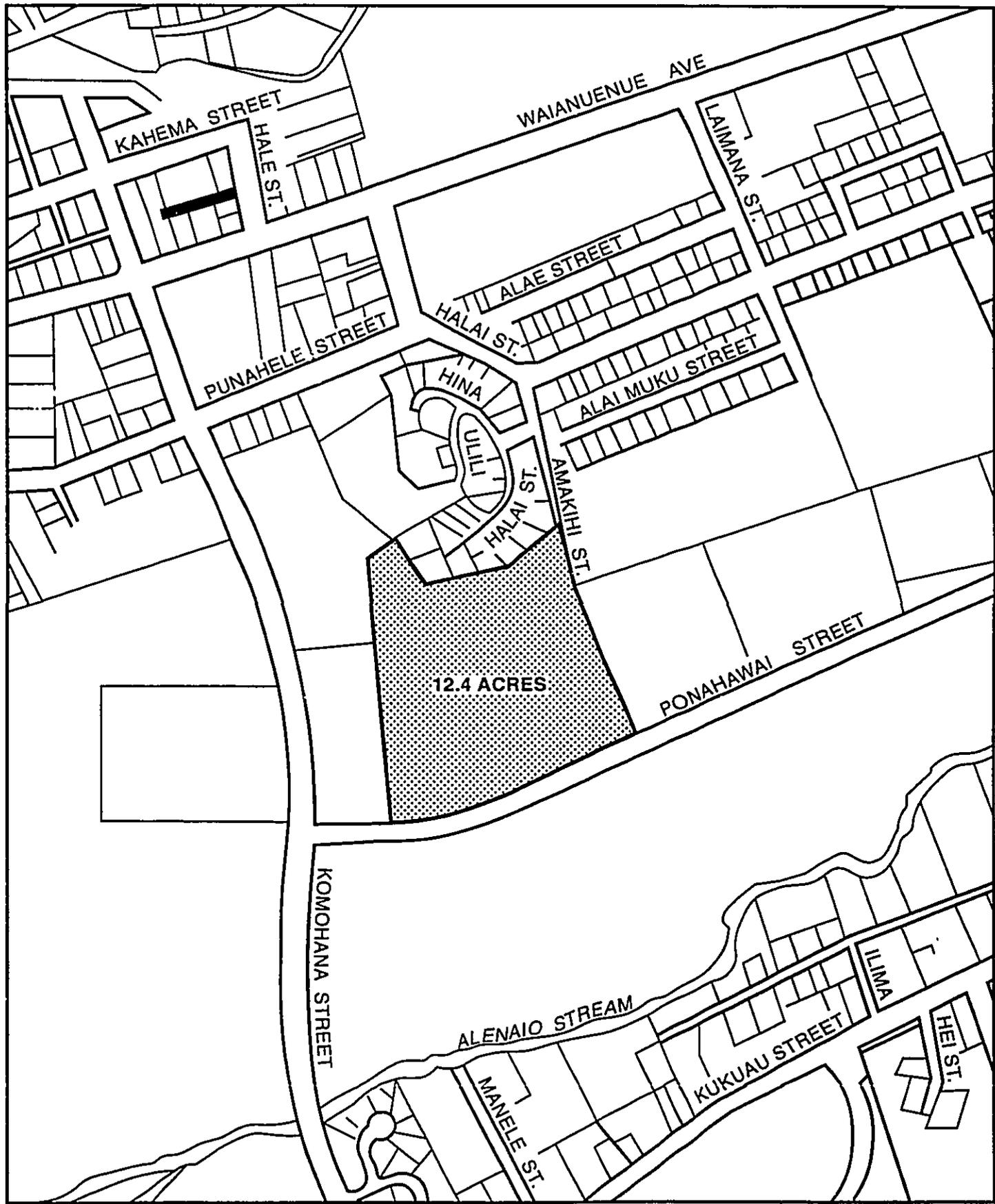
During the CADR process, a concern raised about this site was the possibility of soils stability problems. Foundation complications were encountered at a nearby facility that was recently constructed. Another issue with this site is the limited access potential for the mauka portion of the site, as it fronts a curving portion of Ponahawai Street on a rising grade that would be difficult to develop as an entrance. Sewer service is inadequate to this site, and development of the Judiciary Complex would require a significant extension of the collection system.

The Ponahawai Site is designated as State Land Use Urban District. The County of Hawaii General Plan classification is Medium Density, and the Zoning District is A-1a Agricultural. This site has land use classifications which allow for development of this public building.

3.5.6 Site F - Site Across from Hilo Hospital

Site F is the largest of the candidates sites totaling 42.3 acres in size, as shown in Figure 3-12. This site is owned by the State of Hawaii. This parcel is situated along Waianuenue Avenue and across the street from Hilo Hospital, and is roughly divided into two areas situated mauka and makai. This site is located approximately 2.0 to 2.5 miles from downtown Hilo and the government offices.

The irregular shaped lot wraps around the Rehab at Hilo Clinic and a private house lot. The irregular configuration complicates the potential use of the entire site, however, the site is much larger than required to develop the planned facilities. The buildable area in the mauka portion of the site, located directly across from the hospital, is adequate to accommodate the Judiciary Complex.



Site E - Ponahawai Site
 Hilo Judiciary Complex

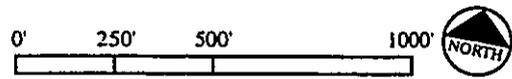
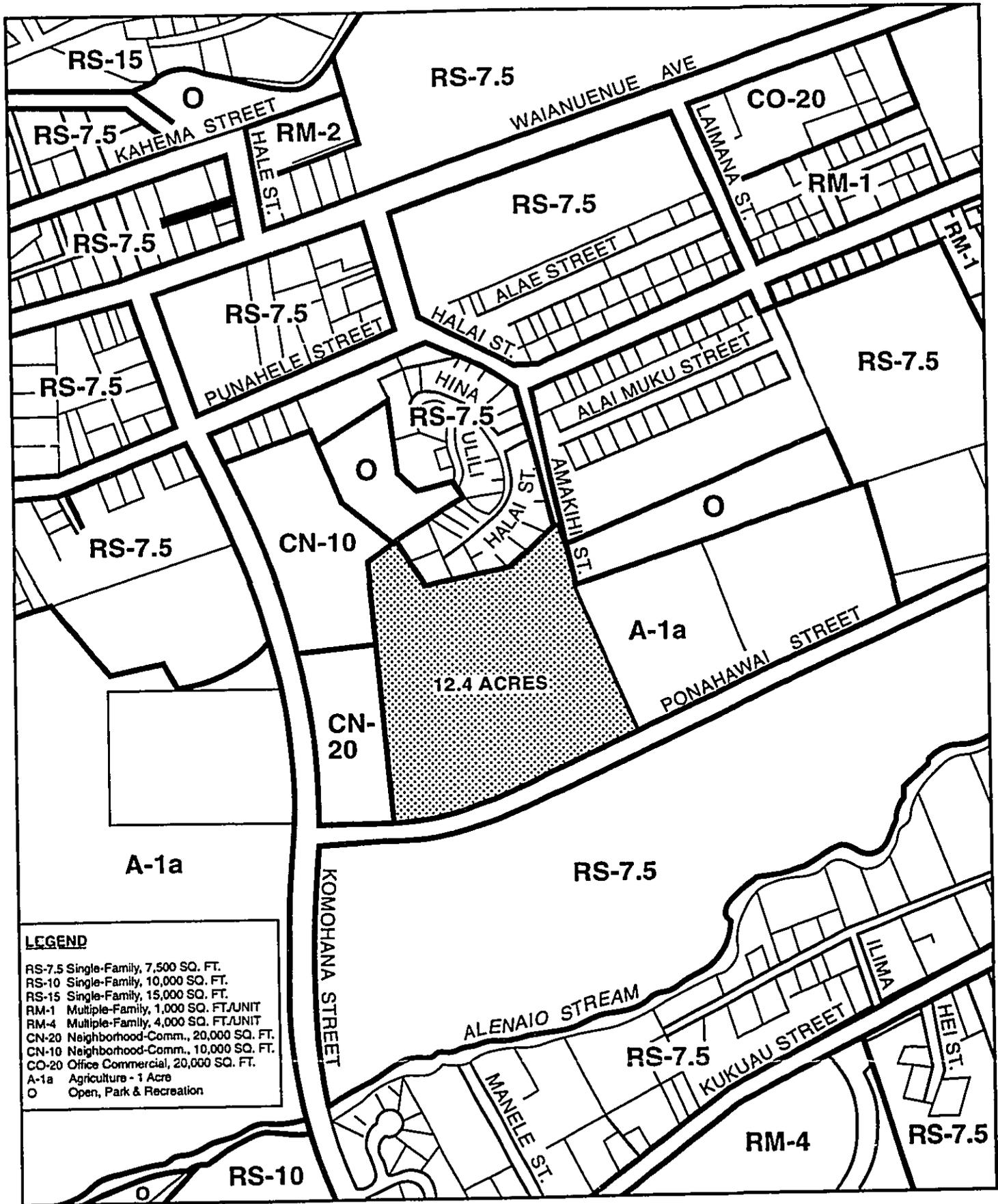


Figure 3-10



Site E - Ponahawai Site County Zoning
 Hilo Judiciary Complex

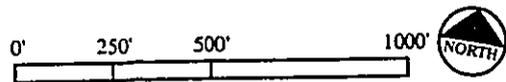
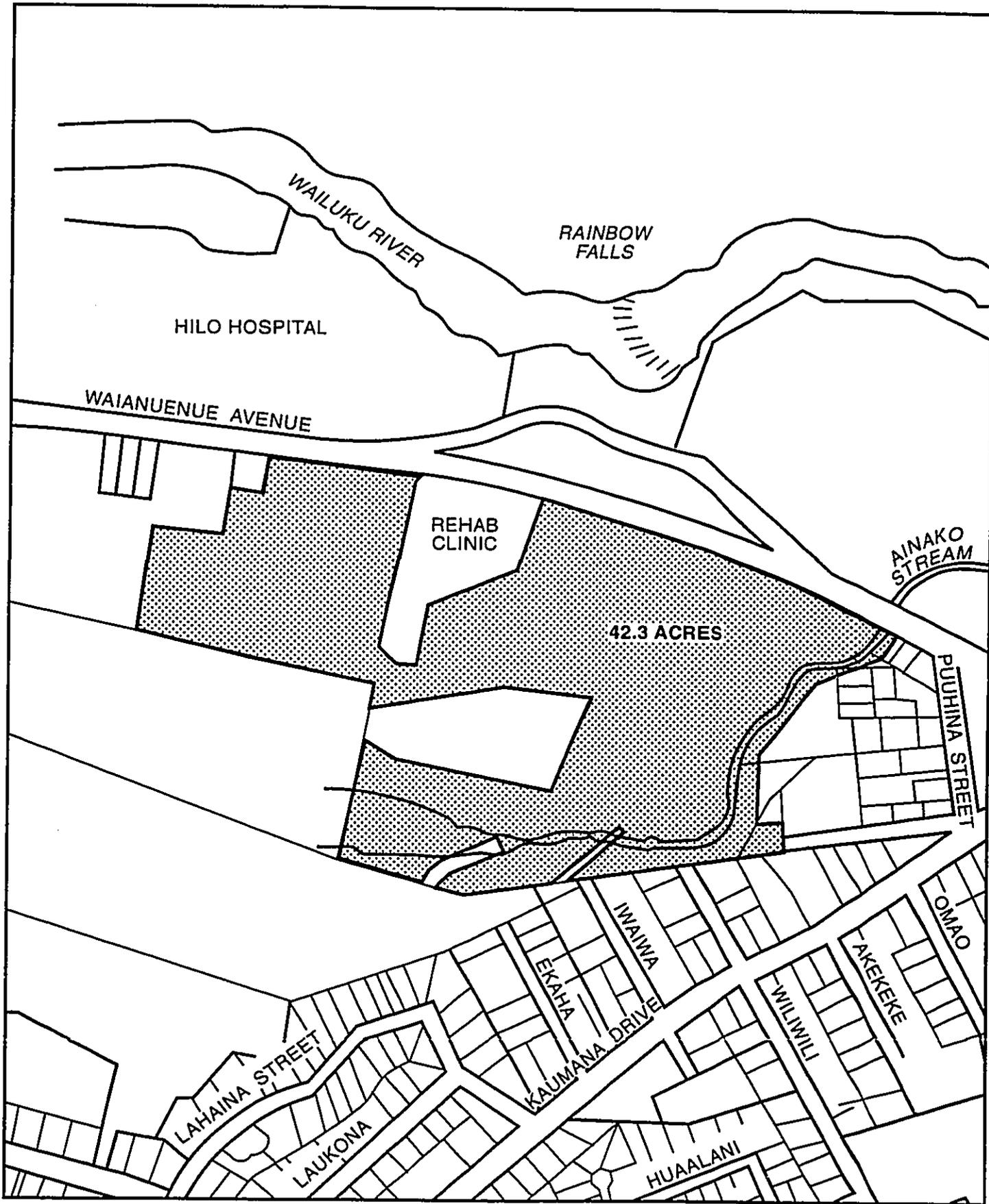


Figure 3-11



Site F - Site Across From Hilo Hospital
 Hilo Judiciary Complex

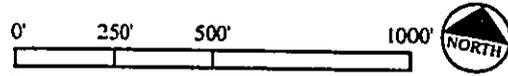
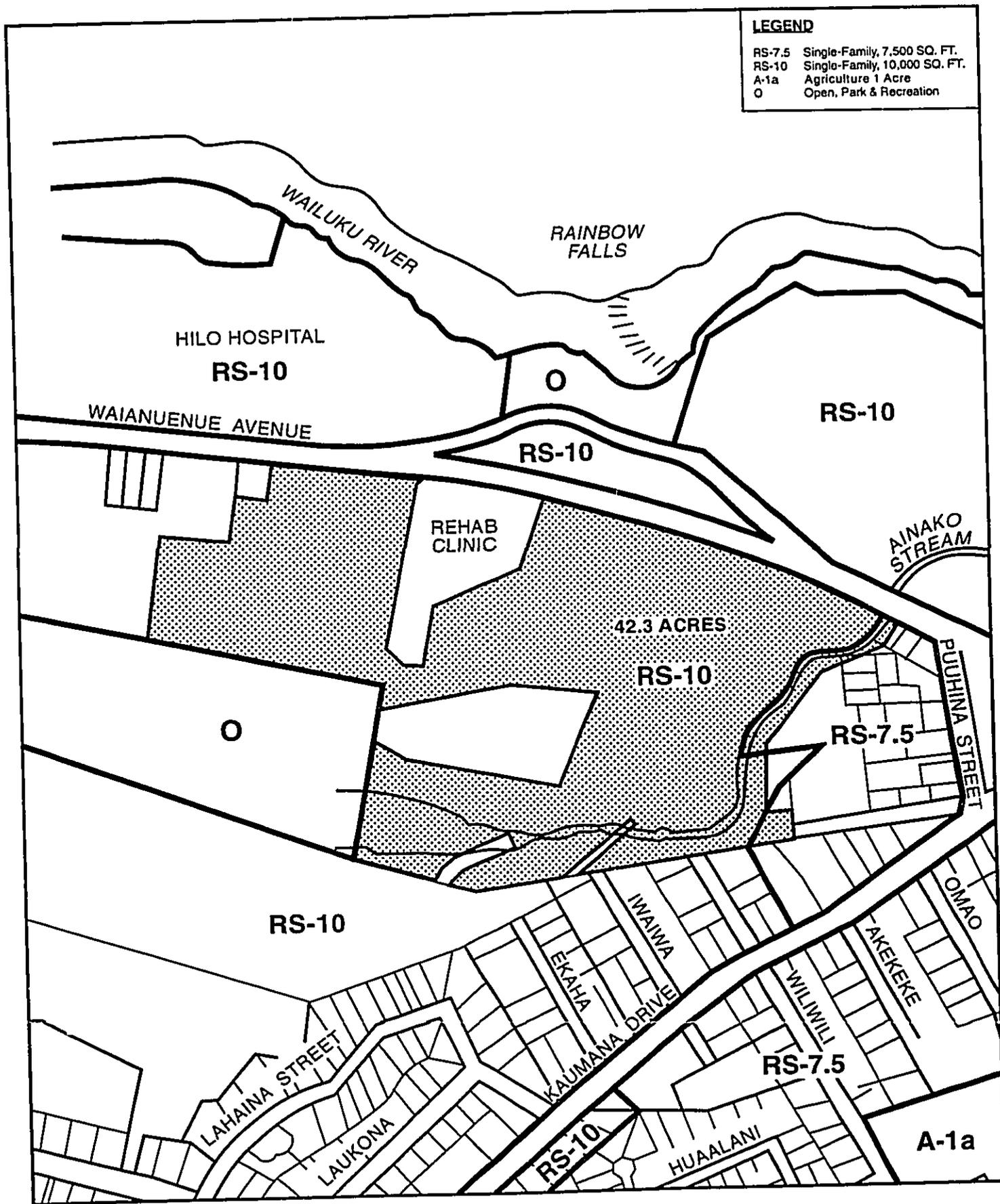


Figure 3-12



Site F - Site Across From Hilo Hospital County Zoning
Hilo Judiciary Complex

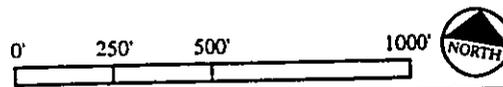


Figure 3-13

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The mauka portion has relatively level slopes with direct access available to Waianuenue Avenue. Traffic issues were raised at the June 1996 public meeting, particularly with respect to congestion on Waianuenue Avenue, and the potential for the Judiciary Complex to exacerbate these effects. Water supply and sewer infrastructure will require extension to serve this site.

The parcel is covered mainly with grass and a few trees. The site is a former sugarcane field now overgrown with California grass. There are a number of streams and drainageways crossing this area. In places, wetlands and wetland vegetation is found associated with these drainage areas.

Ainako Stream runs along the south and makai edges of the property. The makai portion of the site lies in the flood hazard area due to the presence of the stream. Variable topography and flooding make the makai portion of the property less suitable for locating a major facility, and the CADR process originally called for dropping this site from consideration. The mauka portion of the site contains a sizable area that is free of flood hazard.

The Site Across from Hilo Hospital is designated as State Land Use Urban District. The County of Hawaii General Plan classification is Medium Density, and the Zoning District is RS-10 Single-Family. This site has land use classifications which allow for development of this public building.

3.5.7 Site G - University of Hawaii - Hilo Site

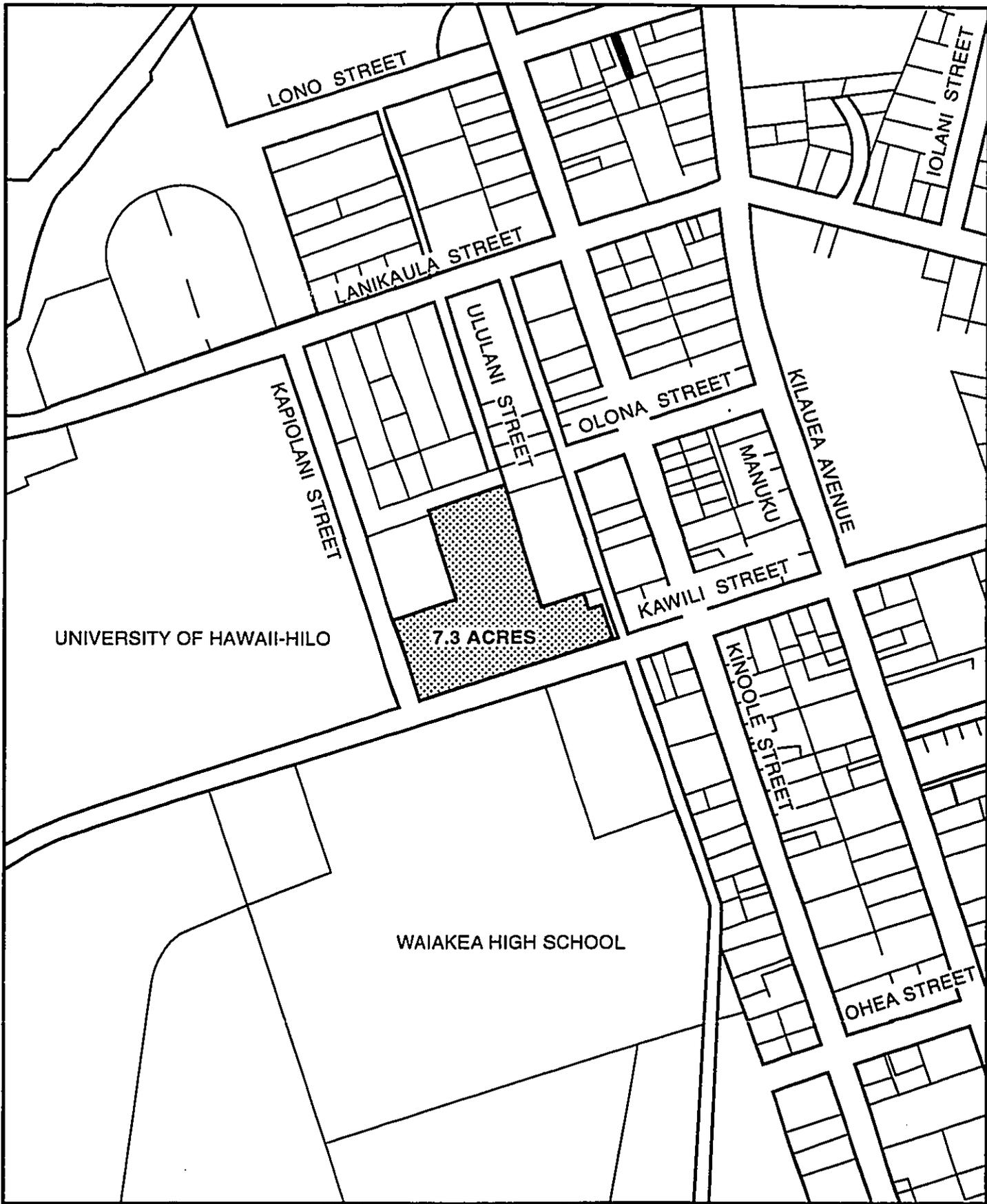
This site, with a total area of 11.1 acres, is located on the corner at the intersection of Kapiolani and Kawili Street. The site is across from Waiakea High School and the University of Hawaii at Hilo, and its location is shown in Figure 3-14. This site is located approximately 1.5 to 2.0 miles from the government offices and downtown Hilo area. The site is owned by the State of Hawaii.

The site is vacant and overgrown with numerous mature trees of introduced species. There are numerous rock walls and rock features throughout this site, and archaeological sites would likely be affected by development of the Judiciary Complex at this location.

Access to this site is available from three surrounding roadways, including Kawili Street, Kapiolani Street and Ululani Street. Traffic congestion along West Kawili Street is significant, particularly during school arrival periods. The added traffic may not conflict with this existing condition due to the later arrival of jury call and attorneys at the Judiciary Complex.

There is adequate sewer and water infrastructure to serve this site for the Judiciary Complex. There are some adjoining land use compatibility concerns at this location, due to the presence of two adjacent church properties and the school uses.

The UH-Hilo Site is designated as State Land Use Urban District. The County of Hawaii General Plan classification is Medium Density, and the Zoning District is Open and RM-1 Multiple-Family. The site has land use classifications which allow for development of this public building.



Site G - University of Hawaii-Hilo Site
 Hilo Judiciary Complex

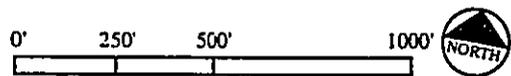
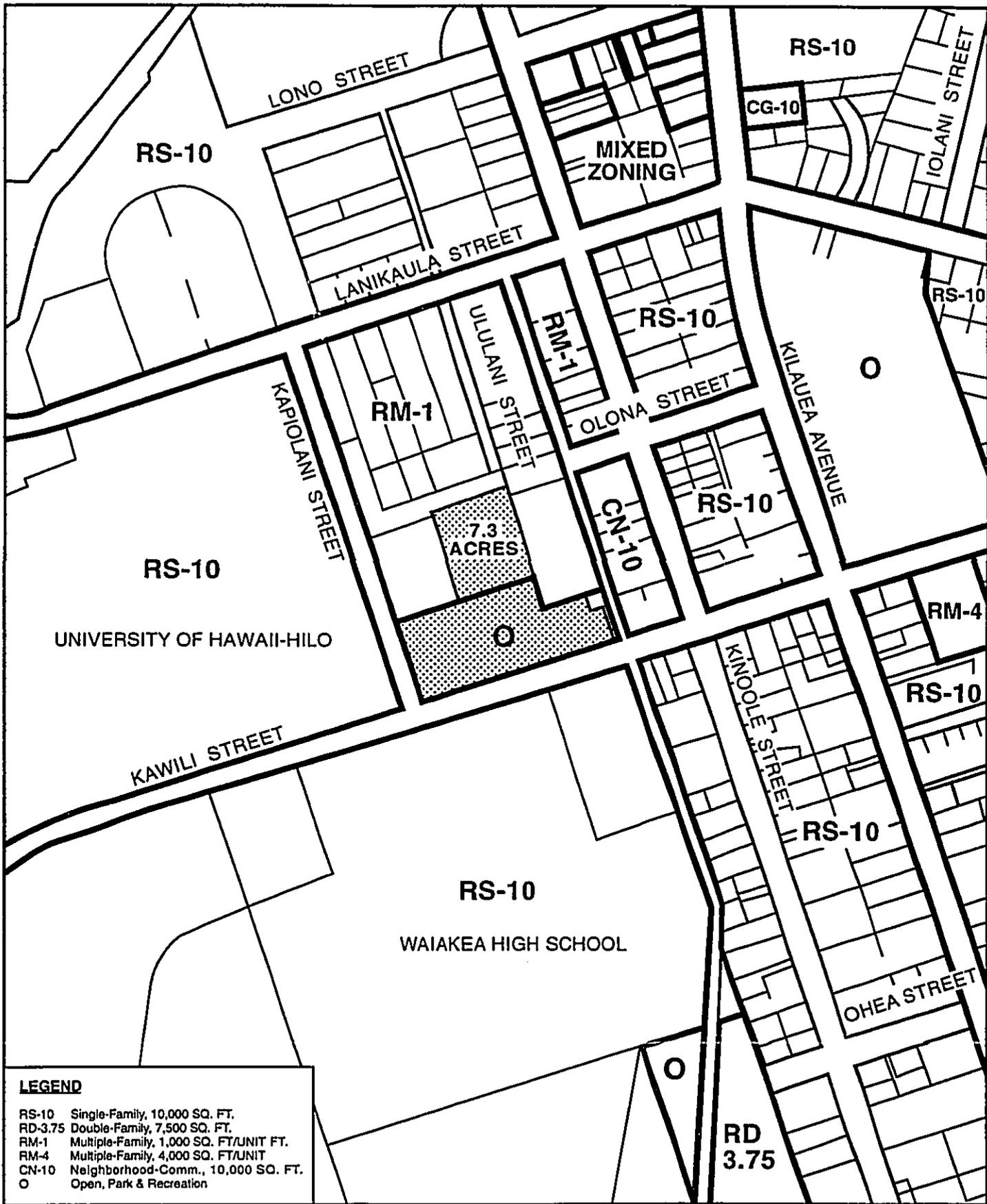


Figure 3-14



Site G - University of Hawaii-Hilo Site County Zoning
Hilo Judiciary Complex

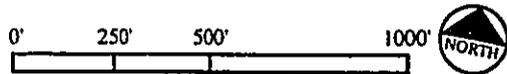


Figure 3-15

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3.6 SUMMARY OF CANDIDATE SITE IDENTIFICATION PROCESS

The effort to identify candidate sites for the new Hilo Judiciary Complex has evolved from a technically-based search of Hilo lands by the State DAGS in 1988. This process was followed by an extensive community and stakeholder consensus-building process conducted by the CADR in 1993-1994. The seven candidate sites identified in 1994 have passed a preliminary level of screening under the Judiciary's minimum criteria of size, location, safety, cost and timing. These seven candidate sites are thoroughly evaluated under numerous detailed criteria in the following section of this report.

Section 4.0
Evaluation of Candidate Sites

4.0 EVALUATION OF CANDIDATE SITES

4.1 SITE EVALUATION CRITERIA

This section describes the site evaluation criteria which includes requirements utilized by the Department of Accounting and General Services and the State Judiciary to assess the relative merits of the candidate sites. The criteria represent a wide range of considerations which are important in selecting an appropriate site for a new judiciary complex in Hilo.

The candidate sites were evaluated according to the following criteria categories:

Building Site Criteria This set of criteria evaluates the physical site characteristics, availability of infrastructure such as roadways and utilities, access and environmental characteristics. These parameters address site development constraints and opportunities.

Community Criteria This set of criteria is used to evaluate the development of the site in terms of State and local land use designations, existing use and land ownership, compatibility with surrounding land, as well as proximity to population activity and judicial support services.

Cost Considerations This section addresses the relative costs associated with site acquisition, any demolition that may be required, and on-site and off-site improvements necessary for development.

Field inspections were conducted for each site in order to assess and rate the candidate sites as "good", "fair", or "poor" according to the Building Site Criteria and the Community Criteria. A detailed description of each site's evaluation is presented in Appendix D. The following is a presentation of the individual criteria, and a description of the standards used to define rating categories for each criteria. Table 4-1 on page 4-19 contains a summary evaluation of each site.

4.2 BUILDING SITE CRITERIA

4.2.1 Site Characteristics

Each candidate site is evaluated for its size, slope, shape, stability for foundations, soil depth, aesthetic value, and natural beauty.

1) Size/Buildable Area:

The area requirement for the judiciary complex is based on a two-story 130,300 square foot structure with a footprint of approximately 1.5 acres. The parking requirement of approximately 410 stalls provided at-grade will require an additional 3.75 acres for a total of 5.25 acres to accommodate the building complex and at-grade parking. Another 1.75 acres would accommodate room for future expansion for a total of 7.0 acres.

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Good: The site has a minimum buildable area of 7.0 acres, allowing for at-grade parking and potential future expansion.

Fair: The site has a minimum buildable area of 5.25 acres, allowing for at-grade parking, however, no land is available for potential future expansion.

Poor: The site has less than 5.25 acres of buildable area.

2) Slope:

Good: The average slope for the site is between 0 and 3 percent.

Fair: The average slope of the site is between 4 and 10 percent.

Poor: The average slope of the site is greater than 10 percent.

3) Shape:

The site should be generally rectangular in shape and the length to width ratio of the site should not exceed 2.5:1.0.

Good: The site is generally rectangular in shape. The length to width ratio is between 1.5:1 to 2.5 :1.

Fair: The site is fairly rectangular in shape and has a length to width ratio between 1:1 to 1.4:1, or is non-rectangular in shape and has an average length to width ratio between 1:1 to 2.5:1.

Poor: The site is highly irregular in shape creating less efficient utilization of the property and/or has a length to width ratio greater than 2.5:1.

4) General Soil Stability for Foundations:

This criteria relates to the suitability of the soil for use as fill material under roadways and bearing capacity for buildings. The Soil Conservation Service Report "Soil Survey of Island of Hawaii, State of Hawaii" includes a rating system indicating suitability based on an interpretation of the following engineering parameters: compressibility, workability, stability, shear strength, erodibility, plasticity, and location of water table. The Soil Conservation Service rating system of "good", "fair" and "poor" is utilized to rate each site.

Good: Soil features of undisturbed soil which influence its capacity to support low buildings include high bearing capacity, high compressibility, high shear strength and is subject to minimal sliding; or soil has a depth of less than two feet to bedrock or lava (consolidated material).

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Fair: Soil has moderate bearing capacity, moderate compressibility, moderate shear strength and is subject to moderate sliding; or soil has a depth of two to five feet to bedrock.

Poor: Soil has low bearing capacity, low compressibility, low shear strength and is subject to sliding; or soil has a depth to bedrock of greater than five feet.

5) Soil Depth for Site Work:

Good: The site is composed of non-rocky soils with a depth greater than 10 feet to bedrock or lava. Deeper soils would facilitate installation of underground utilities, lot grading and road building.

Fair: The site is composed of non-rocky soil with a 6 to 10 feet depth to bedrock or lava.

Poor: The site is composed of (1) non-rocky soil with a 0 to 5 feet depth to bedrock or (2) marshy soil or (3) lava.

6) Aesthetic Value:

Good: The site is not an aesthetic asset to the community and will not interfere with scenic vistas when developed.

Fair: The site has some aesthetic value to the community or may partially obstruct scenic vistas when developed.

Poor: The site is an aesthetic asset to the community or will obstruct scenic vistas when developed.

7) Natural Beauty:

Good: The site contains trees, plants, rock formations, open space, etc. which can be preserved and integrated into the proposed building and landscape design.

Fair: The site generally lacks natural beauty but still has reasonable potential for beautification through proper landscaping.

Poor: The site lacks natural beauty with potential for beautification only achievable with extensive site improvements.

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4.2.2 Roadways and Utilities

Roadways and utility concerns covered in this section are adequacy of roadways, water service, sewer service, drainage facilities, and electrical power and communication services.

8) Adequacy of Roadways:

- Good:** The site is served by adequate roadways to accommodate traffic generated by the proposed facility within the short-term and long-term horizon.
- Fair:** The site is served by roadways requiring widening or other improvements to meet the interim and ultimate needs of the proposed facility. Main access route involves a residential collector roadway.
- Poor:** The site has no roadways or is only served by a minor residential roadway. Construction of a roadway system is required to specifically accommodate the new facility.

9) Adequacy of Water:

- Good:** The site has adequate water pressure and fire protection, adequate size of transmission lines, and storage capacity to meet ultimate building complex needs.
- Fair:** The existing water service requires modest improvements to provide adequate service which will meet interim and ultimate needs of the building complex.
- Poor:** The site has inadequate water service and will require the development of a new water system or major improvements to the existing water system to specifically meet building complex needs (i.e. development of a reservoir and/or lengthy extension of transmission line to the site).

10) Adequacy of Wastewater:

- Good:** The site has adequate sewer lines available to meet the needs of the proposed facility.
- Fair:** The site will have adequate sewer service through a modest extension of the existing collection system which will serve interim and ultimate needs of the proposed facility.

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Poor: The site has no sewer service and will require a major extension of the existing collection system. Development of an on-site treatment and reclamation system is a possible alternative to a major sewer extension.

11) Adequacy of Drainage:

Good: The site is served by existing on-site drainage facilities that are adequate to meet ultimate building complex needs. Runoff from adjacent lands entering the site is not expected to require drainage improvements on- or off-site.

Fair: The site will have adequate on-site drainage facilities once developed to serve interim and ultimate needs of the building complex. Modest drainage system improvements are required to handle runoff from the complex.

Poor: The site has inadequate drainage facilities and will require the development of a major drainage system on- and/or off-site to serve the building complex.

12) Adequacy of Power and Communication:

Good: The site has or is proximate to adequate existing power and communications services and these services are available to meet the facility's needs.

Fair: The site will require some modest off-site improvements which will provide adequate power and communications to serve the interim and ultimate needs of the facility.

Poor: The site has insufficient power or communications available and will require extensive off-site improvement of these services to meet the facility's ultimate needs.

4.2.3 Accessibility

Accessibility considerations for each candidate site include: adequacy of pedestrian access, adequacy of automobile access and availability of bus service.

13) Pedestrian Access:

Good: The site has pedestrian access along two or more sides of the property.

Fair: The site has pedestrian access along only one side of the property.

Poor: The site has no existing pedestrian access to the property.

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14) Automobile Access:

- Good: The site abuts roadways along one short side and one long side to provide ease of access and more efficient traffic circulation.
- Fair: The site has roadways along one long side or two short sides.
- Poor: The site has a roadway along only one short side, or is served by a cul-de-sac or dead-end street, or the site is a flag lot.

15) Accessibility To Public Bus Service

- Good: The site is served by a major bus line which passes the site along an adjacent roadway. This service provides users of the proposed facility transportation options.
- Fair: A major bus line passes within reasonable (0.5 mile) distance of the site.
- Poor: No bus service is available.

4.2.4 Environment

16) Botanical and Wildlife Resources:

- Good: There are no known rare or endangered plant species, or significant wildlife habitat. The site contains mainly introduced species and common wildlife.
- Fair: The site contains native plant species commonly found in the area.
- Poor: The site contains rare or endangered plant and/or wildlife species, or significant wildlife habitat.

17) Historic/Archaeological Resources:

- Good: There are no known significant historic or archaeological resources on the site.
- Fair: The site contains historic or archaeological resources which require data recovery, further study and mitigation.
- Poor: Significant historic or archaeological resources are on the site and require preservation which constrains the buildable area.

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18) Air Quality/Industrial and Agricultural Nuisances:

- Good:** The site is free from surrounding significant noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities and adjacent highways. There are no sources of significant air pollution or odors within 500 feet of the property boundary.
- Fair:** The noise, dust, odors, smoke, and other nuisances from industrial or agricultural activities and highways are at worst periodic but well within the limits of human tolerance. A source of air pollution or odors is located within 500 feet of the property boundary.
- Poor:** The above mentioned nuisances cause considerable discomfort and hamper the function of the facility, or a significant source of air pollution or odors is located on adjacent land.

19) Toxic Waste:

- Good:** There are no visible signs or known presence of hazardous waste on the site, adjacent to the property boundary, or known sources within 1,000 feet.
- Fair:** There are significant hazardous waste sources within 500 feet of the property boundary.
- Poor:** There are significant hazardous waste sources on the property and/or the adjacent lands.

4.3 COMMUNITY CRITERIA

4.3.1 Government

This set of criteria is used to evaluate the compatibility of each candidate site with State and local land use designations, potential impacts on the surrounding community and uses, existing land use and ownership, and proximity to major population activity and judicial support services.

20) State Land Use:

- Good:** The site is within the Urban Land Use District which permits urban-related development without undergoing a boundary amendment process.
- Fair:** The site is within the Agricultural or Conservation District and is adjacent to the Urban District. A petition for a boundary amendment would be required, however, approval is considered reasonable and likely because it would involve contiguous development of urban land.

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Poor: The site is within the Agricultural or Conservation District and is not adjacent to the Urban District. A boundary amendment may not be appropriate since it would involve scattered and non-contiguous urban development.

21) County General Plan:

Good: The site is designated for High Density Use such as general and office commercial, multiple residential, or institutional use consistent with County policies for land use in the project area.

Fair: The site is designated for Medium Density Use such as residential apartments and village/neighborhood commercial, or for alternate urban expansion and open space use which may be compatible depending upon the extent of development proposed around the project area.

Poor: The site is designated for Low Density Use such as single-family residential or uses such as hotel, industrial, or agricultural use which are incompatible with public building use.

22) County Zoning:

The Hawaii County zoning code states that the development of community, public, and public service buildings are permitted uses within any zoning district "provided they conform to the general plan". Consistency with the County Zoning designation is rated as follows.

Good: The site is zoned commercial which permits public buildings. Or, regardless of the site's zoning, the proposed public building use conforms with the General Plan, therefore no rezoning is required.

Fair: The site's zoning designation is something other than commercial which may be indicative that the proposed public building use could be less compatible with the surrounding uses. However, the public building use conforms with the site's General Plan, therefore no rezoning is required.

Poor: The site is zoned for uses such as single-family residential, agriculture, industrial or resort-hotel uses and the proposed public building use does not conform with the site's General Plan designation. A General Plan change and rezoning will be required.

23) Special Management Area (SMA)

The development of sites within the Special Management Area require an SMA Use Permit and are subject to Chapter 205-A of the Hawaii Revised Statutes as amended,

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and Section 25-52, Permits Granted Pursuant to Chapter 205, Hawaii Revised Statutes and the Hawaii County Zoning Code.

Good: The entire site is outside of the Special Management Area.

Fair: A portion of the site is within the Special Management Area.

Poor: The entire site is within the Special Management Area.

24) National Flood Insurance Program

The development of sites within a designated flood hazard district must be in compliance with the National Flood Insurance Program. The flood hazard districts are delineated on the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM).

Good: The entire site is outside of any flood hazard district. This rating also applies to sites in areas where flood hazards have not yet been determined. This assumes that the absence of an evaluation implies it is an area of low criticality.

Fair: A major portion of the site, including any occupied structures, is outside of a flood hazard district.

Poor: A major portion of the site is within a flood hazard district.

4.3.2 Community Effects

Each candidate site is rated on the potential impacts the proposed facility may have on the community and surrounding uses. Factors considered include displacement of existing structures, existing use, interference with nearby institutions, surrounding land use, and proximity to population activity and judiciary support services.

25) Displacement:

Good: The site is vacant or requires displacement of only abandoned, dilapidated or underutilized existing structures.

Fair: The site may be acquired without relocating any combination of less than five dwelling units and business establishments.

Poor: The site cannot be acquired without the relocation of any combination of more than five dwelling units and business establishments.

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26) Interference With Institutions:

- Good: The site is greater than 0.5 miles from hospitals, rest homes, schools, and any other institution which may be disturbed by the proposed use.
- Fair: The site is far enough away (0.25 to 0.5 mile) from any hospital, rest home, school, etc. so that any disturbance to the institution by the activities of the proposed building complex will be minimal.
- Poor: The site is adjacent to a hospital, rest home, school or similar institution.

27) Surrounding Land Use:

- Good: The site is vacant or underutilized and/or is surrounded by government-related offices or commercial establishments, and the Judiciary Complex can be developed without significantly disrupting their existing operations.
- Fair: The site is occupied and/or surrounded by government-related offices or commercial establishments, and development of the Judiciary Complex will result in disruption of existing government services or business activities.
- Poor: The site is surrounded by or bordered on two sides by incompatible uses such as agricultural, industrial, or single-family residential uses.

28) Land Ownership:

- Good: The site is entirely owned by the Federal, State or County government which minimizes acquisition costs.
- Fair: The site is entirely owned by less than three private individuals or business entities.
- Poor: The site is owned by three or more individuals or business entities.

29) Proximity To Major Population Activity And Commercial Centers:

- Good: The site is within a quarter-mile (0.25 mile) of commercial and office centers (Downtown Hilo or the County/State Office Center) which facilitates public access and supports judiciary operations.
- Fair: The site is reasonably close (0.25 to 1.0 mile) to major commercial and office centers.
- Poor: The site is more than one-mile (1.0 mile) away from major commercial and office centers.

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30) Relation To Judicial Support Activities:

- Good: The site is within walking distance (0.25 mile) to the State and County Buildings which contain government legal and law enforcement offices and criminal justice-related facilities such as the police station and correctional center.
- Fair: The site is located between a quarter-mile to one-mile (0.25 to 1.0 mile) from government legal and law enforcement offices and facilities.
- Poor: The site is located more than one-mile (1.0 mile) from government legal and law enforcement and facilities.

31) Relation To Private Law Offices And Attorneys:

- Good: The site is located within a one mile (1.0 mile) of approximately 50 percent or more of all private law offices and attorneys in Hilo.
- Fair: The site is within 1.0 mile of between 25 percent to 50 percent of all private attorneys in Hilo.
- Poor: The site is within 1.0 mile of less than 25 percent of all private attorneys in Hilo.

4.4 COST CONSIDERATIONS

An important consideration in the selection of a site for the new judiciary complex is the relative costs associated with site acquisition and development. To further compare the relative merits of each candidate site, cost estimates have been prepared for land acquisition, and on-site and off-site improvements. The estimates permit comparison of the approximate costs associated with each site, but are not intended to reflect actual expected expenditures the State may incur.

Site Acquisition Costs

Site acquisition costs are based on the 1996 County of Hawaii Real Property Assessment values for land and any buildings on the sites. The assessed values represent an estimation of the acquisition costs for privately-owned land, or the opportunity costs to the State if it were able to use the land for an alternative economic gain. Although the State would not have to actually "purchase" a State-owned site, the County of Hawaii's assessed property tax valuation is used as the acquisition cost to allow comparison among the sites of the relative valuation and order of magnitude of possible expenditures. Again, the assessed values are not intended to reflect market value or the costs the State may actually incur. Additional costs for displacement of existing on-site uses or relocation of tenants are not included as none of the sites contain active existing uses.

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The larger portion of the Hale Nani Site, TMK 2-4-49: 19 consisting of 23.277 acres, is owned by the Department of Hawaiian Home Lands. Any use of this parcel would require the approval of the Hawaiian Homes Commission. Based on telephone conversations with staff at the Department of Hawaiian Home Lands (DHHL), this site could be leased if approval to use the site is granted. The site is not for sale, therefore, a fifty year lump sum lease rent amount through the year 2047, has been estimated for this portion of the Hale Nani Site, rather than an acquisition cost. Details of the estimate can be found in Appendix D, Section D.2 regarding acquisition cost calculations.

Demolition Costs

The JC Penney site is the only parcel with a structure which requires demolition. A per unit cost of \$2.00 per square foot was used for the main building, while \$5.00 per square foot was used for the Firestone Shop portion.

On-Site Improvement Costs

On-site improvements costs have been estimated for the development of required infrastructure and utilities within the site's boundaries. These include: clearing and grading, water, wastewater, drainage, and power and communications.

Off-Site Improvement Costs

Off-site improvement costs have been estimated for the development of required infrastructure and utilities outside of the site's boundaries. These include: roadways, water, wastewater, and power and communications.

4.5 SUMMARY OF EVALUATIONS

The following presents the results of the candidate sites' evaluations relative to the Building Site Criteria, Community Criteria, and Cost Considerations. The Site Selection Study is intended to provide the appropriate State agencies with a basis for evaluating the relative advantages and disadvantages of each site. The purpose of the Study is to develop a detailed comparative analysis of the candidate sites which will provide the necessary information for the Chief Justice to select a single preferred site. Detailed evaluation ratings for each of the seven candidate sites are contained in Appendix D.

4.5.1 Summary of Building Site Criteria Evaluation

The "good", "fair", "poor" ratings results for Building Criteria at each site are summarized in Table 4-1 and a Ratings Summary is included in Table 4-2.

Site Characteristics

Regarding site size, all but two of the sites met the ideal 7.0 acres which would accommodate the judiciary facility's space requirements, parking and allow for future expansion. The C. Brewer Site received a "poor" rating because the buildable area for a judiciary complex on the parcel is less than 5.25 acres after accounting for a 40-foot shoreline setback and the space requirements for C. Brewer's planned office building, also to be located on the site. The Former

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J. C. Penney Site received a "fair" rating because of its overall sub-optimal size and uncertainties about the potential joint use requirements with the County.

Regarding average slope of a particular site, four of the sites (C. Brewer Site, Hale Nani Site, Komohana Site, and Ponahawai Site) are rated as "fair" because their average slopes are greater than four percent which means additional grading and site work are likely required. The Former J. C. Penney Site, Site Across from Hilo Hospital and the University of Hawaii-Hilo Site, are all rated as "good" because these sites are generally level.

The ratings for the shape of the sites vary according to their land area. The larger sites (Hale Nani Site, Former J. C. Penney Site, Komohana Site, Ponahawai Site, Site Across from Hilo Hospital, and UH-Hilo Site) are rated as "good" because of their ability to accommodate the preferred rectangular shape. The remaining buildable area of the C. Brewer Site (accounting for the planned C. Brewer Office Building) is rated as "poor" because it is irregular in shape and may not be able to optimize the building and circulation layouts.

Soil stability characteristics for foundation work are rated as "poor" for all of the sites because, while they have different soil types, they generally share the same soil characteristics which typically display poor engineering conditions such as low bearing capacity, high compressibility, or fractured soils. All of the sites also rate as "poor" for soil depth as the sites generally have shallow soils of 0 to 5 feet to bedrock. Deeper soils would have helped facilitate the installation of underground utilities.

Regarding the sites' aesthetic value, a rating of "good" means that use of the site would not result in the loss of scenic views or of an aesthetic asset to the community. All of the sites rate "good" except for the C. Brewer Site which is rated as "fair" because it could be considered an aesthetic asset to the community and placement of the judiciary complex at this location may partially obstruct scenic vistas.

In terms of natural beauty or the potential for beautification through landscaping, six of the sites rate as "good" because they contain existing trees and plantings which could remain and be integrated into the site design. The Former J. C. Penney Site is rated as "fair" because it is almost completely developed and paved, but does contain some existing landscaping and has the potential for further beautification.

Roadways and Utilities

Only the Former J. C. Penney Site which rates "good" across these five criteria due to its highly urbanized location and its existing on-and off-site improvements. In addition to the Former J. C. Penney Site, the roadways servicing the UH-Hilo Site are rated as "good" because the adjacent streets are adequate to accommodate the judiciary traffic which is not expected to coincide with the Waiakea High School or University of Hawaii-Hilo morning peak traffic. The C. Brewer Site, Hale Nani Site, Ponahawai Site and the Site Across from Hilo Hospital are all rated as "fair" because they require roadway widening, turn lanes and/or signalization improvements in order to accommodate the traffic associated with the judiciary complex. The Komohana Site is rated as "poor" because it is served by two dead-end residential roads that connect to a residential collector roadway.

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With regards to water, the C. Brewer Site, Hale Nani Site, and Komohana Site are rated as "poor" because all require major improvements (significant extension of existing water lines) in order to provide adequate water service to meet the needs of the judiciary complex. The remaining sites are rated as "good" due to their proximity to existing water lines.

The issue of wastewater varies not only by adequacy of service, but also by type of service. Some of the sites are within a reasonable distance of existing sewer lines, while other sites require the development of an on-site treatment and reclamation system. The C. Brewer Site and Ponahawai Site are rated as "fair" because a modest extension of the existing sewer lines is required. The Hale Nani Site and Komohana Site are both significant distances from existing sewer lines; however, it is possible that an on-site treatment and reclamation system could be developed. Both sites are rated as "poor". The Site Across from Hilo Hospital is rated as "fair" because it requires a modest extension of an existing sewer line. The Former J. C. Penney Site and the UH-Hilo Site both rate "good" because they are adjacent to existing sewer lines and do not require off-site improvements.

Six of the sites rate "fair" in terms of drainage due to the lack of existing infrastructure and the need for relatively modest expenditures to construct adequate on-site drainage facilities in the form of drywells. The Former J. C. Penney Site is rated as "good" because it has existing drainage facilities.

All of the sites, except for the Komohana Site, rate "good" for power and communication due to their proximity to existing adequate lines. The Komohana Site is rated as "fair" because the adjacent lines which service the residential area are not of adequate load for the judiciary's needs, therefore, service must be extended from Komohana Street a significant distance away.

Accessibility

With regard to site accessibility to pedestrians, only the Former J. C. Penney Site and UH-Hilo Site are rated as "good" for having pedestrian access along two or more sides of the property. The remaining sites (C. Brewer Site, Hale Nani Site, Komohana Site, Ponahawai Site, Site Across from Hilo Hospital) are rated as "poor" because there is no existing pedestrian access to any of the properties.

Automobile access addresses the need for easy ingress and egress to the site, as well as efficient traffic circulation. The Former J. C. Penney Site and UH-Hilo Site are rated as "good" because they have abutting roadways along at least one long side and one short side. The Komohana Site is the only one which rates as "poor" because it is located on a dead-end street. The remaining four sites (C. Brewer Site, Hale Nani Site, Ponahawai Site, Site Across from Hilo Hospital) are rated as "fair" because a roadway abuts the site on at least one long side or two short sides.

The Hele-On Public Bus System of the Hawaii County Mass Transit Agency provides bus service which passes by all of the sites and could be flagged down to stop, except for the Komohana Site which is rated as "poor". Although the bus passes by the C. Brewer Site and the Hale Nani Site, they are rated as "fair" because only the Former J. C. Penney Site,

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Ponahawai Site and the Site Across from Hilo Hospital are in close proximity to actual bus stops.

Environment

The sites generally rate as "good" for both botanical/wildlife and historical/archaeological resources which indicates that the sites can be developed without disturbing significant natural or historic resources. The exception, in terms of botanical resources, is a native plant community of scattered 'ohi'a trees and uluhe fern (as well as some introduced species) on the Komohana Site. However, since these native species are commonly found in the area, the site is rated as "fair". Regarding historic resources, the C. Brewer Site is rated as "fair" because it contains some older listed structures from the Wainaku Sugar Mill. The UH-Hilo Site is also rated as "fair" because it contains some identified archaeological sites which may require further data recovery and study.

The potential sites are, in general, free from industrial and agricultural nuisances, experience good air quality and have no known toxic wastes. The Hale Nani Site is rated as "fair" because it is adjacent to existing active agricultural activity which could generate periodic, but tolerable, dust or odors. The C. Brewer Site was the site of a bunker fuel spill which, according to a 1993 Department of Health Hazardous Substances Incident Notification Form, affected an area of soil approximately eight feet square and twelve inches deep. Therefore, this site is rated as "fair" with regards to the toxic waste criteria.

4.5.2 Summary of Community Criteria Evaluation

The "good", "fair", "poor" ratings results for the Community Criteria at each site are summarized in Table 4-1.

Government

The State Land Use district classification is rated as "good" for six of the seven sites. The exception is the Hale Nani Site which is designated as Agricultural and is surrounded by other Agricultural lands.

Regarding the County General Plan designations, the C. Brewer Site, Hale Nani Site and Komohana Site (Industrial, Orchards and University Use respectively) are designated as uses which are typically considered incompatible with public building use and are, therefore, rated as "poor". The Ponahawai Site, Site Across from Hilo Hospital and University of Hawaii-Hilo Site are designated as Medium Density which could be compatible with the judiciary complex facility depending on existing and proposed development around the sites. These sites are rated as "fair". The Former J. C. Penney Site is rated as "good" based on its High Density designation which encourages general office, commercial or institutional uses.

County zoning for the Former J. C. Penney Site is general commercial which rates the site as "good" because public buildings are a permitted use in general commercial land use zones. Additionally, the Hawaii County zoning code allows public buildings in any zoning district "provided they conform to the General Plan". For this reason, the Ponahawai Site, Site Across from Hilo Hospital and University of Hawaii-Hilo Site are rated as "good" because the

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proposed judiciary complex would conform with the sites' General Plan designation of Medium Density and would therefore, not require rezoning. The C. Brewer Site, Hale Nani Site and Komohana Site are all rated as "poor" because their zoning and General Plan designations are not compatible with the proposed public building use.

Regarding the sites in relation to the Special Management Area, the C. Brewer Site is the only site which rates as "poor" because it lies entirely within the SMA and would, therefore, require an SMA permit. The remaining six sites all lie entirely outside of the SMA and rate as "good".

Relative to known mapped flood hazard areas, the most makai point of the lower C. Brewer Site parcel lies within an area designated by the Flood Insurance Rate Map as Special Flood Hazard Area Inundated by 100-Year Flood Zone VE which is an area susceptible to coastal flood with velocity hazard (wave action). The remaining six sites (preferred buildable areas) lie within Other Areas Zone X which are areas determined to be outside of the 500-year flood plain. The Site Across from Hilo Hospital does contain a stream with an associated flood hazard area, however, the preferred buildable area would be within Zone X, at an elevation greater than the stream's flood hazard area.

Community Effects

Regarding the displacement of existing uses, most of the sites are vacant. Only the Former J. C. Penney Site contains a vacant structure. All of the sites are rated as "good".

Five of the sites are a sufficient distance away from institutional uses such as schools, hospitals and rest homes. The Site Across from Hilo Hospital is across Waiuanue Avenue from Hilo Hospital and the University of Hawaii-Hilo Site is across the street from both the UH-Hilo and Waiakea High School campuses. These sites are rated as "fair" due to the potential impacts the judiciary complex may have on these nearby institutional uses.

The sites vary with regard to the intensity of their surrounding land uses. The judiciary complex could have varying impacts on its surrounding area depending on the existing pattern of living and business at each potential site. The C. Brewer Site and Komohana Site are rated as "poor" because they are in close proximity to mainly residential areas. The Hale Nani Site is also rated as "poor" but because it is almost completely surrounded by existing active agricultural uses. The University of Hawaii-Hilo Site is rated as "poor" because it is adjacent to two churches, is across the street from two educational institutions, and is near residential areas. The Ponahawai Site and Site Across from Hilo Hospital are rated as "fair" because they are near a mix of uses such as an office complex, the Hilo Hospital, as well as residential areas. The Former J. C. Penney Site is the only site rated as "good" because it is located within an existing governmental and commercial office area.

Four of the proposed sites (Hale Nani Site, Komohana Site, Site Across from Hilo Hospital and University of Hawaii-Hilo Site) are State-owned and the Former J. C. Penney Site was recently acquired by the County. All of these sites rate as "good" because public-ownership can minimize acquisition costs and timing. A portion of the Hale Nani Site is owned by the Department of Hawaiian Home Lands which may allow leasing of this parcel. The remaining sites (C. Brewer Site, Former J. C. Penney Site, Ponahawai Site) are each currently owned by a

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single private landowner. They are rated as "fair" because of the time and expense involved to acquire lands in private or non-State ownership.

The last three criteria are important indicators of a site's proximity to the facility's users and clients. Such proximity affects travel time, the convenience of the judiciary's operations and ease of interaction with related judicial support services. The County/State Office Center near Kaiko'o Mall and Hilo's downtown area are the "major population activity and commercial centers" used in the ratings for this particular criteria due to the concentration of businesses and attorney and government offices at these locations. Only the Former J. C. Penney Site is within one-quarter mile of major commercial and office centers such as the County/State Office Center. The Ponahawai Site is rated as "fair" because it is within one mile of Downtown Hilo, while the remaining sites rate as "poor" because of their distance from Hilo's urban core or the County/State Office Center.

With regard to proximity to judiciary support activities such as the police station, correctional facilities and other government agencies, only the Former J. C. Penney Site received a "good" rating because it is located within walking distance (one-quarter mile) of a majority of the support activities. The Ponahawai Site and University of Hawaii-Hilo Site are rated as "fair" as they lie within one mile of many of the support activities. The remaining sites received a "poor" rating due to their distance from Hilo's urban core. (Please refer to the graphic in Appendix E.)

A critical user-group of the new judiciary complex are the private attorneys within Hilo. The Former J. C. Penney Site and Ponahawai Site rate as "good" because they are located within one mile of more than fifty percent (50%) of all private law offices and attorneys in Hilo. The University of Hawaii-Hilo Site, located within one mile of just over twenty-five percent of the total private offices, rates as "fair". The Hale Nani Site and Komohana Site are rated as "poor" because of their distance from the concentration of Hilo's private attorneys' offices. (Please refer to the graphic in Appendix F.)

4.5.3 Summary of Cost Considerations

For each of the cost items described below, a more detailed explanation of the assessment of costs is included in Appendix D.

Site Acquisition Costs

Site acquisition costs for each site are summarized in Table 4-3. The land value has been pro-rated for the larger sites based on a 7.0 acre buildable-area which would accommodate the facility's space requirements, as well as area for future expansion.

Demolition Costs

Demolition costs for the Former J. C Penney Site's vacant building and adjacent Firestone Shop are estimated as follows: (1.) \$2.00 per square foot for the main commercial building of 69,300 square feet, (2.) \$5.00 per square foot for the 15,600 square foot Firestone tire shop. The total estimated demolition cost is \$216,600.

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On-Site Improvements:

The C. Brewer Site has higher clearing and grading, and water system on-site costs than the other sites. The wastewater costs, reflecting an on-site treatment and reclamation system, are highest for the Hale Nani Site and Komohana Site. The Former J. C. Penney Site is the least costly site in terms of required on-site improvements because it is significantly developed.

Off-Site Improvements:

With regards to off-site improvement costs, the C. Brewer Site requires extensive roadway/intersection improvements, as well as an extension of the existing sewer line and an on-site pump station. The Ponahawai Site also requires a sewer line extension. The Komohana Site is the only location which requires a significant expense to extend power and communication lines to the site. The Former J. C. Penney Site and University of Hawaii-Hilo Site do not require significant off-site improvements.

4.6 OVERALL EVALUATION SUMMARY

An overall summary of the evaluation criteria ratings and the estimated site acquisition and development costs are shown in Table 4-4. The overall summary of evaluation under the rating criteria shows the Former J. C. Penney Site receiving the most frequent ratings score of "good". The University of Hawaii-Hilo Site has the second highest frequency of "good" ratings, followed by the Ponahawai Site and the Site Across from Hilo Hospital.

TABLE 4-1 EVALUATION RATINGS SUMMARY

SITE EVALUATION CRITERIA	C. Brewer Site		Hale Nani Site		Former J. C. Penney Site		Komohana Site		Ponahawai Site		Site Across From Hilo Hospital		UH-Hilo Site	
	Site A	Site B	Site C	Site D	Site E	Site F	Site G							
Building Site Criteria														
A. Site Characteristics														
1. Size	P	G	P	G	G	G	G	G	G	G	G	G	G	G
2. Slope	F	F	G	F	G	G	F	F	G	G	G	G	G	G
3. Shape	P	G	G	G	G	G	G	G	G	G	G	G	G	G
4. General Stability for Foundations	P	P	P	P	P	P	P	P	P	P	P	P	P	P
5. Soil Depth for Site Work	F	P	F	P	F	F	F	F	F	F	F	F	F	F
6. Aesthetic Value	F	G	G	G	G	G	G	G	G	G	G	G	G	G
7. Natural Beauty	G	G	F	G	F	G	G	G	G	G	G	G	G	G
B. Roadways and Utilities														
8. Adequacy of Roadways	F	F	G	P	F	F	P	F	F	F	F	F	F	G
9. Adequacy of Water	P	P	G	P	G	G	P	G	G	G	G	G	G	G
10. Adequacy of Wastewater	F	P	G	P	G	G	P	F	F	F	F	F	F	G
11. Adequacy of Drainage	F	P	G	P	G	G	F	F	F	F	F	F	F	G
12. Adequacy of Power and Communication	G	G	G	P	G	G	P	G	G	G	G	G	G	G
C. Accessibility														
13. Pedestrian Access	P	P	G	P	P	G	P	P	P	P	P	P	P	G
14. Automobile Access	F	F	G	P	F	G	P	F	F	F	F	F	F	G
15. Public Bus Service	F	F	G	P	F	G	P	F	F	F	F	F	F	G
D. Environment														
16. Botanical/Wildlife Resources	G	G	G	F	G	G	F	G	G	G	G	G	G	G
17. Historical/Archaeological Resources	F	G	G	G	G	G	G	G	G	G	G	G	G	F
18. Air Quality-Industrial/Ag. Nuisances	G	F	G	G	G	G	G	G	G	G	G	G	G	G
19. Toxic Waste	F	G	G	G	G	G	G	G	G	G	G	G	G	G

TABLE 4-1 EVALUATION RATINGS SUMMARY (continued)

SITE EVALUATION CRITERIA	C. Brewer Site		Hale Nani Site		Former J. C. Penney Site		Komohana Site		Ponahawai Site		Site Across From Hilo Hospital		UH-Hilo Site	
	Site A		Site B		Site C		Site D		Site E		Site F		Site G	
Community Criteria														
E. Government														
20. State Land Use	G	P	P	P	G	P	P	G	G	G	G	G	G	G
21. County General Plan	P	P	P	P	G	P	P	G	G	G	G	G	G	G
22. County Zoning	P	P	P	P	G	P	P	G	G	G	G	G	G	G
23. Special Management Area	P	P	P	P	G	P	P	G	G	G	G	G	G	G
24. National Flood Map Zone	F	G	G	G	G	G	G	G	G	G	G	G	G	G
F. Community Effects														
25. Displacement	G	G	P	G	G	G	G	G	G	G	G	G	G	G
26. Interference with Institutions	G	G	P	G	G	G	G	G	G	G	G	G	G	G
27. Surrounding Land Use	P	P	P	P	G	P	P	P	P	P	P	P	P	P
28. Land Ownership	F	F	F	F	G	F	F	F	F	F	F	F	F	F
29. Proximity to Major Pop. Activity	P	P	P	P	G	P	P	P	P	P	P	P	P	P
30. Relation to Judicial Support Activity	P	P	P	P	G	P	P	P	P	P	P	P	P	P
31. Relation to Private Law Offices	P	P	P	P	G	P	P	P	P	P	P	P	P	P

HILLO COUNTY PLANNING DEPARTMENT
 100 W. HILLO AVENUE, SUITE 200
 HILLO, HAWAII 96720
 TEL: 935-3500 FAX: 935-3501
 WWW.HILOCOUNTYHI.GOV

TABLE 4-2 RATINGS SUMMARY BY CATEGORY
(Frequency of Rating)

SITE EVALUATION CRITERIA		C. Brewer Site	Hale Nani Site	Former J. C. Penney Site	Komohana Site	Ponahawai Site	Site Across From Hilo Hospital	UH-Hilo Site
		Site A	Site B	Site C	Site D	Site E	Site F	Site G
Building Site Criteria								
A. Site Characteristics								
Good	1	4	3	4	4	5	5	5
Fair	3	1	2	1	2	1	1	0
Poor	3	2	2	2	1	1	1	2
B. Roadways and Utilities								
Good	1	1	5	0	2	2	2	4
Fair	3	2	0	1	3	3	3	1
Poor	1	2	0	4	0	0	0	0
C. Accessibility								
Good	0	0	3	0	1	1	1	3
Fair	2	2	0	0	1	1	1	0
Poor	1	1	0	3	1	1	1	0
D. Environment								
Good	2	3	4	3	4	4	4	3
Fair	2	1	0	1	0	0	0	1
Poor	0	0	0	0	0	0	0	0
Community Criteria								
E. Government								
Good	1	2	5	2	4	4	4	4
Fair	1	0	0	0	1	1	1	1
Poor	3	3	0	3	0	0	0	0
F. Community Effects								
Good	2	3	7	3	3	2	2	2
Fair	1	0	0	0	4	1	1	2
Poor	4	4	0	4	0	4	4	3

TABLE 4-3 SUMMARY OF SITE ACQUISITION COSTS
 (Based on 1996 County of Hawaii Real Property Assessment Value)

Candidate Site	Land Owner	Tax Map Key	Acreage	Assessed Value per Acre	Acquisition Cost
Site A C. Brewer Site	Mauna Kea Agribusiness Company, Inc.	2-6-15: 1 & 2 2-6-16: 2	4.25	\$140,288	\$596,224
Site B Hale Nani Site	State of Hawaii & Dept. of Hawaiian Home Lands	2-4-29: 18 2-4-29: 19	7.0 ac	estimated 50 year lease rent value	\$908,079
Site C Former J. C. Penney Site	County of Hawaii	2-2-15: 33	6.542 ac.	(entire site)	\$6,348,800
Site D Komohana Site	State of Hawaii	2-4-1: 12	7.0 ac	\$6,370	\$44,590
Site E Ponahawai Site	Chalmers & Elaine Hamasaki	2-3-36: 3	12.417 ac.	(entire site)	\$596,000
Site F Site Across From Hilo Hospital	State of Hawaii	2-3-32: 1	7.0 ac	\$6,567	\$52,969
Site G UH-Hilo Site	State of Hawaii	2-4-57: 1	11.126 ac.	(entire site)	\$1,172,000

TABLE 4-4 EVALUATION RATINGS AND PROJECT COSTS SUMMARY

SUMMARY OF EVALUATION RATINGS

SITE EVALUATION CRITERIA	C. Brewer Site	Hale Nani Site	Former J. C. Penney Site	Komohana Site	Ponahawai Site	Site Across From Hilo Hospital	UH-Hilo Site
	Site A	Site B	Site C	Site D	Site E	Site F	Site G
Total - Building Site Criteria	4	8	15	7	11	12	15
	10	6	2	3	6	5	2
	5	5	2	9	2	2	2
Total - Community Criteria	3	5	12	6	7	6	6
	2	0	0	0	5	2	3
	7	7	0	7	0	4	3
Total - Building Site & Community Criteria	7	13	27	12	18	18	21
	12	6	2	3	11	7	5
	12	12	2	16	2	6	5

SUMMARY OF PROJECT COSTS (\$1,000)

COSTS	C. Brewer Site	Hale Nani Site	Former J. C. Penney Site	Komohana Site	Ponahawai Site	Site Across From Hilo Hospital	UH-Hilo Site
	Site A	Site B	Site C	Site D	Site E	Site F	Site G
• On-Site Costs	846	980	95	1,020	550	550	485
• Off-Site Costs	1,000	350	0	410	580	60	0
Contingency (10%)	185	103	9	113	113	61	49
Subtotal	2,031	1,433	104	1,543	1,243	671	533.5
• Demolition Costs			217				
• Land Acquisition Costs	596	908	6,349	45	596	53	1,172
Total Project Costs (\$1,000)	2,627	2,341	6,670	1,588	1,839	724	1,706

12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

Section 5.0

Probable Impacts and Mitigative Measures

5.0 PROBABLE IMPACTS AND MITIGATIVE MEASURES

This section presents an evaluation of the potential short-term and long-term impacts that are anticipated to result from development of the Hilo Judiciary Complex. Recommended mitigative measures are proposed to minimize or eliminate the potential for impacts to the natural and human environment.

5.1 SHORT-TERM IMPACTS

Development of the Judiciary Complex at any of the seven candidate sites is anticipated to generate short-term impacts. Short-term impacts are generally those associated with construction activities such as grading, infrastructure/utilities installation, construction of structures and landscaping.

Short-term impacts anticipated at the seven candidate sites will differ based on the conditions and characteristics found at each site. The sites vary in setting from the urban core location of the Former J. C. Penney Site to the rural agricultural area at the Hale Nani Site. The proximity of potentially sensitive neighboring residential land uses is a factor at the Komohana Site and the Ponahawai Site.

The evaluation of potential short-term impacts is discussed for construction noise, air quality, construction wastes, water quality, public health and safety, flora/fauna, economic, traffic and archaeological/historical resources.

5.1.1 Construction Noise

The presence or absence of neighboring noise receptors adjacent to or nearby the project site, such as residences, businesses and institutions, will determine the potential for construction noise impacts to occur at each of the candidate sites. The most sensitive sites for potential construction noise are the Komohana Site and Ponahawai Site, since these sites border on existing residential areas. The Site Across from Hilo Hospital is located across Wainuenue Avenue from the Hilo Hospital, which is a potential noise receptor. The University of Hawaii - Hilo Site is located adjacent to two churches and some residences, and is also across Kawili Street from Waiakea High School, all of which could potentially be affected by construction noise. The C. Brewer Site, Former J. C. Penney Site and Hale Nani Site have few or no sensitive noise receptors nearby.

On-site sources of noise will be equipment required for construction activities, including heavy vehicles required to excavate and remove material, import construction materials and other power equipment operations. Worker vehicles and heavy equipment in transit to and from the job site will be another source of construction-related noise.

Construction noise will be mitigated through the contractor's proper maintenance of construction equipment and mufflers to minimize the noise from diesel-powered equipment.

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The contractor is required to obtain a permit from the State Department of Health if noise levels are anticipated to exceed allowable levels specified under Title 11, Administrative Rules, Department of Health, Chapter 43. Heavy vehicles required for construction must comply with Title 11, Administrative Rules, Department of Health, Chapter 42, Vehicular Noise Control for Hawaii.

5.1.2 Air Quality

Construction activities at the selected site will generate dust, particularly during grading activities. The State Department of Health and County ordinances have regulations to minimize airborne pollutants, including Chapter 60 Air Pollution Control. The Contractor will be required to implement dust control measures, such as water sprinkling of work areas and construction roads, proper material storage and use of dust screens. These measures are effective in minimizing the amount of particulate matter becoming airborne and traveling off-site. The high frequency of rainfall in Hilo helps to minimize dust emissions from construction sites. An approved erosion control plan will specify the measures to be implemented to control dust.

Emissions from construction equipment are also expected to result from the construction activities, including heavy equipment and worker vehicles. The Contractor will be required to maintain construction equipment and vehicles in proper working condition, which will minimize exhaust emissions.

5.1.3 Construction Wastes

Wastes generated during construction will be appropriately managed temporarily in on-site storage areas, and be disposed off-site at a proper disposal site. Material generated from clearing and grubbing activities will be disposed separately from the other construction wastes. The Contractor will be required to submit a solid waste management plan to the County Department of Public Works for approval prior to construction.

5.1.4 Water Quality

Construction of the Judiciary Complex will involve soil disturbance for grading and excavation. Depending on the specific site, there is the potential for soil erosion and silt runoff from the construction area during precipitation events. Erosion hazard of soils at most of the candidate sites is slight. The Site Across from Hilo Hospital is adjacent to the Ainako Stream and the C. Brewer Site is adjacent to Hilo Bay. Construction at these locations poses the potential for silt runoff to reach surface waters. The moderately sloped portions of the Ponahawai Site also poses the potential for off-site silt runoff losses.

For the selected site, the design engineer will develop detailed drainage and erosion control plans that the contractor will be required to adhere to. These plans will include detailed hydrologic and hydraulic calculations, schemes for controlling erosion and disposal of runoff, and analysis of soil loss potential. The plan must verify that the grading and runoff generated

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by the project will not have adverse impacts on adjacent or downstream properties. To minimize potential adverse water quality impacts, appropriate erosion control treatment practices such as the use of interceptor ditches, diversion swales, sediment ponds and vegetation ground cover will be implemented, in accordance with State and County erosion control standards.

5.1.5 Public Health and Safety

The Contractor will be responsible for taking appropriate measures to ensure public health and safety throughout the duration of the construction project. Construction areas will be secured with safety signs and devices as required by State and County regulations during non-work hours of night, weekends and holidays.

5.1.6 Flora/Fauna

As discussed in Section 2, there are no known rare or endangered species of flora or fauna existing at or nearby any of the candidate sites. The candidate sites provide habitat for typical wildlife species found near and around urban areas of Hawaii. A botanical survey of the candidate sites conducted by Char & Associates (May 1996) is attached as Appendix G. The Former J. C. Penney Site is an existing urban developed parcel and the C. Brewer Site is a former sugar mill site. The usable portions of these sites do not contain significant vegetation cover. The majority of the area within the other five candidate sites consists of former agricultural lands. The plant survey identified a native plant community at the Komohana Site, consisting of common native species. Wetlands and wetland vegetation is found in the area nearby the Site Across from Hilo Hospital but outside the potential development area. Development of the Judiciary Complex would not be expected to adversely affect vegetation or wildlife species at any of the candidate sites.

5.1.7 Economic

The project will create short-term economic benefits as a result of the construction employment. The project will create jobs for local construction personnel. Local material suppliers and retail businesses could also be expected to benefit through a multiplier effect from the increased construction activities. State General Excise Tax revenues will be generated by the project construction and related expenditures.

5.1.8 Traffic

Development of the Judiciary Complex will create short-term construction-related traffic. Trucks, heavy equipment and other construction-related vehicles will use existing roads to import construction materials and remove waste from the job site. Local traffic utilizing the construction access routes will likely be affected by minor delays at certain periods of the construction process. Delays to local traffic will generally be of short duration, and limited to worker vehicle ingress and egress periods. Large scale mobilization and de-mobilization of heavy equipment pose the greatest potential delay periods of the construction process;

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however, these will occur for a short time duration and can be timed to avoid peak traffic periods. The Contractor will be responsible for providing necessary traffic controls and precautions to maintain traffic safety on roadways bordering the construction site.

Traffic impacts during construction will vary among the candidate sites. The **C. Brewer Site** and **Hale Nani Site** traffic involves highway traffic which is greatly influenced by commuter activity. The **Ponahawai Site** and **Site Across from Hilo Hospital** are located along active collector roadways serving Hilo. The **Former J. C. Penney Site** is centrally located in the government and commercial traffic center of Hilo. The **University of Hawaii - Hilo Site** is accessed along roadways used heavily by both school and university traffic. The **Komohana Site** is within a low-density residential area. The construction period traffic will have different impacts to local drivers and roadway operating conditions depending upon the selected site's location.

5.1.9 Archaeology/Historical

Archaeological assessment studies have been conducted for each of the candidate sites by Paul H. Rosendahl, Ph.D., Inc. (May 1996), attached as Appendix H. The surveys were made to provide a general assessment of the presence or absence in the project area of sites of possible archaeological significance, and to assess the potential impact of construction activity on these sites.

The candidate sites have all been affected by earlier agricultural development or urban development in the Hilo area. Findings of the PHRI survey indicated five archaeological sites, four of which are found within the **University of Hawaii - Hilo Site** and one at the **C. Brewer Site**. The four sites found at the **University of Hawaii - Hilo Site** are significant under DLNR criteria, and additional survey and data recovery work would be required should the Judiciary Complex be located at this site. The old mill structure at the **C. Brewer Site** is recommended for preservation of selected portions, which is planned in the current C. Brewer redevelopment of the property.

The other five candidate sites contain no identified surface remains that were located in the assessment study. There is the possibility that subsurface remains are present within all of the candidate sites. Subsurface testing is recommended for the selected site to determine the presence or absence of subsurface cultural deposits.

During construction, the potential exists at all of the seven candidate sites that subsurface remains may be uncovered during site preparation or excavation activities in development of the Judiciary Complex. In such a situation, work in the area of such remains would be suspended immediately and the Historic Sites Office of the State Department of Land and Natural Resources would be immediately notified to determine the appropriate course of action.

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5.2 LONG-TERM IMPACTS

The operation and maintenance of a new Hilo Judiciary Complex will generate some potential long-term impacts to the natural and human environment. Potential long-term impacts to flora/fauna, social and economic considerations, public health and safety, displacement, infrastructure, traffic and visual/aesthetic resources are addressed below.

5.2.1 Flora/Fauna

Sites located in urbanized areas are less likely to have significant impacts on the natural environment. Although there may be a loss of open space, the site identification process had targeted underutilized or open sites that have been previously disturbed. No rare or endangered species of flora are known to exist at any of the candidate sites. Vegetation lost in clearing and grubbing of the project site will be replaced by newly established landscaping in open space areas.

No rare or endangered species of fauna are known to inhabit any of the candidate sites. Existing mammals such as mice, rats and mongoose will be displaced in the development process. Landscaping established in the open space surrounding the new Judiciary Complex will provide replacement habitat for the common birds that utilize these sites.

5.2.2 Social

The new Judiciary Complex will be designed to accommodate the present and near term future needs of the East Hawaii communities. The facility program described in Section 1.0 accounts for the necessary requirements of a modernized functional judicial facility. In comparison to the existing judicial facilities in Hilo, the new facility will provide a more efficient and positive environment for the judicial system workers and the public.

Social impacts that could potentially result from the development of the Judiciary Complex will vary depending upon which candidate site is selected. Both beneficial and adverse impacts could potentially result from the new facility. Sites nearby existing residential areas, such as the Ponahawai Site, Komohana Site and University of Hawaii - Hilo Site, will experience increased local traffic and noise as a result of the Judiciary Complex operations. The activities of the Judiciary Complex also will provide new commerce potential, which will enhance the local service businesses. Long-term impacts on the surrounding area due to the new complex will include some increase in employment of personnel at the facility.

5.2.3 Public Health and Safety

The long-term benefits of a new judicial complex includes the provision of a better courthouse facility to be used by the public. A new building will be designed to provide greater security for the employees and the general public. There will be an increase in efficiency of operations by locating all of the court functions within one building which is designed for the Judiciary's growing needs.

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Criteria for public health involves evaluation of demands on existing police, fire protection, emergency medical and health services. The proposed project involves the re-establishment and expansion of the existing Judiciary facilities in Hilo at the new location. No additional demands for public services are expected to be generated.

As part of the site selection criteria, candidate sites were sought that are largely outside of areas subject to natural hazards such as flooding, erosion, landslide and tsunami inundation. All sites have acceptable ratings in terms of flood hazard and tsunami inundation, according to the most recent flood mapping completed by the Federal Emergency Management Agency (1988). Refer to Figure 2-1 for the location of each candidate site in relation to the mapped flood hazard zones.

The ocean point area of the **C. Brewer Site** lies within a high wave area, however, this is outside the usable portion of the site for major buildings. The **Site Across from Hilo Hospital** has portions of the large site located within the Zone A (100-year) flood hazard area, however, this does not affect the preferred development area on this parcel. The other sites are all found within Zone X which is outside the 500-year flood plain.

5.2.4 Displacement

In 1994, the seven candidate sites were identified with one criteria being little or no relocation of current existing uses or tenants. As of November 1996, there are near future plans for redevelopment of two of the candidate sites, including the **C. Brewer Site** and the **Former J. C. Penney Site**. Development of the Judiciary Complex at these locations could potentially cause displacement impacts, as discussed further in this section. The other five candidate sites have no displacement impacts.

At the **C. Brewer Site**, there exists the remains of the old warehouse building from the former Wainaku Sugar Mill operation. This 70-year old structure is designated as a State historic site, and is planned for renovation by its owner **C. Brewer & Company, Ltd.** as its new corporate headquarters. Approximately \$2.5 to 3.0 million will be spent to renovate this facility into 14,000 sq. ft. of office space for occupancy in January 1998. **C. Brewer** has offered the remainder of their site for the new Judiciary Complex with the expectation that the newly planned **C. Brewer** offices would be retained. The limitations of the available site area for development of the Judiciary facilities raise the potential for relocation of part of the planned **C. Brewer** uses of the site, such as their surface parking facilities and open space areas. The construction period for the Judiciary Complex would also cause some temporary disruption of the office building uses at this site.

The **Former J. C. Penney Site** is being acquired by the County of Hawaii for expanded office space for various County Departments. The County plans to utilize the entire 67,900 sq. ft. of the former **J. C. Penney Building**. Preliminary plans for this facility are for completion of renovations and County staff occupancy by December 1996. The estimated cost for the acquisition, renovation and related improvements is approximately \$10 million. Location of the

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new Judiciary Complex at this site could potentially displace the former J. C. Penney building and would require use of the existing surface parking lot area. The potential for joint use by the State and County of the Former J. C. Penney Site will be evaluated in detail should this become the selected site. The construction period for the Judiciary Complex would also cause some temporary disruption of the County uses at this site.

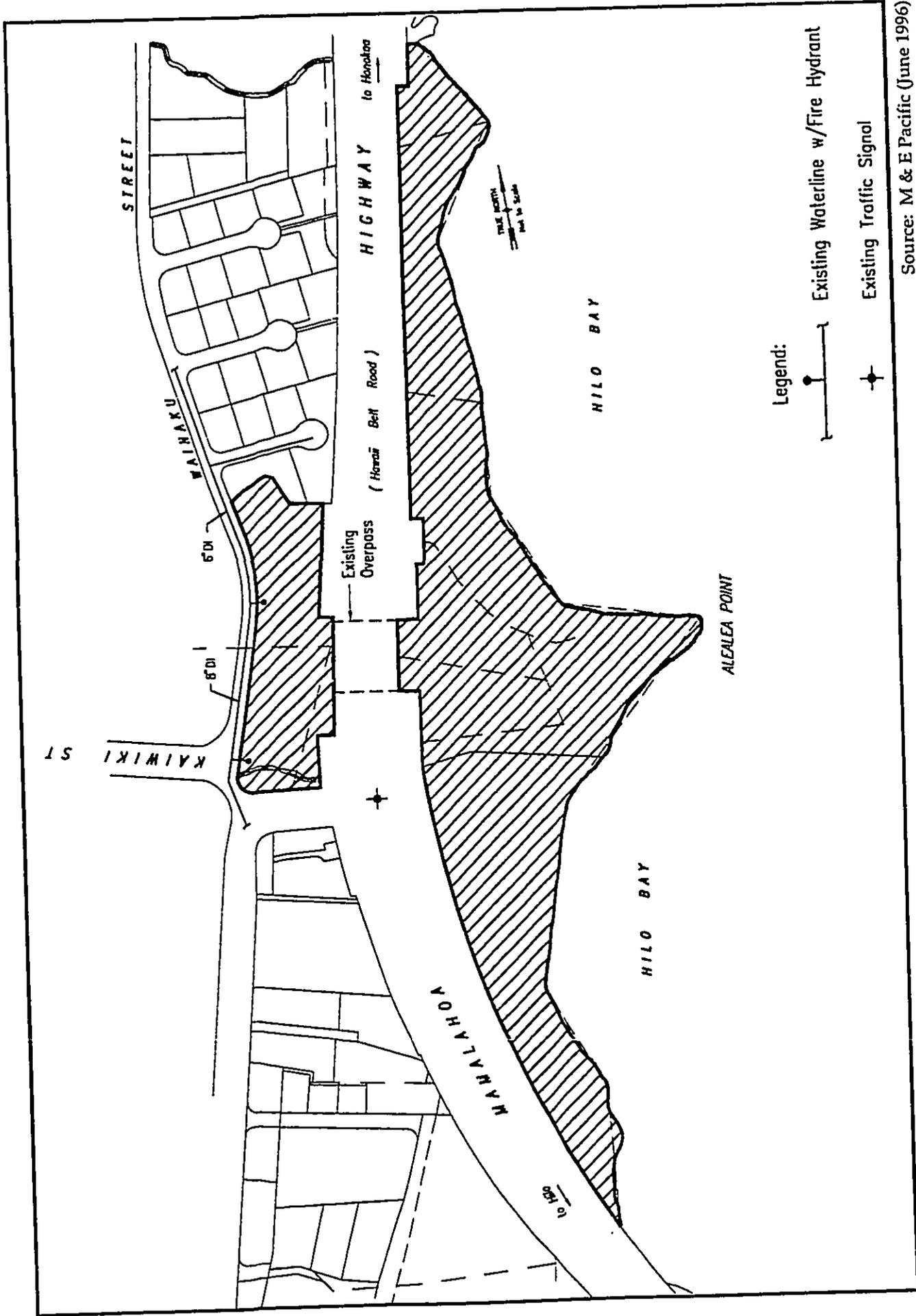
5.2.5 Infrastructure

A preliminary evaluation of off-site infrastructure systems was completed by M & E Pacific (July 1996)(Appendix I). The evaluation included assessments of drainage, water supply, wastewater management, and electrical and communications facilities. Figures 5-1 through 5-7 depict the general location and sizes of existing infrastructure serving the candidate sites.

Water Supply. The anticipated maximum daily and peak hour water demand requirements for the Judiciary Complex are estimated at 18,500 gallons per day and 62,000 gallons per day, respectively. Water service will be subject to prevailing policies and Rules and Regulations of the Department of Water Supply. If developed at the C. Brewer Site or Hale Nani Site or Komohana Site, a new 100,000 gallon storage tank and booster pump are required to meet facility demands. The Komohana Site would also require a major distribution system expansion to serve the Judiciary Complex. The other four sites can be adequately served by the existing water system serving the site area.

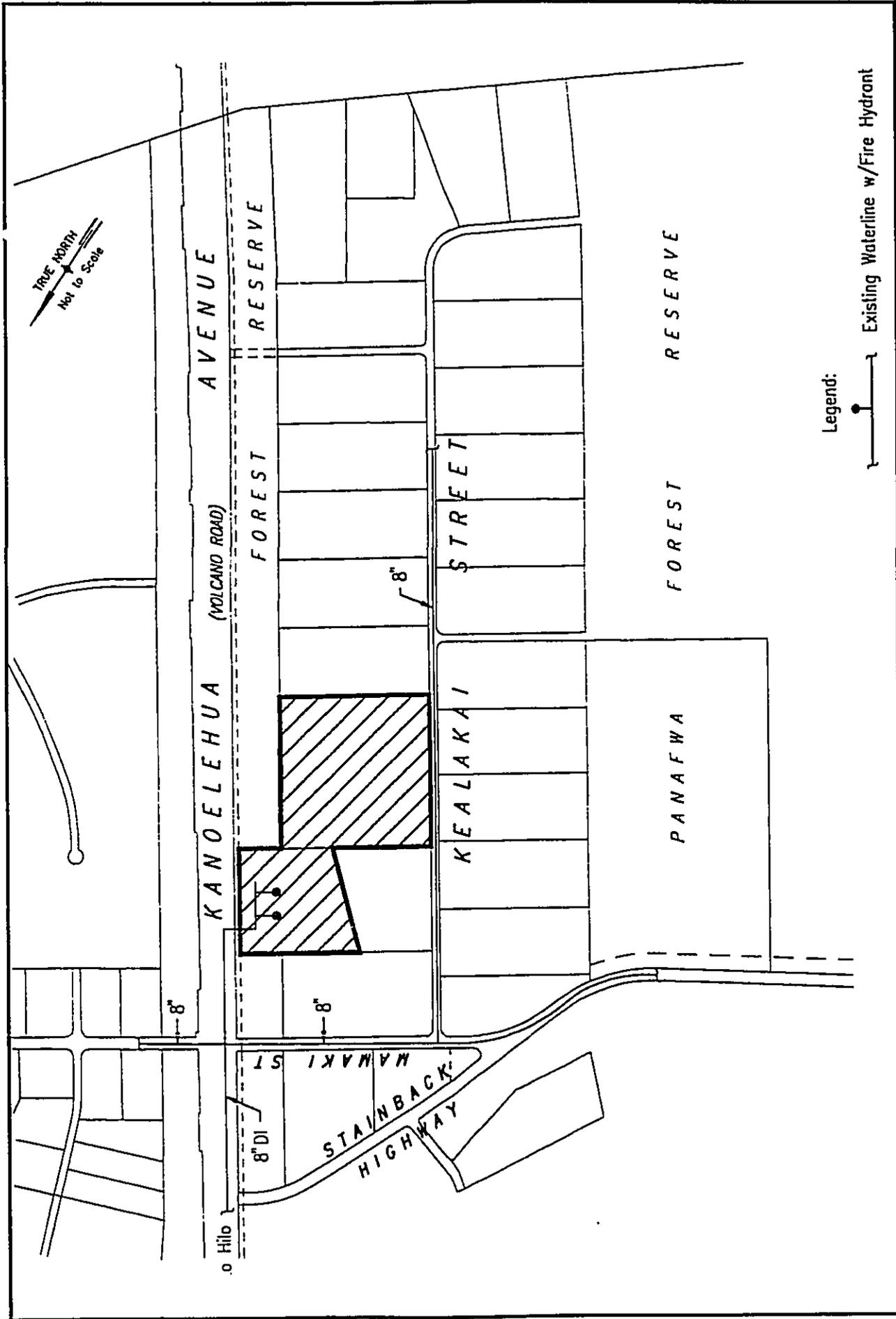
Wastewater. The anticipated average daily wastewater flow for the Judiciary Complex is estimated at 14,500 gallons per day. Specific wastewater flow calculations and the proposed wastewater disposal system will be prepared by the design engineer. The availability of wastewater collection system connections varies among the seven candidate sites. The Former J. C. Penney Site, Site Across from Hilo Hospital and University of Hawaii - Hilo Site can make direct connections to the County wastewater system at the roadway fronting the project site. The C. Brewer Site requires extension of a wastewater collection line along Hawaii Belt Highway. The Ponahawai Site requires extension of a wastewater collection line along Ponahawai Street to connect to the County system on Kilauea Street. The Hale Nani Site and Komohana Site have no available wastewater collection system nearby, and would require an individual wastewater collection, treatment and disposal system to be constructed on-site. The State Department of Health has notified the State Department of Accounting and General Services that individual wastewater systems (septic tank and leaching field) would not be allowed for development of the Judiciary Complex.

Drainage. None of the candidate sites is within flood hazard zones, with the exception of portions of the C. Brewer Site and Site Across from Hilo Hospital which are outside the usable areas of these sites. All candidate sites require the installation of drywells for on-site drainage except for the Former J. C. Penney Site, which has an adequate existing storm drainage system. Off-site drainage improvements are not anticipated to be required at any of the candidate sites. Runoff is anticipated to be controlled by direct discharge into existing drainage facilities or through on-site drywell dissipation.



Water, Sewer and Roadways
 Site A - C. Brewer Site
 Hilo Judiciary Complex

Figure 5-1

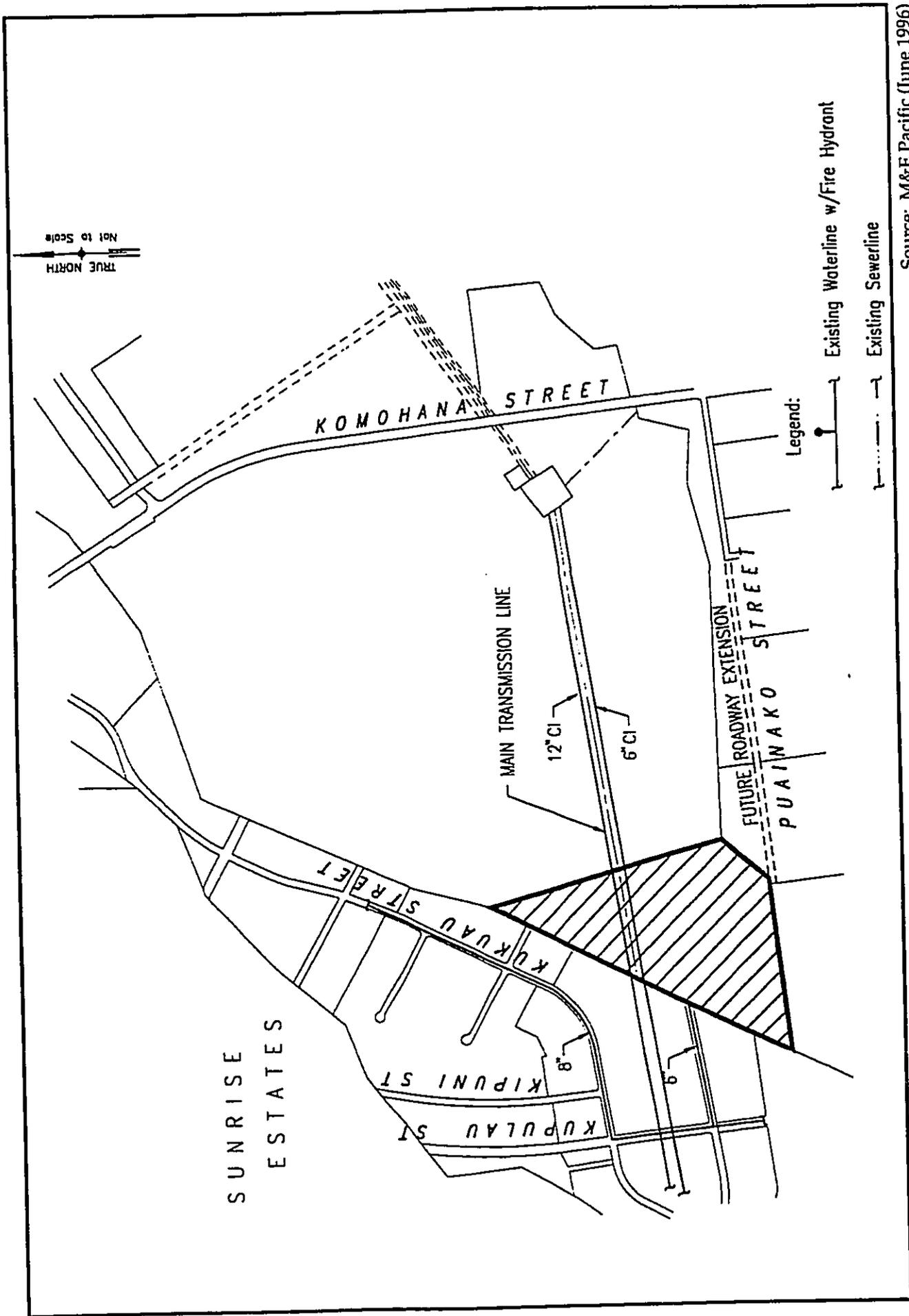


Source: M&E Pacific (June 1996)

Water, Sewer and Roadways
 Site B - Hale Nani Site
 Hilo Judiciary Complex

Not to Scale

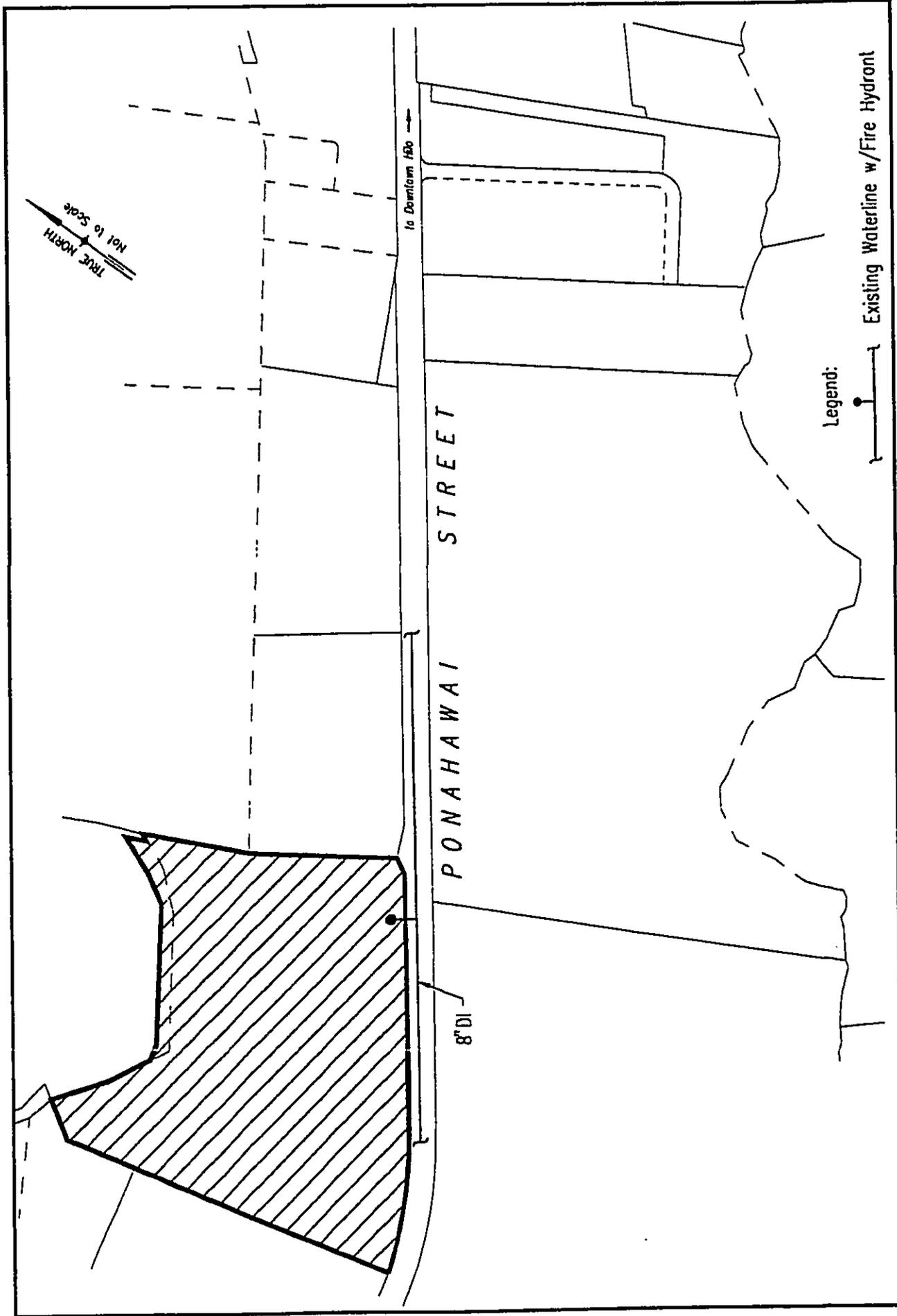
Figure 5-2



Source: M&E Pacific (June 1996)

Water, Sewer and Roadways
 Site D - Komohana Site
 Hilo Judiciary Complex

Not to Scale
 Figure 5-4



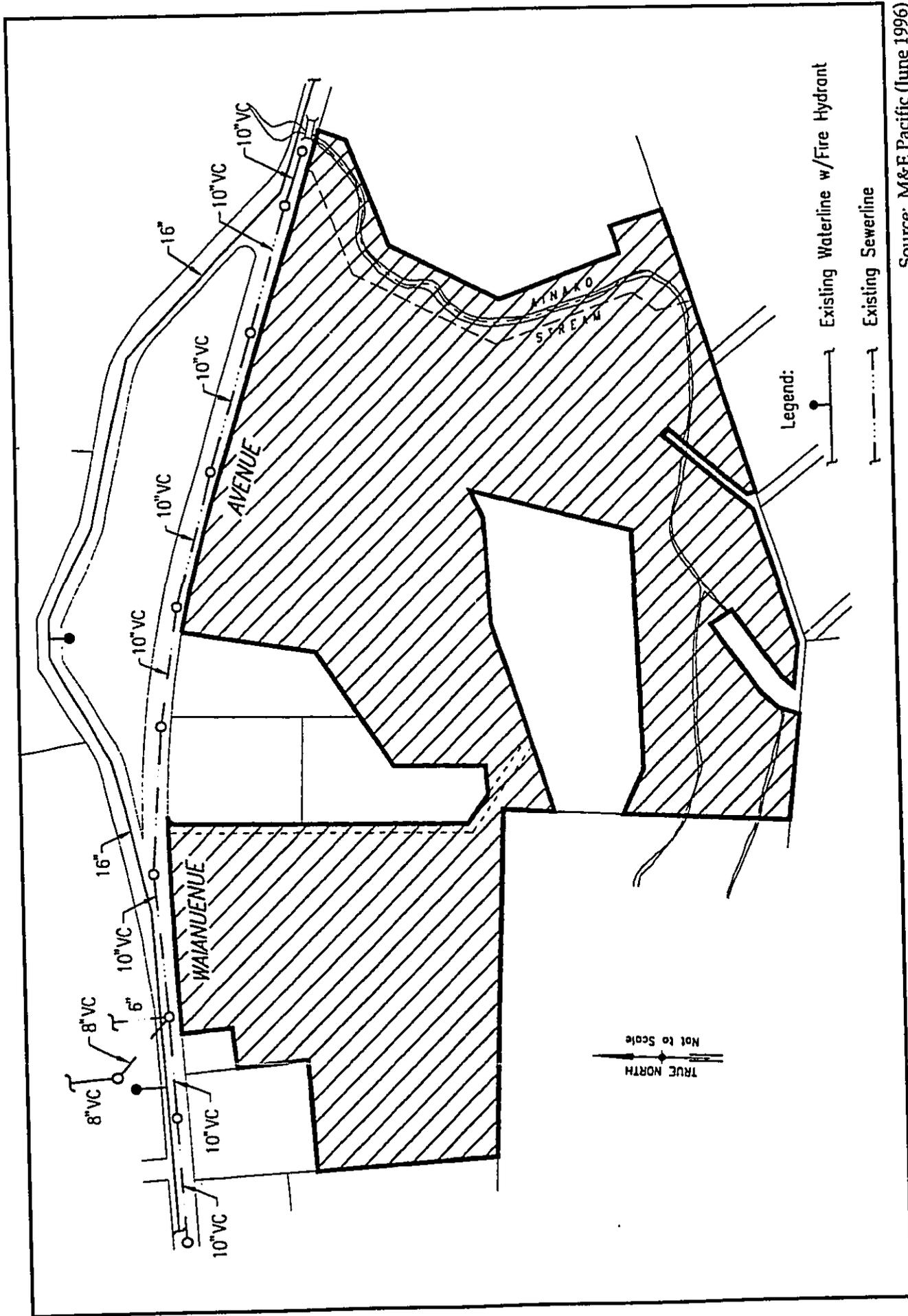
Source: M&E Pacific (June 1996)

Water, Sewer and Roadways
Site E - Ponahawai Site

Not to Scale

Hilo Judiciary Complex

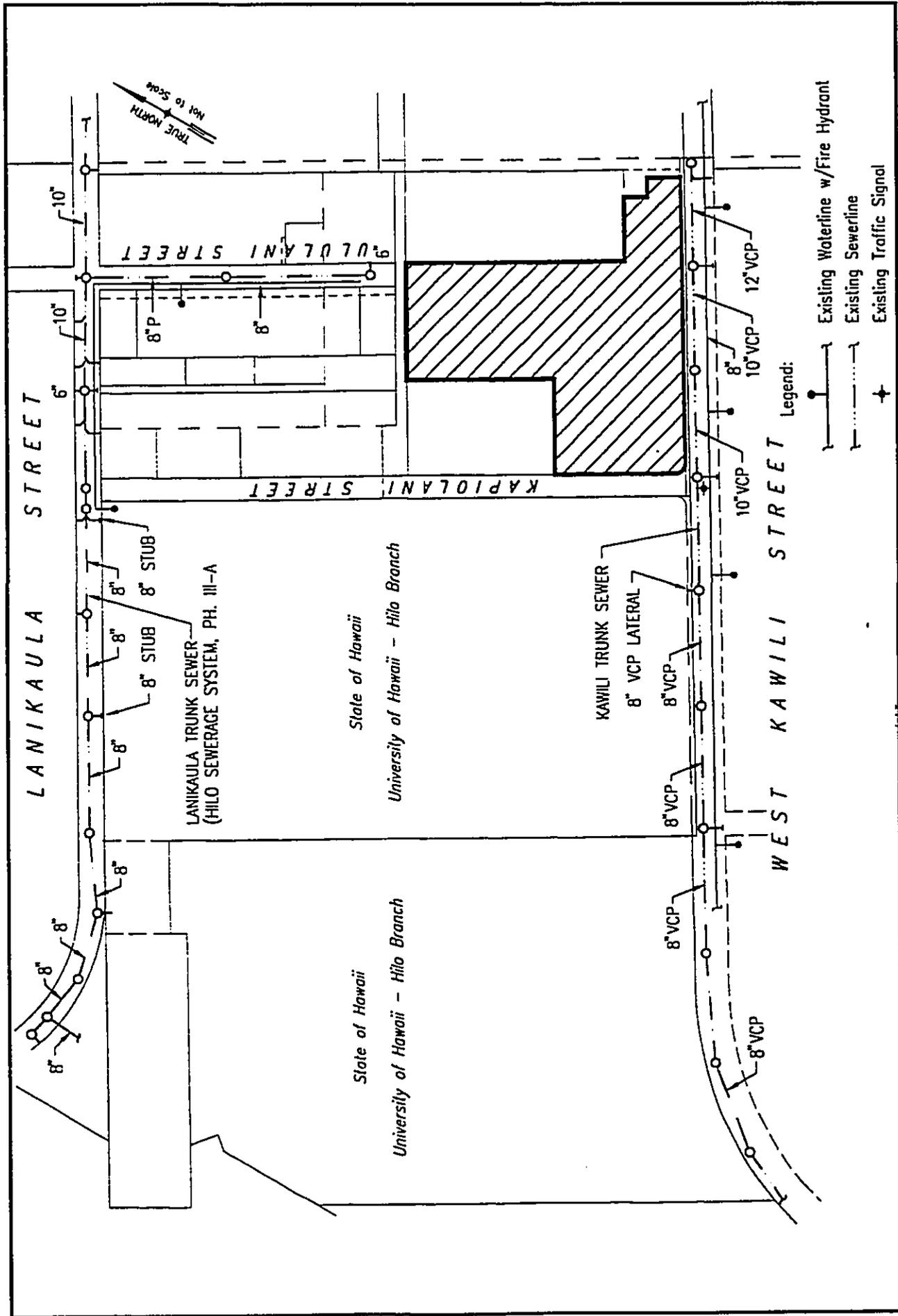
Figure 5-5



Source: M&E Pacific (June 1996)

Water, Sewer and Roadways
 Site F - Site Across From Hilo Hospital
 Hilo Judiciary Complex

Not to Scale
 Figure 5-6



Source: M&E Pacific (June 1996)

Water, Sewer and Roadways
 Site G - University of Hawaii - Hilo Site
 Hilo Judiciary Complex

Not to Scale

Figure 5-7

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Electrical and Communications. Each of the candidate sites have adequate service for electrical power and communications lines, except for the Komohana Site. There would be a need to extend services to the Komohana Site to support the Judiciary Complex.

The development of the Judiciary Complex will be coordinated with the County and utility companies to avoid potential impacts to existing and proposed infrastructure. Alteration to the existing water, wastewater, drainage, electrical and communications systems will be minimal, primarily involving on-site improvements and extension to off-site infrastructure.

5.2.6 Traffic

An increase in traffic within the surrounding area of the new building is anticipated. Long-term traffic conditions on local roadways will be affected by the additional traffic generated by the new Judiciary Complex. Conditions along the roadways serving the seven candidate sites were qualitatively assessed for traffic congestion, traffic hazards and access routes.

A traffic impact assessment was completed for the Hilo Judiciary Complex by M & E Pacific (March 1991) for the previously planned facility. The facilities space program for the new complex has not changed substantially since the 1991 study. The traffic study provided an estimated trip rate of 100 to 120 two-way trips at mid-day and PM peak hour for 1993. The traffic is estimated to grow to 215 to 235 trips by 2010. The midday peak was analyzed instead of the morning peak because traffic volumes on the surrounding streets are generally higher at midday.

A site-specific discussion of current traffic conditions and a qualitative assessment of potential traffic impacts follows below. Following selection of a site for the Judiciary Complex, a full traffic study will be completed as part of the facility planning and design process.

A. C. Brewer & Company, Ltd. Site - Traffic. This site has two different parcels split by the Hawaii Belt Road (State Road 19), which provides access to the larger makai parcel. The Belt Road is a two-lane highway connection between Hilo and the north coast of Hawaii. The mauka parcel is accessed by Wainaku Street, a narrow County Road that can accommodate only low traffic volumes. An old truck overpass connects the two parcels, which may be usable as a potential pedestrian overpass but not as a vehicular access without significant ground improvements. The highway is planned to be improved at the Hau Lane intersection in the near future to accommodate the projected traffic from a new residential subdivision on the mauka side of the highway.

Drivers from Hilo going to a Judiciary Complex at this site in the morning would not be expected to experience traffic conflicts. Drivers could experience long delays in the afternoon crossing the highway to return to Hilo, due to heavy northbound traffic on the highway. Drivers from the Hamakua coast may experience some delay turning into the site during the morning peak, and delay in the afternoon peak making a right turn onto the highway to turn north.

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B. Hale Nani Site - Traffic. The site is located along Mamalahoa Highway (State Route 11), which is a four-lane separated highway with crossing roadways in the medians for turning movements. There is a crossing roadway at the entrance to the site and to the north at Mamaki Street. A secondary access from the rear of the site could be established via Kealakai Street, however, this roadway is only 15 feet wide and intended to accommodate the existing agricultural land uses. Access for the Judiciary Complex along this street would require additional road widening.

Mamalahoa Highway has experienced growth in recent years primarily due to the population growth to the south of Hilo. The crossover roadway at the site entrance would probably have to be signalized to accommodate the increased traffic from the Judiciary Complex. Operation of a signal along this open stretch of highway would adversely affect traffic operations.

C. Former J. C. Penney Site - Traffic. The proposed Judiciary Complex could be built at this site either by itself or in a joint development effort with the County. The former J. C. Penney department store building is adjacent to (attached to) Kaiko'o Mall. The Mall is bounded by Kilauea Avenue, Pauahi Street and Aupuni Street. Kilauea Avenue is four lanes with traffic signals at the intersections with these two streets. Aupuni Street has two wide lanes with on-street parking. There are access points to the Mall from all three streets.

The Former J. C. Penney Site is almost directly across Aupuni Street from the previously proposed site for the Judiciary Complex. Nominal traffic impacts will result from the development of the Judiciary Complex at this site, especially at the Aupuni Street and Pauahi Street intersections. The availability of access from the three streets will distribute the ingress and egress traffic. Relocation of County functions from the County building across Aupuni Street or other remote County office sites will cause only slightly increased traffic at this location. If further consideration is given to this site, the potential impacts of Joint Development in the areas of parking and traffic will need to be addressed.

D. Komohana Site - Traffic. The only existing route to the site is via Kukuau Street, the main collector street through the Sunrise Ridge and Sunrise Estates subdivisions. Traffic associated with the Judiciary Complex at this location would increase traffic through this low-density residential area. Relatively heavy traffic volumes and high travel speeds occur along Komohana Street. The Kukuau Street and Komohana Street intersection will eventually require signalization, and the traffic associated with a Judiciary Complex would hasten this need.

The site is located in proximity to the proposed Puainako Street extension between Komohana Street and Kaumana Drive. The completion of Puainako Street extension would provide another access to this site, however, this improvement is not expected to be completed in the foreseeable future.

E. Ponahawai Site - Traffic. The site is close to the mauka terminus of Ponahawai Street at Komohana Street. The only access to the site is from Ponahawai Street. The makai portion of this lot is on a straight alignment, but the mauka portion is on a large horizontal curve that

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limits locating the access to the makai portion. There is also an 8% grade along the project frontage with Ponahawai Street.

Ponahawai Street is a two-lane roadway extending mauka from downtown Hilo. A secondary access route is via Komohana Street to Ponahawai Street. Heavy traffic volumes occur on Komohana Street during peak traffic periods. The new Judiciary Complex would add traffic to these local roads and the intersection of Ponahawai Street and Komohana Street. The County will signalize the intersection of Ponahawai Street and Komohana Street and will widen Ponahawai Street to provide left and right turn lanes, with construction tentatively planned to start in early 1997.

F. Site Across from Hilo Hospital - Traffic. The mauka portion of this parcel is the area being considered as a candidate site for the Judiciary Complex. Access to this location is via Waianuenue Avenue, which is a two-lane collector roadway that extends mauka from the north end of downtown Hilo. Along the frontage of the site, Waianuenue Avenue is generally level and straight. A new access driveway for the Judiciary Complex would need to be located across from existing driveways serving the hospital to provide better traffic flow.

Traffic on Waianuenue Avenue is heavy during the morning and afternoon commuter periods. It is expected that the traffic associated with the Judiciary Complex will generally be traveling in the opposite direction from the commuter traffic. The morning arrival traffic turning into the complex would, however, conflict with the morning commuter traffic. The afternoon traffic conflict would be less at this location. Several critical intersections located along Waianuenue Avenue at Kaumana Drive and Komohana Street could be affected by the additional traffic.

G. University of Hawaii at Hilo Site - Traffic. The site is located at the intersection of West Kawili Street and Kapiolani Street, directly across from Waiakea High School. Access to the site would be possible but difficult from both of these streets due to the proximity of this busy intersection and the presence of a lined drainage ditch along the north side of West Kawili Street. Secondary vehicle access is also possible from Ululani Street which serves the residential area to the north of the site. The site is convenient for pedestrian access.

West Kawili Street is a two-lane collector road that provides access to the high school and the UH Hilo campus. There are bike lanes on both sides of the roadway with parking on the south shoulder. There are high traffic volumes on Kawili Street due to the high school and university traffic. Traffic has been observed backing up to Kinoole Street and Kilauea Avenue during busy mornings. Peak traffic for the Judiciary Complex will occur after the school traffic peaks, and there may not be a conflict between the two activities.

Kapiolani Street is a two-lane local street which is signed as a bike route. The relatively short frontage along Kapiolani Street makes it complicated to locate an entrance on this side of the property. The intersection of Kapiolani Street and West Kawili Street is signalized, and there are separate left turn lanes on all approaches. Kapiolani Street has busy traffic during the peak school periods.

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5.2.7 Visual and Aesthetics

The visual resources and aesthetics of the Hilo region are primarily focused around distant views of Hilo Bay and Mauna Kea. From various locations in the area, there are magnificent views of the mountain and coastline. From the bay, the land rises gently toward the slopes of Mauna Kea and Mauna Loa.

Specific candidate sites possess a certain individual visual settings and scenic resources. The development of the Judiciary Complex at any of the candidate sites will need to address visual and aesthetic issues. The construction of the proposed facility will maintain the overall character of the Hilo area through design and siting measures. The building and landscaping should provide visual interest and be aesthetically appealing. The new facility will conform to Hawaii County's conditions for zoning, bulk, scale and land use criteria to properly integrate with the surrounding uses and environment. At this time, there has been preliminary architectural design prepared for the new Judiciary Complex. There is a preference stated by the Judiciary that the facility be at least two stories high to allow for proper functional and security measures in the design. A brief discussion of aesthetic issues associated with each site follows.

The **C. Brewer Site** is a dramatic and recognizable scenic setting on the Hilo Bay coast, and is visible from the Hawaii Belt Road which bisects the site. The **C. Brewer Site** has an historical context with the former Wainaku Mill structure remnants existing on-site. The natural and cultural factors are important considerations that would need to be considered in fitting a building to this site.

The **Hale Nani Site** is set within the large lot agricultural area to the south of Hilo along Mamalahoa Highway. The presence of the existing State Correctional Facility Annex is an established institutional use to the neighboring parcel. However, there are no multi-story buildings in this area so the facilities would need to be designed to conform with a low building height.

The **Former J. C. Penney Site** is an urban area location, directly adjacent to office, government and commercial land uses. Views of the site consist of the former large retail department store structure and parking area with limited landscaping improvements. Development of the Judiciary Complex at this location would expand the number of government buildings in this area of Hilo, and potentially creating a stronger sense of a civic center for Hilo.

The **Komohana Site** is located in a low-density residential setting in the higher elevation area of Hilo town. Facility design issues such as massing and height are critical at this location, since the introduction of a large scale multi-story structure would not be consistent with the area's character.

The **Ponahawai Site** is also located below a residential area on Halai Hill, and next to two office buildings. The design of a facility at this location would need to give consideration to the

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existing views from the residences and offices. Potential building height and appearance are concerns of some neighbors in this area.

The **Site Across from Hilo Hospital** would be setback from Waianuenue Avenue, and not affect views from residential areas. The site is across the street from an existing multi-story medical facility, so development of the Judiciary Complex would not necessarily modify the area's character.

The **University of Hawaii - Hilo Site** is next to several multi-story residential buildings, the university facilities and Waiakea High School. Design of the Judiciary Complex at this location would need to give consideration to the views from adjacent schools, churches and residences.

Section 6.0

Alternatives to the Proposed Project

6.0 ALTERNATIVES TO THE PROPOSED PROJECT

6.1 NO-ACTION ALTERNATIVE

The "no-action" alternative would result in the continued inefficiency of separate building locations for judiciary operations in Hilo. The existing facilities are inadequate in design for the necessary functions and do not provide sufficient space for the required courtrooms, security measures, administrative functions, storage rooms and support areas. Given the historic trends of significant population and caseload growth for the Third Judicial Circuit, Hilo's existing inadequate judiciary facilities cannot meet the future needs of a growing population.

The existing Judiciary facilities continue to operate beyond capacity. The staff and the public must cope with the inefficiencies of operating at separate building locations. The no-action alternative does not meet the needs or address the problems of the current situation and would force the Judiciary to pursue perhaps more costly short-term solutions. The no-action alternative would have no adverse environmental impacts, but is not considered a reasonable solution to the existing and future facility deficiencies facing the Judiciary.

6.2 SEVEN CANDIDATE SITES

The previous site selection study effort in 1988 identified a total of 15 preliminary sites. A majority of these sites can no longer be considered potential sites for various reasons including the fact the many of the parcels have been developed for other uses. The Center for Alternative Dispute Resolution in 1993-94 carried out a thorough public consensus process in Hilo which identified the seven candidate sites currently under consideration. These sites were further evaluated in Section 4.0 according to the detailed criteria used for the site selection process. The potential adverse environmental impacts of developing the Judiciary facility at each candidate site were also addressed in Section 5.0.

6.3 RETAIN AND EXPAND EXISTING JUDICIARY FACILITIES

This option would require the expansion of existing spaces occupied by the Judiciary and construction of additional space to accommodate the growing needs through 2010. The use of both the Waiakea Office Plaza and the State Office Building would be retained and existing spaces renovated. Construction of five new courtrooms as an annex to the State Office Building is required under this option. The annex would be a multi-level structure required to maximize space utilization at the site and maintain State parking, with connections established to the main building. The State's lease at the Waiakea Office Plaza would also be retained and the space would be renovated. It is possible that additional space would be leased and renovated to accommodate Judiciary functions at that location.

This option was evaluated in the DAGS (1988) study, and certain advantages and disadvantages were addressed at that time. There are some apparent direct short-term benefits

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in terms of potential low costs. Upon closer evaluation, significant areas of the existing State Office Building were found to contain asbestos material which would require costly measures for removal or treatment. Renovation of this building for the Judiciary's needs would incur significant additional costs. Other disadvantages of this option is the continuation of the separation of functions of the Courts in different buildings. This separation causes inefficiencies in staff time because of travel between buildings. Lack of control for security is another problem with the State Office Building.

Another disadvantage in this option is the renovation of the Waiakea Office Plaza space and continued lease rent payment. This space is generally considered inadequate for the Family Court and other Judiciary functions, and there is an even more serious problem with control over security at this facility. Renovations to this facility would be limited in flexibility and the building lies within the tsunami flood inundation zone.

The potential environmental impacts of this alternative would be somewhat similar to the 1991 proposed development of the Judiciary Complex at the former site adjacent to the State Office Building. In addition to some added traffic attracted by the expanded Judiciary facilities, the construction of an annex to the State Office Building would create some potential visual impacts for the residents of the Hilo Lagoon Center.

6.4 CONSOLIDATE SERVICES AT STATE OFFICE BUILDING

This alternative would require a major renovation of the State Office Building to accommodate the projected space needs for the entire Judiciary operations of the Third Circuit and District Courts. This alternative was explored in the DAGS (1988) Site Selection Study and EIS which considered the possible consolidation of services at the State Office Building.

Due to the space limitations of the existing State Office Building, a new annex would be constructed in addition to the renovation of the existing building. All operations of the Judiciary would be consolidated into this one site. As compared to the option to retain and expand existing facilities, a larger annex would need to be constructed over the existing parking area to accommodate the consolidated functions.

This option would provide the benefit of all services being located at one site. However, renovation issues such as the removal or treatment of asbestos material would still be present. Lack of control over security within the building would also continue to exist. This option would be more costly than the option to retain and expand facilities.

The potential environmental impacts of this alternative would be somewhat similar to the 1991 proposed development of the Judiciary Complex at the former site adjacent to the State Office Building. The consolidated services of the expanded Judiciary facilities would add some traffic to the area. The construction of an even larger annex to the State Office Building than proposed under the previous alternative (retain and expand existing facilities) would create some potential visual impacts for the residents of the Hilo Lagoon Center.

6.5 LEASE ADDITIONAL SPACE TO ALLOW JUDICIARY EXPANSION

For this alternative, we make the assumption that the existing State office facilities are unavailable elsewhere because they are either unsuitable for the operational needs of the Judiciary or would displace another State agency. A short-term lease of private space would be a necessary solution to meet the projected space needs. Expansion would occur as funds and space become available, resulting in a scattering of offices which could be inefficient for the operational function of the Judiciary.

Leasing of available private building space in Hilo by this large State agency would have some impact on the space available for other private businesses. The State would make continuous lease rent payments without return on long term investment. In addition, there would be lack of control over security and lack of flexibility in making adjustments if space needs evolve in the future. The alternative to lease space would not satisfy the long-term needs of the Judiciary, and the State would not maximize the utilization of land and capital. Given the inefficiencies of scattered offices and disadvantage of lease payments, this is not a viable long-term solution.

Depending on the specific location of the private space leased for the Judiciary functions, the potential environmental impacts of this alternative would likely be less than developing a new facility at one of the candidate sites. In this scenario, an existing office building would be used with past tenant occupancy and associated traffic patterns already being familiar to surrounding area residents and businesses.

6.6 POSTPONING ACTION PENDING FURTHER STUDY

The option of waiting to provide new facilities for the courts in the Third Circuit is not reasonable for the workers in this system and the general public. Since the mid-1980's, there has been a documented shortage of proper facilities to service the Judiciary and the public in East Hawaii. Many studies have been completed for this project, including Project Development Report (Mogi, 1986); Assessment of Judicial Facility Needs (Carter Goble, 1988); Site Selection Report and FEIS (DAGS, 1988); Hawaii Judicial System Master Plan (Carter Goble, 1989); and A Planning Report on the Hilo Judiciary Facility (Carter Goble, 1991).

The detailed Site Selection Study and EIS process completed in 1988 led to a decision to build a new complex on a site next to the State Office Building. However, there was opposition to this site and the project did not advance. In 1994, there was a consensus-building process undertaken by the Center for Alternative Dispute Resolution, which elicited seven prospective sites for the new Judiciary Complex (Final Report - Hilo Judiciary Complex Siting Process, CADR, 1994). This current Site Selection/EIS study consists of a thorough siting and environmental analysis of these seven sites. Following the findings of this report, it is intended that action to select a site and proceed with development of a new Judiciary Complex will be initiated by the State of Hawaii Judiciary.

There would be no environmental impacts resulting from this option, since the result would entail only further studies and no physical improvements to solve the 10-year old facilities problem.

6.7 EVALUATION OF ALTERNATIVES

Each of the alternatives proposed for the Hilo Judiciary Complex has some merits and have been considered. Aside from the options to construct a new multi-story Judiciary facility at one of seven proposed new locations, this study evaluates four options and a no-action alternative.

Consolidation of all Judicial services in one complex provides a direct benefit to clients and the public in general. The consolidation of services allows the greatest flexibility in space planning. Building a new structure entails the greatest expenditure of funds to provide the full range of facilities required for Judicial functions. Many necessary features of the Judiciary Complex, such as security controls and prisoner holding, cannot be included in a renovated structure because of the limitations created by an existing building.

Creation of a new building at a new site has the advantage of making available space at the State Office Building, which is currently used by the Judiciary, for use by other State agencies. The existing building was constructed primarily as an office building under the control of the administrative branch of government.

Consideration was also given to converting the entire existing State Office Building to a Judiciary Complex as an alternative to developing a new facility. Renovating the existing office space for the Judiciary would entail substantially greater cost than renovating it to accommodate relocated State administrative agencies. This higher cost is due primarily to the special security requirements for the Judiciary. One important aspect is to maintain the functional efficiency of retaining the State administrative offices next to the County Building. Finally, the relocation of State administrative functions to another location could potentially entail a lengthy site selection process.

Overall, the alternative for construction of a new facility at a new location provides significantly greater long-term benefits than the other options. The potential environmental impacts of the two alternatives involving the renovation and expansion of the State Office Building are similar to the previous proposal which was opposed by some area residents. In comparison to the alternatives, the development of a new Judiciary Complex at one of the seven candidate sites will create generally greater environmental impacts. The potential environmental impacts of this development can be mitigated through proper planning and design measures. The expected public benefits of establishing the new Judiciary Complex at a new site are anticipated to offset the potential adverse environmental impacts, and outweigh the other options presented as possible alternatives to the proposed action.

Section 7.0

**The Relationship Between Local Short-Term Uses of
Man's Environment and the Maintenance and
Enhancement of Long-Term Productivity**

7.0 THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

7.1 SHORT-TERM USES

The construction phase of the Hilo Judiciary Complex will involve some local short-term uses of the environment. The construction phase will result in both beneficial and negative short-term impacts. As discussed in Section 5.0, the construction activity associated with the new Judiciary Complex will generate some adverse impacts, even with the implementation of certain mitigative measures. There will be minor disruptions of traffic and increased noise nuisances in the vicinity of the project site. The potential significance of these types of short-term impacts will vary depending upon the selected site location.

Beneficial short-term impacts will result from the construction of the Hilo Judiciary Complex, directly affecting the local area. Direct economic benefits will result from construction expenditures both through the purchase of materials from local suppliers and through the employment of local labor. Local retail businesses will witness indirect economic benefits through the multiplier effect resulting from construction activities.

7.2 LONG-TERM PRODUCTIVITY

The State will benefit substantially from an improvement in the working efficiency of the courts in the Third Circuit. As it stands today, the disconnected judiciary facilities are spread throughout the town of Hilo, making for an unsecured, inefficient and cumbersome working system. Hilo and the Third Circuit have struggled with their courts' inadequate working environment for more than 10 years, and a new comprehensive court facility is seen by the community as a necessary and long overdue improvement.

The Judiciary does not necessarily serve a role as an economic productivity element. The administration of justice is a societal function. This function is recognized in the Hawaii State Plan and is one of the basic tenets of our democratic society. The new Judiciary Complex will enable the local courts and their affiliated services to function in an efficient manner to meet the existing and future requirements of the region. The new facility will provide the Hilo community with a sense of pride and confidence. The modern and efficient Judiciary Complex can help to build confidence in Hilo, leading to a healthier climate for the existing residents and businesses, and providing new stability to enhance future growth and investment in the area.

Section 8.0

Irreversible and Irretrievable Commitments of
Resources

8.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The development of the Hilo Judiciary Complex will involve three general categories of commitment of resources, including: the long-term commitment of land; construction commitments; and operational commitments. These project-related commitments are briefly discussed below.

8.1 LONG-TERM COMMITMENT OF LAND

The site selected for development of the Hilo Judiciary Complex will not be available for other land uses in the foreseeable future. However, the possibility will always exist that any building can be altered or removed at some point in the future. The construction of the new facility is expected to preclude other land use options on the selected site for many years.

8.2 CONSTRUCTION COMMITMENTS

Construction of any major facility involves the commitment of energy in the form of electricity, various fuels, water, labor, materials and capital investment. The new Judiciary Complex is a major building of over 130,000 sq. ft., which will commit significant construction resources.

8.3 OPERATIONAL COMMITMENTS

Long-term operation and maintenance of the new Judiciary Complex will require the expenditure of certain irreversible and irretrievable commitments. These include labor, materials and utilities such as water and electricity.

Section 9.0

Relationship of the Proposed Action to Land
Use Plans, Policies and Controls

9.0 RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS

This section includes a discussion of how the proposed action may conform or conflict with objectives and specific terms of approved or proposed land use plans, policies and controls for the affected area. Also included in this section is a list of necessary approvals, required for the action, from governmental agencies, boards or commissions or other similar groups having jurisdiction, and the status of each identified approval.

9.1 HAWAII STATE PLAN

The Hawaii State Plan establishes a statewide planning system that provides goals, objectives, and policies which detail priority directions and concerns of the State of Hawaii. The proposed project supports and is consistent with the following State Goals, Objectives, Policies and Priority Guidelines:

A. Socio-Cultural Advancement - Individual Rights and Personal Well-Being

Objective: Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.

Policies:

- 1. Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.*
- 2. Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.*

B. Socio-Cultural Advancement - Public Safety

Objective: Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of assurance of public safety and adequate protection of life and property for all people.

Policies:

- 1. Support criminal justice programs aimed at preventing and curtailing criminal activities.*
- 2. Ensure that public safety programs are effective and responsive to community needs.*
- 3. Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.*

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C. Socio-Cultural Advancement - Government

Objective: Planning for the State's socio-cultural advancement with regard to government shall be directed toward the achievement of the objective of efficient, effective; and responsive government services at all levels in the State.

Policies:

- 1. Promote the consolidation of State and County governmental functions to increase the effective and efficient delivery of governmental programs and services and to eliminate duplicative services whenever feasible.*

D. Priority Guidelines in the Area of Crime and Criminal Justice

Guidelines: Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.

Discussion: The new Judiciary Complex will be consistent with these objectives and policies. There is a clearly demonstrated public need to provide new consolidated Judiciary facilities in Hilo, in terms of required improvements to service, efficiency and security. The new facilities will be consistent with the objectives, policies and guidelines of the Hawaii State Plan in the area of individual rights, public safety, government, and crime and criminal justice.

9.2 HAWAII STATE FUNCTIONAL PLANS

The State Functional Plans implement the Goals, Objectives, Policies and Priority Guidelines of the Hawaii State Plan. The Functional Plans provide the connection between State programs and State policy. Twelve functional plans have been adopted by the State Legislature which include the areas of Agriculture, Conservation Lands, Education, Energy, Health, Higher Education, Historic Preservation, Housing, Recreation, Tourism, Transportation and Water Resources.

The construction of a public facility, such as a new Judiciary Complex, is required to be in conformance with these functional plans. There are no functional plans which directly involve the State's Judiciary facilities. However, there are specific functional plan policies and implementing actions that have been used to provide guidelines in the development of the project's locational criteria and infrastructure development.

9.3 STATE LAND USE DISTRICT BOUNDARIES

The State of Hawaii Land Use Law regulates the classification and uses of lands in the State to accommodate growth and development, and to retain the natural resources of the area. All State lands are classified by the State Land Use Commission, with consideration given to the General Plan of the County, as either Urban, Rural, Agricultural, or Conservation.

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A major portion of the Hilo area is located within the State Urban District. The surrounding lands are within the State Agricultural and Conservation Districts. The State classification of lands for each potential judiciary facility site is discussed in Section 3.0.

9.4 HAWAII COASTAL ZONE MANAGEMENT PROGRAM

The objectives of the Hawaii Coastal Zone Management (CZM) Program, Section 205A-2, HRS, are to protect valuable and vulnerable coastal resources such as coastal ecosystems, special scenic and cultural values and recreational opportunities. The objectives of the program are also to reduce coastal hazards and to improve the review process for activities proposed within the coastal zone. Described below are the ten objectives of the Hawaii Coastal Zone Management Program and an assessment of the project impacts relative to the objectives.

- (1) **Recreational Objective**
"Provide coastal recreational opportunities accessible to the public."
- (2) **Historic Resources Objective**
"Protect, preserve and, where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture."
- (3) **Scenic and Open Space Resources Objective**
"Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources."
- (4) **Coastal Ecosystems Objective**
"Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems."
- (5) **Economic Uses Objective**
"Provide public or private facilities and improvements important to the State's economy in suitable location."
- (6) **Coastal Hazards Objective**
"Reduce hazard to life and property from tsunami, storm wave, stream flooding, erosion and subsidence."
- (7) **Managing Development Objective**
"Improve the development review process, communication, and public participation in the management of coastal resources and hazards."
- (8) **Public Participation**
"Stimulate public awareness, education and participation in coastal management."
- (9) **Beach Protection**
"Protect beaches for public use and recreation."
- (10) **Marine Resources**
"Implement the State's ocean resources management plan."

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Discussion: The new Hilo Judiciary Complex project will be consistent with the objectives and policies of the Hawaii Coastal Zone Management Program. In particular, the project will have no adverse effect on coastal ecosystems or beaches and will be located outside of any coastal hazard areas. An active public participation and consensus process was utilized to identify suitable candidate sites which are the subject of this environmental review process. The Hilo Judiciary Complex will benefit the public and will provide a public facility which is important to the State's economy in a suitable location. The proposed action will also generate short-term economic benefits from construction activity.

9.5 HAWAII COUNTY GENERAL PLAN

Construction of the new Judiciary Complex advocates the following goal and policies:

Goal:

Encourage the provision of public facilities that effectively service community needs and continue to seek ways of improving public service through better and more functional facilities which are in keeping with the environmental and aesthetic concerns of the community.

Policies:

- 1. The County shall continue to seek ways of improving public service through the coordination of service and by maximizing the use of personnel and facilities.*
- 2. Public office center sites shall satisfy modern and reasonable requirements of accessibility and compatibility with the surrounding neighborhood.*

Applicable courses of action for the South Hilo District as follows:

- 1. Expansion plans for the Hilo public office center shall be evaluated and implemented if feasible.*
- 2. Consolidate government offices in the public office center.*

Discussion: The new Hilo Judiciary Complex will be consistent with the objectives and policies of the Hawaii County General Plan. The 1989 General Plan advocates the concept of housing governmental agencies which centralizes services and maximizes the utilization of land and capital expenditures.

9.6 HILO COMMUNITY DEVELOPMENT PLAN

The Hilo Community Development Plan provides detailed plans for administrative purposes and assists the Planning Department and Planning Commission to implement the County's General Plan. Adopted in 1975, it serves as a guideline for specific improvements and provides orderly direction for Hilo's future growth within the framework of the General Plan.

While the Hilo Community Development Plan recommends goals and policies with respect to police protection, detention and correctional facilities, it does not specifically address the needs of the judiciary system within the County except under Government Operations. Elements of

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the Plan's Development Program for Hilo have been incorporated into the locational criteria of the site selection process. Land use designations for each potential site in Hilo are discussed in Section 3.0.

9.7 HAWAII COUNTY ZONING DISTRICTS

County of Hawaii Zoning within the Hilo service area includes Residential, Commercial, Industrial, Open and Agricultural Districts. Officially, government office facilities would be permitted uses within zoning districts designated as General Commercial (CG); Office Commercial (CO); and Neighborhood Commercial (CN). According to the Hawaii County Planning Department, the State can actually develop a public facility such as the Judiciary Complex within any zoning designation provided the site/project complies with General Plan. Zoning for the individual sites are shown in Section 3.0, along with the requirement for zoning change approval for each site.

9.8 DOWNTOWN HILO REDEVELOPMENT PLAN

The Hilo Downtown Development Plan was first adopted by the Planning Commission of the County of Hawaii in May 1975 to redefine the role of Downtown Hilo. The intent was to reverse the trend of retail and business activities which were locating outside of the Downtown area by promoting development and improvements. Many of the plan proposals focused on special design districts and incorporated basic urban design principles to promote pedestrian oriented businesses and rehabilitation of buildings based on cultural and historic themes.

The Downtown Hilo Redevelopment Plan replaced the Downtown Development Plan in 1985, as the County's primary development plan and policy for downtown Hilo, Puueo and Kukuau. This new plan, again focuses on the economic revitalization of Downtown Hilo. The Downtown Hilo Redevelopment Area is divided into three sub-areas: Downtown Hilo, a portion of Puueo, and a portion of Kukuau. Potential sites were identified within these areas and considered based on the Plan's proposals to develop more Downtown Hilo activities, retail customers and employees. The plan encourages State and County government agencies to relocate downtown and reinforce historic rehabilitation and private construction efforts with public investment.

9.9 SPECIAL MANAGEMENT AREA

Development along the Hilo shorefront and coastal areas falling within the County's Special Management Area (SMA) is regulated through the SMA Use Permit process. County review is guided by the objectives and policies of Chapter 205A, HRS and Rule 9 of the Hawaii County Planning Commission's Rules and Regulations. The intent of the permit review is to determine if the proposal will have "significant environmental effects" on the Special Management Area (SMA) with respect to concerns such as recreational, historic/archaeological and scenic/open space resources, coastal ecosystems, coastal hazards, economic uses, and managing development.

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Candidate sites within the limits of the SMA Boundaries are shown along with the County Zoning Maps in Section 3.0. Sites requiring an SMA Use Permit for development are identified under the list of necessary government approvals, as applicable.

9.10 URBAN RENEWAL PLAN, KAIKO'O PROJECT

The Amended Urban Renewal Plan for the Kaiko'o Project, June 25, 1965, must be considered when reviewing sites located in the Hilo Bayfront area from Ponahawai Street east to Kaiko'o, Wailoa State Park and the Banyan Drive area. The Urban Renewal Plan permitted the development of a civic center complex in the "elevated areas". These were areas improved to such an elevation above sea level as to afford a reasonable degree of protection from a seismic wave the size and nature as that of May 23, 1960. One of the candidate sites, the Former J. C. Penney site is within the Urban Renewal Plan area.

The Hawaii Redevelopment Agency maintains jurisdiction over development in the Kaiko'o Project area and has the right to review and approve the proposed plans and specifications with respect to the use of the land, site plan, building standards and requirements, density, lot layout, off-street parking and loading, landscaping and general architectural appearance and design. Where proposed plans are at variance with the requirements set forth by the Renewal Plan, the Agency may require that appropriate design adjustments be made, provided that said adjustments are not in conflict with the intent and purpose of the Renewal Plan or related public regulations. The proposed plans are also subject to review and approval of State and County agencies that have jurisdiction and authority regarding conformance with regulations relating to construction.

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9.11 LIST OF NECESSARY APPROVALS

<u>Permit Approval</u>	<u>C.Brewer Ltd. Site A</u>	<u>Hale Nani Site B</u>	<u>Former J.C. Penney Site C</u>	<u>Komo- hana Site D</u>	<u>Pona- hawai Site E</u>	<u>Across Hilo Hospital Site F</u>	<u>UH Hilo Site G</u>
State Land Use District Boundary Amendment		X		X			
General Plan Amendment	X	X		X			
Zoning Change	X	X		X			
Special Management Area Use Permit	X						
Downtown Hilo Redevelopment Plan			X				
Kaiko'o Urban Renewal Plan			X				
Subdivision	X	X		X		X	
Plan Approval	X	X	X	X	X	X	X
Building Plan Approval (Fire)	X	X	X	X	X	X	X
National Flood Insurance	X						
Building Permit	X	X	X	X	X	X	X
Electrical Permit	X	X	X	X	X	X	X
Plumbing Permit	X	X	X	X	X	X	X
Outdoor Lighting	X	X	X	X	X	X	X
Sewer Connection	X		X		X	X	X
Work with State Highways	X	X					
Work with County Roads	X	X	X	X	X	X	X
Grubbing & Grading	X	X	X	X	X	X	X
Sidewalk Construction	X	X	X	X	X	X	X
Construct Driveway	X	X	X	X	X	X	X
Air Conditioning/Ventilation	X	X	X	X	X	X	X

Section 10.0

Unresolved Issues

10.0 UNRESOLVED ISSUES

There are several unresolved issues relating to the Hilo Judiciary Complex site selection process. These issues will be resolved prior to the commencement of project development.

- 1) **Selection of a Site.** The selection of a site for development of the Hilo Judiciary Complex is not resolved. The Site Selection Study prepares an analysis of the candidate sites resulting in a comparison under various selection criteria, as discussed in Section 4.0. Ratings under the selection criteria have been summarized, identifying certain candidate sites with higher ratings than others. The final selection of the site for the Hilo Judiciary Complex will be made by the Judiciary.
- 2) **Technical Engineering Studies.** Technical characteristics of the candidate sites have been addressed on a generalized level that is appropriate for a site screening level of analysis. Once selected, the proposed site for the Hilo Judiciary Complex will be studied at a design level of technical detail. Specific site characteristics will be analyzed and engineering information will be developed, such as a site-specific traffic impact analysis.
- 3) **Final Facility Program and Design.** The final facility program and design of the Hilo Judiciary Complex will be completed in the next phase of the project. The current study is based on the 1991 Master Plan for the Hilo facility, and is valid for the site selection process. Prior to development, updated programming information will be compiled and analyzed to create the final facility program. Once the program is assembled, facility design for architecture and engineering will be completed.
- 4) **Ceded Lands.** Four of the seven candidate sites are ceded lands according to the State Office of Hawaiian Affairs (Letter from M. Ross to S. Callejo, December 9, 1996). These sites include Site B - Hale Nani, Site D - Komohana, Site E - Across from Hilo Hospital and Site G - U. H. Hilo. The classification of these sites as ceded lands is a factor that must be addressed in considering the potential for developing the Judiciary Complex at any of these locations. This factor is an unresolved issue at this time.

Section 11.0

Agencies, Organizations and Individuals
Consulted

HILO JUDICIARY COMPLEX

• Final Environmental Impact Statement •

11.0 AGENCIES AND PARTIES CONTACTED

The following agencies, organizations and individuals were contacted during the preparation of the Environmental Impact Statement Notice of Preparation (EISPN), the Draft and Final Environmental Impact Statement (EIS) for the proposed Hilo Judiciary Complex.

11.1 AGENCIES AND PARTIES CONSULTED IN PREPARATION OF THE EISPN

United States Government

U.S. Department of the Interior - Fish and Wildlife Service

State of Hawaii

Department of Accounting and General Services

The State Judiciary - Capital Improvement Program Office

The State Judiciary - Third Circuit

The State Judiciary - Center for Alternative Dispute Resolution

County of Hawaii

Department of Public Works

Department of Water Supply

Planning Department

11.2 AGENCIES AND PARTIES CONSULTED IN PREPARATION OF EIS

United States Government

U.S. Army Corps of Engineers - Pacific Ocean Division

U.S. Department of Agriculture - Soil Conservation Service

U.S. Department of the Interior - Fish and Wildlife Services

U.S. Department of the Interior - National Park Service

U.S. Department of Commerce - National Marine Fisheries Services

U.S. Department of Transportation - Federal Aviation Administration

State of Hawaii

Department of Accounting and General Services

Department of Agriculture

Department of Business, Economic Development and Tourism

Department of Business, Economic Development and Tourism - State Energy Office

Department of Defense

Department of Education

Department of Hawaiian Home Lands

HILO JUDICIARY COMPLEX

• Final Environmental Impact Statement •

State of Hawaii, continued

Department of Health

Department of Health - Environmental Management Division

Department of Land and Natural Resources

Department of Land and Natural Resources - State Historic Preservation Division

Department of Transportation

Office of Environmental Quality Control

Office of Hawaiian Affairs

Office of State Planning

The State Judiciary - Office of the Administrative Director of the Courts

The State Judiciary - Third Circuit

The State Judiciary - Center for Alternative Dispute Resolution

University of Hawaii

Environmental Center

Water Resources Research Center

County of Hawaii

Civil Defense Agency

Department of Parks and Recreation

Department of Public Works

Department of Research and Development

Department of Water Supply

Planning Department

Center for Alternative Dispute Resolution's 1993-94 List of "Stakeholders"

("Stakeholders" are being contacted regarding the current Site Selection and EIS process.)

Department of Accounting and General Services

East Hawaii Chamber of Commerce

Hawaii County Bar Association

Hawaii County Civil Defense Agency

Hawaii County Council

Hawaii County Mayor

Hawaii County Planning Commission

Hilo Main Street Program/Downtown Improvement Association

Island of Hawaii State Legislative Delegation

The State Judiciary - Office of the Administrative Director of the Courts

The State Judiciary - Third Circuit

Other Parties

American Lung Association

Section 12.0

EIS Consultation Phase and Draft EIS
Comments and Responses

HILO JUDICIARY COMPLEX

• Final Environmental Impact Statement •

12.0 EIS COMMENTS AND RESPONSES

The following agencies, organizations and individuals were contacted during the preparation of the Environmental Impact Statement Notice of Preparation (EISPN) and the Draft and Final Environmental Impact Statement (EIS) for the proposed Hilo Judiciary Complex.

Agency/Organization	Comments Received	
	On EISPN	On DEIS
United States Government		
U.S. Army Corps of Engineers - Pacific Ocean Division	X	X
U.S. Department of Agriculture - Soil Conservation Service	--	--
U.S. Department of Commerce - National Marine Fisheries Services	--	--
U.S. Department of the Interior - Fish and Wildlife Services	--	--
U.S. Department of the Interior - National Park Service	--	--
U.S. Department of the Interior - U.S. Geological Survey, Water Resources Div	--	X
U.S. Department of the Navy - Commander, Naval Base Pearl Harbor	--	X
U.S. Department of Transportation - Federal Aviation Administration	X	--
State of Hawaii		
Department of Accounting and General Services	X	--
Department of Agriculture	--	X
Department of Budget and Finance, Housing Finance & Dev. Corp.	--	X
Department of Business, Economic Development and Tourism	--	X
Dept of Business, Economic Development and Tourism - State Energy Office	--	--
Dept of Business, Economic Development and Tourism - Office of Planning	X	X
Department of Defense, Office of the Director of Civil Defense	X	X
Department of Education	X	X
Department of Hawaiian Home Lands	X	X
Department of Health	X	X
Department of Health - Environmental Management Division	--	--
Department of Land and Natural Resources	X	--
Dept. of Land and Natural Resources - State Historic Preservation Division	X	X
Department of Transportation	--	X
Office of Environmental Quality Control	X	--
Office of Hawaiian Affairs	--	X
The State Judiciary - Office of the Administrative Director of the Courts	--	--
The State Judiciary - Courts of the Third Circuit	--	--
The State Judiciary - Center for Alternative Dispute Resolution	--	--

HILO JUDICIARY COMPLEX

• Final Environmental Impact Statement •

Agency/Organization	Comments Received	
	On EISPN	On DEIS
University of Hawaii		
Environmental Center	--	X
Water Resources Research Center	--	--
County of Hawaii		
Civil Defense Agency	--	--
Department of Parks and Recreation	--	--
Department of Public Works	X	X
Department of Research and Development	X	--
Department of Water Supply	X	X
Office of the Corporation Counsel	--	X
Office of the Prosecuting Attorney	--	X
Office of the Prosecuting Attorney - Victim/Witness Assistance Program	--	X
Planning Department	X	--
Center for Alternative Dispute Resolution's 1993-94 List of "Stakeholders" <i>("Stakeholders" are being contacted regarding the current Site Selection and EIS process.)</i>		
Department of Accounting and General Services (listed above)	X	--
East Hawaii Chamber of Commerce	--	--
Hawaii County Bar Association	X	--
Hawaii County Civil Defense Agency	--	--
Hawaii County Council	--	see below
Hawaii County Mayor	--	--
Hawaii County Planning Commission	--	--
Hilo Main Street Program/Downtown Improvement Association	--	--
Island of Hawaii State Legislative Delegation	--	--
The State Judiciary - Office of the Administrative Director of the Courts (above)	--	--
The State Judiciary - Courts of the Third Circuit (listed above)	--	--
Other Parties		
American Lung Association	--	--
Church of the Holy Apostles, Hilo, Hawaii	X	--
Mr. William F. Hachmeister	--	X
Mr. Shunichi Hatada, President, Hatada Bakery Inc.	--	X
Hawaii Equities, Inc.	--	X
HSC, Inc.	--	X
Mr. Stafford Oyama	--	X
Mr. Marlin Spike Werner, Ph. D.	--	X
Mr. Dominic Yagong, Hawaii County Councilman	--	X
Mr. Donald K. Yamada, President, Hilo Draying Co.	--	X

EIS Consultation Phase Comments & Responses



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

July 17, 1996

Planning and Operations Division

Mr. Jeffrey H. Overton
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Thank you for the opportunity to review and comment on the Environmental Impact Statement Notice of Preparation (EISP/N) for the New Judiciary Complex, Hilo, Hawaii. The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and, the Marine Protection, Research and Sanctuaries Act:

a. Based on the information provided, any activity that results in the discharge of dredged or fill material to waters of the U.S. will need a DA permit. Please forward a complete set of site plans to this office when the final site is selected so that further DA permit requirements can be evaluated (file number P00000298).

b. The flood hazard information provided on page 2-12 of the EISP/N is correct.

Sincerely,

Lawrence O. Muraoka
Lawrence O. Muraoka, P.E.
Acting Chief, Planning
and Operations Division



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 118, HONOLULU, HAWAII 96810

SEP 9 1996

Mr. Lawrence O. Muraoka
Acting Chief
Planning and Operations Division
Pacific Ocean Division, Corps of Engineers
Department of the Army
Fort Shafter, Hawaii 96858-5440

Dear Mr. Muraoka:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 17, 1996 letter regarding the EIS Notice of Preparation for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. We acknowledge your comment that any activity that results in the discharge of dredged or fill materials to waters of the U. S. will need a Department of the Army permit. Waters of the U. S. will not be involved in this project.
2. The project is currently in the site selection process. Drawings can be forwarded to your office during the future design phase of the project. Please note that the Hilo Judiciary Complex project is currently in the early stages of site selection and that the design phase is not scheduled.
3. We acknowledge your comment that the flood hazard information provided in the EIS Notice of Preparation for the proposed Hilo Judiciary Complex is correct.

Your comment letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Very truly yours,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:Jk
cc: Mr. Jeffrey Overton, Group 70 International, Inc.

SAM CALLEJO
COMPTROLLER

MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

UNITED STATES
(P) 1544-6

RECEIVED
JUL 18 1996

GROUP 70



U.S. Department of Transportation Federal Aviation Administration

Western-Pacific Region
EIS-50109
Honolulu, HI 96850-4983
FAX: (808) 541-3462

RECEIVED
JUL 18 1996

July 16, 1996

GROUP 70

Mr. Jeffrey H. Overton, AICP
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

Your letter of June 20, 1996, requested our comments on the proposed Hilo Judiciary Complex - Environmental Impact Statement Notice of Preparation which you prepared for the State of Hawaii, Department of Accounting and General Services.

It does not appear that any of the seven (7) proposed sites will have an impact to any of the Federal Aviation Administration facilities located in the Hilo area.

We appreciate this opportunity to comment on your project. Please contact me at 541-1236, if there are any questions.

Sincerely,

Darice B. N. Young
Realty Contracting Officer, AHNL-54B11



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

RESUMBER J. CAYTANO
DIRECTOR

SAM CALLEJO
COMPTROLLER

MARY PATRICKA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO (P) 1545.6

SEP 9 1996

Mr. Darice B. N. Young
Realty Contracting Officer
Western-Pacific Region
Federal Aviation Administration
U. S. Department of Transportation
Box 50109
Honolulu, Hawaii 96850-4983

Dear Mr. Young:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 16, 1996 letter regarding the EIS Notice of Preparation for the proposed Hilo Judiciary Complex. We acknowledge your comment that it does not appear that any of the seven proposed sites for the Judiciary Complex will have any impact on any of the Federal Aviation Administration's facilities in the Hilo area.

Your letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jk
CC: Mr. Jeffrey Overton, Group 70 International, Inc.

100-101-03-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

BERNARD J. CAVITANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
Hilo District Office
P. O. BOX 4137
HILO, HAWAII 96720

LETTER NO. _____
SAM CALLEJO
Comptroller
MARY PATRICK WATERHOUSE
Deputy Comptroller

BERNARD J. CAVITANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 113 HONOLULU, HAWAII 96810

SAM CALLEJO
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1545-6

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GROUP 70

SEP 9 1996

July 1, 1996

Mr. Jeffrey H. Overton, AICP
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, HI 96813-4307

TO: Mr. Stanley Takamoto, District Engineer
Hawaii District Office

FROM: Gordon Matsuoka, State Public Works Engineer

SUBJECT: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Dear Mr. Overton:

Subject: Proposed Hilo Judiciary Complex
Environmental Impact Statement Notice of Preparation

We have reviewed the Hilo Judiciary Complex Environmental Impact Statement
Notice of Preparation (EISP) and have no comments.

Sincerely,

Stanley Takamoto

STANLEY TAKAMOTO
District Engineer

Thank you for your July 1, 1996 letter regarding the EIS Notice
of Preparation for the proposed Hilo Judiciary Complex. We
acknowledge that your office does not have any comments to offer
at this time. We will forward a copy of the forthcoming Draft
EIS for your review upon its completion.

Your letter and this response letter will be included in the
Draft EIS. We appreciate your input for this project.

Gordon Matsuoka
GORDON MATSUOKA

RY:jk
cc: Mr. Jeffrey Overton, Group 70 International, Inc.

ST:ily

BERNARD J. CATTANO
GOVERNOR
MAJOR GENERAL EDWARD V. RICHARDSON
DIRECTOR OF CIVIL DEFENSE



PHONE (808) 733-4300
FAX (808) 733-4287

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3048 DUMOND HEAD ROAD
HONOLULU, HAWAII 96819-4495

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JUL 19 1996

July 17, 1996

GROUP 70

TO: Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

ATTN: Jeff Overton

FROM: Roy C. Price, Sr.
Vice Director of Civil Defense

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT (EISP/N) PREPARATION NOTICE
FOR HILO JUDICIARY COMPLEX

We appreciate this opportunity to comment on the EISP/N submitted by the Department of Accounting and General Services (DAGS) on seven candidate sites for the Hilo Judiciary Complex in Hilo, Hawaii County, State of Hawaii.

State Civil Defense (SCD) does not have negative comments specifically directed toward this EISP/N. However, some of the candidate sites are not covered by an existing civil defense siren warning device. Therefore, SCD recommends that the developer of the final project purchase and install a siren simulator in any office or facility that is manned on a 24-hour basis or one that is occupied while activities are in progress. A siren simulator is a large suitcase sized, portable, miniature siren complete with a built-in battery backup system. The simulator is triggered by the same radio system that triggers the existing statewide outdoor civil defense sirens.

SECTION 2.0, "Project Setting," Subsection 2.3, "LAND USE PLANS, POLICIES AND CONTROLS," subsection 2.3.2, "Flood/Tsunami Hazard" addresses site specific flood hazard conditions to be discussed for each candidate site in the future. Subsection 2.5, "CANDIDATE SITES ENVIRONMENT," subsection 2.5.6, "Topography and Soils" describes the gently sloping topography with elevations of the sites ranging from sea level to 700 feet above mean sea level (MSL). The impact of extremely high winds resulting from orographic amplification and torrential rains resulting in flooding from tropical cyclone/hurricane

Group 70 International, Inc.
Page 2
July 17, 1996

force winds on candidate sites must be addressed and evaluated. Additionally, the candidate sites are located in an area vulnerable to volcanic eruptions and earthquakes. Structures within the project area must be favorably sited, modified, designed and constructed to withstand the potentially destructive winds at the project elevation and the additional hazards previously addressed. These structures could then be surveyed and evaluated for use as public shelters in disasters.

The Hilo Judiciary Complex has the potential to serve as a communications site for the public as well as the private sector. Please contact Mr. Joseph Blanco of the Governor's Office and Mr. Thomas Yamashiro of the Information and Communication Services Division, Department of Budget and Finance, for further details. Space for possible rooftop antennas as well as a radio equipment room could be designed into the facility.

Our SCD planners and technicians are available to discuss this further if there is a requirement. Please have your staff call Mr. Mel Mishihara of my staff at 733-4300.



BERNARD J. CAFFRANO
GOVERNOR

SAM CALLEJO
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96810

LETTER NO. (P) 1541.6

JEP : 1996

Mr. Roy Price, Sr.
Page 2
Ltr. No. (P) 1541.6

Mr. Roy Price, Sr.
Vice Director of Civil Defense
Office of the Director of Civil Defense
Department of Defense
State of Hawaii
Honolulu, Hawaii

Dear Mr. Price:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 17, 1996 letter regarding the EIS
Notice of Preparation for the proposed Hilo Judiciary Complex.
Our responses to your comments are as follows:

1. Having contacted your office, we understand that the following sites are not covered by the existing civil defense siren warning system in the Hilo area: Site A (C. Brewer site), Site B (Hale Nani site), Site C (former J. C. Penney site), Site D (Konoehana site), and a portion of Site F (site across from Hilo Hospital). Your office has also indicated that a civil defense siren is planned to be placed in the vicinity of Kaiko'o Mall approximately one year from now. Once in place, the siren would cover Site C (former J. C. Penney site). We appreciate your recommendation regarding the need for installation of a siren simulator in the Hilo Judiciary Complex should a site be selected which is not within range of an existing siren warning system.
2. We acknowledge your comments regarding the natural hazards of high winds and flooding from tropical cyclone/hurricanes conditions, as well as the island of Hawaii's vulnerability to volcanic eruptions and earthquakes. The potential impacts of these natural hazards will be further addressed in the Draft EIS.

3. Regarding the potential for the Hilo Judiciary Complex building to serve as a communications site for rooftop antennas to include the design of a radio equipment room, the State will consider this during the design phase of the project.

Your comment letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jk
cc: Mr. Jeffrey Overton, Group 70 International, Inc.

Benjamin J. Cayetano
GOVERNOR

HERMAN M. AIZAWA, Ph.D.
SUPERINTENDENT



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JUL 19 1996

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2340
HONOLULU, HAWAII 96810

GROUP 70

OFFICE OF THE SUPERINTENDENT

July 12, 1996

Mr. Jerry H. Overton, AICP
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

**SUBJECT: Proposed Hilo Judiciary Complex
Environmental Impact Statement Notice of Preparation**

The Department of Education has reviewed the subject Environmental Impact Statement Notice of Preparation and has concluded that there will be little impact on the schools in the area.

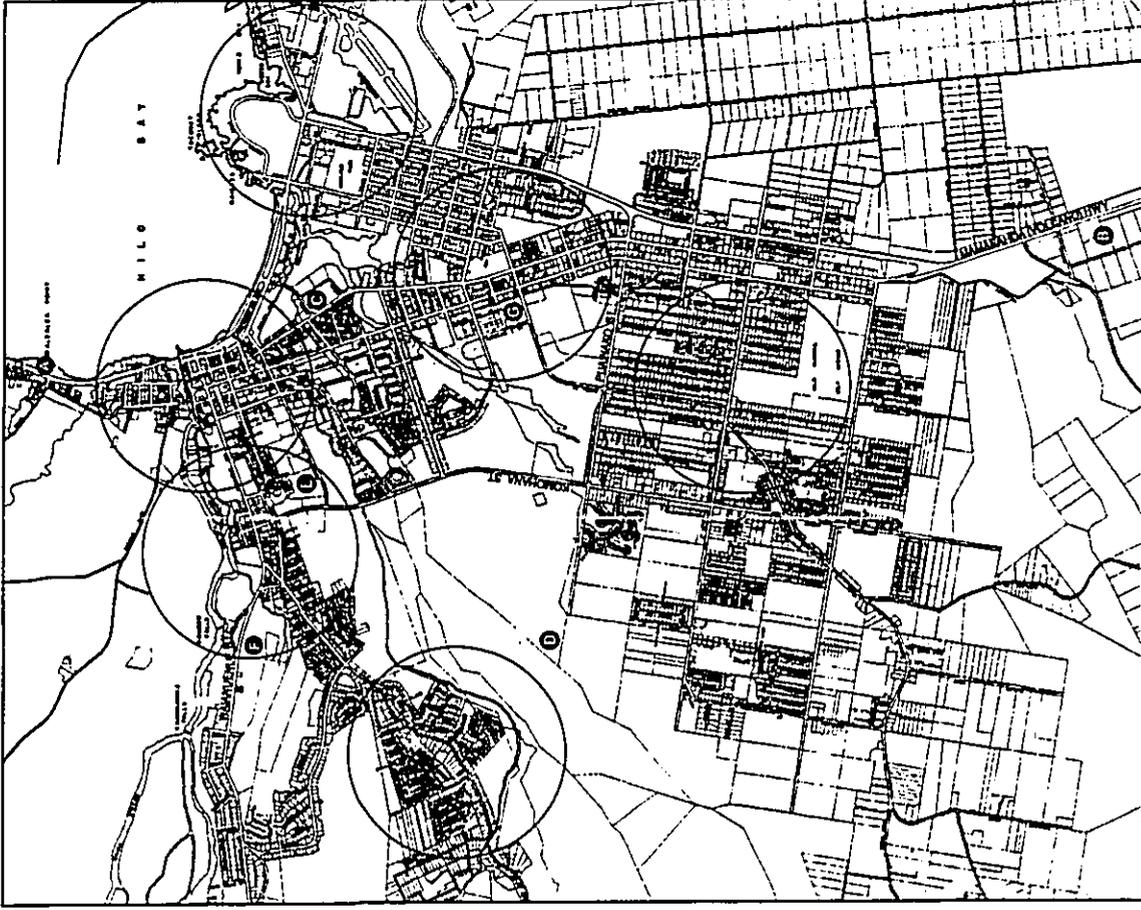
Thank you for the opportunity to respond to the notice of preparation.

Sincerely,

Herman M. Aizawa
Herman M. Aizawa, Ph.D.
Superintendent

HMA:hy

cc: A. Suga, OBS
P. Bergin, HIDO
S. Callejo, DAGS



Civil Defense Warning System Coverage
Hilo Judiciary Complex

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

BENJAMIN J. CAVETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 1116, HONOLULU, HAWAII 96810

SAM CALLEJO
COMPTROLLER
SALLY PATRICKA WALTERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1543.6

BENJAMIN J. CAVETANO
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1179
HONOLULU, HAWAII 96810

KALI WATSON
CHAIRMAN
HAWAIIAN HOMES COMMISSION
JOHIE M. K. M. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

SEP 9 1996

TO: The Honorable Herman Aizawa, Superintendent
Department of Education

SUBJECT: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 12, 1996 letter regarding the EIS Notice of Preparation for the proposed Hilo Judiciary Complex. We acknowledge that the Department of Education has concluded that the Judiciary Complex project will have little impact on the schools in the area. We will forward a copy of the forthcoming Draft EIS for your review upon its completion.

Your letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Sally Patricka Walterhouse
SALLY CALLEJO
State Comptroller

RECEIVED
JUL 26 1996

GROUP 70

July 25, 1996

Mr. Jeff Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: EIS Preparation Notice, Hilo Judiciary Complex
Please note that the land parcel identified as Tax Map Key 2-4-49: 19 (23.277 acres), a major portion of alternative Site B, the Hale Nani Site, is under the ownership and jurisdiction of the Department of Hawaiian Home Lands (DHHL). Use of this parcel for the proposed project would require the approval of the Hawaiian Homes Commission.

Thank you for the opportunity to review the proposal report. If you any questions, please contact Darrell Yagodich of our Planning Office at 586-3837.

Warmest aloha,

Kali Watson
Kali Watson, Chairman
Hawaiian Homes Commission

cc: Department of Accounting
and General Services

4090L12

SAM CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO (P) 1503 . 6



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

AUG 23 1996

SEKUNDE J. CAETANO
DIRECTOR

96-102

Mr. Jeffrey H. Overton
August 7, 1996
Page 2

the project. Non availability of treatment capacity will not be an acceptable justification for the use of any private treatment works.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

Should you have any questions, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4294.

Sincerely,

Bruce S. Anderson

BRUCE S. ANDERSON, Ph.D.
Deputy Director for Environmental Health

c: DAGS (Ralph Yukumoto)
HDHO
MWB

Dr. Bruce S. Anderson
Deputy Director of Environmental Health
Department of Health
State of Hawaii
Honolulu, Hawaii

Dear Dr. Anderson:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your August 7, 1996 letter regarding the EIS Notice of Preparation for the proposed Hilo Judiciary Complex. We acknowledge your comments regarding the Department of Health's position that the proposed Hilo Judiciary Complex should take all measures to connect to the County's existing sewer service system rather than construct an individual cess-pool and septic tank system.

In addition to the Hawaii District Health Office's list of candidate sites outlined in your letter which are available to the County sewer system, according to a preliminary engineering report for the project, Site E - Pohnahawai Site, TMK 2-3-36:3, is approximately one mile from a 30-inch sewer collection line on Kilauea Avenue and one-half mile from an 18-inch sewer collection line at the intersection of Komohana Street and Punahale Street. However, the latter option would also require a lift station.

Your comment letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Very truly yours,
Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

RY:jk
cc: Mr. Jeffrey Overton, Group 70 International, Inc.

BERNARD J. CAVETTANO
COMPTROLLER

BERNARD J. CAVETTANO
COMPTROLLER

SAM CALLEJO
COMPTROLLER

RECEIVED

AUG 07 1996

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 521
HONOLULU, HAWAII 96813

GROUP 70

July 31, 1996

LD-NAV
Ref.: EAHILQJP-RCO

Mr. Jeff Overton, AICP
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

SUBJECT: Environmental Impact Statement Notice
Hilo Judiciary Complex for the Island of Hawaii

Thank you for the opportunity to review the Environmental Impact Statement Notice in preparation for the proposed Hilo Judiciary Complex, to service the East Hawaii area Judiciary's Third Circuit Court.

The Department of Land and Natural Resources (DLNR) will hold in abeyance its comments on the subject matter until: (1) DLNR State Historic Preservation Division reviews the archaeological survey and historic research report for each of the seven candidate sites; and (2) DLNR Land Division's Engineering Branch has an opportunity to review and discuss the specific flood hazard conditions for each candidate site.

Furthermore, if the State is concerned about budget constraints, then only State-owned lands should be considered for the Judiciary Complex.

Please provide to us the following:

- a) Archaeological Survey/Historical Reports
- b) Flood Hazard Reports

Should you have any questions, please contact Mr. Nicholas A. Vaccaro of the Land Division, support branch at 587-0438.

Aloha,

Michael D. Wilson
MICHAEL D. WILSON

C: Hawaii Board Member
Colbert M. Matsumoto



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 118, HONOLULU, HAWAII 96813

AUG 13 1996

LETTER NO (P) 1509.6

TO: The Honorable Michael Wilson, Chairperson
Department of Land and Natural Resources

SUBJECT: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 31, 1996 letter regarding the EIS Notice of Preparation for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. Regarding the archaeological and historical research study for the seven candidate sites, a copy of the completed report by Paul H. Rosendahl, Inc., entitled Archaeological Assessment Study - Hilo Judiciary Complex Project, has been forwarded to the State Historic Preservation Division for review.
2. Regarding specific flood hazard conditions, the enclosed graphic (included in the EIS Notice of Preparation as Figure 2-9) illustrates the candidate sites' general locations relative to flood hazard zones as identified on the Flood Insurance Rate Map for the Hilo area. The extent of flood hazard review being completed for this project is limited to the map review and site inspection. Sites with extensive flooding problems are not included among the seven candidate sites.
3. We acknowledge your suggestion that the State should only consider State-owned lands for the Judiciary Complex.

Your comment letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Sam Callejo
SAM CALLEJO
State Comptroller

BERNARD J. CASTRANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

July 9, 1996

Mr. Jeffrey H. Overton,
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

SUBJECT: Environmental Impact Statement Notice of Preparation for the Hilo
Judiciary Complex
Hilo, South Hilo, Hawaii Island
TMK: 2-6-15:1 and 2; 2-6-16:2; 2-4-49:18 and 19; 2-2-15:33; 2-4-1:12; 2-
3-36:3; 2-3-32:1 and 2-4-57:1

LOG NO: 17454
DOC NO: 9607PM06

RECEIVED
JUL 10 1996

MICHAEL S. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
SABIRAT COLMAN-ALANAN

AQUACULTURE DEVELOPMENT
PROGRAM

AGRICULTURE

CONSERVATION AFFAIRS

CONSERVATION AND
RECREATION

CONVEYANCES

FORESTRY AND WILDLIFE

HISTORIC PRESERVATION
DIVISION

LAND MANAGEMENT

STATE PARKS

WATER AND LAND DEVELOPMENT

BERNARD J. CASTRANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P. O. BOX 118, HONOLULU, HAWAII 96810

AUG 23 1996

Mr. Don Hibbard
Administrator
State Historic Preservation Division
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Hibbard:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 9, 1996 letter regarding the EIS
Notice of Preparation for the proposed Hilo Judiciary Complex.
Regarding the archaeological and historical research study for
the seven candidate sites, a copy of the completed report by
Paul H. Rosendahl, Inc., entitled Archaeological Assessment
Study - Hilo Judiciary Complex Project, has been forwarded to
your office for your review.

Your comment letter and this response letter will be
included in the Draft EIS. We appreciate your input for this
project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jk
cc: Mr. Jeffrey Overton, Group 70 International, Inc.

Thank you for your letter of June 20, 1996, and the opportunity to comment on the
subject document.

The document indicates that Paul H. Rosendahl Inc. (PHRI) is preparing a report on
archaeological surveys and historical research for each of the seven candidate sites and that
this report will be included in the Draft EIS.

When the PHRI report is complete we would appreciate a copy, so we can conduct a
Chapter 6E-8 review for the Department of Accounting & General Services.

If you have any questions about this project please contact Patrick McCoy (587-0006).

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

PM:jk

Rafah Yinkumoto. DAGS

SAR CALLEJO
COMPTROLLER

MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO (P) 1504 - 5

BENJAMIN J. CAVAYANO
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 548-4118
FACSIMILE (808) 548-4118

July 8, 1996

Mr. Gordon Matsuoka, State Public Works Engineer
Department of Accounting and General Services
State of Hawaii
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Matsuoka:

We wish to submit for your response (required by Section 343-5(b), Hawaii Revised Statutes) the following comments on an environmental assessment entitled "Hilo Judiciary Complex, South Hilo, Hawaii, EIS Preparation Notice" for DAGS Job No. 11-21-7019, dated June 1996, and prepared by Group 70 International, Inc. Notice of this draft environmental assessment was published in the June 23, 1996, and the July 8, 1996, editions of the Environmental Notice.

1. Please discuss how the proposed building with meet county design standards and seismic/tsunami location criteria.
2. Please discuss general economic growth inducement in relation to siting of the proposed courthouse outside of historic downtown Hilo. Is it likely to increase the number of shops and services to accommodate attorneys? What impact would such decentralized growth have on the economic vitality of the downtown area?

Please include this letter and your response in the final environmental assessment for this project. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist toll-free at 1-800-468-4644 extension 64185. Thank you for the opportunity to comment.

Sincerely,

GARY GILL
Director

c: Mr. Jeffrey Overton, Group 70 International, Inc.

DELUSSA J. CAVAYANO
CONFIDENTIAL



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

AUG 23 1996

Mr. Gary Gill
Director
Office of Environmental
Quality Control
Central Pacific Plaza
220 South King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 8, 1996 letter regarding the EIS Notice of Preparation for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. The Draft EIS will address the proposed Judiciary Complex building relative to County design standards and seismic/tsunami location criteria.
2. The Draft EIS will address in general the potential economic growth inducement impacts a Judiciary Complex could have relative to each candidate site's location. Additionally, the Site Selection Study (included in the Draft EIS) contains the candidate sites' relative advantages and disadvantages. One of the many criteria included in the Site Selection Study rates each site's proximity to existing "major population activity and commercial centers" on a scale of "good" (within one-quarter mile), "fair" (within one-quarter to one mile), or "poor" (more than one mile away).

Your comment letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jk
cc: Mr. Jeffrey Overton, Group 70 International, Inc.



OFFICE OF PLANNING

Department of Business, Economic Development & Tourism

MAILING ADDRESS: P.O. BOX 2448 HONOLULU, HAWAII 96811-2448
STREET ADDRESS: 208 SOUTH HOTEL STREET, 4TH FLOOR
TELEPHONE: (808) 587-2344, 587-3989

BERNARD J. CAFFRANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

SAM CALLEJO
COMPTROLLER

MARY PATRICKA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO (P)1507.6

July 19, 1996

RECEIVED
JUL 29 1996

Group 70 International, Inc.
Attn: Jeff Overton
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

GROUP 70

Dear Mr. Overton:

SUBJECT: Proposed Hilo Judiciary Complex, Environmental Impact Statement Notice of Preparation, South Hilo District, Hawaii

We have reviewed the Environmental Impact Statement Preparation Notice for the proposed Hilo Judiciary Complex and offer the following comments.

According to the EIS preparation notice, Site A (C. Brewer Site) is situated near the ocean on the north edge of Hilo. Due to its close proximity to Hilo Bay, there are serious concerns about water quality degradation of the nearshore area from urban runoff. A primary objective of the Coastal Zone Management (CZM) law, Chapter 205A, is to protect coastal ecosystems and minimize adverse impacts to water quality. In addition, it is also in a designated "Coastal Flood with Velocity Hazard" area, which according to the Federal Insurance Rate Map is hazardous to development.

Candidate Site F (located across from Hilo Hospital) also raises questions due to its proximity to Ainako Stream, particularly with regard to adversely affecting coastal ecosystems from polluted urban runoff.

Given these concerns, significant mitigations measure will have to be incorporated into the designs of these alternatives to avoid adverse environmental and ecological impacts and to achieve compliance with Chapter 205A. If there are any questions, please contact Douglas Tom of our CZM Program at 587-2875.

Sincerely,

Rick Egged
Rick Egged
Director
Office of Planning

cc: Ralph Yukumoto, DAGS

Mr. Rick Egged
Director
Office of Planning
Department of Business, Economic
Development and Tourism
State of Hawaii
Honolulu, Hawaii

AUG 26 1996

Dear Mr. Egged:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 19, 1996 letter regarding the EIS Notice of Preparation for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. With regards to concerns about potential site runoff and impacts to water quality due to Candidate Site A's (C. Brewer Site) proximity to Hilo Bay and Candidate Site F's (across from Hilo Hospital) proximity to Ainako Stream, the Draft EIS will address in greater detail the proposed project's compliance with the coastal Zone Management (CZM) law, Chapter 205A.
2. Regarding flood hazards, the Draft EIS will also include a Site Selection Study which contains ratings for the candidate sites on a wide range of criteria, including the candidate site's location relative to Federal Insurance Rate Map's Flood Hazard Zones.
3. The Draft EIS will address environmental and ecological impacts and mitigation measures for the proposed Hilo Judiciary Complex relative to the project's compliance with the CZM law.

Your comment letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Very truly yours,

Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

RY:jk
cc: Mr. Jeffrey Overton, Group 70 International, Inc.

Donna Fay K. Kiyosaki
Chief Engineer
Jiro A. Sumada
Deputy Chief Engineer



County of Hawaii
DEPARTMENT OF PUBLIC WORKS
15 Auahi Street, Room 202 • Hilo, Hawaii 96720-4132
(808) 961-8321 • Fax: (808) 962-7138

Stephen K. Yamashiro
Mayor

EISPN
July 12, 1996
Page 2 of 2

6. Wastewater disposal shall meet with the requirements of the DPW, Wastewater Division.
7. A solid waste management plan shall conform to the rules and regulations of the County of Hawaii, Solid Waste Division.
8. A traffic impact analysis report should be done to enable proper design of roadway improvements.
9. This report should be submitted to the COH, Planning Department for their review and comments.

July 12, 1996

GROUP 70 INTERNATIONAL INC
925 BETHEL STREET 5th FLOOR
HONOLULU HAWAII 96813-4307

Attention: Jeff Overton

Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara in our Engineering Division at (808)961-8327.

SUBJECT : ENVIRONMENTAL IMPACT STATEMENT NOTICE OF PREPARATION
Proposed Hilo Judiciary Complex
South Hilo, Hawaii

Gale M. Kuba, Division Chief
Engineering Division

We acknowledge receipt of your letter concerning the subject matter, and provide you with our comments as follows:

1. Any building construction shall conform to all requirements of code and statutes of the County of Hawaii.
2. All development generated runoff shall be disposed on site and shall not be directed toward any adjacent properties.
3. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
4. Any work within the County right-of-way shall be in conformance with Chapter 22, Streets and Sidewalks, of the Hawaii County Code.
5. Any construction within known watercourses shall be in conformance with Chapter 27, Flood Control, of the Hawaii County Code.

CKY

cc : Planning Department
DAGS (R. Yukumoto)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

BERNARD J. CATTANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96810

SAM CALLEJO
COMPTROLLER
MART PATRICKA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO (P)1506.6

Stephen K. Yamashiro
ALDER



County of Hawaii
DEPARTMENT OF RESEARCH AND DEVELOPMENT
25 Aupuni Street, Room 219 • Hilo, Hawaii 96720-1252 • (808) 941-4046 • Fax (808) 935-1205
KONA: (808) 329-5226 • Fax (808) 328-5643

RECEIVED
JUL 24 1996

GROUP 70

Diane S. Quitiquit
DIRECTOR

July 22, 1996

Mr. Galen M. Kuba
Division Chief
Engineering Division
Department of Public Works
County of Hawaii
25 Aupuni Street, Room 202
Hilo, Hawaii 96720

Dear Mr. Kuba:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 12, 1996 letter regarding the EIS Notice of Preparation for the proposed Hilo Judiciary Complex. In response to your comments, the specific issues of code compliance for construction, earthwork and grading, runoff, water disposal and solid waste management, and the need for a traffic impact analysis will be addressed during the project's next phase for design of the final selected site. The seven candidate sites are currently undergoing site evaluation and environmental impact review. The Draft EIS will provide a generalized evaluation of site conditions and infrastructure adequacy.

Your comment letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Very truly yours,
Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

RY:Jjk
cc: Mr. Jeffrey Overton, Group 70 International, Inc.

Mr. Jeffrey H. Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

Re: Proposed Hilo Judiciary Complex
Environmental Impact Statement Notice of Preparation

Thank you for the opportunity to comment on the referenced EIS Notice of Preparation. The processes being used to arrive at a preferred site appear well designed to permit adequate input from the many 'identifiable stakeholders' as well as the general public. At this time there are no comments on the seven candidate sites short listed for further review.

The only concern is that the proposed size of the new judicial facilities, at 130,307 gross square feet is nearly four times the usable area, 38,250 square feet, of the existing court facilities housed in three Hilo locations. In view of much moderated growth rates currently being experienced as compared with those projected in 1990/91 when the final planning report was prepared, as well as the tendency for growth to occur more on the West side of Hawaii island than the East, there may be a need to reassess the space requirements for the Hilo judiciary complex.

Yours truly,

Ronald Carr
Raymond Carr
Economic Development Specialist

xc: Diane Quitiquit, Director
Ralph Yukumoto, DAGS

BENJAMIN J. OVERTON
COMPTROLLER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

SAM CALLEJO
COMPTROLLER
MARY PATRICKA WATERHOUSE
DEPUTY COMPTROLLER
(P) 1510.6
LETTER #

AUG 22 1996

Mr. Raymond Carr
Economic Development Specialist
Department of Research and Development
County of Hawaii
25 Aupuni Street, Room 219
Hilo, Hawaii 96720-4252

Dear Mr. Carr:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement
Consultation Phase

Thank you for your July 22, 1996 letter regarding the Environmental Impact Statement Notice of Preparation for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. We appreciate your comments stating that the project's process to allow adequate input from identifiable stakeholders and the general public is "well designed". We also acknowledge that your office does not have any comments on the seven candidate sites currently under review.
2. With regards to the proposed Hilo Judiciary Complex's space program of 130,307 gross square feet, the planned facilities are basically intended to accommodate the existing and near future case load requirements. The space plan is not oversized to accommodate long-term regional growth projections.

Your comment letter and this response letter will be included in the Draft Environmental Impact Statement. We appreciate your input for this project.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jj
cc: Mr. Jeffrey Overton



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
25 AUPUNI STREET • HILO, HAWAII 96720
TELEPHONE (808) 969-1421 • FAX (808) 969-6996

June 28, 1996

RECEIVED
JUL - 3 1996

Group 70 International, Inc.
ATTENTION: MR. JEFFREY H. OVERTON
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

PROPOSED HILO JUDICIARY COMPLEX
ENVIRONMENTAL IMPACT STATEMENT NOTICE OF PREPARATION
TAX MAP KEY 2-06-15:01 AND 02; 2-06-16:02; 2-4-49:18 AND 19; 2-02-15:33; 2-04-1:12;
2-03-36:03; 2-03-32:01; 2-04-57:01

For your information, we have informally submitted the water availability for each of the properties as requested by one of the consulting agencies assisting in preparing the subject environmental impact statement.

However, the following should be noted:

1. For the JCPenney site, the Department of Water Supply is working with the County of Hawaii for the acquisition and renovation for relocation from the County Building.
2. The University of Hawaii at Hilo site is an alternate that the Department of Water Supply is considering for relocation. Contact with the Department of Land and Natural Resources have already been made. Furthermore, an environmental assessment had been initiated.

Should there be any questions, please contact our Water Resources and Planning Section at 969-1421.

Milton D. Savab, P.E.
Manager
WA

copy - Department of Accounting and General Services

BOULAMU I. CAETANO
Governor



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 119, HONOLULU, HAWAII 96819

MAR GALLIS
Controller
MARY PATRICK MATHENOUR
Superv. Controller

LETTA J. (P) 1511.6

Stephen K. Yamashiro
Mayor



County of Hawaii
PLANNING DEPARTMENT
25 Airport Street, Room 109 - Hilo, Hawaii 96720-4152
(808) 941-8288 - Fax (808) 941-9415

Virginia Goldstein
Director
Norman Olsen
Deputy Director

JUL 10 1996

Mr. Milton D. Pavao, P.E., Manager
Department of Water Supply
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720-4252

Dear Mr. Pavao:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement
Consultation Phase

Thank you for your June 28, 1996 comments on the Environmental Impact Statement Notice of Preparation (EISP) for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. We acknowledge your comments concerning the County of Hawaii's efforts to acquire and renovate the J. C. Penney Site (referred to in the EISP as Kaiko'o Mall Candidate Site C) for relocation of county agencies. We have been in contact with the County regarding the sites. We wish to remain apprised of the future availability of the J. C. Penney Site as a possible location for the Judiciary Complex or potential joint development between the County and the State Judiciary.
2. We acknowledge your comments regarding the Department of Water Supply's interest in the University of Hawaii-Hilo Site (referred to in the EISP as UH-Hilo Candidate Site G) as an alternative site for relocation of your Department. However, we understand that your Department's current priority is to relocate into the J. C. Penney building pending County acquisition. We will continue to remain in contact with your staff regarding the availability of Site G for the proposed Judiciary Complex.

July 3, 1996

Mr. Jeffrey H. Overton, AICP
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

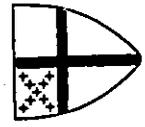
Proposed Hilo Judiciary Complex
Environmental Impact Statement Preparation Notice

We have received your letter of June 20, 1996 providing us with a copy of this EISP. We have no comments to offer at this time, however, we look forward to reviewing the forthcoming Draft EIS.

Sincerely,

VIRGINIA GOLDSTEIN
Planning Director

RKN:mjs
F:\WP60\RODNEY\96-3\LJUDEISP.RKN



CHURCH OF THE HOLY APOSTLES

"Called by God, empowered by the Spirit to proclaim Jesus, to love, to serve, and to grow spiritually."

July 20, 1996

RECEIVED
JUL 23 1996

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

Attention: Jeff Overton
GROUP 70

We are writing on behalf of The Vestry (the governing board) of The Church of The Holy Apostles.

The members of the Vestry are very concerned that the State of Hawaii and your Group 70 International are considering the property on Kapiolani St., adjoining our church buildings, as one of the proposed sites for the Hilo Judicial Complex.

Should the Judicial Complex and its parking area be placed in that particular parcel, it will be directly next to and between Holy Apostles Church and Hilo Meishohn Mission, both of which have a school for preschool youngsters during the week-day hours.

Since this entire area is now bounded by educational entities (Waieka High School, University of Hawaii at Hilo, and two pre-schools) with students from the age of 3 years old all the way up to university age, and since a judicial building routinely deals with mostly the criminal element in our society, we think placing the two entities side by side is an incompatible choice.

We firmly believe that locating the Hilo Judicial Complex at the Kapiolani St. site is not appropriate and we hope you will give this consideration in your decision. Thank you.

Sincerely yours,

Jeff Overton
The Rev. Dr. Tim Taylor, Rector

Keiyo Kohashi
Keiyo Kohashi, Senior Warden

cc. Dept of Accounting and General Services; Hilo Meishohn Mission

The Rev. Dr. Thomas H. Taylor, Rector & The Rev. John Holmes, Deacon
1407 Kapiolani Street & Hilo, Hawaii 96720 & Phone (808) 935-5545

KEOHUAMA J. CANTYANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

AUG 28 1996

DAIS GALLAGHER
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER
LETTER NO (P) 1502.6

The Reverend Thomas H. Taylor
Rector
Church of the Holy Apostles
1407 Kapiolani Street
Hilo, Hawaii 96720

Dear Dr. Taylor:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)
Consultation Phase

Thank you for your July 20, 1996 letter regarding the proposed Hilo Judiciary Complex. We acknowledge your comments and concerns regarding the proximity of the existing churches and educational facilities to Candidate Site G (University of Hawaii at Hilo Site). Site G is one of seven sites being considered for the location of a new Hilo Judiciary Complex, all of which are undergoing further evaluation and study according to a wide range of site characteristics.

A Draft EIS and Final EIS will be issued in the coming months, both of which will address the characteristics of each candidate site and will include a Site Selection Study. The study documents each candidate site's relative advantages and disadvantages according to pre-established criteria relative to the building site, community and cost. The study examines the candidate sites' proximity to and potential effects upon institutions, such as educational facilities. Although the study does not identify a single preferred site, it is intended to assist the appropriate State agencies in making the final site selection.

Your comment letter and this response letter will be included in the Draft EIS. We appreciate your input for this project.

Very truly yours,

John Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:jk
cc: Mr. Jeffrey Overton, Group 70 International, Inc.

TESTIMONY OF JEREL I. YAMAMOTO
PRESIDENT OF THE HAWAII COUNTY BAR ASSOCIATION
JUNE 20, 1996

My name is Jerel Yamamoto. I am the President of the Hawaii County Bar Association. The Hawaii County Bar Association is the local group of attorneys comprising over 150 attorneys who practice in the East Hawaii area of the Big Island and which spans an area from Kamuela to Kau.

The members of the Bar Association are very concerned about the lack of proper courthouse facilities in especially the East Hawaii area. For our members, there is an immediate and imperative need for new courthouse facilities for the Third Judicial Circuit in Hilo.

Our members use all of the services provided by the Judiciary and most of our members practice before either the circuit, district or family court. The facilities that are available to the court impacts on our members as well.

Currently, court facilities are located in various areas of Hilo. The circuit courtrooms and one district courtroom are located in one building. The adult probation officers and small estate clerks are located in another building. The family court is located in another building. Another courtroom utilized by the district court is in Keaau, about 7 miles out of Hilo proper. In order to provide justice efficiently, the offices should be centrally located to avoid inefficiency by travelling from site to site by staff.

Having all of the courtrooms in one building will also reduce costs to the clients who retain attorneys. Because of the

nature of the practice in Hilo, many attorneys have cases before all of the courts. By having courts at different sites, attorneys must travel and charge their clients for travel time. Client costs will be reduced where the courtrooms are in the same complex.

The lack of adequate courtroom facilities in Hilo hampers the proper administration of justice.

Besides such savings by clients, the courts will not be delayed unnecessarily by having to wait for attorneys who are travelling from site to site. The attorney can be summoned from the courtroom to another in a matter of minutes.

The court rents storage space from the DOE and from a private storage company because they do not have the facilities available to keep it on one site. It makes abundant sense from a convenience and security standpoint that the court maintain control and supervision over the storage of its records. The court's records cannot be put at risk to destruction or possible tampering.

A major concern for attorneys is the lack of private facilities to discuss sensitive and confidential matters with either clients or other attorneys. One would discuss sensitive or confidential matters in a noisy or crowded hallway. There is no privacy at the court. This does not promote justice and does not afford the litigants a fair opportunity to get the information necessary to make a reasoned decision.

Another major concern is the lack of security at the courthouses. The courtrooms in the State Building were

constructed almost 30 years ago when there was a respect for the law. Today, violence and a lack of respect for the law dominates our society. The judiciary has been a focal point of such abuse. We need new facilities to protect the courts.

Our current facilities have prisoners waiting for criminal proceedings sitting in the hallway of the courthouse. It is a security nightmare for prisoners to have such access to the public.

The new facilities will also protect those who have been abused. You cannot have abusers and abused persons sitting in the same hallway waiting for court. This is a formula for the occurrence of future violence. Yet this is exact what exists at the Family Court in Hilo.

The case statistics bear out the need for a new courthouse. Although there are alternative dispute programs, the rapidly increasing number of cases filed in all courts demonstrates that the courts in the Third Circuit are overburdened.

We recognize that the State is encountering budget difficulties and the State may not be able to fund the construction of the complex. However, we must find a site for the courthouse complex NOW. The need for the building does not change with the passage of time and the need for the building increases with the passage of time. The time is now to take action and make our new judiciary complex in Hilo a reality.

Thank you for allowing me to submit this testimony.

BERNARD J. CAVITTANO
GOVERNOR



SAM CALLEJO
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 113, HONOLULU, HAWAII 96810

LETTER (P) 1513.6

AMR 2 2 1002

Mr. Jerel I. Yamamoto, President
Hawaii County Bar Association
P. O. BOX 1456
Hilo, Hawaii 96721

Dear Mr. Yamamoto:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement
Consultation Phase

Thank you for your June 20, 1996 testimony at the stakeholders meeting in Hilo regarding the proposed Hilo Judiciary Complex. We acknowledge your comments concerning the "immediate and imperative need" for new, centrally located courthouse facilities for the Third Judicial Circuit in Hilo. Your observations and regarding specific needs for building spaces, functions and accessibility will be taken into consideration during the next phase of the project's site selection and environmental impact review. Your testimony and this response letter will be included in the Draft Environmental Impact Statement.

We appreciate your input for this project and your attendance at the June 20, 1996 stakeholders meeting in Hilo. You will be notified regarding future meetings and we hope you are able to continue to participate in this process.

Very truly yours,

GORDON MATSUOKA
State Public Works Engineer

RY:jj
cc: Mr. Jeffrey Overton

SENT BY:Public Defender Hilo : 8-18-98 : 5:55AM :

8089374668- HAKAROTO/Yoshioka:2

SENT BY:Public Defender Hilo : 8-19-98 : 8:55AM :

8089374668- HAKAROTO/Yoshioka:3

OFFICE OF THE PUBLIC DEFENDER
80 PAUHI STREET, ROOM 201
HILO, HAWAII, 96720
TELEPHONE: 933-4571
FAX: 933-4649

SAC 96-049/June 19, 1998

TO: JEREL YAMAMOTO, PRESIDENT fax & jacket: 933-3872
HAWAII COUNTY BAR ASSOCIATION

FM: FRANCIS P. AKAHINE
SUPERVISING DEPUTY PUBLIC DEFENDER

RE: EAST HAWAII JUDICIARY COMPLEX

1. Please forward the following comments to the relevant party.
2. The Office of the Public Defender recommends without reservation, construction of an East Hawaii Judiciary Complex containing all of the Judiciary offices now dispersed throughout Hilo.
3. At present, none of the probation offices for the following courts are in the same building as the courts: district, family (adults only), and circuit.
4. Centralization achieves the following economies, particularly for a publicly funded agency such as the Office of the Public Defender, which has always been understaffed vis-a-vis demand for its services:
 - a. Personnel. Centralization will allow fewer defenders to provide coverage to more courts if the courts are in a single location.
 - b. Time. Centralization will require less expenditure of defenders' and the public's time travelling to or from a court or judiciary agency if all judicial agencies are in a single location. Less time would be expended for the transmission of documents between sender and receiver.
 - c. Mileage Fees. Less travel means lesser claims for mileage fees.

SAC 96-049/June 19, 1998
JEREL YAMAMOTO
RE: EAST HAWAII JUDICIARY COMPLEX
Page 2

6. Centralization efficiently achieves the following objectives:
 - a. Integrity of the Process. A complex designed to serve as a place where justice is sought would provide for segregation of jurors, witnesses, and parties. In the current situation, nothing prevents innocent or malevolent intermingling of jurors, witnesses or parties.
 - b. Confidentiality. None of the courtrooms provide private areas for confidential attorney-client communication.
 - c. Security. A complex designed for judiciary purposes would address concerns for security effectively and economically.

cc Richard W. Pollack, Public Defender fax only
OPD-East Hawaii

fpw/0810

5. Centralization is efficient and convenient for the public. Persons referred by the court to another judiciary agency, e.g., the relevant probation office, will expend less time and fuel in getting to the agency if all judiciary agencies are in the same complex. Persons referred would also have no excuse for not immediately going to the judiciary agency if all judiciary agencies are in the same complex. Consideration of the complex' location should take into account the location's accessibility to public transportation, for that day when the county of Hawaii acquires such a system.

WILLIAM J. CAYSTANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96819

SAM CALIZO
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTER (P) 1512.6

AUG 26 1996

Mr. Francis P. Akamine
Supervising Deputy Public Defender
Office of the Public Defender
80 Pauahi Street, Room 201
Hilo, Hawaii 96720

Dear Mr. Akamine:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement
Consultation Phase

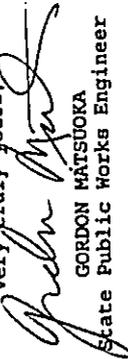
Thank you for your June 19, 1996 letter recommending the construction of an East Hawaii Judiciary Complex in Hilo which you submitted at the July 20th stakeholders meeting held in Hilo.

We acknowledge your comments concerning the need for court facilities and functions (such as the probation offices) to be centrally located and contained within the same building, thereby providing greater efficiency and convenience for the general public, users of the facilities and the employees. Your comments regarding the needs for specific building spaces, functions and accessibility will be taken into consideration during the next phase of the project's site selection and environmental impact review. Your testimony and this response letter will be included in the Draft Environmental Impact Statement.

We appreciate your input for this project and your attendance at the June 20, 1996 stakeholders meeting in Hilo. You will be notified regarding future meetings and we hope you are able to continue to participate in this process.

We appreciate your input for this project.

Very truly yours,


GORDON MATSUOKA
State Public Works Engineer

RY:jy
cc: -Mr. Jeffrey Overton

Draft EIS Comments & Responses



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FORT SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

December 4, 1996

-2-

Planning and Operations Division

RECEIVED

DEC - 5 1996

GROUP 70

Copy Furnished:

Mr. Ralph Yukumoto
City and County of Honolulu
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Mr. Jeff Overton
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Statement (DEIS) for the Hilo Judiciary Complex Project, Hilo, Hawaii. The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

a. Wetland plants are listed in the botanical survey at several of the proposed sites. Vegetation is one of three indicators used in determining wetlands; therefore, wetlands may be present at some of the sites. In addition, Figure 3-12 shows Ainako Stream running along the periphery of Site F. As indicated in our previous letter dated July 17, 1996, we recommend that plans be submitted when the final site is selected so that further DA permit requirements can be evaluated. Please contact our Regulatory Section at 438-9258 for further information and refer to file number 960000298.

b. The flood hazard information provided on page 2-5 of the DEIS is correct.

Sincerely,

Lawrence O. Muraoka, P.E.
Acting Chief, Planning
and Operations Division

BERNARD J. CANTANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

SAE CALLEJO
COMPTROLLER

Mr. Lawrence O. Muraoka
Page 2

Ltr. No. (P)1099.7

LETTER NO (P)1099.7

Mr. Lawrence O. Muraoka
Acting Chief
Planning and Operations Division
Pacific Ocean Division
Corps of Engineers
Department of the Army
Fort Shafter, Hawaii 96858-5440

Dear Mr. Muraoka:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 4, 1996 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. We acknowledge your comment regarding the presence of wetland plants at several of the candidate sites and that vegetation is only one of three indicators used in determining the presence of an actual wetland. The final selected site and project area will be surveyed for any potential wetland areas.
2. Regarding the presence of Ainako Stream along the periphery of Site F, there is sufficient land available within the 42.3-acre site to construct a Judiciary complex on the mauka portion of the lot which is elevated above and set back considerably from the course of the stream. Any plan for use of this site would require avoidance of impacts to wetlands.
3. The Hilo Judiciary Complex project is still in the site selection stage and the design phase is not yet scheduled. Project plans and drawings can be forwarded to your office during the future design phase of the project.
4. We acknowledge your comment that the flood hazard information provided in the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex is correct.

Your comment letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

Sincerely,

GORDON MATSUOKA
State Public Works Engineer

RY:Jk
c: Mr. Jeffrey Overton



United States Department of the Interior

U.S. GEOLOGICAL SURVEY
WATER RESOURCES DIVISION
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

November 25, 1996

RECEIVED
NOV 29 1996

Mr. Jeffrey Overton
Group 70 International, Inc.
925 Bethel St., 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Draft Environmental Impact Statement (DEIS)
and Site Selection Study
Hilo Judiciary Complex
South Hilo District, Island of Hawaii

The staff of the U.S. Geological Survey, Water Resources Division, Hawaii District, has reviewed the DEIS and Site Selection Study, and we have no comments to offer at this time.

We are returning the report for your future use. Thank you for allowing us review it.

Sincerely,

William Meyer
District Chief

Enc.

cc: Mr. Ralph Yukumoto, Department of Accounting and General Services



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

FEB 7 1997

Mr. William Meyer
District Chief
Water Resources Division
U. S. Geological Survey
U. S. Department of the Interior
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

Dear Mr. Meyer:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your November 25, 1996 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. We acknowledge that your office has no comments to offer at this time.

Your comment letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

Sincerely,

GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton

SAM CALLEJO
COMPTROLLER

MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTERS [E] 1091.7



DEPARTMENT OF THE NAVY
 COMMANDER
 NAVAL BASE PEARL HARBOR
 BOX 110
 PEARL HARBOR, HAWAII 96860-5020

5090
 Ser M(23)/4205
 8 Jan 97

RECEIVED
 JAN 10 1997

Group 70 International, Inc.
 Attn: Mr. Jeff Overton
 925 Bethel Street, Fifth Floor
 Honolulu, HI 96813-4307

Dear Mr. Overton:

Subj: PROPOSED HILO JUDICIARY COMPLEX, DRAFT ENVIRONMENTAL
 IMPACT STATEMENT (DEIS) AND SITE SELECTION STUDY OF
 NOVEMBER 1996

Thank you for the opportunity to review the proposed Hilo
 Judiciary Complex, DEIS and Site Selection Study of November 1996.

The Navy has no comment to offer at this time and appreciates
 the opportunity to participate in your review process.

The Navy's point of contact is Mr. Stanford Yuen at 474-0439.

Sincerely,

Stanford Yuen
 Stanford B.C. Yuen, P.E.
 By direction

Copy to:
 Department of Accounting and General Services
 Attn: Ralph Yukimoto
 1151 Punchbowl Street, Room 430
 Honolulu, HI 96813



BENJAMIN J. CAYETANO
 GOVERNOR

STATE OF HAWAII
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 P. O. BOX 1118 HONOLULU, HAWAII 96819

SAM CALLEJO
 COMPTROLLER
 MARY PATRICKA WATERHOUSE
 DEPUTY COMPTROLLER

LETTER NO. (P)11089.7

FEB 7 1997

Mr. Stanford Yuen
 Department of the Navy
 Naval Base Pearl Harbor
 Box 110
 Pearl Harbor, Hawaii 96860-5020

Dear Mr. Yuen:

Subject: Hilo Judiciary Complex
 Draft Environmental Impact Statement

Thank you for your January 8, 1997 letter regarding the
 Draft Environmental Impact Statement for the proposed Hilo
 Judiciary Complex. We acknowledge that the Navy does not have
 any comments to offer at this time.

Your letter and this response letter will be included in
 the Final Environmental Impact Statement. We appreciate your
 input for this project.

Sincerely,

Gordon Matsuoaka
 GORDON MATSUOKA
 State Public Works Engineer

RY:jk
 c: Mr. Jeffrey Overton

RECEIVED JAN 10 1997

BENJAMIN J. CAYETANO
Governor



State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814-2512
December 31, 1996

RECEIVED

JAN - 3 1997

GROUP 73

Group 70 International, Inc.
925 Bethel Street, 5th floor
Honolulu, Hawaii 96813-4307

Attention: Jeffrey H. Overton, AICP

Dear Mr. Overton:

Subject: Draft Environmental Impact Statement for Proposed Hilo
Judiciary Complex

Of the seven alternative sites, only the Hale Nani site (TMK: 2-4-29: 18, 19; Department of Hawaiian Home Lands) is adjacent to agricultural uses, zoned for agricultural use, and is not adjacent to the Urban District. Based on the information provided in the DEIS, we would recommend that this site not be considered because of the potential conflict between the proposed uses and the adjacent nursery operations and that the facility would establish an urban spot-zone in an agriculturally-zoned area.

Should you have any questions, please call Earl Yamamoto at 973-9466.

Sincerely,

JAMES J. NAKATANI
Chairperson, Board of Agriculture

C: DAGS (attn: Ralph Yukumoto)

hr:dlf



BENJAMIN J. CAYETANO
Governor



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 115, HONOLULU, HAWAII 96810

FEB 7 1997

TO: The Honorable James Nakatani, Chairperson
Department of Agriculture

SUBJECT: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 31, 1996 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. We acknowledge your comments and concerns regarding the Hale Nani site as a possible location for the Hilo Judiciary Complex and the potential for conflict between the proposed use and the adjacent agricultural operations.

Your letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

SAM CALLEJO
State Comptroller

SAM CALLEJO
Comptroller

MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P) 1087.7



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING
235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2358, Honolulu, Hawaii 96804

BENJAMIN J. CAVETANO
GOVERNOR
SELBIE H. NAVA
DIRECTOR
RICK EGGED
DIRECTOR, OFFICE OF PLANNING

Telephone: (808) 587-2646
Fax: (808) 587-2824

Ref. No. P-6408

December 5, 1996

RECEIVED

DEC 11 1996

GROUP 70

Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813-4307

Attention: Jeff Overton

Gentlemen:

Subject: Draft Environmental Impact Statement
Proposed Hilo Judiciary Complex

We have reviewed the environmental impact statement (EIS) for the subject project and have the following comments.

In our view, the draft EIS discussion should be expanded to include an assessment of the alternative sites' conformance with Chapter 205A. While reference is made to the Special Management Area (SMA), the broader CZM area encompasses the entire State. As such, the selected project will have to demonstrate compliance with the Coastal Zone Management objectives and policies.

If you have any questions, please call Rebecca Alakai of our CZM Program at 587-2802.

Sincerely,

Rick Egged
Rick Egged
Director
Office of Planning

cc: Ralph Yukumoto, DAGS



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96810

BENJAMIN J. CAVETANO
GOVERNOR

SAM CALLEJO
COMPTROLLER

MARY PATRICKA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P)11098-7

FEB 7 1997

TO: Mr. Rick Egged, Director
Office of Planning

SUBJECT: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 5, 1996 letter regarding the Draft Environmental Impact Statement (EIS) for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. The Final EIS will clarify that the objectives and policies of Chapter 205A, Hawaii Revised Statutes apply to all of the candidate sites, not just those within the Special Management Area.
2. The environmental review and site selection study process assesses multiple candidate sites. The final site selection will take place after the Final EIS is issued. We acknowledge that the planning, design and construction of the Hilo Judiciary Complex at the selected site will have to comply with the Coastal Zone Management's objectives and policies.

Your comment letter and this response letter will be included in the Final EIS. We appreciate your input for this project.

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton

BENJAMIN J. CAYETANO
GOVERNOR



BENJAMIN J. CAYETANO
GOVERNOR



SAM CALLED
COMP 780.116
MARY PATRICK WATERHOUSE
SECRETARY

ROY C. PRICE, SR.
VICE DIRECTOR OF CIVIL DEFENSE

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3949 DAKOTA HEAD ROAD
HONOLULU, HAWAII 96816-4495

RECEIVED
DEC 13 1996

PHONE (808) 733-4300
FAX (808) 733-4307

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 118 HONOLULU HAWAII 96813

11711111 (P) 1121.7

FEB 11 1997

SR002730

TO: Mr. Jeff Overton
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813-4307

FROM: Mr. Roy C. Price Sr.
Vice Director of Civil Defense

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) AND SITE SELECTION STUDY; HILO JUDICIARY COMPLEX, SOUTH HILO DISTRICT, ISLAND OF HAWAII

TO: Mr. Roy Price, Vice Director of Civil Defense
Office of the Director of Civil Defense
Department of Defense

SUBJECT: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 11, 1996 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

Thank you for this opportunity to comment on the DEIS and Site Selection Study submitted by the Department of Accounting and General Services, State of Hawaii, for the Hilo Judiciary Complex, South Hilo District, Island of Hawaii, TRK: various.

State Civil Defense (SCD) does not have negative comments specifically directed toward this DEIS. Our letter dated July 17, 1996, addressed the issue of civil defense siren warning devices. The recommended purchase and installation of a siren simulator by the developer of the project remain unchanged.

SECTION 2.0, "PROJECT SETTING," subsection 2.2, "Hilo Area," subsection 2.2.5, "Soils and Topography," describes the slope and elevation of Hilo and subsection 2.2.6, "Flood and Tsunami Hazard," addresses flood conditions in general terms for Hilo, with specific flood hazard considerations for the seven specific candidate sites selected discussed in SECTIONS 3.0 and 4.0.

Comments made regarding the impact of the orographic amplification of tropical cyclone force winds and flooding resulting from torrential rains remain unchanged. These sites are vulnerable to volcanic eruptions and earthquakes. Structures within the project area must be favorably sited, modified, designed and constructed to withstand the hazards previously addressed. These structures could then be surveyed and evaluated for use as public shelters in disasters.

If you have any further questions, please call Mr. Mel Nishihara of my staff at 733-4300.

c: Hawaii Civil Defense Agency

1. We appreciate your recommendation regarding the need for installation of a siren simulator in the proposed Hilo Judiciary Complex should a site be selected which is not within range of an existing siren warning system. As we stated in our September 9, 1996 response letter, we understand that the following sites are not covered by the existing civil defense siren warning system in the Hilo area: Site A - C. Brewer Site, Site B - Hale Nani Site, Site C - Former J. C. Penney Site, Site D - Komohana Site, and a portion of Site F - Site Across from Hilo Hospital. Your office has also indicated that a civil defense siren is planned to be placed in the vicinity of Kaiko'o Mall approximately one year from now. Once in place, the siren would cover Site C - Former J. C. Penney Site.

2. We acknowledge your comments regarding the impact of orographic amplification of tropical cyclone force winds and flooding resulting from torrential rains, as well as the island of Hawaii's vulnerability to volcanic eruptions and earthquakes. Further description of the potential impacts of these natural hazards and the need for appropriately designed structures within the project area will be expanded in the Final Environmental Impact Statement.

Mr. Roy Price
Page 2

Ltr. No. (P)1121.7

Benjamin J. Cuyetano
SUPERINTENDENT

HERMAN M. AIZAWA, Ph.D.
SUPERINTENDENT

RECEIVED
DEC 20 1996



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2340
HONOLULU, HAWAII 96810

OFFICE OF THE SUPERINTENDENT

December 12, 1996

Your comment letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton, Group 70 International, Inc.

Mr. Jeffrey H. Overton, AICP
Chief Environmental Planner
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

SUBJECT: Proposed Hilo Judiciary Complex Draft EIS

We have reviewed the subject DEIS and determined that the proposed facility, at any of the candidate sites, will not significantly affect schools in the area.

If you have any questions, please call Sanford Beppu of the Facilities Branch at 733-4862.

Sincerely,

Herman M. Aizawa, Ph.D.
Superintendent

HMA:hy

cc: A. Suga, OBS
R. Murakami, MDO

BENJAMIN J. CAYETANO
GOVERNOR



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

FEB 7 1997

SAM CALLEJO
COMPTROLLER
MARY PATRICKA WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO (P) 1110.7

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1871
HONOLULU, HAWAII 96810

NOV 29 1996

KALI WATSON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

JORIE M.K. N. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

TO: The Honorable Herman Aizawa, Superintendent
Department of Education

SUBJECT: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 12, 1996 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. We acknowledge that the Department of Education has concluded that the Judiciary complex project will not significantly affect schools in the area. We will forward a copy of the Final Environmental Impact Statement for your information upon its completion.

Your letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

S. Callejo
SAM CALLEJO
State Comptroller

Mr. Jeffrey H. Overton
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Hilo Judiciary Complex - November 1996
Draft Environmental Impact Statement (EIS)

Thank you for noting that the land parcel identified as Tax Map Key 2-4-49: 19 (23.277 acres), a major portion of alternative Site B, the Hale Nani Site, is under the ownership and jurisdiction of the Department of Hawaiian Home Lands (DHHL).

The DHHL supports selection of a site that will serve the operational needs of the Judiciary system as well as the general public. Differences in travel times and costs are significant over the 50-years life of the facility. Privately-owned parcels should not be eliminated if they are significantly more convenient to a majority of the population. If the \$6.4 million cost to acquire fee-simple title to the J.C. Penney site is too high, a 55-year lease should be considered.

If you have any questions, please contact Darrell Yagodich of our Planning Office at 586-3837.

Warmest aloha,

Kali Watson
Kali Watson, Chairman
Hawaiian Homes Commission

cc: Department of Accounting
and General Services

4170L22

SEALUANI J. CAVETANO
GOVERNOR OF HAWAII



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

FEB 7 1997

SAM CALLEJO
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO (P) 112.7

TO: The Honorable Kali Watson, Chairperson
Department of Hawaiian Home Lands

SUBJECT: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your November 29, 1996 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. We acknowledge your comments supporting the selection of a site which would serve the operational needs of the Judiciary system and the general public.
2. Regarding the issues of travel time and costs, all of the candidate sites are equitably assessed based on site selection criteria whether the site is privately or State-owned. The site selection study contains criteria which evaluate the sites' travel proximity to major population activity and judicial support services.
3. The issue of pursuing a potential lease of the former J. C. Penney site from the private landowner would be the responsibility of the Department of Accounting and General Services and the Judiciary, if that site is selected. The current environmental review and site selection study process provides documentation of the land acquisition costs, based on real property tax assessments as an initial basis of comparison across the sites.

Your comment letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

Sam Callejo
SAM CALLEJO
State Comptroller



STATE OF HAWAII
DEPARTMENT OF HEALTH
P O BOX 3378
HONOLULU, HAWAII 96810

January 9, 1997

96-102A

RECEIVED
JAN 16 1997

Mr. Jeffrey H. Overton, AICP
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Draft Environmental Impact Statement
Proposed Hilo Judiciary Complex

- South Hilo, Hawaii
- TMK: (3) 2-6-15: 1 & 2, 2-6-16: 2 C. Brewer Site
(3) 2-4-49: 18 & 19 Hale Nani Site
(3) 2-2-15: 33 Kaiko'o Mall Site
(3) 2-4-01: 12 Komohana Site
(3) 2-3-36: 3 Pohanawai Site
(3) 2-3-32: 1 Site Across from Hilo Hospital
(3) 2-4-57: 1 University of Hawaii Hilo Site

Thank you for allowing us to review and comment on the subject project. We do not have any comments to offer at this time.

Should you have any questions, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4294 or Mr. Aaron Ueno, Chief Sanitarian, Hawaii District Health Office at 933-4371.

Sincerely,

Bruce S. Anderson
BRUCE S. ANDERSON, Ph.D.
Deputy Director for Environmental Health

c: DAGS (Ralph Yukumoto)
HDHO
MWB

ISIJAMA J. CAETANO
GOVERNOR



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

FEB 7 1997

TO: Dr. Bruce S. Anderson
Deputy Director of Environmental Health
Department of Health

SUBJECT: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your January 9, 1997 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. We acknowledge that your office does not have any comments to offer at this time.

Your letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton, Group 70 International, Inc.

ISIJAMA J. CAETANO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

December 12, 1996

Mr. Jeffrey H. Overton
Group 70 International, Inc.
925 Bethel Street, Fifth Floor
Honolulu, Hawaii 96813

Dear Mr. Overton:

SUBJECT: Draft Environmental Impact Statement and Site Selection Study Hilo Judiciary Complex
Wainaku, Ponahawai, Pi'ihonua, Wainaka, South Hilo, Hawaii Island
TMK: 2-6-15; 1-2; 2-6-16; 2; 2-4-49; 18, 19; 2-2-15; 33; 2-4-11; 2; 2-3-36; 3; 2-3-32; 1; 2-4-57; 1

Thank you for your letter of November 19, 1996, and the opportunity to review and comment on the Draft EIS for the proposed Hilo Judiciary Complex.

We have already commented on the archaeological assessment report (Appendix F) in a letter dated October 23, 1996, to Dr. Rosendahl. It was our understanding, based on a letter of August 23, 1996, from Mr. Gordon Matsuoka, State Public Works Engineer, that our letter was to be included in the Draft EIS. It does not appear in Section 12 of the Draft EIS, so we are enclosing a copy for your information and files.

We believe that the proposed project will have either a "no effect" or "no adverse effect" on significant historic sites, depending on which of seven alternative sites are selected, on the condition that the mitigation treatments outlined in Section 5.1.9 of the Draft EIS are implemented. This would involve subsurface excavations prior to any ground alteration, and the notification of our office if human burials or other cultural remains older than 50 years are encountered during construction. There is the further understanding that a report on the subsurface excavations will be submitted to our office for review and approval.

If you have any questions please contact our Hawaii Island staff archaeologist, Patrick McCoy (587-0006).

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

PM:jk

cc: Ralph Yukumoto, DAGS
Land Management, DLNR

MICHAEL D. WILSON, CHAIRMAN
BOARD OF LAND AND NATURAL RESOURCES
DEPUTY
OLESTY COLEMAN-ADAM

AGRICULTURAL DEVELOPMENT PROGRAM
ADULTIC RESOURCES CONSERVATION AND RECREATION AFFAIRS
CONSERVATION AND RECREATION AFFAIRS
COUNTY AFFAIRS
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

LOG NO: 18584 ✓
DOC NO: 9612PM06

RECEIVED
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3:28:11 PM '96

STATE OF HAWAII - DEPARTMENT OF LAND AND NATURAL RESOURCES - STATE HISTORIC PRESERVATION DIVISION

BENJAMIN J. CASTLENO
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

MICHAEL B. WALKER, ESQUIRE
BOARD OF LAND AND NATURAL RESOURCES
SUITE 100
1001 KALANIANA'OLE AVENUE
HONOLULU, HAWAII 96813
AGRICULTURE DEVELOPMENT
PROGRAM
AGRICULTURE RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
ALTERNATIVE ENERGY
DEVELOPMENT
PROPERTY AND
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PLANNING
WATER AND LAND DEVELOPMENT

October 23, 1996

Dr. Paul Rosendahl
PHRI
204 Waiuanue Avenue
Hilo, Hawaii 96720

Dear Dr. Rosendahl:

SUBJECT: PHRI Report 1721-061496: Archaeological Assessment Study Hilo
Judiciary Complex Project (Walker and Rosendahl 1996)
Wainaku, Pohnahawai, Pi'ihonua, Waiakea, South Hilo, Hawaii Island
TMK: 2-6-15: 1,2; 2-6-16:2; 2-4-49:18, 19; 2-2-15:33; 2-4-1:12;
2-3-36:3; 2-3-32:1; 2-4-57:1

LOG NO: 18328 ✓
DOC NO: 9610PM18

Dr. Paul Rosendahl
Page Two

are selected no further work would probably be required, although some testing and/or monitoring of the latter site might be necessary given the possibility of subsurface cultural deposits. An archaeological inventory survey would probably be required should any of the remaining five alternative sites be selected, given the possibility of sites at each location.

If you have any questions please contact Patrick McCoy (587-0006). Would you also please see that Marc Smith gets a copy of this report for our Hilo office library if you haven't already done so. Thanks.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

PM:jk

Thank you for your letter of August 7, 1996, and the one copy of the subject report. As you know, we do not review reconnaissance studies, so we are not sure what you are requesting that we review. The report seems more geared to provide your client with information.

The report, which presents the results of an archaeological assessment of seven potential sites for the construction of the proposed Hilo Judiciary Complex, was clearly not intended to meet the requirements of an inventory survey report. It is clear from the report that there was no intention of surveying the seven potential construction sites to inventory standards or fully recording and evaluating the significance of the archaeological sites that were identified. You note on page 3 of the report that "Full inventory level archaeological survey must be conducted before final significance assessments and treatment recommendations can be made for newly identified sites." Again, this seems to be a recommendation to your client.

After browsing your report we believe that you have done enough research to fulfill the Scope of Work, one objective of which was to "Estimate the general scope of any subsequent archaeological work that might be appropriate and/or required in the course of the proposed development." We would probably agree with most, if not all, of your recommendations for the seven alternative sites. If the Hale Nani or Kaiko'o Mall sites

OCT 23 1996

BEIJUANJIA CAYETANO
SECRETARY



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

RECEIVED
DEC 20 1996

IN REPLY REFER TO:
STP 8.7664

KAZU HAYASHIDA
DIRECTOR
DEPUTY DIRECTORS
JERRY M. MATSUDA
GLENN M. OKAMOTO

Mr. Jeffrey H. Overton
Page 2
December 17, 1996
STP 8.7664

Mr. Jeffrey H. Overton, AICP
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

Dear Mr. Overton:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (DEIS)

Thank you for your transmittal of November 19, 1996, requesting our comments on the various candidate sites for the proposed Hilo Judiciary Complex.

Our comments are as follows:

Site A (C. Brewer Site):

1. The Island of Hawaii Long Range Highway Plan recommends the widening of Hawaii Belt Road (from Waiuanue Avenue to Akaka Falls) from two to four lanes. Additional rights-of-way or setback may be required and should be coordinated with our Highways Division.
2. This site will negatively affect Hawaii Belt Road as a high speed facility along the Hamakua Coast, and the lack of support services near this site will generate more vehicular trips.
3. Access to the portion mauka of Hawaii Belt Road shall be via Wainaku Street. No direct access will be permitted from the Hawaii Belt Road.
4. A traffic assessment report should be prepared for our review and approval. It should identify all the project access points.
5. Figure 2-2 should be corrected to read "Hawaii Belt Road" rather than Miamalahoa Highway.

Site B (Hale Nani Site):

1. A traffic assessment report should be prepared for our review and approval. It should include the intersection of Mamaki Street and Volcano Road.
2. No direct access shall be permitted from Volcano Road.
3. The area for the proposed facility should be distinguished from the area required for the Hawaii Community Correctional Facility expansion.

Site C (Kaiko'o Mall Site):

1. A traffic assessment report should be prepared for our review and approval. It should include the intersection Pauahi Street and the Hilo Bayfront Highway.

Site D (Kamohana Site):

1. A traffic assessment report should be prepared for our review and approval.
2. No direct access shall be permitted from the proposed Puainako Street extension.

We have no specific comments on Site E (Ponahawai Site), Site F (Waiuanue Avenue Site), and Site G (University of Hawaii-Hilo Site).

All required improvements attributable to the development must be provided at no cost to the State.

We appreciate the opportunity to provide comments.

Very truly yours,

Kazu Hayashida

KAZU HAYASHIDA
Director of Transportation

c: Mr. Ralph Yukumoto, Department of Accounting and General Services (DAGS)
Mr. Gary Gill, Office of Environmental Quality Control (OEQC)

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DEC 23 10 37 AM '96

DIRECTOR'S OFFICE



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPOLAHU BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-5249
PHONE (808) 594-1888
FAX (808) 594-1865

December 09, 1996

Mr. Sam Callejo
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, HI 96810

Dear Mr. Callejo:

Thank you for the opportunity to review the Draft Environmental Impact Statement (DEIS) and Site Selection Study for the Hilo Judiciary Complex, South Hilo District, Island of Hawaii. The State of Hawaii is proposing to develop a new Judiciary complex to consolidate various Judiciary functions in a single location. The State has identified and characterized seven potential sites for the Judiciary Complex.

The Office of Hawaiian Affairs (OHA) has reviewed the DEIS and companion site descriptions and has the following concerns. First, four of the proposed sites are ceded lands. OHA urges the preparers to (i) include this fact as an unresolved issue in Section 10.0 of the DEIS, and (ii) work closely with OHA directives on the issue of ceded lands used for the proposed development.

Second, a review of site characteristics reveals potential constraints which may render some sites virtually unsuitable for the proposed development. In Table 4-1 all seven sites are rated "poor" in terms of general stability for foundations while three of the seven sites are rated "poor" in terms of soil depth for site work. Given the history of seismic activity in the area, OHA urges the preparers to take a critical look at these constraints as the likelihood of structure failure may be high in the event of a natural disaster.

Letter to Mr. Callejo
Page Two

Third, if the ratio of number of "poor" ratings to the total ratings (expressed on a percent basis) can arbitrarily be used as an index of suitability, a simple manipulation of the data in Table 4-4 reveals two facts: (i) "poor" ratings constitute 42, 35, 6, 48, 10, 19, and 16% of all ratings for sites A through G, respectively, and (ii) only four sites could be deemed suitable (less than 20%). If sites C, F, and G are further excluded due to high land costs and multiple negative community effects, respectively, the pool is reduced to one suitable site. From the above analysis, OHA is deeply concerned that sites included in the selection study contain too many "poor" ratings that may severely handicap the selection process unless additional sites are identified for further evaluation. Please contact me or Luis A. Manrique (594-1755) should you have any questions on this matter.

Sincerely yours,

Martha Ross
Deputy Administrator

L.M:lm

Ralph

RECEIVED
DEC 20 1996
COMPTROLLER'S OFFICE

UNIVERSITY OF HAWAII
State P.R. Dept. Approval
P.M. Secy
Staff Serv. & Planning & Int. Affs
Prof. Mgmt. & Soc. M.
Design B
Info. B
Gen. Cont. Serv. B
Housing Serv. B



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

LETTER NO. (P)1102.7

FEB 10 1997

Ms. Martha Ross
Deputy Administrator
Office of Hawaiian Affairs
State of Hawaii
Honolulu, Hawaii

Dear Ms. Ross:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 9, 1996 letter regarding the Draft Environmental Impact Statement (EIS) for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

Ceded Lands. The fact that four of the candidate sites are ceded lands (Site B - Hale Mani, Site D - Komoehana, Site F - Across from Hilo Hospital and Site G - UH Hilo) will be included in the discussion of unresolved issues for Section 10.0 of the Final EIS. OHA's directives on the issue of ceded lands used for development will be considered should one of these four sites be selected as the site for the Judiciary complex.

Foundation and Soil Depth Characteristics. Ratings of the seven candidate sites for foundation characteristics are taken from the U. S. Department of Agriculture, Soil Conservation Service's Soil Survey for the Island of Hawaii (1972). The "poor" rating for all seven sites reflects the silty clay soil type which is not considered optimal for building foundations. This soil type is very common throughout the Hilo region. The poor rating does not mean that a building cannot be safely constructed on these soils; rather, it requires that an appropriately stable foundation design be employed. Depth of soils is another characteristic for which many sites rated poorly, due to the presence of shallow bedrock lava material. This is another factor which would require accommodation in the foundation design for each particular site. Seismic conditions will be addressed in the facility design for the selected site. The likelihood of structural failure due to seismic activity was not addressed specifically as a selection criterion.

Number of "Poor" Ratings. The current seven candidate sites for the Hilo Judiciary Complex emerged from an extensive public consensus effort conducted in 1993-1994 by the Center for Alternative Dispute Resolution, which included several community meetings that explored siting issues of concern to the community. The current Site Selection Study is an attempt to closely study and identify differences among the seven candidate sites, showing those which have better characteristics than others and ultimately providing the necessary information to make a decision for a preferred site. This type of evaluation and rating process leads to some sites being rated poorly in comparison to others.

In this instance, we are studying 31 building site and community criteria, plus four cost criteria. The detailed process to evaluate each site generates some poor ratings for each of the seven candidate sites. Clearly, some of the sites have numerous "poor" ratings under the various selection criteria and, therefore, it is unlikely that those sites with numerous "poor" ratings will be selected for the new Judiciary complex. Even those sites with the highest relative ratings still have the same number of "poor" ratings under some of the criteria. As described above, all sites rate poorly for certain criteria such as soil stability for foundations. This study has proceeded used the results of the very intensive 1993-1994 process to identify appropriate and available sites in Hilo. There are no other potential sites that could be expected to rate highly under every selection criterion.

Your comment letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

Sincerely,

SAM CALLEJO
State Comptroller



University of Hawai'i at Mānoa

Environmental Center
A Unit of Water Resources Research Center
2550 Campus Road • Crawford 317 • Honolulu, Hawai'i 96822
Telephone: (808) 956-7361 • Facsimile: (808) 956-3980

January 7, 1997
RE:0678

RECEIVED

JAN 16 1997

GROUP 70

Mr. Ralph Yukumoto
Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Yukumoto:

Draft Environmental Impact Statement
Hilo Judiciary Complex
Hilo, Hawaii

The Department of Accounting and General Services proposes to replace the existing Hilo Circuit Courthouse with a more functional judiciary complex. The new building will be designed to accommodate the judiciary needs of East Hawaii until 2010. In this draft Environmental Impact Statement (EIS), the applicant evaluates seven different site locations which were proposed by the Center for Alternative Dispute Resolution (CADR).

This review was completed with the assistance of George Curtis, University of Hawaii Hilo, and Paul Berkowitz of the Environmental Center.

General Comments

In short, since most of the proposed sites are in the urban zone and have been disturbed previously, the environmental concerns involved with this project are relatively minor. Thus our reviewers had only a few comments to offer. One of our greatest concerns with the site evaluation is that some of the sites have been scheduled for other purposes since the State has proceeded so slowly. The final EIS should provide updated information on the availability of each of the seven potential sites.

Tsunami Hazard

The document does not offer a clear articulation of the tsunami hazard for the Brewer site. While Table 4-1 describes the hazard as "fair" (i.e. no occupied structures lie within the flood district),

An Equal Opportunity/Affirmative Action Institution

Mr. Ralph Yukumoto
January 7, 1997
Page 2

Table 3-2 lists the danger as unknown and the site description (Section 3.5) does not mention the flood issue. For the sake of clarity, future human safety, and insurance purposes, the EIS should describe what portion of the site is in the velocity hazard zone. Will any structures be built on or adjacent to the velocity hazard zone? Will the State be able to purchase flood insurance for the site?

Comments

The acquisition cost for the UH Hilo site should be the lowest ranking alternative since the State already owns the land. It appears that the assessment was made as if the land were privately owned.

The J.C. Penny building, which is planned for County offices now, is only part of the land and facilities available at that site. The other portion, Kaiko'o mall, is partially vacant and could provide court and office space with reconstruction. This site also has ample parking across from the State Office building.

The Hilo hospital site should receive poor ratings for traffic, as the only access is a narrow two-lane road from a busy street already overburdened with local and intra-island traffic.

Thank you for the opportunity to comment.

Sincerely,

Jacqueline N. Miller
Associate Environmental Coordinator

cc: Governor, c/o OEQC
Group 70 ✓
Roger Fujioka
George Curtis
Paul Berkowitz

BERNARD J. CAVITANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 110, HONOLULU, HAWAII 96810

ELSA CALLEJA
COMPTROLLER
MARY PATRICK WATERHOUSE
STATE COMPTROLLER

LETTER NO. (P)1109.7

FEB 11 1997

Ms. Jacquelin N. Miller
Associate Environmental Coordinator
Environmental Center
University of Hawaii at Manoa
2550 Campus road, Crawford 317
Honolulu, Hawaii 96822

Dear Ms. Miller:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your January 7, 1997 letter regarding the Draft Environmental Impact Statement (EIS) for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. We acknowledge your comment that due to the urban location of many of the candidate sites, the environmental concerns involved with this project are relatively minor.
2. The Final EIS will provide current information regarding the availability of each of the sites for potential development. As noted in the Draft EIS, the former J. C. Penney Site is being acquired by the County for office space. According to the County, however, the possibility of joint development or development of a judiciary complex elsewhere on the site may still be a possibility.
3. In response to your comments regarding the C. Brewer Site and tsunami and flood hazards issues, we would like to offer the following clarification. One of the site selection study's criteria is the evaluation of a site's location relative to flood hazard districts as delineated on the Federal Emergency Management Agency's Flood Insurance Rate Maps (FIRM). Based on the definition of criterion No. 24 regarding the National Flood Insurance Program, the C. Brewer Site is rated as "Fair" as depicted in Table 4-1 because a major portion of the site lies outside of the FIRM flood hazard district.

Ms. Jacquelin N. Miller
Page 2

Ltr. No. (P)1109.7

Tsunami inundation zones and runoff areas are not depicted on the FIRM. A 1991 report entitled Final Report - Hawaii Tsunami Inundation/Evacuation Map Project (prepared by George D. Curtis of the University of Hawaii and submitted to the Hawaii State Civil Defense Agency) contains a Hilo Inundation Map (Figure 3), which appears to show that the C. Brewer Site was not inundated by the 1946, 1952, 1957 or 1960 tsunami.

As described in the third paragraph on Page 4-16 of the Draft EIS, the most makai point of the C. Brewer Site lies within an area designated by the FIRM as a Special Flood Hazard Area inundated by 100-Year Flood Zone VE which is an area susceptible to coastal flood with velocity hazard (wave action). A portion of the FIRM which depicts the Hilo area's designated Flood Hazard Zones is located on Page 2-6 of the Draft EIS.

If this site was chosen for the Hilo Judiciary Complex, structures would optimally be sited outside of the velocity hazard zone and would be required to meet the forty-foot shoreline setback requirement. Any structures, or portions thereof, within the velocity hazard zone would have to meet strict construction standards.

It is our understanding that should the structure be built to appropriate construction standards in the VE zone, the State's general insurance coverage includes protection from flood damage.

4. Regarding the issue of site acquisition costs for State-owned parcels, the site selection study process provides cost documentation based on real property tax assessment as an initial, common basis to relatively compare land values for all sites. In addition to the UH Hilo Site (Site G), a portion of the Hale Nani Site (Site B) and the Site Across from Hilo Hospital (Site F) are all State-owned parcels.
5. Regarding your comment about the potential development of the area adjacent to the J. C. Penney Building, the Kaiko'o Mall parcel is not one of the seven candidate sites under consideration. This site was not identified as a potential site during the Center for Alternative Dispute Resolution's 1993-1994 public consensus

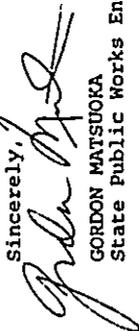
Ms. Jacquelin N. Miller
Page 3

Ltr. No. (P)1109.7

building process. The two buildings and their related parking areas are two individual parcels under separate ownership.

- 6. We acknowledge your concerns about the traffic conditions and roadway configuration of Waiānue Avenue fronting the Site Across from Hilo Hospital (Site F). According to the site selection criterion for Adequacy of Roadways, Site F meets the criterion's definition of "Fair" as the site is located on a residential collector roadway. Site F also meets the definition of "Fair" for the Automobile Access criterion because the site has Waiānue Avenue along one long side of the parcel.

Your letter and this response letter will be included in the Final EIS. We appreciate your input for this project.

Sincerely,

 GORDON MATSUOKA
 State Public Works Engineer

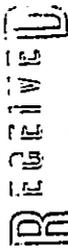
RY:jk
c: Mr. Jeffrey Overton

Stephen K. Yamashiro
Mayor



County of Hawaii

DEPARTMENT OF PUBLIC WORKS
25 Aupuni Street, Room 202 • Hilo, Hawaii 96720-4252
(808) 961-8321 • Fax: (808) 961-8650



DEC 30 1996

December 26, 1996

CRCPJP 71

GROUP 70 INTERNATIONAL
925 BETHEL STREET 5th FLOOR
HONOLULU HAWAII 96813-4307

Attention: Jeffrey H. Overton, AICP

SUBJECT : DRAFT ENVIRONMENTAL IMPACT STATEMENT
Proposed Hilo Judiciary Complex
South Hilo, Hawaii

We acknowledge receipt of your letter concerning the subject matter; the review comments in our July 12, 1996 letter are still applicable and have no further comments to offer.

Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara or Cres Rambayon in our Engineering Division at (808)961-8327.


 Galen W. Kubler, Division Chief
 Engineering Division

CR
ENCLOSURES



STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 118 HONOLULU, HAWAII 96810

SALE CALLEJO
COMPTROLLER
MARY PATRICKA WATERHOUSE
DEPUTY COMPTROLLER
LIT-11120.7

FEB 10 1997

Mr. Galen M. Kuba
Division Chief
Engineering Division
Department of Public Works
County of Hawaii
25 Aupuni Street, Room 202
Hilo, Hawaii 96720-4252

Dear Mr. Kuba:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 26, 1996 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. We acknowledge that the review comments in your July 12, 1996 letter are still applicable and that your office has no further comments at this time. As we stated in our August 26, 1996 response letter, the issues of code compliance for construction, earthwork and grading, runoff, water disposal, solid waste management, and the need for a traffic impact analysis will be addressed during the project's next phase for design of the final selected site.

Your comment letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

Sincerely,

Gordon Matsuoaka
GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
25 AUPUNI STREET • HILO, HAWAII 96720
TELEPHONE (808) 969-1421 • FAX (808) 969-6996

December 19, 1996

RECEIVED
DEC 23 1996

GROUP 70

Mr. Jeff Overton
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

PROPOSED HILO JUDICIARY COMPLEX
ENVIRONMENTAL IMPACT STATEMENT
TAX MAP KEYS 2-6-15:1 AND 2; 2-6-16:2; 2-4-49:18; 2-2-15:33; 2-4-1:12;
2-3-36:3; 2-3-32:1; AND 2-4-57:1

We have reviewed the Environmental Impact Statement for the proposed Judiciary complex.

Based on the consulting engineer's anticipated maximum daily and peak hour demand of 18,300 gallons or 31 equivalent units per day and 43 gallons per minute, respectively, water is available to the subject parcels subject to certain offsite improvements as noted below.

SITE	TAX MAP KEY:	WATER AVAILABLE	OFFSITE IMPROVEMENTS REQUIRED
A	2-6-15:1 AND 2 AND 2-6-16:2	YES	BOOSTER PUMP AND RESERVOIR
B	2-4-29:18 AND 19	YES	RESERVOIR
C	2-2-15:33	YES	NONE
D	2-4-1:12	YES	NONE
E	2-3-36:3	YES	EXTENSION OF 6-INCH WATERLINE WITHIN SURRISE SUBDIVISION AND CONTRIBUTION TO 1.0-MG RESERVOIR
F	2-3-32:1	YES	NONE
G	2-4-57:1	YES	NONE

... Water brings progress...



RECEIVED - DAGS
 DIV. OF PUBLIC WORKS
 DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
 25 AUPUNI STREET • HONOLULU, HAWAII 96808
 TELEPHONE (808) 989-1421 • FAX (808) 989-6996

157

February 18, 1997

DATE: 2/18/97
 BY: [Signature]
 TITLE: [Signature]
 PROJECT: [Signature]
 DRAWING: [Signature]
 SHEET: [Signature]
 COMMENTS: [Signature]
 APPROVED: [Signature]

Mr. Gordon Matsuoka
 State Public Works Engineer
 State of Hawaii
 Department of Accounting and General Services
 P.O. Box 119
 Honolulu, HI 96810

**HILO JUDICIARY COMPLEX
 DRAFT ENVIRONMENTAL IMPACT STATEMENT**

This is in response to your letter of February 7, 1997 to us.
 We concur with the requirement for offsite improvements as stated in the above-referenced letter.
 Therefore, our letter of December 19, 1996 to Mr. Jeffrey Overton shall be revised as follows:

SITE	IAX MAP KEY	OFFSITE IMPROVEMENTS REQUIRED
D	2-1-004:012	EXTENSION OF A 6-INCH WATERLINE WITHIN SUNRISE SUBDIVISION AND CONTRIBUTION TO A 1.0-MG RESERVOIR
E	2-3-036:003	NONE REQUIRED

Should there be any questions, please contact our Water Resources and Planning Branch at 961-8660.

[Signature]
 Milton D. Pavao, P.E.
 Manager
 WA:gms

... Water brings progress...

Mr. Jeff Overton
Page 2
December 19, 1996

Additional water or larger meters may result in an increase in the extent of the
offsite improvement requirements for any one of the above candidate sites.

MCD

Milton D. Pavao, P.E.
Manager

WA:dms

copy - State of Hawaii, Department of Accounting and General Services



STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P O BOX 119 HONOLULU, HAWAII 96810

SAM CALLEJO
COMPTROLLER

MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

LETTERS (P) 1092.7

FEB 7 1997

Mr. Milton D. Pavao
Manager
Department of Water Supply
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Pavao:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 19, 1996 comments on the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. We acknowledge your assessment of water availability and required off-site improvements for each of the candidate sites. However, according to our consulting engineer, M & E Pacific, Inc., it appears that the required off-site improvement information for Site D (TMK 2-4-1-12) and Site E (TMK 2-3-36:3) is reversed. The off-site improvements required for Site D include the extension of a six-inch waterline and a 1.0-MG reservoir. No off-site improvements to the water system are anticipated to be required for Site E.

Your comment letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

Sincerely,

Gordon Matsuoka
GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton

JAY T. KIMURA
PROSECUTING ATTORNEY
CHARLENE Y. IBOSHI
FIRST DEPUTY
PROSECUTING ATTORNEY



24 KINGDOM DRIVE
HONOLULU, HAWAII 96725
PH 941-5346
FAX 941-1139
WEST HAWAII
RELAJAPEDIA, HAWAII 96750
PH 322-2552
FAX 322-4584

Ltr. No. (P) 1113.7

Mr. Richard Wurdeman
Page 2

OFFICE OF THE PROSECUTING ATTORNEY

Your letter and this response letter will be included in the Final EIS. We appreciate your input for this project.

Sincerely,

GORDON MATSUOKA
State Public Works Engineer

RY:Jk
c: Mr. Jeffrey Overton

January 6, 1997

RECEIVED
JAN 13 1997

Jeffrey H. Overton, AICP
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

GROUP 70

RE: Proposed Judiciary Complex/DAGS Job No. 11-21-7012

Dear Mr. Overton:

I have reviewed a copy of the Draft EIS for the Hilo Judiciary Complex and request that the report be forwarded to the Chief Justice.

The Office of the Prosecuting Attorney for the County of Hawaii employs 25 attorneys, 19 of whom frequently use the Family, District and Circuit Courts on a daily basis. In addition to benefits gained from centralization, a judiciary complex must provide adequate safety for its judges and staff. The new facility should address these issues. In addition, consideration should be afforded victims & witness under Hawaii Revised Statutes 801D-4.

The various sites all have positive and negative factors associated with them. However, the study does not provide estimated building costs for the various sites. In the previous attempt to build the complex, great weight was put on the relative low cost of using State lands. However, the final estimate of \$78 million dollars for the structure overshadowed that factor. To the extent that the site will substantially escalate building costs, that factor should be considered in the final selection.

The current expansion at the Hawaii Community Correctional Center should also be considered in the site selection. Prisoner transports will continue to be a factor in the use of the new complex.

Thank you for the opportunity to comment.

Sincerely yours,

JAY T. KIMURA
Prosecuting Attorney

JTK:ph
cc: DKS

BOJUMMI J. CAYTEJANO
CONTROLLER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 118, HONOLULU, HAWAII 96810

SAN CALLEJO
CONTROLLER
MARY PATRICK WATERHOUSE
DEPUTY CONTROLLER

LETTER NO (P)1111.7

Mr. Jay T. Kimura
Page 2

Ltr. No. (P)1111.7

Mr. Jay Kimura
Prosecuting Attorney
Office of the Prosecuting Attorney
34 Rainbow Drive
Hilo, Hawaii 96720

Dear Mr. Kimura:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your January 6, 1997 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. The Final Environmental Impact Statement and Site Selection Study will be forwarded to the Chief Justice who is responsible for the Judiciary's selection of the final site for the Hilo Judiciary Complex.
2. We acknowledge your comment that centralization of Family, District and Circuit Court functions within a new Judiciary complex will be more efficient and will benefit employees and users of the facility. We appreciate your concerns regarding adequate safety for judges and staff, as well as addressing security issues for victims and witnesses in accordance with Hawaii Revised Statutes 801D-4. The design of a new Hilo Judiciary Complex will take into consideration safety and security issues for all users of the facility and its employees.
3. The Draft Environmental Impact Statement and Site Selection Study process evaluates the relative advantages and disadvantages of each candidate site, including on-site and off-site development costs. The current environmental review process does not provide estimated building costs for each candidate site as construction costs will be a function of the future design process for this facility. We agree that the potential impact of the various characteristics of the sites on facility construction costs is an important consideration.

4. We acknowledge your comment regarding the expansion at the Hawaii Community Correctional Center (HCCC) and that this should be considered during the final site selection process. We understand that prisoner transports between HCCC and the new Judiciary complex will be a routine occurrence.

Your letter and this response letter will be included in the Final EIS. We appreciate your input for this project.

Sincerely,

GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton

JAY T. KUMURA
PROSECUTING ATTORNEY
CHARLENE Y. IBOSHI
FIRST DEPUTY
34 RAINBOW DRIVE
HILO, HAWAII 96720
PH: 961-0466
FAX: 961-2703



OFFICE OF THE PROSECUTING ATTORNEY

January 7, 1997

Mr. Jeffrey Overton
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307

WEST HAWAII OFFICE
P.O. BOX 718
KEALAKEKUA, HAWAII 96750
PH: 322-2552
FAX: 322-5504
WAIMANA OFFICE
PH: 965-9900
FAX: 965-9321
VICTIM ASSISTANCE UNIT
HILO: 934-3306
KONA: 322-2552

RECEIVED
JAN - 9, 1997

Dear Mr. Overton:

Re: Hilo Judiciary Complex
Draft Environmental Impact Statement

GROUP 70

We wholeheartedly support a new judiciary complex for East Hawaii.

As the Coordinator of the Victim/Witness Assistance Program of the Hawaii County Office of the Prosecuting Attorney, I am aware of safety and security issues for victims, witnesses and our office staff relating to the present court facilities. Some of these concerns were mentioned in letters attached to the draft EIS from the Hawaii Bar Association and Public Defender's office. Although presented from a slightly different perspective than ours, some common issues - including keeping suspects, witnesses and jurors separated, improving security, centralizing the agencies that support criminal justice efforts - can be remedied with a new judiciary complex.

Given the State's economic woes, the site by Hilo Hospital seems to be the most attractive (and also the closest to our present office). Wherever the complex is built, we would appreciate input in the planning phase to address concerns expressed by crime victims.

Thank you for the opportunity to provide comments:

Sincerely,

Phyllis T. Shinno
Coordinator
Victim/Witness Assistance Program

cc: Ralph Yukumoto

BENJAMIN I. CAVETIANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 118, HONOLULU, HAWAII 96810
FEB 7 1997

SAM CALLEJO
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

11718-00 (P) 1100.7

Ms. Phyllis T. Shinno
Coordinator
Victim/Witness Assistance Program
Office of the Prosecuting Attorney
34 Rainbow Drive
Hilo, Hawaii 96720

Dear Ms. Shinno:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your January 7, 1997 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. Our responses to your comments are as follows:

1. We appreciate your concerns regarding safety and security issues for victims, witnesses and office staff who utilize the existing court facilities. We acknowledge your comments that a new Judiciary complex would offer the opportunity to design a facility which would improve security and address the safety issues raised in your letter, as well as centrally locate criminal justice functions and agencies.
2. We acknowledge your recommendation to locate the new Hilo Judiciary Complex at the site across from Hilo Hospital (Site F). The project is currently in the environmental review and site selection process. Planning and design phases for the project have not yet been scheduled. The needs of the facility's users and employees will be taken into consideration in the new complex design.

Your letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

Sincerely,

GORDON MATSUOKA
State Public Works Engineer

RX:jk
c: Mr. Jeffrey Overton

RECEIVED

JAN - 8 1997

GROUP 70

William F. Hackmeister
P.O. Box 10267
Hilo, Hawaii 96720

The Circuit Court of the Third Circuit
South Hilo, State of Hawaii

William F. Hackmeister)
For The Court's Information)
Judge: R. Amamo

For The Court's Information

The Enclosed Review and Comment on the Draft
Environmental Impact Statement Provides Negative
Review of the Proposed Project. That Review was
mailed to the D-EIS authors on January 3, 1997.

Respectfully Submitted,
William F. Hackmeister
William Frederick Hackmeister

cam



GROUP 70
INTERNATIONAL

Francis S. Oda, AIA, AICP
Norman G. Y. Hong, AIA
Sheryl B. Scaman, AIA, ASID
Hitoshi Hida, AIA
Roy H. Nishi, AIA, CSI
James I. Nishimoto, AIA
Ralph E. Penmore, AICP
Stephen H. Yuen, AIA

Paul P. Chorney, AIA
Debra H. Kitamura, AIA
Nancy J. Scott, AIA
Stephen E. Calo, CPA
Walter R. Bell, AIA, CSI, CCS
Walter K. Auerbach
George I. Aiz, AICP
Jeffrey H. Overton, AICP
Michael A. Gatti
Eric G. Crispin, AIA
Linda L. Chung, AIA
Janet M. Buchholdt
Kensal L. Proctor
Charles F. Schubert, AIA
Kathryn A. Tsukano
Roy A. Inouye
Nancy O'Leary

RECEIVED
JAN 21 AM 10 57
RESEARCH
AND
DEVELOPMENT

19 November 1996

Subject: Proposed Hilo Judiciary Complex
Draft Environmental Impact Statement

Dear Participant

A new judiciary complex is proposed for Hilo to service the East Hawaii Area of the
Judiciary's Third Circuit on the Island of Hawaii. The State's consultant, Group 70
International, Inc., is currently undertaking planning and environmental studies to
evaluate the candidate sites. Enclosed for your review and comment is the Hilo Judiciary
Complex - Draft Environmental Impact Statement (EIS).

The forty-five day public comment period for the enclosed Draft EIS begins on November
23, 1996 and ends on January 7, 1997. Please submit written comments to:

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, HI 96813-4307
Attn: Jeff Overton

And a copy to:

Department of Accounting and General Services
1151 Punchbowl Street, Room 430
Honolulu, HI 96813
Attn: Ralph Yukumoto

Thank you for your participation in the environmental review process for this project.

Sincerely,

GROUP 70 INTERNATIONAL, INC

Jeffrey H. Overton
Jeffrey H. Overton, AICP
Chief Environmental Planner

**HILO JUDICIARY COMPLEX
DRAFT ENVIRONMENTAL IMPACT STATEMENT
AND SITE SELECTION STUDY**
from hereon known as "D-EIS"

December 24, 1996

There is no question, even the casual observer recognizes and has commented on the State's Hilo Judicial Complex and its other state agencies, who are in joint tenancy at the existing site as being over stressed for office space, and not meeting standards for modern day records keeping, and leaving at risk the public and their personal safety.

For examples: Department of Business Economic Development/Tourism is located in a room no bigger than the size of a broom closet, and in fact may have been the buildings "B room Closet"; all office are filled to human capacity as are their records; the judicial hearing rooms are in common access to all who enter the building as are the civil and criminal litigants including detainees and their escorts.

The facility has a small Blind Vendor which serves packaged food, hot dogs and coffee when it is open. There are two restrooms: one for the men, the other for women.

The existing State structure is nested among other county office buildings; bordering it on the east, a park, and a few hundred yards further, the Pacific Ocean; on the west side is a complex that until recently was a shopping mall known as Kaiko'o Mall or the J.C. Penney site, and still being used jointly by commercial businesses and governmental offices, and restaurants. On the south side is a large twelve story professional building, a two story office building, juxtaposed is a smaller building being used as a bank. On the north side, county offices, across the street is a row of other state offices, professional buildings, and convenience and drug store. In front of all this is a main street, and across from that street are other commercial businesses, and fast food restaurants.

At the county's current growth rate there is potential for developing adequate parking for decades. Current street access is questionable in that the existing flow of traffic is considerable and controlled by traffic lights. Nevertheless, with proper traffic flow planning, modifications including providing another access road on the park's side of the building, traffic flow could be stabilized while maintaining a flow that is reasonable and safe. Currently the nearest east side street and next to the Judicial building is termed "unsafe," as it has a dangerous curve whereby neither driver or pedestrian can easily see each other. After an accident involving a vehicle and pedestrian days before December 12th, the mayor resolved this problem, so we have been informed; he intends to construct a pedestrian walkway over the street.

For the court's review, Hawaii Revised Statute, Chapter 343-1 Health. 343-1 Findings and purpose. The legislature finds that the quality of humanity's environment is critical to humanity's well being, that humanity's activities have broad and profound effects upon the interrelations of all components of the environment, and that an environmental review process will integrate the review of environmental concerns with existing planning processes of the State and counties and alert decision makers to significant environmental effects which may result from the implementation of certain actions. The legislature further finds that the process of reviewing environmental effects is desirable because environmental consciousness is enhanced, cooperation and coordination are encouraged, and public participation during the review process benefits all parties involved and society as a whole.

It is the purpose of this chapter to establish a system of environmental review which will ensure that environmental concerns are given appropriate considerations in decision making along with economic and technical considerations. [L 1979, c 197, HRS1(1); am L 1983, c 140, HRS4] [Sic, highlighted for emphases.]

Comments and Review

Proposed Locations - Including Alternatives

1. The D-EIS was sponsored by the Hawaii Bar Association in 1988 at their meeting held at Gerald Lee Loy's Law office, and Christmas party. There was no discussion and no public participants.

In preparatory for the remaining Comments.

STATEMENTS OF FACT OR MEMORANDUM

Two (2) from Defendant's Comments and newly added comments

A. AMENDED (amendments are underlined). Provided by Defendant Hachmeister in this case's genesis, November 1, 1996.

What chance does Defendant or citizen have when the futurist or professional has zero, or near zero; and, the County Court system cannot get their courtrooms and infrastructure brought up to date and standards; and, the State government had 600 million dollars in surplus, then over eight years, is \$300 million in deficit, and, the Lt. Governor for those same years and who is now Governor says, he did not know about the deficit; and, the State Legislature has not investigated that State Treasury matter? Only with cooperation can any of these issues be corrected. [Sic, highlighted for primary emphases.]

B. Page 5 in part of Continued Comments, dated December 13, 1996. Survey of Schools and Industry in Hawaii, Governor's Advisory Committee on Education, February, 1991, Freeing the High Schools.

Specifically the requirements by the University are sound in that all the students admitted should have taken at least three years of high school instruction in English as the common language and medium of instruction and that no other high school prerequisite than English is now required from the students of the University who elect to specialize in the social sciences, or in language, literature and the arts.

... If any subjects are to be required of everybody or favored in the high school, they should be these subjects which deal with recognized usable facts and ideas and require thinking and doing with real life matters and problems and not abstract subjects of no or doubtful value imposed upon or recommended to 100 students because 2 may later need them at the University.

Given youth of equal ability who are interested in two different subjects, have both of them trained by good teachers and both will display the same grade of mental ability on the college campus. This being true, the high schools should teach the subjects which are of interest and use so that their students may carry out life usable facts and ideas to help them with their problems. In doing this they will also best fit the youth of superior ability for college demands. [Sic, pages 50-51.]

New Comments

C. Leadership Change in North Korean Politics - The Succession to Kim Il Sung, dated October 1988, published by The RAND Corporation, authored by Kong Dan Oh, ISBN: 0-8330-0928-1, page 10 in part reads:

Hereditary succession is a reactionary custom of exploitative societies whereby certain positions or riches may be legally inherited. Originally a product of slave societies, it was later adopted by feudal lords as a means to perpetuate dictatorial rule.

However, in the 1972 edition of the same dictionary, this statement was deleted. [Sic, Dictionary of political Terminologies, Pyongyang: The Academy of social Sciences, 1970, p. 144; Kwong-sang Park, "North Korea Under Kim Chong-II," Journal of Northeast Asian Studies, June 1982, p. 61.]

D. Telling the Truth, A Report on the State of the Humanities COMMENTS AND REVIEW Higher Education, National Endowment For The Humanities, author Lynne V. Cheney, September 1992, phrases are presented herein for their brief but relevant meanings:

a. The most serious problems of freedom of expression in our society today exists on our campuses.... The assumption seems to be that the purpose of education is to induce correct opinion rather than to search for wisdom and to liberate the mind. [Sic, page 5.]

b. The aim of education, as many on our campuses now see it, is no longer truth, but political transformation. [Sic, Caption on page 7.]

c. A Princeton professor says, "I teach in the Ivy League in order to have direct access to the minds of the children of the ruling class." [Sic, Caption on page 13.]

2. The state Legislature allocated \$6 to 8 million for the D-EIS, and Group 70 International received the contract. Currently in December of 1996 the D-EIS has been given to the public for their review and comments. The final date for public comment is January 7, 1997. The D-EIS document is approximately 3/4ths of an inch thick.

3. On December 12, 1996 at 7:00 PM a public review was conducted by Group 70 at the University of Hawaii at Hilo's Campus Center, room 301. Attending that meeting was Court Clerk Lester Oshiro, and Judge Rick May Amano and approximately fifteen other people including myself.

4. That meeting did provide for background of the D-EIS, its movements over the years, and review and comments on the nominated sites, which are entitled "A through G". There was discussion from the participants, which are presented hereunder in part and in brief relevant form:

Comment to the commentator by Defendant Hachmelster: why are there so few people here tonight? With the importance of this meeting I would be embraced if I as an activist had sponsored this meeting and only to see a few people participate.

Reply: we held another meeting earlier today with stakeholders and other members of the business and professional community.

Grievance Comment: this 7:00 PM was the only meeting announced in the newspaper, don't we the "common" people have the right to hear what our upper class or leaders have to say, after all, isn't that the way progress works?

Reply: those other people are professionals and have business to conduct and cannot make themselves available at just any given time.

Grievance comment from a member of the audience: there is a special live entertainment program tonight - just a block or so away from where this meeting is being conducted.

Note: I know Orlando Smith had planned to attend that performance, as well as I had, but we gave up that option in order to attend this meeting. In fact, I probably would have shifted my plans to attend both meetings. Remember, that performance was known about for months and predictable, since it is the Christmas time.

Comment: why has not the county police department or its members, or any other protective agency been represented at these meetings? Their interest is at stake, and that interest is most relevant in issuances of location and safety.

Comment: I did not notice any native Hawaiian attending the public meeting. What about Office of Hawaiian Affairs (OHA), were they made aware of this meeting? Did they participate in the earlier and by invitation stakeholders meeting?

Alternatives, and Negative Declaration to Site "G"

Alternatives: we would like to revisit the option to expand the existing Judiciary Complex and its infrastructures for the following four reasons.

- 1) Site location in terms of long-term usability safety factors are the most important as are access during times of disaster and access to existing governmental facilities.
- 2) Risks/hazards. Tsunami and high wave having been addressed, damage or destruction by inundation is rated as a low probability to site "C". Site "G" was placed under threat by the early 1980s eruption of Mauna Loa. We recognize the fact, there is no absolute safe lava zone on the island.
- 3) The mentioned asbestos problems addressed in the D-EIS's section 6-1 should be considered as a judicially moot argument; no matter who obtains that facility, existing asbestos materials must be removed.
- 4) Cost factors. Would it be economically cost effective to add a few more stories to the existing site "C" structure, even if it meant temporarily relocating the courtrooms during construction?

Arguments. The monetary savings might be applied to a functional state-of-the-art computer system dedicated to judicial demands. Such as, litigants history files and current case load information, research/analysis and law library retrieval abilities. This computer system is important since it benefits the court, its valuable time while reliably speeding-up the legal processes, and saving physical space within the building. Furthermore, electronically captured data is stored on small retrieval diskettes or tape. In my opinion, it would be a mistake to overlook this computer factor now at the time of site location acquisition, its construction and all "total" estimated costs forecast.

Site "G". Considering its location should be seen as dangerously close to political suicide. The UHH system is of benefit to our community, not to be politically under-minded, limited, or closed.

Site "IG". Remains as our most favored site. Nevertheless, the \$40 million construction cost may be beyond the State's financial capability. Site "E's benefit," it is further away from the ocean and on higher ground, thereby, a safer location when considering tsunami and high wave actions; it is in close proximity to Hilo's correctional center (jail), and at a further distance (about one mile) from existing governmental buildings in all directions.

Site "C". Adding more stories to the existing structure might fulfill the State's long-term needs, and include a state-of-the-art computer system.

Site "C's alternative." New construction at this site J.C. Penny complex, which is nearest to the existing location, was purchased days ago by the County of Hawaii. Here however, the building's construction costs are estimated at \$40 plus million. With such a high cost factor, I believe the computer system mentioned herein is in jeopardy.

Furthermore, negative consideration for this site may come forward in relevant discussion, and with that rest its future. Tsunami and high-wave concerns here have not yet been evaluated in open public session. Foremost, tsunami and high wave action is unpredictable, we do not yet have the science and technology that adequately measures and forecast this act of nature. In recorded history, the island has been hit with several tsunamis and high waves; in November of 1975 an earthquake off the island's southeast coast line did generate a tsunami. That tsunami towered waves estimated up to 47 feet, and those waves contacted land in a few minutes. Therefore, we must consider that acts of nature are most relevant. Taking that into account, we can determine which one single act is most relevant time wise, and threatening either: inhabitants, or collection of valuable and potentially irreplaceable materials.

COSTS factor overall.

It is no secret, State of Hawaii's Treasury has been grossly abused by previous administrations. The state is broke and operating with a sizable deficit, and recent tax revenues are sharply down. The unshakable truth is, there's no easily obtainable money for this project. Therefore, we consider safety comes first; second, cost restraints probably will determine site location. The real factor here may be "the yet to be discovered alternative option."

CONCLUSION

Considering the island's court system is already over stressed, and the fact there will continue to be population growth, those factors alone indicates there will be measurably more civil/criminal case-traffic into, through, and out of the court systems. Now include population imports from the main-land and foreign nations, and the implications become more complex.

Therefore, there does exist the immediate need to bring the courts up to standards, and hopefully modernization with an electronic "state-of-the-art" judicial processing system in the County of Hawaii. This method of efficiency would greatly aid our county in its legal matters while providing for its parties requirements. Like in some trials what is being weighed in the balance is not the correct contestants, in this case "Require" is dismissed, and substituted by "Necessity" Vs. Money.

Comment Note: I request an in-depth statement be prepared on this most appropriate concern directed towards security and safety issues with potential litigants. For my review, I have read the following materials: 1) "Issues in Government, working paper, Foreign investment in Hawaii: An Interim Report, dated February 1989, Office of State Planning."; and (2) FBI and other authoritative sources, including main-land newspapers. For example, a recent newspaper reported, there are two thousand unsolved murders in Los Angeles, California every year.

Respectfully Submitted,

William F. Hachmeister
William F. Hachmeister
Defendant

Page 5 of 5.

Comment and Review Judiciary Complex, December 24, 1996



WILLIAM F. HACHMEISTER
DEFENDANT

WILLIAM F. HACHMEISTER
DEFENDANT

MARY PATRICK WATERHOUSE
STATE COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 118 HONOLULU HAWAII 96810

LETTER # (P) 1114.7

FEB 10 1997

Mr. William F. Hachmeister
P. O. Box 10267
Hilo, Hawaii 96720

Dear Mr. Hachmeister:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your letter regarding the Draft Environmental Impact Statement (EIS) for the proposed Hilo Judiciary Complex received on January 8, 1997. The following responses have been prepared to your comments relevant to the Judiciary facility project.

Space Deficiencies of the Existing Judiciary Facilities.
You have pointed out some of the very noticeable deficiencies in available space for judicial functions at the existing State Office Building. The purpose of the Draft EIS and Site Selection Study process is to evaluate candidate sites for development of the new court facilities, leading to the selection of a new site by the Judiciary.

Street Access and Traffic. The Draft EIS includes a generalized traffic impact analysis for the seven candidate sites. The analysis does not address specific traffic issues relating to the existing State Office Building.

Candidate Sites. The current seven candidate sites for the new Judiciary facility emerged out of the 1993-1994 public consensus process conducted by the Center for Alternative Dispute Resolution. A previous Draft EIS was completed in 1988 for the Hilo Judiciary Complex that was to be built at the site adjacent to the State Office Building. However, that site is no longer under consideration.

Legislative Appropriation for the Site Selection/EIS Project. The 1995 Legislature appropriated \$200,000 for completion of the current EIS and Site Selection study for the Hilo Judiciary Complex. The appropriation is being expended primarily toward Group 70 International, Inc.'s

contract for preparation of the EIS and Site Selection Study with the remainder being used to offset the administrative costs of the State to manage and participate in this effort.

Public Meeting Comments. Your comments recounting the public meeting held on December 12, 1996 are noted. The meeting held with the stakeholders earlier in the day was scheduled to allow for State and County government and elected representatives and other professional organizations in the Hilo community to attend the meeting as part of their regular business day. The public meeting is scheduled at night on a weekday to accommodate people with daytime jobs that prohibit their attendance at weekday daytime meetings. Notification of the public meeting was publicized in the Hilo Tribune Herald on December 3, 8 and 10, 1996. We appreciate your attendance at the December 12, 1996 meeting to provide your input to the process.

The County police did not send representatives to any of the meetings held on this project during 1996. The Office of Hawaiian Affairs (OHA) has also not attended either of the two public meetings. OHA did not provide comments on the EIS Preparation Notice. However, they did provide comments on the Draft EIS.

Alternative for Renovation Expansion of the State Office Building. Use of the State Office Building for the Judiciary complex would require substantial renovation and expansion of the existing facility. The cost of such a renovation would be sizable, exceeding \$30 million according to a 1992 architect's estimate prepared for the State. The renovation of the State Office Building for Judiciary's use would displace other State Office Building functions that would need to be relocated elsewhere in the Hilo area at State expense. The development of a new State Office Building would require the same type of EIS and Site Selection Study process that is currently being undertaken for the new Judiciary facility.

Site G - University of Hawaii at Hilo Site. This site is adjacent to the UH Hilo campus. The consideration of this site as a potential location of the Judiciary complex was not found to be affected by the 1980 Mauna Loa eruption. No part of the UH Hilo campus would be displaced by the use of this site for the Judiciary complex.

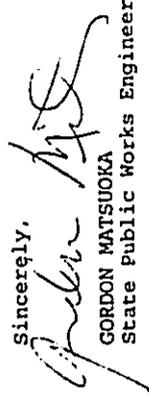
Site E - Ponahawai Site. Your stated preference for this site is documented, given its safer location with distance and elevation from the ocean, its proximity to the Hilo Correctional Center and the appropriate distance from existing governmental buildings.

Site C - Former J. C. Penney Site. You raise concerns about costs for this site and potential tsunami inundation. There has been no detailed study of the renovation and expansion of the existing structure on this site to accommodate the Judiciary's facilities needs. The Hawaii County Civil Defense Office has mentioned that a recent study suggests that tsunami run-up could affect a portion of the former J. C. Penney site.

Safety and Costs. We appreciate your concerns for public safety and costs. Public safety is priority concern in the program for the new Judiciary complex. The costs for the new facility will be carefully considered in the final selection of a site. However, it is critical that the most appropriate site overall be selected for this important public facility.

We appreciate your interest and input for this project. Your letter and this response letter will be included in the Final EIS.

Sincerely,


GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton

SENT BY: DAOS

2-4-97 : 2:04PM : PLANNING BRANCH-

ED55235874: 3

EDUARDO J. CAJETANO
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 119 HONOLULU HAWAII 96810

SAM CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
SENIOR COMPTROLLER

LETTER NO (P)11116.7

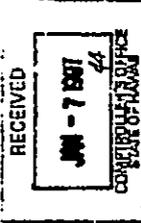
HATADA BAKERY, INC.

RECEIVED - DAOS
DIV. OF PUBLIC WORKS

891 JAN -8 A 9 35

70 625-A Wainaku Avenue
Hilo, Hawaii 96720-3115

Phone (808) 935-0857



Rudolph WR

January 6, 1997

Mr. Sam Callejo, Comptroller
SOH, Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96813

Re: Proposed Hilo Judiciary Complex

Dear Mr. Callejo,

We received communication of the above mentioned from Mr. Richard Henderson II, Vice President, Real Estate of HSC Inc. in Hilo, Hawaii.

Concurrently, we wish to offer our property to be purchased and developed as part of the Hilo Judiciary Complex. Information regarding our property are as follows:

- Location: 271 Kalamazoo Street
- Tax Map Key: 2-2-53-15
- Acreage: 12,933 sq. ft.
- Owner: Hatada Bakery, Inc.
- Assessed value: Land: \$194,000 Building: \$40,300
TOTAL: \$234,300

With best wishes,

Very Truly Yours,

Shunichi Hatada

Shunichi Hatada, President
Hatada Bakery Inc.

Mr. Shunichi Hatada
President
Hatada Bakery, Inc.
C/O 525-A Wainaku Avenue
Hilo, Hawaii 96720-2115

Dear Mr. Hatada:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your January 6, 1997 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. We have prepared the following responses to your comments.

We acknowledge your interest in having the Hatada Bakery site, along with the Waiakea Office Plaza and other adjoining properties included as one of the candidate sites under consideration for the Hilo Judiciary Complex. Thank you for providing detailed property information for our review.

Unfortunately, after carefully reviewing the available information on the properties, we have concluded that the Waiakea Office Plaza and adjoining parcels would be an inappropriate site for this project, and thus are not able to include it as a candidate site in the current site selection and EIS process.

As you may be aware, the Center for Alternative Dispute Resolution in 1993-1994 conducted a series of stakeholders and public meetings which sought to achieve the highest degree of consensus possible within the community regarding which sites would be recommended to the Chief Justice for further study by the Judiciary. The seven sites which emerged as a result of that public consensus building process became the current seven candidate sites now under further study and evaluation. The Waiakea Office Plaza and adjoining properties were never considered as a viable candidate site by the community, due principally to the potential for tsunami inundation.

OFFICE OF PUBLIC WORKS

1	State Public Works	_____
2	Public Works	_____
3	Public Works	_____
4	Public Works	_____
5	Public Works	_____
6	Public Works	_____
7	Public Works	_____
8	Public Works	_____
9	Public Works	_____
10	Public Works	_____

H E I
HAWAII EQUITIES, INCORPORATED
A Real Estate Corporation

Mr. Shunichi Hatada
Page 2
Ltr. No. (P)1116.7

According to the Federal Emergency Management Agency's (September 1988) mapping for Hilo, the Waiakea Office Plaza site and the adjacent properties to the north lie within the 100-year flood hazard zone and floodway area. Further, according to the Hawaii County Civil Defense Office, the tsunami inundation areas shown in the 1991 study by Dr. George D. Curtis of the University of Hawaii depicts the Waiakea Office Plaza site as being at risk of inundation. The 1960 tsunami inundated the lower portion of that building and the surrounding ground area, and the site can be expected to be inundated by future tsunamis. Tsunami inundation was used as one of the minimum screening criteria in the earliest site screening process conducted in 1988 and was reaffirmed by the public in 1993-1994 as an essential criterion. The Waiakea Office Plaza site would not have been considered as a satisfactory potential site due to the tsunami risk.

At this point in the site selection and EIS process, we regret that the Waiakea Office Plaza site and adjoining properties including the Hatada Bakery site cannot be included as a candidate site for the Hilo Judiciary Complex for the aforementioned reasons. We do, however, appreciate your interest and input for this project. Your letter and this response letter will be included in the Final Environmental Impact Statement.

Sincerely,


S.M. CHALLEJO
State Comptroller

RECEIVED
DEC - 9 1996

GROUP 70

December 5, 1996

Mr. Jeffrey H. Overton, AICP
Chief Environmental Planner
Group 70 International, Inc.
925 Bethel Street
Fifth Floor
Honolulu, Hawaii 96813-4307

RE: Proposed Hilo Judiciary Complex
Draft Environmental Impact Statement

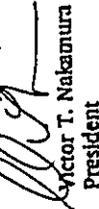
Dear Mr. Overton:

On behalf of Dr. & Mrs. Chalmers Hamasaka, I am conveying to you that there need to be a revision to the Ponahawai Site regarding the route to connect to the present sewer system. There is a alternate route other than east along Ponahawai which will impact heavily on the infrastructure cost of the complex.

The Ponahawai Site is adjacent to Amakiki Street which intersects Halai Street. There is a sewer line along Halai Street that goes up to and south along Komohana Avenue. I believe this route will save considerable amount of money.

Should you have any questions please feel free to call me at 808-961-9227.

Yours very truly,


Victor T. Nakamura
President

cc: Ralph Yukumoto, DAGS
Dr/Mrs. Hamasaka



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

SAM CALLEJO
COMPTROLLER
MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

LETTER NO. (P)1101.7

FEB 7 1997

Mr. Victor T. Nakamura
President
Hawaii Equities, Inc.
99 Aupuni Street, Suite 120
Hilo, Hawaii 96720

Dear Mr. Nakamura:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 5, 1996 letter regarding the proposed Hilo Judiciary Complex. We appreciate your suggestion regarding a potential alternate sewer connection route for the Ponahawai Site (Site E).

According to Hawaii County's Department of Public Works, Wastewater Division, the preferred connection to the County's sewer system is along Ponahawai Street to the 30-inch line on Kilauea Avenue in order to maintain a gravity flow-based system wherever possible. The Kilauea Avenue connection avoids the costly need to install a sewage lift station which would be required to connect to the sewer system along Halai or Komohana Streets. Compared to a gravity collection system, a sewer route requiring a sewage lift station has the disadvantage of ongoing maintenance and potential breakdown. Connecting to the system along Halai Street would also likely require the acquisition of sewer easement rights, which cannot be easily quantified. For these reasons, we are not able to correctly determine the total estimated cost of this alternative route for comparison purposes.

On-site and off-site infrastructure costs are a necessary component of site development for the proposed Hilo Judiciary Complex. For this site, an off-site sewer extension improvement is required and there are several alternative sewer connection routes. The estimated costs of this off-site improvement are being considered in the overall site evaluation, recognizing that some routes may be less expensive than others. Given the rating system established for the site selection process, the potential cost difference between the different sewer extension routes for this site will not substantially affect its overall

Mr. Victor T. Nakamura
Page 2

Ltr. No. (P)1101.7

rating relative to the other six sites. The off-site sewer cost is one of several cost considerations. If the Ponahawai Site is selected, a detailed study of the various sewer route alternatives and associated costs will be completed.

Your letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your interest and input for this project.

Sincerely,

GORDON MATSUOKA
State Public Works Engineer

RY:jk

c: Mr. Jeffrey Overton, Group 70 International, Inc.

HSC, Inc.

P.O. BOX 747 / HILO, HAWAII 96721 / TELEPHONE (808) 961-5255

A WHOLLY-OWNED SUBSIDIARY OF THE REALTY INVESTMENT COMPANY, LIMITED

December 23, 1996

RECEIVED
DEC 26 1996

Mr. Sam Callejo, Comptroller
State of Hawaii
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawaii 96810-0119

GROUP 70

Dear Mr. Callejo:

**RE: Proposed Hilo Judiciary Complex
Comments - Draft Environmental Impact Statement**

At the suggestion of Mr. Michael F. Broderick, Administrative Director of the Courts, we are offering another alternative site for the proposed "Hilo Judiciary Complex, South Hilo District, Island of Hawaii."

The proposed site is the Waiakea Office Plaza, which was mentioned in the Hilo Judiciary Complex, Draft Environmental Impact Statement in item ES-8 as a possible leased site to be expanded and renovated. We are proposing that this site and certain adjoining property be purchased and developed as the Hilo Judiciary Complex.

- Waiakea Office Plaza: 345 Kekuaaoa Street, Hilo, Hawaii 96720
- Tax Map Key: 2-2-30-15
- Acreage: 4.678 acres
- Owner: HSC, Inc.
- Assessed Value: \$2,800,600.00

The Waiakea Office Plaza office building contains a gross leasable area of 23,820 sf. The Plaza was built in 1970 as the C. Brewer Company headquarters in Hilo, was designed by Vladimir Ossipoff and Associates, and is constructed of reinforced concrete and steel. The ground floor presently houses the Family Court and Probationary Services. The upper level contains the main office of HSC, Inc., and various other private tenants as well as the Hilo office of the Department of Commerce and Consumer Affairs. A list of the buildings tenants, the area occupied, and the expiration date of their lease is enclosed.

To the mauka (West) of the Waiakea Office Plaza are seven parcels that are situated between Waiakea Office Plaza and Maile Lane. These parcels contain a total area of 166,279 sf or 3.82 acres (113,576 sf or 2.61 acres exclusive of roadway). The acquisition of these parcels

MR. SAM CALLEJO
SOH-DAGS

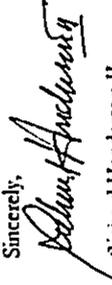
-2-

DECEMBER 23, 1996

together with the Waiakea Office Plaza parcel would total 7.29 acres. A list of these parcels and pertinent information as to ownership, area, tax map key, and assessed value are enclosed.

We will be happy to forward any additional information you may need to evaluate this as a possible site for the new Hilo Judiciary complex. I can be reached at (808) 961-5252 extension. 24.

Sincerely,



Richard Henderson II
Vice President - Real Estate

RH12:byc

Enclosures

c: Administrative Director of the Courts

P.O. Box 2560

Honolulu, HI 96804-2560

Attn: Michael Broderick

Group 70 International, Inc.

925 Bethel Street, Fifth Floor

Honolulu, Hawaii 96813-4307

Attn: Jeffery Overton, AICP

SOH-DAGS

1151 Punchbowl Street, Room 430

Honolulu, HI 96813

Attn: Ralph Yukumoto

The Judiciary, Supreme Court

Ali'olani Hale

417 South King Street

Honolulu, HI 96813

Attn: Chief Justice Ronald T.Y. Moon

The Judiciary,
Third Circuit - Hilo Division

75 Aupuni Street

Hilo, HI 96720

Attn: Lester Oshiro

The Stakeholders

• Hawaii County Bar Association

• Hilo Main Street Program/DIA

• Island of Hawaii State Legislative

Delegation

• Hawaii County Planning Commission

• Island of Hawaii County Council

• Mayor, Hawaii County

• Island of Hawaii Civil Defense Agency

• Hawaii Island Chamber of Commerce

(East Hawaii)

• The Judiciary, Office of the

Administrative Director of the Courts

• Department of Accounting and General

Services

Adjacent Properties to Waieka Office Plaza

TMK (3-)	Owner	Area (sq. ft.)	Use
2-2-53-15	Hatada Bakery, Inc. 525 A Wainaku Avenue Hilo, HI 96720	12,933	Leo's Rubbish
2-2-53-16	Kenneth Y. F. Chock 1857 Kilauea Avenue Hilo, HI 96720	13,433	Vacant
2-2-53-17	Seiko Kaneshiro Trust P.O. Box 5110 Honokaa, HI 96727	16,046	Winkler Wood Products
2-2-53-18	Gilbert & Okyo Chang 187A Hokuant Street Hilo, HI 96720	19,093	Puueo Pol and Pumping Service
2-2-53-19	Stanley Okura Hilo Draying Co. P.O. Box 4699 Hilo, HI 96720	52,703	Roadway
2-2-53-20	Pearl Y. L. Chong 265 D Kekuanooa Street Hilo, HI 96720	15,943	Warehouse and Food Service
2-2-53-21	Hilo Draying Co. P.O. Box 4699 Hilo, HI 96720	36,128	Warehouse

TMK	Owner	Area (sq. ft.)	Use	Land	Buildings	Total
2-2-53-15	Hatada Bakery Inc.	12,933	Leo's Rubbish	\$ 194,000	\$ 40,300	\$ 234,300
2-2-53-16	Kenneth Y. F. Chock	13,433	Vacant	171,300	171,300	171,300
2-2-53-17	Seiko Kaneshiro Trust	16,046	Winkler Wood Products	176,500	50,300	226,800
2-2-53-18	Gilbert & Okyo Chang	19,093	Puueo Pol and Pumping Service	158,500	92,600	251,100
2-2-53-19	Hilo Draying Co.	52,703	Roadway	100	100	100
2-2-53-20	Pearl Y. L. Chong	15,943	Warehouse and Food Service	153,500	46,300	199,800
2-2-53-21	Hilo Draying Co.	36,128	Warehouse	185,800	16,200	202,000
TOTALS		166,279		\$ 1,039,700	\$ 246,700	\$ 1,286,400

Adjacent Properties Assessed Values

Assessed Values



REVENUE DEPARTMENT

SAM CALLEJO

COMPTROLLER

MARY PATRICKA WATERHOUSE

CLERK

STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P O BOX 118 HONOLULU HAWAII 96810

PHONE (808) 531-1031

HSC LEASE COMMITMENTS as of January 1, 1997

WAIKAEA OFFICE PLAZA

AREA	MONTHS	EXP. DATE	TENANT	502 - WAIKAEA OFFICE PLAZA
210	2	02-28-97	Advanced Computer Solutions	10
1,880	52	04-30-01	Merrill Lynch	11
546	16	05-14-98	GE Capital Hawaii	12
876	24	01-31-97	Case Management Works	14
290	0	01-01-95	RSM-Rentals	20
5,110	0	01-01-95	Realty Investment Company, Ltd	21
1,740	12	12-31-97	Deloitte & Touche	30
400	17	05-31-98	State Dept of Commerce (DCGARICO)	31
1,156	0	09-30-92	Kurt Halverson D.C.	32
3,127	31	07-31-99	State Judicial Branch-Courts	40
5,510	31	07-31-99	State Judicial Branch-Probation	41
2,976	31	07-31-99	State Judicial Branch	42
23,821			SUBTOTAL	

Lower Level

Upper Level

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 23, 1996 letter regarding the Draft Environmental Impact Statement (EIS) for the proposed Hilo Judiciary Complex. We appreciate your attendance at the Stakeholders Meeting on December 12, 1996. The following responses have been prepared to your comments.

We acknowledge your interest in having the Waikae Office Plaza (4.678 acres) and seven adjoining properties (3.82 acres) included as one of the candidate sites being considered for the Hilo Judiciary Complex. Thank you for providing detailed property information.

Unfortunately, after carefully reviewing the available information on the properties, we have concluded that the Waikae Office Plaza and adjoining parcels would be an inappropriate site for this project, and thus are not able to include it as a candidate site in the current site selection and EIS process.

As you may be aware, the Center for Alternative Dispute Resolution in 1993-1994 conducted a series of stakeholders and public meetings which sought to achieve the highest degree of consensus possible within the community regarding which sites would be recommended to the Chief Justice for further study by the Judiciary. The seven sites which emerged as a result of that public consensus building process became the current seven candidate sites now under further study and evaluation. The Waikae Office Plaza and adjoining properties were never considered as a viable candidate site by the community, due principally to the potential for tsunami inundation.

Mr. Richard Henderson II
Vice President - Real Estate
HSC, Inc.
P. O. Box 747
Hilo, Hawaii 96721

Dear Mr. Henderson:

FEB 11 1997

Mr. Richard Henderson II
Page 2

Ltr. No. (P)1103.7

According to the Federal Emergency Management Agency's (September 1988) mapping for Hilo, the Waiakea Office Plaza site and the adjacent properties to the north lie within the 100-year flood hazard zone and floodway area. Further, according to the Hawaii County Civil Defense Office, the tsunami inundation areas shown in the 1991 study by Dr. George D. Curtis of the University of Hawaii depicts the Waiakea Office Plaza site as being at risk of inundation. The 1960 tsunami inundated the lower portion of that building and the surrounding ground area, and the site can be expected to be inundated by future tsunamis. Tsunami inundation was used as one of the minimum screening criteria in the earliest site screening process conducted in 1988 and was reaffirmed by the public in 1993-1994 as an essential criterion. The Waiakea Office Plaza site would not have been considered as a satisfactory potential site due to the tsunami risk.

At this point in the site selection and EIS process, we regret that the Waiakea Office Plaza site and adjoining properties cannot be included as a candidate site for the Hilo Judiciary Complex for the aforementioned reasons. We do, however, appreciate your interest and input for this project. Your letter and this response letter will be included in the Final Environmental Impact Statement.

Sincerely,


SAM CALLEGO
State Comptroller

January 07, 1997

RECEIVED

JAN - 9 1997

GROUP 70

Group 70 International, Inc.
925 Bethel Street, 5th Floor
Honolulu, Hawaii 96813-4307

RE: Court House Site Selection

Dear Jeff,

After the meeting on December 12, 1996 at the Hilo State Building I feel the Kaiko Mall site is the best location. As discussed, the State Judiciary should investigate whether space would be available within the former J.C. Penney space. If this is not feasible, then an inquiry about space within the other portion of the mall should also be investigated.

Reasons:

- * The Kaiko Mall site is centrally located and provides convenient access from the County and State Building, Police Department, most private attorneys, Public Defender Office, and other businesses.
- * Parking is adequate
- * No roadway improvements are required
- * Land acquisition or lease cost will be offset with reduced capital cost. Renovation of building interior only required.
- * Property at UH Hilo can be kept for future campus expansion

BERNARD J. CANTIANO
GOVERNOR



SAM CALLESO
COMPTROLLER

MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 118 HONOLULU, HAWAII 96810

1997-02-07 10:06:17

FEB 7 1997

Yours truly,

Stafford Oyama

Stafford Oyama
31 Honi Place
(808) 961-2792

Mr. Stafford Oyama
31 Honi Place
Hilo, Hawaii 96720

Dear Mr. Oyama:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your January 7, 1997 letter regarding the proposed Hilo Judiciary Complex. We appreciate your attendance at the December 12, 1996 Stakeholders Meeting held in Hilo. We acknowledge your comments regarding your preference for the former J. C. Penney site and your reasons in favor of this location.

cc: DAGS

Your letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your interest and input for this project.

Gordon Matsuoka
Sincerely,
GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton



MARLIN SPIKE WERNER, Ph.D.
Audiology (Lic AU42), Speech/Language Pathology (Lic SP 240)
Waiakea Villas
400 Hualani Street, Suite 191-A
Hilo, HI 96720-4378
935-1299 (Voice - TTY) 961-3452 (FAX)

RECEIVED
DEC 17 1996

December 15, 1996

GROUP 70

Group 70 International, Inc.
ATTENTION: Jeff Overton,
925 Bethel Street, Fifth Floor
Honolulu, HI 96813-4307

Dear Mr. Overton:

I am deeply concerned about the latest news re the placement of Hawaii County
Judiciary Building.

When we had our hearings opposing the placement of the Judiciary Building in the
neighborhood of Kaiko'o Mall, we expressed concern about people and automobile
congestion in case of tsunami. When the hearings were concluded this concern did
not go away.

I know of only two points of unanimity in the Hui 'o Aloha, AARP. All were
opposed to the placement of the judiciary buildings, and all were over the age of
55 yrs.

Why repeat the previous folly? We have now considered other options. Why return
to the one which was already rejected, and will be opposed once again? Can the
state and county treasuries handle the waste?

Sincerely yours,



Marlin Spike Werner

Cc: Constance, Riddle, President, Hui Aloha 'o AARP
Dept. of Accounting and General Services, Attn. Ralph Yukamoto



BERNARD J. CAVITANO
CONTROLLER

SAR CALLEJO
COMPTROLLER

MARY PATRICK WATERHOUSE
DEPUTY COMPTROLLER

STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P. O. BOX 119 HONOLULU, HAWAII 96810

FEB 10 1997

LETTERNO (P)1119.7

Dr. Marlin Spike Werner
Waiakea Villas
400 Hualani Street, Suite 191-A
Hilo, Hawaii 96720-4378

Dear Dr. Werner:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 15, 1996 letter regarding the
proposed Hilo Judiciary Complex. It should be clarified that
the project is still in the site selection process and planning
stage, and that a final site for the Judiciary complex has not
yet been selected.

We acknowledge your concerns regarding the 1988 proposed
site which was adjacent to the existing State Office Building
and partly within the tsunami inundation zone. In response to
concerns raised by the general public and the Hawaii County
Civil Defense Agency about the site's location, the Legislature
mandated that the Judiciary defer plans to design and build on
that site, and a public consensus process to identify alterna-
tive sites was initiated.

During 1993-1994, the Center for Alternative Dispute
Resolution (CADR) conducted a series of stakeholders and public
meetings which initially identified and evaluated 18 potential
sites. The emphasis of the CADR process was to achieve the
highest degree of consensus possible among the stakeholders and
the general public regarding which sites would be acceptable and
appropriate for further study. As a result of that public
consensus building process, seven sites were forwarded to the
Chief Justice for further study and evaluation by the Judiciary.
These became the seven candidate sites that are the subject of
the current study.

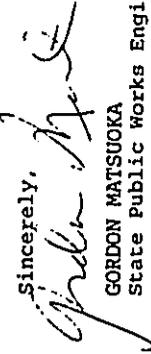
The Former J. C. Penney Site, which is located outside of
the tsunami inundation zone, is one of the seven sites being
assessed during this environmental review process. All seven
sites are being evaluated according to 31 site selection

Dr. Marlin Spike Werner
Page 2

Ltr. No. (P)1119.7

criteria, as well as cost considerations. Completion of the Final Environmental Impact Statement will contain the evaluation of the sites, as well as all written comment letters. The final site selection process will be carried out by the Chief Justice.

We appreciate your interest and input for this project. Your letter and this response letter will be included in the Final Environmental Impact Statement.

Sincerely,

GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Mr. Jeffrey Overton

DOMINIC YAGONG
Councilmember



COUNTY COUNCIL
County of Hawaii
Hawaii County Building
25 Aupuni Street
Hilo, Hawaii 96720

Phone: (808) 961-8264

RECEIVED
DEC - 9 1996

GROUP 70

December 5, 1996

Mr. Jeffrey H. Overton, AICP
Group 70 International, Inc.
925 Bethel Street
Honolulu, HI 96813

RE: Proposed Hilo Judiciary Complex
Draft Environmental Impact Statement

Dear Mr. Overton:

Thank you for your letter dated November 18, 1996 regarding the above-referenced.

I apologize for not being able to attend both meetings due to my prior commitment to attend the Hawaii State Association of Counties conference that is being held on Kauai.

Please feel free to contact me at 961-8225 if you have any questions or concerns.

Waiaest Aloha!


Dominic Yagong, Councilman
Hawaii County Council

DY/1a

SENT BY:DAS : 2-4-87 : 2:04PM : PLANNING BRANCH : E065235074: # 2



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 118, HONOLULU, HAWAII 96810

SAM CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER
LETTER NO (P)11122.7

FEB 11 1997

The Honorable Dominic Yagong
Councilman
Hawaii County Council
Hawaii County Building
25 Aupuni Street
Hilo, Hawaii 96720

Dear Councilman Yagong:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 5, 1996 letter regarding the December 12, 1996 stakeholders and public meetings held in Hilo to review the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. We understand you were not able to attend the meetings due to a prior commitment. However, we appreciate your interest in the Judiciary complex project.

Your letter and this response letter will be included in the Final Environmental Impact Statement. We appreciate your input for this project.

Sincerely,

[Signature]
SAM CALLEJO
State Comptroller

Rafael WR

RECEIVED
JAN 2 2 27 PM '97
COMPTROLLER'S
OFFICE

- Mr. San Callejo, Comptroller
- State of Hawaii
- Department of Accounting and General Services
- P.O. Box 119
- Honolulu, Hawaii 96810-0119

December 30, 1996

RECEIVED
JAN 2 2 27 PM '97
DIV. OF PUBLIC WORKS
SAGS

RE: Proposed Hilo Judiciary Complex
Comments - Draft Environmental Impact Statement

It has been brought to our attention that the State of Hawaii is considering other alternative sites for the proposed "Hilo Judiciary Complex, South Hilo District, Island of Hawaii."

In conjunction with that effort, via Richard Henderson II, Vice President of HSC, Inc., a wholly owned subsidiary of The Realty Investment Company Ltd., we want to offer our property as one of several adjoining properties next to HSC, Inc.'s property, to be considered as part of the Hilo Judiciary Complex.

Property TRK: 2-2-53-21
Owner: Hilo Dreying Co.
Area: 36,128 square feet

Sincerely,

[Signature]
Donald K. Yamaoka
President
Hilo Dreying Co.

lt
cc:1



BENJAMIN J. CALLEJO
GOV. HON.

SAM CALLEJO
COMPTROLLER
MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P O BOX 118, HONOLULU, HAWAII 96810

UTMSNO [P]1117.7

Mr. Donald K. Yamada
Page 2
Ltr. No. (P)1117.7

FEB 11 1997

Mr. Donald K. Yamada
President
Hilo Draying Company
69 Railroad Avenue, B-12
Hilo, Hawaii 96720

Dear Mr. Yamada:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement

Thank you for your December 30, 1996 letter regarding the Draft Environmental Impact Statement for the proposed Hilo Judiciary Complex. The following responses have been prepared to your comments.

We acknowledge your interest in having the Hilo Draying Company site, along with the Waiakea Office Plaza and other adjoining properties included as one of the candidate sites under consideration for the Hilo Judiciary Complex. Thank you for providing detailed property information for our review.

Unfortunately, after carefully reviewing the available information on the properties, we have concluded that the Waiakea Office Plaza and adjoining parcels would be an inappropriate site for this project, and thus are not able to include it as a candidate site in the current site selection and EIS process.

As you may be aware, the Center for Alternative Dispute Resolution in 1993-1994 conducted a series of stakeholder and public meetings which sought to achieve the highest degree of consensus possible within the community regarding which sites would be recommended to the Chief Justice for further study by the Judiciary. The seven sites which emerged as a result of that public consensus building process became the current seven candidate sites now under further study and evaluation. The Waiakea Office Plaza and adjoining properties were never considered as a viable candidate site by the community, due principally to the potential for tsunami inundation.

According to the Federal Emergency Management Agency's (September 1988) mapping for Hilo, the Waiakea Office Plaza site and the adjacent properties to the north lie within the 100-year flood hazard zone and floodway area. Further, according to the Hawaii County Civil Defense Office, the tsunami inundation areas shown in the 1991 study by Dr. George D. Curtis of the University of Hawaii depicts the Waiakea Office Plaza site as being at risk of inundation. The 1960 tsunami inundated the lower portion of that building and the surrounding ground area, and the site can be expected to be inundated by future tsunamis. Tsunami inundation was used as one of the minimum screening criteria in the earliest site screening process conducted in 1988 and was reaffirmed by the public in 1993-1994 as an essential criterion. The Waiakea Office Plaza site would not have been considered as a satisfactory potential site due to the tsunami risk.

At this point in the site selection and EIS process, we regret that the Waiakea Office Plaza site and adjoining properties including the Hilo Draying Company site cannot be included as a candidate site for the Hilo Judiciary Complex for the aforementioned reasons. We do, however, appreciate your interest and input for this project. Your letter and this response letter will be included in the Final Environmental Impact Statement.

Sincerely,

SAM CALLEJO
State Comptroller

Section 13.0

List of Preparers of the Document and
References

HILO JUDICIARY COMPLEX

• Final Environmental Impact Statement •

13.0 LIST OF PREPARERS OF THE DOCUMENT
AND REFERENCES

13.1 LIST OF PREPARERS OF ENVIRONMENTAL IMPACT STATEMENT

This Environmental Impact Statement has been prepared by the land use and environmental planners at Group 70 International, Inc. 925 Bethel Street, Fifth Floor, Honolulu, Hawaii 96813 (Tel. 808-523-5866). The staff involved in the preparation of this document include:

Ralph E. Portmore, AICP	Principal-in-Charge
Jeffrey H. Overton, AICP	Chief Environmental Planner
Mary O'Leary	Senior Planner
Christine Ruotola, AICP	Environmental Planner
Chad Asuncion	Graphics
Jeanne Sumida	Graphics

Key consultants provided technical assessments of environmental factors for this document.

James Reddington, P. E.	Civil Engineering (M&E Pacific)
Warren Yamamoto, P. E.	Traffic Engineering (M&E Pacific)
Alan Walker	Archaeologist (Paul H. Rosendahl, Ph.D., Inc.)
Paul H. Rosendahl, Ph.D.	Principal Archaeologist (PHRI)
Kepa Maly	Cultural Resources Specialist (PHRI)
Winona Char	Botanist (Char & Associates)

13.2 LIST OF REFERENCES

- Carter Goble Associates, Incorporated. February 23, 1988. An Assessment of Judicial Facility Needs in Hilo.
- Carter Goble Associates, Incorporated. January 1989. Hawaii Judicial System Master Plan. Four volume set.
- Carter Goble Associates, Incorporated. February 4, 1991. A Planning Report on the Hilo, Hawaii Judicial Facility - Final Report.
- Center for Alternative Dispute Resolution. July 26, 1994. Final Report - Hilo Judiciary Complex Siting Process.
- County of Hawaii Planning Department. Road Alignment, Rights-of-Way and Zoning Map. Last revised August 23, 1995.

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County of Hawaii Planning Department. City of Hilo Map.

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County of Hawaii. November 1989. The General Plan - Hawaii County.

Federal Emergency Management Agency. September 1988. Flood Insurance Rate Maps:
Hawaii County.

H. Mogi Planning and Research, Incorporated. May 19, 1986. Project Development Report for
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University of Hawaii, Department of Geography. 1983. Atlas of Hawaii.

**FINAL REPORT
HILO JUDICIARY COMPLEX SITING PROCESS**

(Prepared By The Center for Alternative Dispute Resolution)

July 26, 1994

BACKGROUND

In 1988, the Department of Accounting and General Services (DAGS) hired Wilson, Okamoto and Associates (Wilson, Okamoto) to perform a site selection study for an East Hawaii Judiciary Complex. The study was completed in October of 1988. In the study, Wilson, Okamoto developed and implemented a four-step process:

- Step 1: Determined the population center for East Hawaii.
- Step 2: (a) Determined the population centroid within the population center, and (b) delineated the site selection area.
- Step 3: Identified "potential" sites within the site selection area and applied seven minimum criteria to reduce the potential sites to a smaller number of "candidate" sites.
- Step 4: Identified "evaluation" criteria and applied them to the "candidate" sites to allow a discussion of advantages and disadvantages of the "candidate" sites.

The results of the study identified the town of Hilo as the population center for East Hawaii. The population centroid was identified as being located within the South Hilo District and is noted on Exhibit "A". A site selection radius from this centroid of 1.5 miles was established. Fifteen potential sites were identified within the site selection radius. These 15 sites can be found in Exhibit "B".

The seven minimum criteria then identified were: (1) size (a minimum lot size of five acres for a minimum building size of 145,499 square feet to accommodate a minimum of seven courtrooms and adequate public and employee parking), (2) slope hazard, (3) tsunami and flood inundation, (4) State Land Use District designation, (5) lot configuration, (6) County General Plan and County Zoning and (7) displacement of existing tenants. These seven minimum criteria were then applied to the 15 identified sites and five sites were chosen as candidate sites (Exhibit "C").

Four of the sites chosen met all seven criteria. The fifth site chosen, the Adjacent State Office Building site, met six of the seven criteria but did not meet the "flood/tsunami inundation" criteria. However, this site was included as a "candidate" site because, as the report states, "This site is within the tsunami inundation zone and would normally have been deleted from further consideration. However, due to legislators' interest in the site because of its proximity to the existing State Office Building and because it is State-owned land, the site is being retained for further evaluation." Of the

Final Report - Hilo Judiciary Complex Siting Process

remaining sites rejected, five of them also met six of the seven criteria but were not considered as candidate sites.

The five candidate sites were then evaluated according to the identified evaluation criteria. The evaluation criteria fell into three broad categories: (1) building site criteria; (2) community criteria and (3) cost considerations. Based on these criteria, each candidate site was given a score (Exhibit "D"). The report expressly provided that "The intent of the site selection study is not to recommend a single preferred site. Rather, results are intended for use as a basis for discussing the relative advantages and disadvantages of each site in order to facilitate selection of a preferred site." The Adjacent State Office Building site received the highest score. (Note, however, that when looking at the total cost, including opportunity costs of State-owned land, the Adjacent State Office Building site was not the least expensive. This can be seen in Exhibit "D".)

Although it was not an official "step" in the process, the report also qualitatively discussed the issues of noise, traffic, air quality, water quality and so forth.

The report was forwarded to DAGS and other interested parties, including the State Legislature. Subsequently, when the 1991 Legislature allocated funding for the Hilo Judiciary Complex, the funding was tied specifically to the Adjacent State Office Building site. Significant public concerns followed regarding, among other things, safety issues related to locating court facilities in a tsunami zone. Besides members of the general public, the site was opposed by the head of Hawaii County Civil Defense.

Subsequently, the 1993 Legislature, through Act 277, Part V, Section 17, directed that the "Judiciary defer the plans and design on its current site [the Adjacent State Office Building site] and consider alternate sites" Thereafter, Chief Justice Ronald T.Y. Moon asked the Center for Alternative Dispute Resolution (The Center) to design and implement a process intended to develop the highest degree of consensus possible among the public regarding a site for the Hilo Judiciary Complex.

PROCESS AND IMPLEMENTATION

The Center first did a literature search of all prior reports and articles regarding the Hilo Judiciary Complex. The Center then met with the Office of the Administrative Director of the Courts to determine the Judiciary's minimum criteria. These are criteria which any prospective site must

meet for the Judiciary to support the site. These meetings yielded the following Judiciary minimum criteria:¹

- Size:** The site should be a minimum of five acres so that it can accommodate a minimum of seven courtrooms and allow for adequate off-street parking for employees and the public.
- Location:** The site should be within two to five miles of the town of Hilo. This would allow for the expansion of the number of possible sites, for a possibly larger site for future growth, and for the inclusion of other government services on the site. Growth patterns and case demographics have changed since the Wilson, Okamoto Study and the two to five mile range would allow for the consideration of sites that may be closer to where cases are generated and future growth is anticipated.
- Safety:** The site should be outside of the tsunami and flood inundation zones and should allow for safe traffic patterns.
- Cost:** The cost should be minimized due to fiscal constraints and factors that affect cost should receive ample consideration as criteria. These factors include slope, lot configuration, displacement of existing tenants and accessibility to, and availability of, adequate infrastructure.
- Timing:** The Judiciary's need for space is critical and it would be ideal if the site chosen did not require protracted permitting. Thus, it is preferable if the chosen site is in the appropriate State Land Use District and is zoned appropriately by the County.

The Center then designed a two-stage process involving: (1) clearly identifiable stakeholders (Exhibit "E") and (2) the public-at-large². An invitation was sent out to the identifiable stakeholders

¹ The narrative which appears after each of the minimum criteria is a summary of the input provided by the Office of the Administrative Director of the Courts.

² It must be emphasized that the process the Center designed and implemented was not intended to choose a site but to surface the highest degree of consensus possible among the stakeholders and the general public regarding what potential sites should be recommended to the Chief Justice for further consultant studies. The Center's process was not intended to take the place of in-depth consultant studies and assessments regarding the potential sites which emerged.

Final Report - Hilo Judiciary Complex Siting Process

inviting them to select a date to meet with Center staff about the Hilo Judiciary Complex (Exhibit "F"). Beginning in the fall of 1993, the Center convened a series of separate meetings with the representatives of the identifiable stakeholders. There was one meeting held per stakeholder group for those responding. A list of those entities or persons with whom the Center met is attached as Exhibit "G". Exhibit "G" also includes the materials shared with stakeholders at the individual meetings.

This first round of stakeholder meetings and surveys had a number of purposes: (1) to discuss the Judiciary's minimum criteria and any proposed changes, modifications or additional criteria; (2) to prioritize the list of criteria that was generated; (3) to receive input on the 15 sites originally considered by Wilson, Okamoto and (4) to identify any additional sites that the stakeholders felt should be considered in the selection process. The additional criteria and sites raised at these first stakeholder meetings is attached as Exhibit "H".

The individual stakeholder meetings were candid and informative. Many stakeholders expressed their appreciation to the Judiciary for seeking input on what all of them perceived to be a critical issue and one that many stakeholders indicated was clouded with uncertainty in the past. Those that did not respond to the Center's invitation to meet were sent the materials along with a survey which is attached as Exhibit "I". Three surveys were returned.

After the Center completed the individual stakeholder meetings, the Center convened an informational public meeting for the public-at-large. This meeting was publicized via press releases and also with personal invitations to all individuals of record who participated in the earlier public meetings or comment periods (Exhibit "J"). The meeting was held on February 28, 1994, at the University of Hawaii - Hilo Campus. The same purposes were set for the first public meeting as those for the above-referenced stakeholder meetings. The handouts distributed at this first public meeting, the "Group Memory" of this meeting and a list of attendees is attached as Exhibit "K".

After the first informational public meeting, the Center did additional research to refine the criteria and to locate by Tax Map Key (TMK) the additional proposed sites. The Center then took the input from the stakeholder meetings and the public information meeting and developed a package of materials (Exhibit "L") which included an explanation and elaboration on the Judiciary's and public's minimum criteria, an analysis of those original 15 sites that did not meet the Judiciary's minimum criteria, the original sites discarded through public input, a matrix of criteria to sites with a corresponding matrix key and tax map keys identifying the locations of the additional sites. Also

Final Report - Hilo Judiciary Complex Siting Process

included in the packet was a brief informational discussion on each of the remaining or newly identified potential sites based on discussion and information developed through research.³

On April 29, 1994, the Center convened a joint meeting of all identifiable stakeholders to apply the resulting criteria to the identified prospective sites and to discuss what, from the stakeholders' point of view, were the top sites that should be recommended to the Chief Justice for further study. A list of attendees at this joint stakeholder meeting is included as Exhibit "M". From this joint stakeholder meeting, the stakeholders identified six sites which they recommended should be forwarded to Chief Justice Moon for additional consultant study. The stakeholders recommended that the remaining sites on the matrix should be deleted from future consideration (Exhibit "N" shows the sites the stakeholders recommended be rejected and those they recommended be forwarded to Chief Justice Moon, with the latter sites underlined and appearing in bold typeface).

The Center then scheduled a second public informational meeting. Once again, interested individuals were notified by letter as well as through press releases (Exhibit "O"). The second public information meeting was held on June 7, 1994, at the University of Hawaii - Hilo campus to share with the public the outcome of the joint stakeholder meeting and to receive their input regarding what sites ought to be relayed to the Chief Justice for further study. The "Group Memory" of this meeting and list of attendees is attached as Exhibit "P".

Consistent with the communications between the Office of the Administrative Director of the Courts and the Center, the Center informed the attendees that the Center would submit a report to Chief Justice Moon with a list of the consensus sites and that the Judiciary would then hire a consultant to provide a more in-depth analysis of the consensus sites. As discussed below, the attendees at the second public information meeting concurred with the stakeholders that the six sites which emerged from the April 29, 1994 joint stakeholder meeting should be forwarded to Chief Justice Moon. The participants at this second public information meeting also asked that a seventh site, across from Hilo Hospital, be included on the list.

³ The Center did not intend for this cursory research to take the place of future consultant studies regarding the recommended sites. Such future consultant studies are particularly important because of the need, identified by many of the participants in the process, to update population and traffic studies because the Wilson, Okamoto Report is now more than five years old.

CONSENSUS SITES

The following seven sites are the ones which emerged from the Center's consensus building process. Although there were questions raised about each of the seven sites, there was consensus among stakeholders and the public alike that these seven sites make up the list which should be transmitted to the Chief Justice for further consideration. Under each site below, we have identified the questions raised regarding each site. However, despite these questions, these are the seven sites which received the most support.⁴

C. Brewer & Company, Ltd. Site (TMK: 2-6-15:1&2)

Questions were raised concerning traffic access and congestion, especially if traffic would need to cross the highway. There was some concern that the site was remote even though it is within the five mile radius set in the criteria. There also were questions concerning whether the site is safe from a tsunami – some persons noted that the last tsunami came close. Questions of environmental remediation and cleanup cost also were raised.

Halinani Site (TMK: 2-4-49:18&19)

It was noted that there are plans to expand the current correctional facility located in the area. Consequently, locating the court here would mean short distances for transport of prisoners. However, it also was noted that the prisoners at this facility are not the ones usually brought to court so this should not necessarily be seen as a benefit. This site also was viewed as remote from town although it meets the distance criteria.

Kaiko'o Mall (J.C. Penney) Site (TMK: 2-2-15:33)

This site has unanswered cost questions, including the cost to buy the site and building and whether the building can be renovated or needs to be torn down and new construction undertaken. Area residents are also concerned about traffic congestion.

⁴ During the course of the consensus building process, the Center received a handful of letters from persons, other than identifiable stakeholders, advocating particular sites. The Center informed these persons that to the extent they wished to share a particular perspective, they were welcome to do so at the public meetings. Subsequent to the Center completing the consensus-building process, Virginia Goldstein, Planning Director for the County of Hawaii Planning Department, wrote a letter to the Center recommending that the existing State Building site be considered. The Planning Department was represented at the April 29, 1994 joint stakeholder meeting but did not raise the existing State Building site at that time.

Final Report - Hilo Judiciary Complex Siting Process

Komohana Site (across from University of Hawaii Agricultural Station) (TMK: 2-4-1:12)

There were strong concerns about traffic which is already heavy. It was mentioned, however, that if the Puainako extension is built, the traffic congestion might be alleviated. It also was noted that University of Hawaii should be contacted about its future expansion plans. Several people felt that the court and the campus may complement each other in services and educational opportunities.

Ponahawai Site (TMK: 2-3-36:3)

There may be soil problems on this site. There also is a lack of infrastructure as no sewers are available in the area.

Site Across from Hilo Hospital (TMK: 2-3-32:1)

Attendees at the joint stakeholder meeting thought this site should be dropped due to floodways running through the property. However, attendees at the second public information meeting thought the Judiciary should study this site because it meets all other criteria.

Universtiy of Hawaii - Hilo Site (TMK: 2-4-57:1)

Concerns were raised as to coordination with the University of Hawaii - Hilo. There also were concerns about traffic and sewer problems.

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APPENDIX B

HILO JUDICIARY COMPLEX
FACILITY PROGRAM

ITEM NO.	DEPARTMENT	YEAR 2010 Dept. Gross Sq. Feet
1.	CIRCUIT COURT	
	JUDICIAL	10,696
	LEGAL DOCUMENTS/FISCAL/ ADMINISTRATION	13,818
	COURT REPORTERS	1,344
	ESTATE & GUARDIANSHIP	1,138
		<u>26,996</u>
2.	FAMILY COURT	
	JUDICIAL	4,480
	FAMILY COURT SERVICES	23,930
		<u>28,410</u>
3.	DISTRICT COURT	
	JUDICIAL	17,612
	CLERKS/FISCAL/BAILIFFS/ ADMINISTRATION	7,935
	PROBATION	3,125
	DRIVER'S EDUCATION	1,667
		<u>30,339</u>
4.	COURT SUPPORT	
	CENTRAL HOLDING	4,446
	CENTRAL SECURITY	672
	GRAND JURY	2,174
	LAW LIBRARY	4,274
		<u>11,566</u>
5.	BUILDING SUPPORT	5,132
	SUBTOTALS	102,443
	MECHANICAL/ELECTRICAL @ 6% DGSF	6,147
	TOTAL DEPARTMENTAL GROSS SQ FT	108,590
	TOTAL BUILDING GROSS SQ FT (X1.20)	130,307

NOTE: This space program does not include secure parking.

Source: A Planning Report on the Hilo, Hawaii Judicial Facility - Final Report. Carter Goble Associates, Inc., February 4, 1991.

HILO JUDICIARY COMPLEX

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APPENDIX C

PARKING REQUIREMENTS

COUNTY PARKING STANDARD

Total building floor area is projected at 130,307 gross sq. ft. Per the Hawaii County Zoning Ordinance, the number of required off-street parking spaces shall be determined based on the gross floor area of the building including covered lanais and patios as follows:

- One parking space for each 400 sq. ft. of floor area of government offices.
- One parking space for each 300 sq. ft. of floor area of government offices for Site C - Former J.C. Penney Site in accordance with the Kaiko'o Redevelopment Plan standards.
- One parking space for every four seats in places of assembly with fixed seats.
- One parking space for each 200 sq. ft. of floor area in places of assembly without fixed seats for buildings with no principal assembly area or main hall.

PARKING FOR PLACES OF ASSEMBLY (With Fixed Seats)

1 Grand Jury Room	1,610 sq. ft. = 75 seats
4 Jury Rooms	1,600 sq. ft. = 45 seats
14 Conference Rooms	<u>1,840 sq. ft. = 99 seats</u>
Total	5,050 sq. ft. = 219 seats

At one parking space for every 4 seats, 219 seats require 55 parking spaces.

PARKING FOR PLACES OF ASSEMBLY (Without Fixed Seats)

7 Court Rooms	11,900 sq. ft.
Total	11,900 sq. ft.

At one parking space for each 200 sq. ft., 7 courtrooms require 60 parking spaces.

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PARKING FOR OFFICE USE

130,307 gross sq. ft. less 5,050 sq. ft. and 11,900 sq. ft. = 113,357 sq. ft.

Site C- Former J. C. Penney Site Parking Requirement:

At one parking space for each 300 sq. ft., 113,357 sq. ft. of offices require 378 parking spaces.

All Remaining Sites:

At one parking space for each 400 sq. ft., 113,357 sq. ft. of offices require 284 parking spaces.

PARKING FOR OFF-STREET LOADING

At one parking space for the first 5,000 sq. ft. of building floor area, plus one additional space for each additional 10,000 sq. ft.,

5,000 sq. ft. = 1 parking space plus $\frac{125,307}{10,000} = 13$ parking spaces.

130,307 sq. ft. building floor area total requires 14 parking spaces for loading.

TOTAL PARKING REQUIREMENT

Site C - Former J. C. Penny Site per Kaiko'o Redevelopment Plan Standards:

Places of Assembly (fixed seats)	55	parking spaces
Places of Assembly (without fixed seats)	60	
Office Use (1 per 300 sq. ft.)	378	
Off-Street Loading	14	

Total Parking Requirement for Site C: 507 parking spaces

All Remaining Sites:

Places of Assembly (fixed seats)	55	parking spaces
Places of Assembly (without fixed seats)	60	
Office Use (1 per 400 sq. ft.)	284	
Off-Street Loading	14	

Total Parking Requirement Other Sites 413 parking spaces

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• Final Environmental Impact Statement •

APPENDIX D
DETAILED EVALUATION OF CANDIDATE SITES

This appendix provides the detailed evaluations of each site relative to the building site criteria, community criteria and cost considerations. A complete description of the criteria can be found in Section 4.0 of this Final Environmental Impact Statement.

D.1 BUILDING SITE AND COMMUNITY CRITERIA RATINGS

SITE A: C. BREWER SITE
TMK: 2-6-15: 1 & 2; 2-6-16: 2

BUILDING SITE CRITERIA

A. Site Characteristics

- 1) Size/Buildable Area Poor
Accounting for C. Brewer's proposed office building on the site and a 40-foot shoreline setback, the remaining buildable area for a judiciary complex is less than 5.0 acres.
- 2) Slope.....Fair
The average slope of the buildable area is greater than 4%.
- 3) Shape..... Poor
The buildable area is non-rectangular in shape.
- 4) General Soil Stability for Foundations..... Poor
Soil Phase: Hilo silty clay loam (HoC)
- 5) Soil Depth for Site WorkFair
Description: approximately 6 to 8 feet to bedrock.
- 6) Aesthetic ValueFair
The site has some aesthetic value: Yes
The facility would obstruct scenic vistas: Partially
- 7) Natural BeautyGood
Existing trees, plants, scenic views: Yes
Potential for beautification: Yes
Crossed by overhead lines: No

HILO JUDICIARY COMPLEX

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Site A - C. Brewer Site, TMK: 2-6-15: 1 & 2; 2-6-16: 2 (continued)

B. Roadways and Utilities

- 8) Adequacy of RoadwaysFair
Existing intersection on Mamalahoa Hwy. considered inadequate.
Proximity of Hau Lane intersection just north of the site
may make necessary turn-lane improvements difficult to
provide on a busy State highway.
- 9) Adequacy of Water Poor
Requires a 100,000 gallon storage tank
and booster station.
- 10) Adequacy of Wastewater.....Fair
Closest sewer connection is approximately one-half mile away
and a pump station is required.
- 11) Adequacy of DrainageFair
Runoff can be managed on-site and discharged into the ocean.
- 12) Adequacy of Power and Communication.....Good

C. Accessibility

- 13) Pedestrian Access..... Poor
No existing pedestrian access to the property.
No sidewalks or crosswalks along Mamalahoa Highway.
- 14) Automobile AccessFair
Frontage along Mamalahoa Highway.
Left turn movements may be difficult due to
traffic volume and speed on Mamalahoa Highway.
- 15) Public Bus Service.....Fair
Although the Hele-On Bus passes along this site, it may be difficult
for the public to safely access the bus due to traffic speed on
Mamalahoa Highway and the site's configuration.

D. Environment

- 16) Botanical/Wildlife ResourcesGood
The site contains mainly introduced species and
common wildlife.

HILO JUDICIARY COMPLEX

• Final Environmental Impact Statement •

Site A - C. Brewer Site, TMK: 2-6-15: 1 & 2; 2-6-16: 2 (continued)

- 17) Historic/ Archaeological ResourcesFair
The site contains some structures from the Wainaku
Sugar Mill which are more than 50 years old.
- 18) Air Quality-Industrial/ Agricultural Nuisances.....Good
The site is not adjacent to agricultural or
or industrial uses, nor are there any adjacent
sources of significant air pollution.
- 19) Toxic Waste.....Fair
In 1993, the Department of Health filed a Hazardous Substances
Incident Notification Form for some bunker fuel released due
to the demolition of a tank. The area of soil was approximately
eight feet square and twelve inches deep.

COMMUNITY CRITERIA

E. Government

- 20) State Land Use.....Good
District Designation: Urban
- 21) County General Plan Poor
General Plan Designation: Industrial.
- 22) County Zoning Poor
Zoning Designation: MG-1a and MG-5a
General Industrial.
- 23) Special Management Area..... Poor
The entire mauka and makai portions are within the SMA.
- 24) National Flood Insurance Program.....Fair
A major portion of the site including occupied structures
is outside of the flood hazard district.

F. Community Effects

- 25) Displacement.....Good
Site contains some abandoned, dilapidated
structures from the Wainaku Sugar Mill.
- 26) Interference with Institutions.....Good
No schools or hospitals within 0.5 mile.

HILO JUDICIARY COMPLEX

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Site A - C. Brewer Site, TMK: 2-6-15: 1 & 2; 2-6-16: 2 (continued)

- 27) Surrounding Land Use..... Poor
The site is surrounded by residential areas.

- 28) Land OwnershipFair
The land is owned by a single landowner.

- 29) Proximity to Major Population Activity
and Commercial Centers Poor
The site is located more than one mile Downtown Hilo or
the County/State Office Center.

- 30) Relation to Judicial Support Activities Poor
Proximity to criminal justice-related facilities:
Approximately 2 miles from Hilo Police Station
and 1-3/4 miles from government offices.

- 31) Relation to Private Law Offices and Attorneys..... Poor
Located within 1.0 mile of less than 25% of all
private attorneys in Hilo.

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SITE B: HALE NANI SITE
TMK: 2-4-29: 18 & 19

BUILDING SITE CRITERIA

A. Site Characteristics

- 1) Size/Buildable AreaGood
A minimum buildable area of 7.0 acres is available.
- 2) Slope.....Fair
The average slope is between 4% and 10%.
- 3) Shape.....Good
A buildable area generally rectangular in shape with an estimated length to width ratio between 1:1 to 2.5:1 can be accommodated on the site.
- 4) General Soil Stability for Foundations..... Poor
Soil Phase: Papai (rPae) in the northern half of the parcel and Keahukaha (rKFD) in the southern half. Both are stony and rocky muck, fractured soils.
- 5) Soil Depth for Site Work Poor
Description: 0 to 5 feet or less to bedrock.
- 6) Aesthetic ValueGood
The site is not an aesthetic asset.
- 7) Natural BeautyGood
Existing trees, plants, scenic views: Yes
Potential for beautification: Yes
Crossed by overhead lines: No

B. Roadways and Utilities

- 8) Adequacy of RoadwaysFair
Existing access road, Mamaki Street, is not designed for high capacity. The intersection with Volcano Highway, which is divided at this location, may need to be signalized and require extensive re-design of the crossover median roadway to accommodate additional traffic.

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Site B - Hale Nani Site, TMK: 2-4-29: 18 & 19 (continued)

- 9) Adequacy of Water..... Poor
Two 8-inch water lines run adjacent to the site, however, the Department of Water Supply believes the site will require a 100,000 gallon storage tank.
- 10) Adequacy of Wastewater..... Poor
There is no sewer connection within several miles.
An on-site treatment and reclamation system may be possible.
- 11) Adequacy of DrainageFair
Adequate on-site drainage facilities can be constructed.
- 12) Adequacy of Power and Communication.....Good

C. Accessibility

- 13) Pedestrian Access..... Poor
No existing pedestrian access to the property.
- 14) Automobile AccessFair
Assuming the main access will be off of Volcano Highway, left turn movements may be difficult due to traffic volume and speed on the Highway.
- 15) Public Bus ServiceFair
Although the Hele-On Bus passes along this site, it may be difficult for the public to safely access the bus due to traffic speed on Volcano Highway.

D. Environment

- 16) Botanical/Wildlife ResourcesGood
There are no known rare or endangered plant species or wildlife.
- 17) Historic/Archaeological ResourcesGood
There are no known historic or archaeological resources.
- 18) Air Quality-Industrial/Agricultural Nuisances.....Fair
The site is adjacent to agricultural uses but conditions are considered tolerable.
- 19) Toxic Waste.....Good
No visible signs of hazardous waste on or adjacent to the site.

HILO JUDICIARY COMPLEX

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Site B - Hale Nani Site, TMK: 2-4-29: 18 & 19 (continued)

COMMUNITY CRITERIA

E. Government

- 20) State Land Use..... Poor
District Designation: Agricultural
The site is not adjacent to the Urban District.
- 21) County General Plan Poor
General Plan Designation: Orchards.
- 22) County Zoning Poor
Zoning Designation: A-10a Agricultural
- 23) Special Management Area.....Good
The entire site is outside of the SMA.
- 24) National Flood Insurance Program.....Good
The site lies in an unmapped area - the flood hazard has not
yet been determined but is assumed to be of low criticality.

F. Community Effects

- 25) Displacement.....Good
The site is vacant.
- 26) Interference with Institutions.....Good
No schools or hospitals within 0.5 miles.
- 27) Surrounding Land Use..... Poor
The site is adjacent to agricultural uses and
the Panaewa Forest Reserve.
- 28) Land OwnershipGood
The Hale Nani Annex parcel is owned by the State. The
vacant parcel fronting Kealakai Street is owned by the
Department of Hawaiian Home Lands.
- 29) Proximity to Major Population Activity
and Commercial Centers Poor
The site is located more than one mile Downtown Hilo or
the County/State Office Center.

HILO JUDICIARY COMPLEX

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Site B - Hale Nani Site, TMK: 2-4-29: 18 & 19 (continued)

- 30) Relation to Judicial Support Activities Poor
Proximity to criminal justice-related facilities:
Approximately 4-1/2 miles from Hilo Police Station
and 4 miles from government offices. The site contains the
State Department of Public Safety's Hawaii Community Correction
Facility - Hale Nani Annex.

- 31) Relation to Private Law Offices and Attorneys..... Poor
The site is located more than one mile from
any attorney offices.

HILO JUDICIARY COMPLEX

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SITE C: FORMER J. C. PENNEY SITE
TMK: 2-2-15: 33

BUILDING SITE CRITERIA

A. Site Characteristics

- 1) Size/Buildable Area Poor
The County of Hawaii is currently acquiring this site and retaining the existing structure for use as County government agency office space. It is rated as "Poor" because there would be less than 5.25 acres available to develop the Judiciary Complex. Should the Judiciary be able to utilize the entire 6.542 acres, then this site could be upgraded to "Fair".
- 2) Slope.....Good
The average slope is between 0 and 3%.
- 3) Shape.....Good
The site is generally rectangular in shape with an estimated length to width ratio of 1.6:1.
- 4) General Soil Stability for Foundations..... Poor
Soil Phase: Hilo silty clay loam (HoC) and Keahukaha (rKFD).
- 5) Soil Depth for Site WorkFair
Description: approximately 6 to 8 feet to bedrock.
- 6) Aesthetic ValueGood
The site is not an aesthetic asset.
- 7) Natural BeautyFair
Existing trees, plants, scenic views: Limited
Potential for beautification: Yes
Crossed by overhead lines: Yes

B. Roadways and Utilities

- 8) Adequacy of RoadwaysGood
The site is bounded by two four-lane streets Kilauea Avenue and Pauahi Street. The third street bordering the site is Aupuni Street which has two wide lanes.

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Site C - Former J. C. Penney Site, TMK: 2-2-15: 33 (continued)

- 9) Adequacy of Water Good
8-inch lines available within Aupuni and Pauahi Streets.
12-inch line available within Kilauea Avenue.
- 10) Adequacy of Wastewater Good
8-inch sewer line available within Aupuni or Pauahi Streets.
- 11) Adequacy of Drainage Good
Existing drainage facilities are in place.
- 12) Adequacy of Power and Communication Good

C. Accessibility

- 13) Pedestrian Access Good
Number of sides with available access: Three.
- 14) Automobile Access Good
Frontage along Aupuni Street, Pauahi Street and Kilauea Avenue.
- 15) Public Bus Service Good
The Hele-On Bus stops at Kaiko'o Mall.

D. Environment

- 16) Botanical/Wildlife Resources Good
The site is entirely developed with some landscape plantings.
- 17) Historic/Archaeological Resources Good
The site is entirely developed.
- 18) Air Quality-Industrial/Agricultural Nuisances Good
The site is not adjacent to agricultural or industrial uses.
- 19) Toxic Waste Good
No visible signs of hazardous waste on or adjacent to the site.

COMMUNITY CRITERIA

E. Government

- 20) State Land Use Good
District Designation: Urban

HILO JUDICIARY COMPLEX

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Site C - Former J. C. Penney Site, TMK: 2-2-15: 33 (continued)

- 21) County General Plan Good
General Plan Designation: High Density Urban
- 22) County Zoning Good
Zoning Designation: CG-7.5 General Commercial
- 23) Special Management Area Good
The entire site is outside of the SMA.
- 24) National Flood Insurance Program Good
The site lies within the Other Flood Area Zone X which is
outside of the 500-year floodplain.

F. Community Effects

- 25) Displacement Good
The site contains the vacant JC Penney building.
- 26) Interference with Institutions Good
The site is within approximately 0.5 miles of
St. Joseph's High School and Kapiolani School, however,
the judiciary complex is not anticipated to interfere.
- 27) Surrounding Land Use Good
The site is surrounded by government offices and
commercial establishments.
- 28) Land Ownership Good
The land is owned by the County of Hawaii.
- 29) Proximity to Major Population Activity
and Commercial Centers Good
The site is located within a quarter mile of the County/State
Office Center.
- 30) Relation to Judicial Support Activities Good
Proximity to criminal justice-related facilities:
Approximately 1/2 mile from Hilo Police Station
and across Aupuni Street from government offices.
- 31) Relation to Private Law Offices and Attorneys Good
Located within 1.0 mile from of more than 50% of
Hilo's private attorneys.

HILO JUDICIARY COMPLEX

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SITE D: KOMOHANA SITE
TMK: 2-2-15: 33

BUILDING SITE CRITERIA

A. Site Characteristics

- 1) Size/Buildable Area Good
A minimum buildable area of 7.0 acres is available.
- 2) Slope..... Fair
The average slope is between 4% and 10%.
- 3) Shape..... Good
A buildable area generally rectangular in shape with an estimated length to width ratio between 1:1 to 2.5:1 can be accommodated on the site.
- 4) General Soil Stability for Foundations..... Poor
Soil Phase: Keahukaha (rKDF) and Pahoehoe lava flows (rLW) with small pockets of Olaa silty clay loam (OID) and (OIC).
- 5) Soil Depth for Site Work Poor
Description: 0 to 5 feet or less to bedrock.
- 6) Aesthetic Value Good
The site is not an aesthetic asset.
- 7) Natural Beauty Good
Existing trees, plants, scenic views: Yes
Potential for beautification: Yes
Crossed by overhead lines: No

B. Roadways and Utilities

- 8) Adequacy of Roadways Poor
The existing access road is Kukuau Street, a collector street through the Sunrise Ride and Sunrise Estates subdivisions. Signalization of the Kukuau and Komohana Streets intersection may likely be required.
- 9) Adequacy of Water Poor
The nearest water lines are more than 1.0 mile away. The Department of Water Supply has stated that a 100,000 gallon reservoir is required.

HILO JUDICIARY COMPLEX

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Site D - Komohana Site, TMK: 2-2-15: 33 (continued)

- 10) Adequacy of Wastewater..... Poor
There is no sewer connection within several miles.
An on-site treatment and reclamation system may be possible.
- 11) Adequacy of Drainage Fair
Adequate on-site drainage facilities can be constructed.
- 12) Adequacy of Power and Communication..... Poor
The power and communication lines servicing the adjacent residential areas are not adequate. A major extension of adequate service to the site is required.

C. Accessibility

- 13) Pedestrian Access..... Poor
No existing pedestrian access to the property.
- 14) Automobile Access Poor
Frontage along Puloku Street which is a dead-end.
- 15) Public Bus Service Poor
There is no public bus service available.

D. Environment

- 16) Botanical/Wildlife Resources Fair
The site contains native plant species commonly found in the area. No rare or endangered plants were found.
The site contains common wildlife.
- 17) Historic/ Archaeological Resources Good
There are no known historic or archaeological resources.
- 18) Air Quality-Industrial/ Agricultural Nuisances..... Good
The site is not adjacent to agricultural or industrial uses.
There are no adjacent sources of air pollution.
- 19) Toxic Waste..... Good
There are no visible sources of hazardous waste on or adjacent to the site.

HILO JUDICIARY COMPLEX

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Site D - Komohana Site, TMK: 2-2-15: 33 (continued)

COMMUNITY CRITERIA

E. Government

- 20) State Land Use..... Poor
District Designation: Agricultural
The site is not adjacent to the Urban District.
- 21) County General Plan..... Poor
General Plan Designation: University Use
- 22) County Zoning..... Poor
Zoning Designation: A-1a Agricultural
- 23) Special Management Area..... Good
The entire site is outside of the SMA.
- 24) National Flood Insurance Program..... Good
The site lies within the Other Flood Area Zone X which is
outside of the 500-year floodplain.

F. Community Effects

- 25) Displacement..... Good
The site is vacant.
- 26) Interference with Institutions..... Good
No schools or hospitals within 0.5 mile.
- 27) Surrounding Land Use..... Poor
The site is surrounded by residential subdivisions.
- 28) Land Ownership..... Good
The land is owned by the State.
- 29) Proximity to Major Population Activity
and Commercial Centers..... Poor
The site is located more than one mile Downtown Hilo or
the County/State Office Center.

HILO JUDICIARY COMPLEX

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Site D - Komohana Site, TMK: 2-2-15: 33 (continued)

- 30) Relation to Judicial Support Activities Poor
Proximity to criminal justice-related facilities:
Approximately 2.5 miles from Hilo Police Station
and government offices.

- 31) Relation to Private Law Offices and Attorneys..... Poor
The site is located more than one mile from
any private attorney offices.

HILO JUDICIARY COMPLEX

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SITE E: PONAHAHAWAI SITE

TMK: 2-3-36: 3

BUILDING SITE CRITERIA

A. Site Characteristics

- 1) Size/Buildable AreaGood
A minimum buildable area of 7.0 acres is available.
- 2) Slope.....Fair
The average slope is between 4% and 10%.
- 3) Shape.....Good
A buildable area generally rectangular in shape with an estimated length to width ratio between 1:1 to 2.5:1 can be accommodated on the site.
- 4) General Soil Stability for Foundations..... Poor
Soil Phase: Hilo silty clay loam (HoC).
- 5) Soil Depth for Site WorkFair
Description: approximately 6 to 8 feet to bedrock.
- 6) Aesthetic Value Good
The site is not an aesthetic asset.
- 7) Natural BeautyGood
Existing trees, plants, scenic views: Yes
Potential for beautification: Yes
Crossed by overhead lines: No

B. Roadways and Utilities

- 8) Adequacy of RoadwaysFair
Ponahawai Street is a two-lane roadway on an 8% grade along the project site. The mauka portion of the parcel is on a large horizontal curve which limits access to the site to the makai portion of the lot which is on a straight alignment. It is assumed that a traffic signal would be required at the Ponahawai and Komohana intersection.
- 9) Adequacy of WaterGood
8-inch line available within Ponahawai Street.

HILO JUDICIARY COMPLEX

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Site E - Ponahawai Site, TMK: 2-3-36: 3 (continued)

- 10) Adequacy of Wastewater.....Fair
A gravity sewer connection can be made to a 30-inch sewer line at Kilauea Avenue which is one mile away.
- 11) Adequacy of DrainageFair
Adequate on-site drainage facilities can be constructed.
- 12) Adequacy of Power and Communication.....Good

C. Accessibility

- 13) Pedestrian Access..... Poor
No existing pedestrian access to the site.
- 14) Automobile AccessFair
The site has frontage along one long side on Ponahawai Street.
- 15) Public Bus ServiceGood
The Hele-On Bus stops near the intersection of Ponahawai and Komohana Streets.

D. Environment

- 16) Botanical/Wildlife ResourcesGood
The site contains mainly introduced species and common wildlife. A majority of the parcel appears to have been under sugar cane cultivation at one time.
- 17) Historic/Archaeological ResourcesGood
There are no known historic or archaeological resources.
- 18) Air Quality-Industrial/Agricultural Nuisances.....Good
The site is not adjacent to agricultural or industrial uses. There are no adjacent sources of air pollution.
- 19) Toxic Waste.....Good
There are no visible sources of hazardous waste on or adjacent to the site.

HILO JUDICIARY COMPLEX

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Site E - Ponahawai Site, TMK: 2-3-36: 3 (continued)

COMMUNITY CRITERIA

E. Government

- 20) State Land Use.....Good
District Designation: Urban
- 21) County General Plan.....Fair
General Plan Designation: Medium Density
- 22) County Zoning.....Good
Zoning Designation: A-1a Agricultural
- 23) Special Management Area.....Good
The entire site is outside of the SMA.
- 24) National Flood Insurance Program.....Good
The site lies within the Other Flood Area Zone X which is
outside of the 500-year floodplain.

F. Community Effects

- 25) Displacement.....Good
The site is vacant.
- 26) Interference with Institutions.....Good
No schools or hospitals within 0.5 mile.
- 27) Surrounding Land Use.....Fair
The site is adjacent to an office complex, vacant land
and residential uses.
- 28) Land Ownership.....Fair
The land is owned by a single landowner.
- 29) Proximity to Major Population Activity
and Commercial Centers.....Fair
The site is located within a mile of Downtown Hilo.

HILO JUDICIARY COMPLEX

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Site E - Ponahawai Site, TMK: 2-3-36: 3 (continued)

- 30) Relation to Judicial Support ActivitiesFair
Proximity to criminal justice-related facilities:
Approximately one miles from Hilo Police Station
and 1.5 miles from government offices. However, the site is also
within 1 mile of the Waianuenue Correctional Center and the
Prosecuting Attorneys' offices.

- 31) Relation to Private Law Offices and AttorneysGood
Located within 1.0 mile of 50% or more of
Hilo's private attorneys.

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SITE F: SITE ACROSS FROM HILO HOSPITAL
TMK: 2-3-32: 1

BUILDING SITE CRITERIA

A. Site Characteristics

- 1) Size/Buildable AreaGood
A minimum buildable area of 7.0 acres is available.
- 2) Slope.....Good
The average slope of the preferred buildable area is between 0 and 3%
- 3) Shape.....Good
A buildable area generally rectangular in shape with an estimated length to width ratio of 1.5:1 can be accommodated.
- 4) General Soil Stability for Foundations..... Poor
Soil Phase: Hilo silty clay loam (HoC) and (HoD), and some Keahukaha (rKFD).
- 5) Soil Depth for Site WorkFair
Description: approximately 6 to 8 feet to bedrock.
- 6) Aesthetic Value Good
The site is not an aesthetic asset.
- 7) Natural BeautyGood
Existing trees, plants, scenic views: Yes
Potential for beautification: Yes
Crossed by overhead lines: No

B. Roadways and Utilities

- 8) Adequacy of RoadwaysFair
Grade and curvature of Waianuenue Avenue limits access to the site's mauka portion. Project-generated traffic may conflict with existing heavy in-bound morning traffic. Several critical intersections makai of the site may be impacted.
- 9) Adequacy of WaterGood
16-inch line available within Waianuenue Avenue.

HILO JUDICIARY COMPLEX

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Site F - Site Across from Hilo Hospital, TMK: 2-3-32: 1 (continued)

- 10) Adequacy of Wastewater.....Fair
10-inch line along Waianuenue Avenue is adequate.
A sewage lift station would be required because the site slopes away from the street.
- 11) Adequacy of DrainageFair
Adequate on-site drainage facilities can be constructed.
- 12) Adequacy of Power and Communication.....Good

C. Accessibility

- 13) Pedestrian Access..... Poor
No existing pedestrian access to the site.
- 14) Automobile AccessFair
Frontage along Waianuenue Avenue.
- 15) Public Bus ServiceGood
The Hele-On Bus stops at Hilo Hospital and the Rehab Center.

D. Environment

- 16) Botanical/Wildlife ResourcesGood
The buildable area of the parcel is former sugar cane fields.
This area is mainly pasture lands covered by a mix of grasses and mature trees. The site contains common wildlife.
- 17) Historic/Archaeological ResourcesGood
There are no known historic or archaeological resources.
- 18) Air Quality-Industrial/Agricultural Nuisances.....Good
The site is not adjacent to agricultural or industrial uses.
There are no adjacent sources of air pollution.
- 19) Toxic Waste.....Good
There are no visible sources of hazardous waste on or adjacent to the site.

HILO JUDICIARY COMPLEX

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Site F - Site Across from Hilo Hospital, TMK: 2-3-32: 1 (continued)

COMMUNITY CRITERIA

E. Government

- 20) State Land Use.....Good
District Designation: Urban
- 21) County General PlanFair
General Plan Designation: Medium Density
- 22) County ZoningGood
Zoning Designation: RS-10 Single Family Residential
- 23) Special Management AreaGood
The entire site is outside of the SMA.
- 24) National Flood Insurance Program.....Good
The preferred buildable area lies within the Other Flood Area
Zone X which is outside of the 500-year floodplain.

F. Community Effects

- 25) DisplacementGood
The site is vacant.
- 26) Interference with Institutions..... Poor
The site located across from Hilo Hospital.
- 27) Surrounding Land Use.....Fair
The site is surrounded by Hilo Hospital, the
Rehabilitation Center and vacant land.
- 28) Land OwnershipGood
The land is owned by the State.
- 29) Proximity to Major Population Activity
and Commercial Centers Poor
The site is located more than one mile from Downtown Hilo
and the County/State Office Center.

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Site F - Site Across from Hilo Hospital, TMK: 2-3-32: 1 (continued)

- 30) Relation to Judicial Support Activities Poor
Proximity to criminal justice-related facilities:
Approximately 2 miles from Hilo Police Station
and 2.5 miles from government offices.

- 31) Relation to Private Law Offices and Attorneys Poor
Located more than 1.0 mile from any of
Hilo's private attorneys.

HILO JUDICIARY COMPLEX

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SITE G: UNIVERSITY OF HAWAII-HILO SITE
TMK: 2-4-57: 1

BUILDING SITE CRITERIA

A. Site Characteristics

- 1) Size/Buildable Area Good
A minimum buildable area of 7.0 acres is available.
- 2) Slope..... Good
The average slope is between 0 and 3%.
- 3) Shape..... Good
The site is generally rectangular in shape with an estimated length to width ratio between 1.5:1 to 2.5:1.
- 4) General Soil Stability for Foundations..... Poor
Soil Phase: O_{laa} silty clay loam (OID) which is considered extremely stony.
- 5) Soil Depth for Site Work Poor
Description: 0 to 5 feet or less to bedrock.
- 6) Aesthetic Value Good
The site is not an aesthetic asset.
- 7) Natural Beauty Good
Existing trees, plants, scenic views: Yes
Potential for beautification: Yes
Crossed by overhead lines: No

B. Roadways and Utilities

- 8) Adequacy of Roadways Good
West Kawili Street is a two-lane collector road and Kapiolani Street is a two-lane local street. Both are considered adequate. Although the streets in this area are busy, the judiciary traffic is not expected to coincide with the morning peak traffic.
- 9) Adequacy of Water Good
8-inch line available with Kawili Street.
- 10) Adequacy of Wastewater..... Good
10-inch line within Kawili Street.

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Site G: University of Hawaii-Hilo Site, TMK: 2-4-57: 1 (continued)

11) Adequacy of DrainageFair
Adequate on-site drainage facilities can be constructed.

12) Adequacy of Power and Communication.....Good

C. Accessibility

13) Pedestrian Access.....Good
Number of sides with available access: Three.

14) Automobile AccessGood
Frontage along Kawili and Kapiolani Streets.

15) Public Bus ServiceGood
The Hele-On Bus stops at UH-Hilo and Waiakea High School.

D. Environment

16) Botanical/Wildlife ResourcesGood
The site contains a mix of introduced tree species and common wildlife.

17) Historic/Archaeological ResourcesFair
There are some identified archaeological sites which may require further data recovery and study.

18) Air Quality-Industrial/ Agricultural Nuisances.....Good
The site is not adjacent to agricultural or industrial uses. There are no adjacent sources of air pollution.

19) Toxic Waste.....Good
There are no visible sources of hazardous waste on or adjacent to the site.

COMMUNITY CRITERIA

E. Government

20) State Land Use.....Good
District Designation: Urban

21) County General PlanFair
General Plan Designation: Medium Density

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Site G: University of Hawaii-Hilo Site, TMK: 2-4-57: 1 (continued)

- 22) County Zoning Good
Zoning Designation: RS-10 Single Family Residential
- 23) Special Management Area Good
The entire site is outside of the SMA.
- 24) National Flood Insurance Program Good
The site lies within the Other Flood Area Zone X which
is outside of the 500-year floodplain.

F. Community Effects

- 25) Displacement Good
The site is vacant.
- 26) Interference with Institutions Poor
The site located across from Waiakea High School
and the University of Hawaii at Hilo.
- 27) Surrounding Land Use Poor
The site is adjacent to two churches and residential areas
and across the street from two educational institutions.
- 28) Land Ownership Good
The land is owned by the State.
- 29) Proximity to Major Population Activity
and Commercial Centers Poor
The site is located more than one mile Downtown Hilo or
the County/State Office Center.
- 30) Relation to Judicial Support Activities Fair
Proximity to criminal justice-related facilities:
Approximately 1.5 miles from Hilo Police Station
and 1 mile from government offices.
- 31) Relation to Private Law Offices and Attorneys Fair
Located within 1.0 mile from of 25% or more of
Hilo's private attorneys.

HILO JUDICIARY COMPLEX

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D.2 COST CONSIDERATIONS

To further compare the relative merits of each candidate site, cost estimates were prepared for site acquisition, and on-site and off-site improvements. The estimates permit comparison of the costs associated with each site, but are not intended to reflect actual expected expenditures.

D.2.1 Site Acquisition Costs

Site acquisition costs are based on the 1996 County of Hawaii Real Property Assessment values for land and any buildings on the sites. The assessed values represent an estimation of the acquisition costs for acquiring either privately-owned land or the opportunity costs for the forgone use of State-owned land. In both cases, the acquisition costs are based on the County of Hawaii's assessed property tax valuation and are not intended to reflect market value or the costs the State may actually incur. The acquisition cost estimates allow for the comparison of relative valuation or order of magnitude among the sites.

Site acquisition costs for each site are summarized in Table D-1. The land value has been prorated for those sites greater than the ideal 7.0 acre site size based on the per acre value of the entire parcel. The value of the entire parcel is shown for the Ponahawai Site and the UH-Hilo Site because, based on their relative sizes, it is unlikely that a 7.0 acre parcel would be subdivided out of either property.

As explained in Section 4.0, the larger portion of the Hale Nani Site, TMK 2-4-49: 19 consisting of 23.277 acres, is owned by the Department of Hawaiian Home Lands. Any use of this parcel would require the approval of the Hawaiian Homes Commission. Based on telephone conversations with staff at the Department of Hawaiian Home Lands (DHHL), this site could be leased if approval to use the site was granted. The site is not for sale, therefore, a lease rent rate through the year 2047, rather than an acquisition cost, has been estimated for this portion of the Hale Nani Site.

According to Mr. Benjamin Wong of the DHHL's Land Management Department, annual lease rates are approximately six to eight percent of a parcel's fair market value. In the absence of a current appraisal, the Hawaii County's Real Property Tax Office's "fair market value" of \$374,300 for the 23.3 acres parcel is used to calculate the rent for a 7.0 acre site. Lease rates are subject to "bumps" (increase in rent rate) every five to ten years and rent re-openings usually every ten years. The following assumptions were made to calculate an estimated fifty year lump sum lease rent value through the year 2047 for comparison purposes with the other land acquisition costs. Due to the uncertainty of the outcome of rent re-opening negotiations over a fifty year period, the lump sum lease rent calculation below only accounts for a ten percent increase every five years. The fifty year time frame was used to represent the life of the Judiciary Complex building. The estimated lump sum lease rent for fifty years totals \$908,079 as calculated on the following page.

TABLE D-1 SUMMARY OF SITE ACQUISITION COSTS
 (Based on 1996 County of Hawaii Real Property Assessment Value)

Candidate Site	Land Owner	Tax Map Key	Acreage	Assessed Land Value	Assessed Improvements Value	Acquisition Cost/ Site Value
Site A C. Brewer Site	Mauna Kea Agribusiness Company Inc. a subsidiary of C. Brewer & Co. Ltd.	2-6-15: Parcel 1 Parcel 2 Parcel 2	4.25 ac.	\$140,288 per ac.		\$596,224
			7.44 ac. 0.5 ac. 1.382 ac.	\$1,134,400 \$82,800 \$55,300	\$0	\$1,714,600
			2.9 ac. 7.0 ac.	\$442,100 50 yr. lease rent	\$0	\$908,079
Site B Hale Nani Site	State of Hawaii Dept. of Hawaiian Home Lands	2-4-29: 18 2-4-29: 19	N/A 23.277 ac.	N/A \$374,300	N/A \$0	(estimated 50 yr. lease rent)
			6.542 ac.			\$6,348,800
Site C Former J. C. Penney Site	County of Hawaii	2-2-15: 33	6.542 ac.	\$2,279,800	\$4,069,000	\$6,348,800
			7.0 ac.	\$6,370 per ac.		\$44,590
Site D Komohana Site	State of Hawaii	2-4-1: 12	17.77 ac.	\$113,200	\$0	\$113,200
			12.417 ac.			\$596,000
Site E Ponahawai Site	Chalmers & Elaine Hamasaki	2-3-36: 3	12.417 ac.	\$596,000	\$0	\$596,000
			7.0 ac.	\$6,567 per ac.	\$7,000	\$52,969
Site F Site Across From Hilo Hospital	State of Hawaii	2-3-32: 1	42.305 ac.	\$277,800	\$7,000	\$284,800
			11.126 ac.			\$1,172,000
Site G UH-Hilo Site	State of Hawaii	2-4-57: 1	11.126 ac.	\$1,163,200	\$8,800	\$1,172,000

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ESTIMATED LEASE RENT LUMP SUM VALUE FOR THE HALE NANI SITE

YEAR	Market Value (7.0 acres)	Lease Rate (7% market value)	5-Year Lease Rent Sum	10% Lease Rate Increase
1997-2002	\$112,500	\$7,875	\$39,375	\$8,663
2002-2007		\$8,663	\$48,038	\$9,529
2007-2012		\$9,529	\$57,566	\$10,482
2012-2017		\$10,482	\$68,048	\$11,530
2017-2022		\$11,530	\$79,578	\$12,683
2022-2027		\$12,683	\$92,260	\$13,951
2027-2032		\$13,951	\$106,211	\$15,346
2032-2037		\$15,346	\$121,558	\$16,881
2037-2042		\$16,881	\$138,438	\$18,569
2042-2047		\$18,569	\$157,007	
TOTAL			\$908,079	

D.2.2 Demolition Costs

Demolition costs for the JC Penney Site's building and adjacent Firestone Shop are estimated as follows: (1.) \$2.00 per square foot for the main commercial building of 69,300 square feet, (2.) \$5.00 per square foot for the 15,600 square foot tire shop. The total estimated demolition cost is \$216,600.

D.2.3 On-site Improvement Costs

On-site improvement costs (Table D-2) have been estimated for each site with respect to:

Clearing and Grading Initial clearing of existing trees and ground cover; removal of abandoned concrete structures and foundations for the C. Brewer Site amounts to the highest costs among the sites for this work. The Ponahawai Site requires grading for proper drainage and removal of soils with poor engineering characteristics and replacement with structural fill. In general, cost estimates vary according to the degree of difficulty in assessing each site, the slope of the terrain, as well as type and density of existing ground cover. The estimated costs range from \$10,000 per acre to \$15,000 per acre. Grading costs are based on a common unit cost of \$10,000 per acre.

Water System The C. Brewer Site requires connection of new water lines to existing water service mains or storage tanks and a new booster station. The Hale Nani Site and Komohana Site also require more extensive water line extensions and/or other improvements such as reservoirs. The judiciary complex's water demand is estimated to be an average daily demand of 12,400 gallons per day (gpd) with a maximum daily demand of 18,500 gpd, and an estimated peak hour demand of 62,000 gpd.

TABLE D-2 IMPROVEMENT COSTS SUMMARY (\$1,000)

IMPROVEMENT COSTS	C. Brewer Site	Hale Nani Site	Former J. C. Penney Site	Komohana Site	Ponahawai Site	Site Across From Hilo Hospital	UHI-Hilo Site
	Site A	Site B	Site C	Site D	Site E	Site F	Site G
On-Site Improvements							
• Clearing and Grading	426	160	25	200	210	180	145
• Water System	70	50	15	50	20	20	20
• Wastewater System	80	500*	25	500*	50	80	50
• Drainage System	250	250	10	250	250	250	250
• Power and Communications	20	20	20	20	20	20	20
SUBTOTAL	846	980	95	1,020	550	550	485
Off-Site Improvements							
• Roadways	400	250	0	125	180	60	0
• Water System	100	100	0	100	0	0	0
• Wastewater System	500	0	0	0	400	0	0
• Power and Communications	0	0	0	185	0	0	0
SUBTOTAL	1,000	350	0	410	580	60	0
GRAND TOTAL (\$1,000)	\$1,846	\$1,330	\$95	\$1,430	\$1,130	\$610	\$485

* Does not include potential additional land acquisition costs for reclamation area.

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Wastewater System Each site was assessed according to whether a connection to existing sanitary sewer lines is available, or the installation of a new on-site treatment and reclamation system will be required. The greater estimated costs are associated with those sites requiring on-site treatment; they are the **Hale Nani Site** and **Komohana Site**. The estimated average daily flows for the judiciary complex is approximately 15,000 gpd.

Drainage System All of the sites require construction of a new drywell or injection well-type system, with the exception of **Site C - Former J. C. Penney Site** which has an existing drainage system in-place. The average on-site improvement cost was estimated to be \$250,000.

Power and Communications A standard unit of \$20,000 per site was estimated for connection to existing power and communication service lines.

D.2.4 Off-Site Improvement Costs

Off-site improvement costs (Table D-2) have been estimated for each site with respect to:

Roadways Five of the sites (**C. Brewer Site**, **Hale Nani Site**, **Komohana Site**, **Ponahawai Site** and **Site Across from Hilo Hospital**) require off-site improvements to the existing roadways to provide turn lanes, modify existing or install new traffic signals (where warranted), modify existing intersections or construct roadways leading to the site. Costs range from \$1,000,000 to \$60,000 per site.

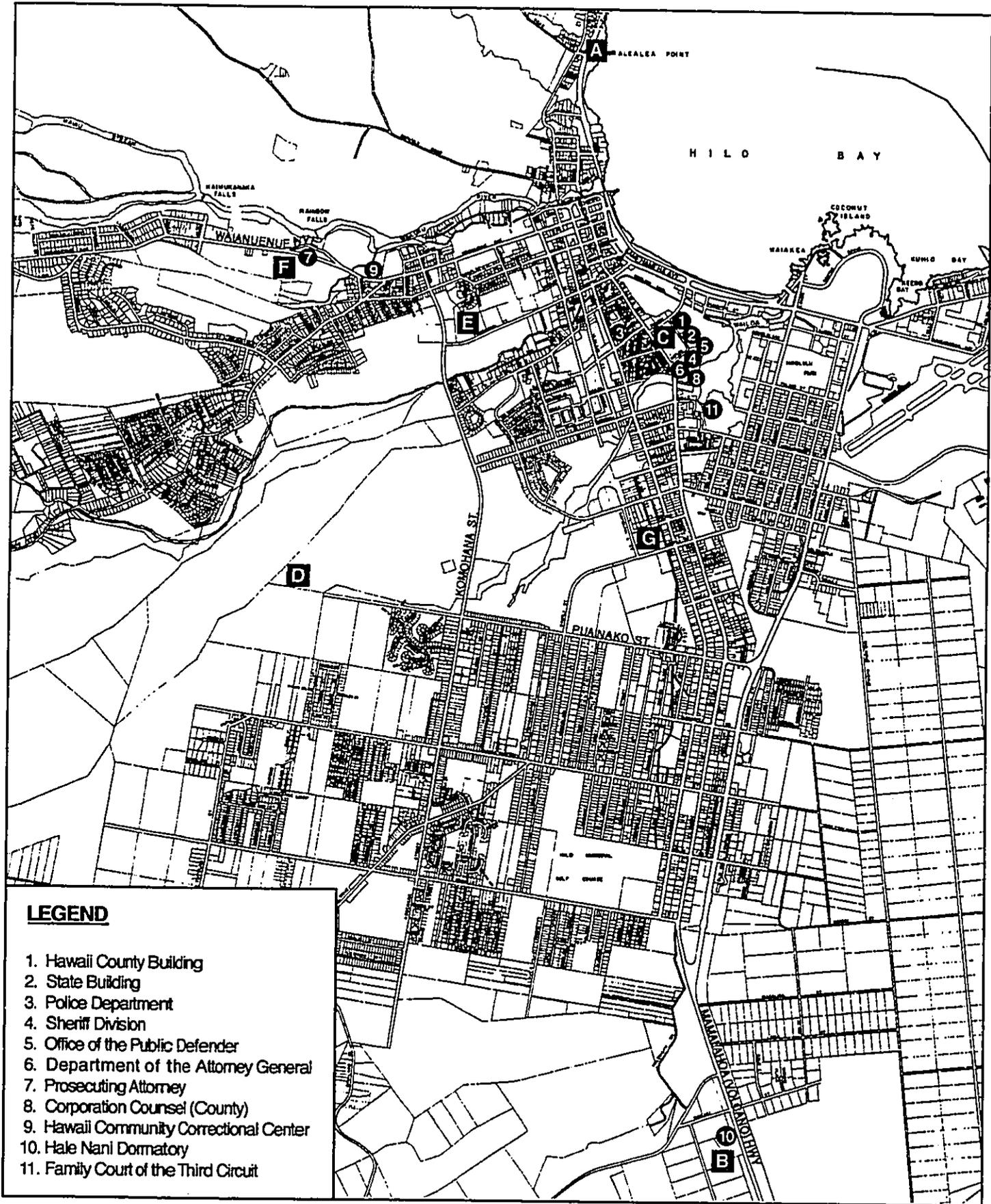
Water System The **C. Brewer Site**, **Hale Nani Site** and **Komohana Site** require significant extension of existing water lines to the property line and/or the installation of new storage tanks/reservoirs. A common unit of \$100,000 per each of these sites was used. The remaining sites do not require off-site water system improvements.

Wastewater System The **C. Brewer Site** and the **Ponahawai Site** both require the extension of existing sewer lines to each site.

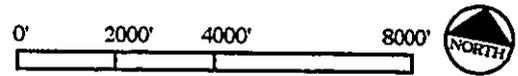
Power and Communication The **Komohana Site** is the only one which requires a significant extension of adequate electrical and communication service lines to the property with an estimated cost of \$185,000.

Appendix E

Relation to Judicial Support Services

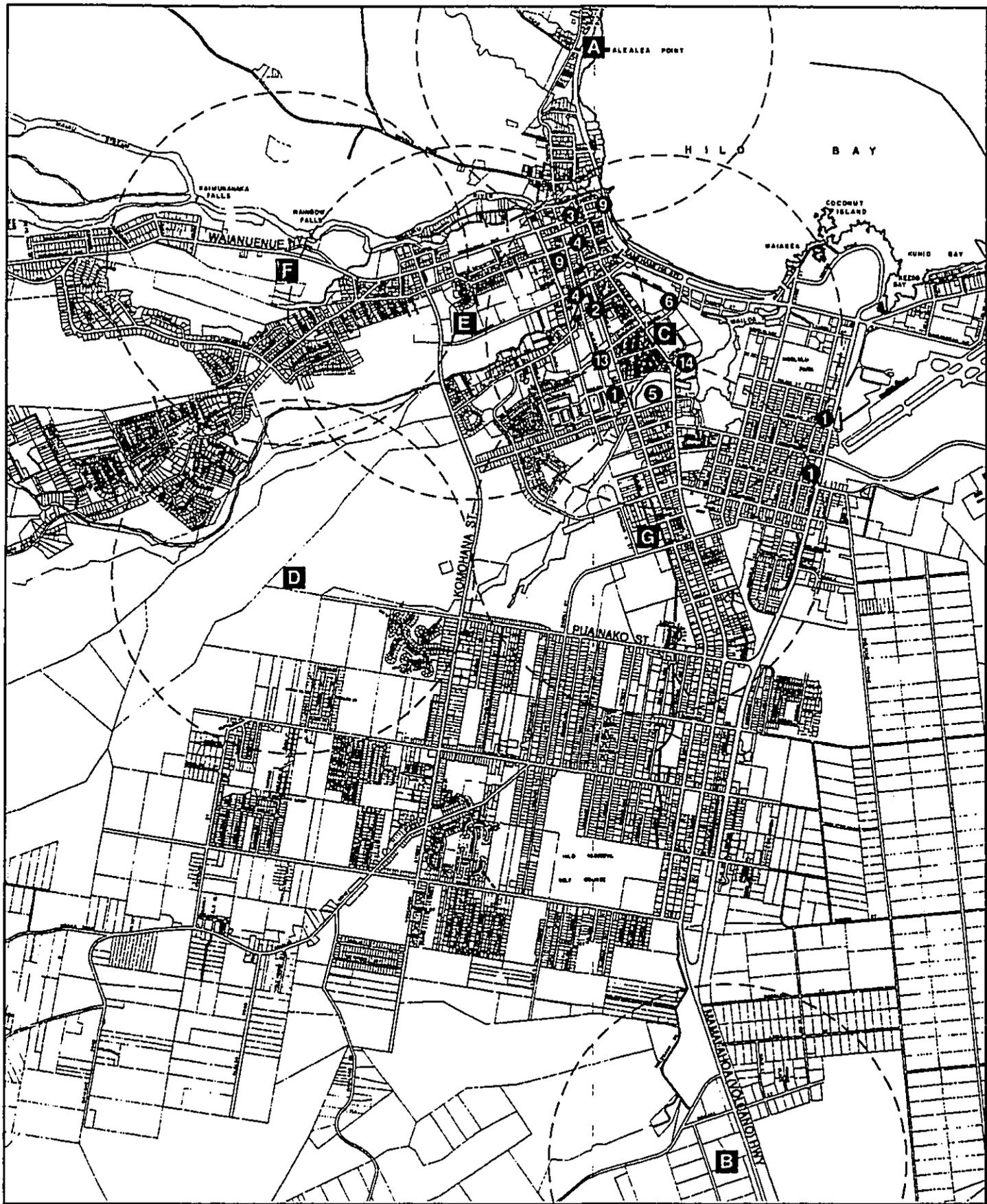


Relation to Judicial Support Activities
Hilo Judiciary Complex

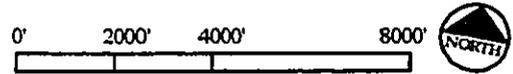


Appendix F

Distribution of Private Attorney Offices



Distribution of Private Attorneys in Hilo (1 mile radius)
Hilo Judiciary Complex



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Appendix G
Botanical Resources Assessment

BOTANICAL RESOURCES ASSESSMENT
HILO JUDICIARY COMPLEX SITE SELECTION
SOUTH HILO DISTRICT, ISLAND OF HAWAI'I

by

Winona P. Char
CHAR & ASSOCIATES
Botanical Consultants
Honolulu, Hawai'i

Prepared for: GROUP 70 INTERNATIONAL, INC.

June 1996

BOTANICAL RESOURCES ASSESSMENT
HILO JUDICIARY COMPLEX SITE SELECTION
SOUTH HILO DISTRICT, ISLAND OF HAWAI'I

INTRODUCTION

Seven candidate sites are currently being reviewed for selection for the proposed Hilo Judiciary Complex. The proposed project will require grading and clearing of the selected site as well as excavation and fill for utility lines and building foundations.

Field studies to assess the botanical resources found on each of the seven candidate sites were conducted from 20th to 22nd May 1996 by a team of two botanists. The primary objectives of the survey were to: 1) describe and evaluate the vegetation found on the seven sites; 2) search for threatened and endangered species, as well as rare and vulnerable plants; and 3) identify areas of potential environmental problems or concerns and propose appropriate mitigation measures.

A walk-through survey method was used. Notes were made on plant associations and distribution, substrate types, topography, evidence of past disturbances, exposure, drainage, etc. Recent, colored aerial photographs were studied prior to each site visit. All seven sites are easily accessed from existing roads and highways.

All of the candidate sites, with the exception of Site D - Komohana Site, have been more or less heavily disturbed at some time and support vegetation dominated by introduced or alien plant species. Only the Komohana Site has extensive areas covered by native 'ohi'a/uluhe forest.

RESULTS

The plant names used in the discussion below follow Wagner et al. (1990) for all the naturalized flowering plants and St. John (1973) for the landscape plantings. The names of the ferns and fern allies follow Lamoureux (1988).

Site A - C. Brewer Site

This site is composed of two parcels divided by Mamalahoa Highway. Remnants of the Hilo Sugar Company Mill are found on the level portions of the larger parcel located makai of the highway. The disturbed areas around the concrete pads and a few abandoned structures support a weedy mix of grasses, herbs, and small shrubs. Guinea grass (Panicum maximum) and partridge pea (Chamaecrista nictitans) are abundant.

The remaining portions of the makai parcel are covered by a mixed introduced forest composed largely of Java plum trees (Syzygium cumini), 30 to 40 ft. tall, and scattered stands of other tree species which include king or Alexandra palm (Archontophoenix alexandrae), octopus tree (Schefflera actinophylla), gunpowder or charcoal tree (Trema orientalis), mango (Mangifera indica), bingabing (Macaranga mappa), ironwood (Casuarina equisetifolia), melochia (Melochia umbellata), banyan (Ficus microcarpa), rose apple (Syzygium jambos), etc. Under the trees, saplings of the tree species mentioned above and guava shrubs (Psidium guajava) are common. Ground cover is a mosaic of sword fern or 'okupukupu (Nephrolepis multiflora), climbing fern (Lygodium japonicum), palm grass (Setaria palmifolia), Guinea grass, maile pilau (Paederia scandens), and several Desmodium species. The native uluhe fern (Dicranopteris linearis) and pala'a fern (Sphenomeris chinensis) are found on the cut banks mauka of the mill area. Along the seaward margins of the parcel, there are scattered

plants or sometimes small stands of coconut (Cocos nucifera), hala (Pandanus tectorius), false kamani (Terminalia catappa), naupaka (Scaevola sericea), and hau (Hibiscus tiliaceus).

On the smaller, 2-acre parcel located mauka of the highway, California grass (Brachiaria mutica) covers the more or less level area around the asphalt pavement. A mixed introduced forest composed largely of gunpowder trees covers the remainder of the parcel.

Site B - Hale Nani Site

Two parcels make up this site. Almost all of the 11-acre parcel which fronts Volcano Highway and on which the State Department of Public Safety's Hawai'i Community Correction Facility - Hale Nani Annex is located has been cleared of vegetation and leveled.

The larger adjoining parcel (+23 acres) supports a very overgrown macadamia nut (Macadamia integrifolia) orchard along its Kealakai Street side. Long rows of ironwood trees (Casuarina equisetifolia) up to 70 ft. tall border the orchard; these probably served as windbreaks at one time. Among the weedy trees and shrubs which have invaded the macnut orchard are melochia (Melochia umbellata), guarumo (Cecropia obtusifolia), gunpowder tree (Trema orientalis), strawberry guava (Psidium cattleianum), melastome (Melastoma candidum), and comb hyptis (Hyptis pectinata).

Where the trees and shrubs are less dense and it is more open and sunny, the ground cover consists largely of broomsedge grass (Andropogon virginicus), comb hyptis, various Desmodium species, owi or oi (Stachytarpheta dichotoma), and bamboo orchid (Arundina graminifolia). Shaded areas support clumps of 'okupukupu fern (Nephrolepis exaltata), wood-fern (Christella parasitica), thimbleberry (Rubus rosifolius), and barren 'a'a substrate. Maile

pilau vines (Paederia scandens) form tangled masses here and there on the shrubs and smaller trees. A few shrubs of two species considered noxious were observed here. These were Koster's curse or clidemia (Clidemia hirta) and shoebutton ardisia (Ardisia elliptica); both have a tendency of forming dense, monodominant thickets which exclude other species.

The remainder of the second parcel supports an open scrub dominated by broomsedge grass and owi shrubs with scattered melochia trees, 10 to 15 ft. tall. The melochia trees become taller, 20 to 25 ft. tall, and denser along the northeast boundary. Where the parcel adjoins the State Correctional Facility parcel, there is an extensive planting of palms and other ornamental plants, probably part of a former plant nursery operation. Clumps of an Areca and Pinanga species are found in rows, forming a dense palm forest, 10 to 15 ft. tall. Other nursery stock found in this area include plantings of the dwarf date palm (Phoenix roebelinii), a hala cultivar (Pandanus tectorius), Chinese fan palm (Livistona chinensis), and ti leaf (Cordyline fruticosa).

Site C - Former J. C. Penney Site

A few landscape plantings are found on this developed site which is covered by an asphalt parking lot, the vacant J.C. Penny's building, and a Firestone service shop. The plantings are found primarily along the perimeter of the property, adjacent to Kilauea, Pauahi, and Aupuni Streets.

The plantings include trees of Formosan koa (Acacia confusa), fiddlewood (Citharexylum spinosum), a Podocarpus species, and pink tecoma (Tabebuia pentaphylla). Shrubs found here include paper gardenia or crape jasmine (Ervatamia divaricata), lecheso (Stemmadenia galeottiana), and azaleas (Rhododendron hybrids). Hares-foot fern or laua'e haole (Phlebodium aureum) and pakahakaha

(Pleopeltis thunbergiana), an indigenous native fern, can be found growing on the trunks and branches of the pink tecoma trees along Aupuni Street.

Site D - Komohana Site

Of the seven sites, only the Komohana Site supports a native plant community composed of scattered trees of 'ohi'a or 'ohi'a lehua (Metrosideros polymorpha), 20 to 40 ft. tall, within a dense matrix of uluhe fern (Dicranopteris linearis). Scattered through this 'ohi'a/uluhe community are rather large thickets of strawberry guava (Psidium cattleianum) and melastome (Melastoma candidum) shrubs, 10 to 15 ft. tall; both are introduced species. The strawberry guava and melastome thickets become very dense along the north and east sectors of the site.

On Hawai'i island, the 'ohi'a/uluhe community is associated with young lava flows and shallow soils on the lower, windward slopes of the Puna and Hilo Districts (Cuddihy and Stone 1990). Because of the thick cover of uluhe fern, there are only a few other species associated with this vegetation type. Other native species observed on the Komohana Site during the field studies include wawae'iole (Lycopodium cernuum), 'ama'u (Sadleria cyatheoides), hapu'u (Cibotium glaucum), Scleria testacea, 'ahaniu (Machaerina mariscoides), and huehue (Cocculus trilobus).

Open areas dominated by grasses and various herbs and shrubs, mostly weedy, are found along the utility easement and the Sunrise Estates subdivision. Broomsedge grass (Andropogon virginicus), Wainaku grass (Panicum repens), and little bluestem or beardgrass (Schizachyrium condensatum) are the most frequently observed grasses. Sourbush (Pluchea symphytifolia) and melastome shrubs are abundant on the overgrown bulldozer path along the subdivision

boundary. Weedy herbs and ferns include sword fern (Nephrolepis multiflora), sensitive plant or puahilahila (Mimosa pudica), owi (Stachytarpheta dichotoma), bamboo orchid (Arundina graminifolia), Spermacoce mauritiana, etc. A few of the native plants prefer these more open, disturbed areas, and include neneleau (Rhus sandwicensis), Scleria, pala'a fern (Sphenomeris chinensis), koali 'awa (Ipomoea indica), and Fimbristylis dichotoma.

No threatened and endangered species, or rare and vulnerable plants were found on the site during the survey. Two recent botanical studies which have included portions of the site also recorded similar findings. The first survey by Gerrish (1992) for the Puainako Street extension covered a portion of the south perimeter. The most recent survey (Char 1996) for the UH Hilo University Park reservoir and water line included the area along the southwest corner and along the Sunrise Estates boundary.

Site E - Ponahawai Street

The majority of the site appears to have been under sugar cane cultivation at one time, and remnant clumps of sugar cane plants (Saccharum officinarum) can still be found on the property. Most of the fields, however, are now overgrown with dense mats of California grass (Brachiaria mutica) and widely scattered young trees of melochia (Melochia umbellata) and albizia (Paraserianthes falcataria). In places, molasses grass (Melinis minutiflora), melastome shrubs (Melastoma candidum), and sword fern (Nephrolepis multiflora) are locally abundant. Low mats of wedelia (Wedelia trilobata), a commonly used ground cover for landscaping, covers what appears to be an old bulldozer path. Other plants frequently observed on this site include sensitive plant (Mimosa pudica), Hilo grass (Paspalum conjugatum), green kyllinga (Kyllinga brevifolia), and Glenwood grass (Sacciolepis indica).

At the foot of the Halai Hill tract along the site's north perimeter, is a grove of large gunpowder (Trema orientalis) and albizia trees. Along the Ponahawai Street side of the parcel, the California grass is especially dense and there are clumps of 'ape (Alocasia macrorrhiza) -- a taro relative, and Napier or elephant grass (Pennisetum purpureum); this section of the site appears to collect more runoff water.

Site F - Site Across from Hilo Hospital

The level areas of the parcel are former sugar cane fields now overgrown with California grass (Brachiaria mutica) and small, scattered clumps of melochia (Melochia umbellata) and gunpowder (Trema orientalis) trees. A few remnant patches of sugar cane (Saccharum officinarum) can still be found. A portion of the overgrown fields fronting Waianuenue Avenue, across from Hilo Hospital, has been graded and covered with gravel. It now serves as a staff and visitors parking lot.

A band of mixed introduced forest is found along Waianuenue Avenue in the area between the Hilo Rehabilitation Complex and Ainako Stream. Commonly observed trees are African tulip (Spathodea campanulata), gunpowder tree, tropical ash (Fraxinus uhdei), mango (Mangifera indica), bingabing (Macaranga mappa), and king or Alexandra palm (Archontophoenix alexandrae). Rose apple (Syzygium jambos) trees form dense groves near the Ainako Stream end of the forest. Under the trees there are a few strawberry guava (Psidium cattleianum) and guava (Psidium guajava) shrubs and patches of shampoo ginger (Zingiber zerumbet), but because of the heavy shade, most of the ground is barren or covered by leaf and branch litter. The topography is more or less level along Waianuenue Avenue but then drops steeply down to the rolling pasture lands.

The majority of Site F is pasture lands covered by a mixture of California grass and Hilo grass (Paspalum conjugatum), or Wainaku grass (Panicum repens). In a few places, tussocks of broomsedge grass (Andropogon virginicus) are locally abundant. Most of the pastures are still being used for grazing cattle. A row of very large swamp mahogany (Eucalyptus robusta), 70 to 80 ft. tall, and smaller tropical ash trees is found along the western-most pasture. Scattered through the pastures are guava thickets and a few trees of albizia (Paraserianthes falcataria).

There are a number of streams and drainageways on the site. Ainako Stream runs along the south and makai edges of the property. A small, spring-fed stream runs north of the private residence and the slopes of the mixed forest bordering Waianuenue Avenue. Several heavily overgrown small drainage ditches feed onto the property along the western edge. In places, wetlands and wetland vegetation can be found associated with these drainage areas. Wetlands are of particular concern to some regulatory agencies.

Site G - University of Hawai'i - Hilo Site

This site supports a mature forest of introduced tree species. The rounded crowns of several large Chinese banyans (Ficus microcarpa) can be picked up on the aerial photograph, but large gunpowder trees (Trema orientalis) make up about half of the canopy cover. Other trees observed on the site include albizia (Paraserianthes falcataria), African tulip (Spathodea campanulata), guarumo (Cecropia obtusifolia), bingabing (Macaranga mappa), melochia (Melochia umbellata) and king palm (Archontophoenix alexandrae). Among the shrubs night cestrum (Cestrum nocturnum) is common; other shrubs on the site include guava (Psidium guajava), strawberry guava (Psidium cattleianum), and melastome (Melastoma candidum). Ground cover is composed primarily of sword fern (Nephrolepis multiflora), and basket grass (Oplismenus hirtellus)

with thimbleberry (Rubus rosifolius) locally abundant in places.

Site G has numerous rock walls and rock features throughout. There are a number of ornamental, landscape plantings which still persist on the site. These include cultivars of Heliconia, Maranta, Dieffenbachia, and colored ti leaf (Cordyline); Chinese fan palm (Livistona chinensis), avocado (Persea americana), lemon (Citrus limonia), pothos or taro vine (Epipremnum pinnatum), Syngonium auritum, fern tree (Filicium decipiens), Dissotis plumosa, allspice (Pimenta dioica), and Dracaena fragrans. One plant of Miconia calvescens, a recently declared noxious species, was also found on the site.

All of the property appears to have been disturbed at some time in the past. It may have had a number of house sites, judging from the amount of landscape plantings remaining.

DISCUSSION AND RECOMMENDATIONS

All of the candidate sites, with the exception of Site D - Komohana Site, are dominated by introduced or alien plant species and appear to have been disturbed in the past, usually by agricultural activities. Introduced species are all those plants brought to the Hawaiian Islands by humans, intentionally or accidentally, after Western contact, that is, Cook's discovery of the islands in 1778. Commonly observed introduced plants found on the candidate sites include weedy trees such as melochia, gunpowder tree, albizia, bingabing, and guarumo; shrubs of strawberry guava or waiawi, guava, and melastome; grasses such as California grass, broomsedge, and Hilo grass; and many smaller annual herbaceous species.

An 'ohi'a/uluhe plant community covers much of the Komohana Site, but dense thickets of strawberry guava and melastome are also

abundant. The 'ohi'a/uluhe plant community represents a fairly early stage in plant succession on wet lava flows and does not support a rich diversity of native plant species. This plant community is fairly common on relatively young lava flows or areas with shallow soil in the Hilo and Puna Districts.

No listed, proposed, or candidate threatened and endangered species (U.S. Fish and Wildlife Service 1994a, 1994b), or rare and vulnerable plants (Wagner *et al.* 1990) were found on any of the seven sites. All of the native species observed during the field studies can be found in similar environmental habitats throughout the Hilo and Puna Districts.

Recommendations

None of the sites harbor any important botanical resources. Therefore, from a botanical perspective, any one of the seven sites may be selected for the proposed facility. However, it is recommended that Site F - Site Across from Hilo Hospital be dropped from the list of candidate sites. Site F has a number of areas with wetland vegetation and wetlands as well as small drainageways even on the more level portions of the site. Building on this site would require a wetlands delineation survey and permits from the U.S. Army Corps of Engineers and the State Department of Health. This would incur additional expenses, and more time would be required for processing the permits, if approved.

It is recommended that native plants be used for landscaping the selected site. The Hawai'i Legislature in 1991 passed what has become known as "Act 73". This law mandates that wherever and whenever feasible, all new or renovated landscapes for any building, housing, or other facility developed with State funds

incorporate native Hawaiian plants into the landscape plans. Native species found in the Hilo and Puna Districts are already adapted to the local growing conditions and would require less maintenance. A garden with representative native plants is found on the University of Hawai'i, Hilo campus. The U.H. facility should be contacted for a list of native plants suitable for landscaping the Hilo Judiciary Complex site.

Some native species which should be considered include the 'ohi'a or 'ohi'a lehua -- an attractive tree with large flowers ranging in color from yellow to orange to deep red; loulu (Pritchardia beccariana) -- a handsome palm with large fan-shaped leaves; hapu'u (Cibotium glaucum) and hapu'u 'i'i (Cibotium chamissoi) -- native tree ferns often used in landscaping; 'ohe (Tetraplasandra hawaiiensis) -- a large, stately tree with compound leaves; and ni'ani'au or 'okupukupu (Nephrolepis cordifolia) -- an excellent ground cover specimen for shaded areas.

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Archaeological Assessment Study Hilo Judiciary Complex Project

Lands of Wainaku, Pōnahawai,
Pi'ihonua, and Waiākea
South Hilo District, Island of Hawai'i

NOTE:

In the following report, Site C - Former J. C. Penney Site is also referred to as the Kaiko'o Mall Site or Kaiko'o Site. All references to Site C in this report will be revised in the Final EIS.

PHRI

Paul H. Rosendahl, Ph.D., Inc.
Archaeological • Historical • Cultural Resource Management Studies & Services

Archaeological Assessment Study Hilo Judiciary Complex Project

Lands of Wainaku, Pōnahawai,
Pi'ihonua, and Waiākea
South Hilo District, Island of Hawai'i
(TMK: 2-6-15:1,2; 2-6-16:2; 2-4-49:18,19;
2-2-15:33; 2-4-1:12; 2-3-36:3; 2-3-32:1; 2-4-57:1)

BY

Alan T. Walker, B.A. • Projects Director - Hawai'i
and
Paul H. Rosendahl, Ph.D. • Principal Archaeologist

PREPARED FOR

State of Hawai'i
Department of Accounting and General Services
c/o Group 70 International, Inc.
923 Bethel Street, 5th Floor
Honolulu, Hawai'i 96813-4307

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PHRI

Paul H. Rosendahl, Ph.D., Inc.
Archaeological • Historical • Cultural Resource Management Studies & Services
1475A, 204 Wai'anae Avenue • Wahi, Hawaii 96738 • (808) 933-1733 • GUARD PO Box 33205 • GALE Center 96713 • (408) 478-1117

SUMMARY

At the request of Mr. Jeff Overton, planner with Group 70 International, Inc., for their client, the State of Hawai'i, Department of Accounting & General Services (DAGS), Paul H. Rosendahl, Ph.D., Inc. (PHRI), conducted an archaeological assessment of seven proposed Hilo Judiciary Complex Project sites situated within the Lands of Wainaku, Pōnahawai, Pi'ihonua, and Waiākea, South Hilo District, Island of Hawai'i. The study was done in conjunction with site selection and an Environmental Impact Statement (EIS) for development of the proposed Hilo Judiciary Complex Project in Hilo. The seven potential sites includes the C. Brewer & Company, Ltd. Site (Site A; TMK: 2-6-15:1,2; 2-6-16:2), the Hale Nani Site (Site B; TMK: 2-4-49:18,19), the Kaiko'o Mall (J.C. Penney) Site (Site C; TMK: 2-2-15:33), the Komohana Site (Site D; TMK: 2-4-1:12), the Pōnahawai Site (Site E; TMK: 2-3-36:3), the Site Across from Hilo Hospital (Site F; TMK: 2-3-32:1), and the University of Hawai'i - Hilo Site (Site G; TMK: 2-4-57:1).

During the present survey, four previously identified sites were relocated, and one newly identified site was recorded. One additional site (Site 1516-1), a mound, was not relocated in the Hale Nani Site and has probably been bulldozed. The four previously identified sites (SHP Sites 19431 thru 19434) are located in the University of Hawai'i - Hilo Site, and the newly identified site (Site 1721-1) is in the C. Brewer & Company, Ltd. Site. The previously identified sites include two complexes (Sites 19431 and 19432), one C-shape (Site 19433), and one U-shape (Site 19434). The newly identified site (Site 21133) is a sugar cane mill. Functional feature types include possible habitation, possible historic habitation, agriculture, sugar cane processing, and indeterminate.

During the current archaeological and historic assessment study, the seven potential Judiciary Complex Project sites were evaluated in terms of historic preservation concerns. The sites were then ranked in order of feasibility for construction. Four feasibility categories of varying degrees were established, with Category 1 representing the most feasible in terms of amount and cost of required historic preservation work, and Category 4 representing the least feasible. The seven potential Judiciary Complex Project sites were categorized as follows: Category 1 (the Hale Nani Site), Category 2 (the Kaiko'o Mall Site), Category 3 (the Pōnahawai Site, the Komohana Site, and the Site Across from Hilo Hospital), and Category 4 (the C. Brewer & Company, Ltd. Site, and the University of Hawai'i - Hilo Site).

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2. Conduct limited field inspection survey of each of the seven project areas, to identify (a) any previously identified sites and features, and (b) any previously unidentified sites and features;
3. Analyze field and historical research data, and prepare appropriate reports; and
4. Provide requested coordination and consultation services.

The significance of all newly identified historical resources within the project area was tentatively assessed in terms of (a) the National Register criteria contained in the Code of Federal Regulations (16 CFR Part 60), and (b) the National Park Service guidelines (1990) for evaluating and documenting traditional cultural properties. The Department of Land and Natural Resources State Historic Preservation Division (DLNR-SHPD) uses these criteria to evaluate eligibility for both the Hawai'i State and National Registers of Historic Places. Full inventory level archaeological survey must be conducted before final significance assessments and treatment recommendations can be made for newly identified sites.

PROJECT AREA DESCRIPTION

Site A - C. Brewer & Company, Ltd. Site (TMK:2-6-15:1,2;2-6-16:2)

Site A consists of c. 9.3 acres and contains the remains of the Hilo Sugar Company's Wainaku Mill. The site vicinity receives c. 150 inches of rainfall per year and the approximate annual temperature in the vicinity is 74° to 80° F (Armstrong 1983:63,64). The property is bounded on the east side by the Pacific Ocean, on the north and west by private land, and on the south by the Mamalahoa Highway (Hawai'i Belt Road). The Mamalahoa Highway also divides the Site into two parts, which are connected by a large concrete bridge (an overpass) used by sugar cane trucks to bring the cane to the mill for processing.

Soils are predominately composed of Hilo Series with small areas of rough broken land. The Hilo series consists of well-drained silty clay loams which formed in volcanic ash layers, giving them a banded appearance. Specifically, soils in the site are classified as Hilo silty clay loam, 0 to 10% slopes. They are found at lower elevations on the windward side of Mauna Kea within deep cut, narrow gulches. Sugar cane cultivation is the primary use on this soil, but limited areas are used for truck crops, orchards, and pasture (Sato et al. 1973). Rough broken land consists of very steep land dissected by many recurrent drainage channels. This soil is commonly found in gulches and its slope is primarily 35 to 70%. In some areas, rocks and rock outcrops are common and a few waterfalls are present. Pasture, woodland, wildlife habitat, and recreation areas are common uses for Rough broken land (Sato et al. 1973).

The vegetation in this site consists of octopus tree (*Brassia actinophylla*), mango (*Mangifera indica*), Java plum (*Eugenia cumini*), banyan (*Ficus benghalensis*), coconut palm (*Cocos nucifera*), giant bamboo (*Dendroclamus giganteus*), and *Lasia* sp. (*Microsorium scolopendria*). The site is between sea level and 100 ft amsl (above mean sea level).

Site B - Hale Nani Site (TMK:2-4-49:18,19)

Site B consists of c. 34.2 acres. The vicinity of the parcel receives c. 150 inches of rainfall per year and the approximate annual temperature in the vicinity is 74° to 80° F (Armstrong 1983:63,64). The property is bounded on the northeast and southeast side by Kanoelohua Avenue and a thin strip of Panawea Forest Reserve, on the southwest by Kealak Street, and on the northwest by a private farm lot. The site is located between 250 and 290 ft amsl. Soils in the area are composed of Papai Series and Keaukaha Series. The Papai series consists of thin, well-drained extremely stony organic soils on broken 'a (Sato et al. 1973). These soils are found from sea level to 1,000 ft above mean sea level and receive between 90 inches to 150 inches of rain annually. Specifically, Papai soils in the parcel are classified as Papai extremely stony muck, 3 to 25% slopes and are found at lower elevations on the windward side of Mauna Kea. The Keaukaha Series consists of thin, well-drained organic soils on pahoehoe bedrock (Sato et al. 1973). These soils are also found from sea level to 1,000 ft above mean sea level and receive between 90 inches to 150 inches of rain annually. Keaukaha soils in the parcel are classified as Keaukaha extremely rocky muck, 6 to 20% slopes and rock outcrops typically cover c. 25% of this soil type area.

The vegetation in this parcel consists of 'ohi'a lehua (*Metrosideros collina*), Melochia (*Melochia umbellata*), impatiens (*Impatiens sulcatifolia*), sour bush (*Pluchea odorata*), castor bean (*Ricinus communis*), broad-leaved flantain (*Plantago major*), yellow ginger (*Hedyotis flavescens*), guava (*Psidium guajava*), strawberry guava (*Psidium cattleianum*), and ironwood (*Casuarina equisetifolia*).

Site C - Kaiako'o Mall (J.C. Penney) Site (TMK:2-2-15:33)

Site C consists of c. 6.5 acres. It includes the mall parking lot, the J.C. Penney building, and the current Firestone Tire & Service Center. The site vicinity receives c. 150 inches of rainfall per year and the approximate annual temperature in the vicinity is 74° to 80° F (Armstrong 1983:63,64). The site is located at c. 20 ft amsl and is bounded on the northeast by Aupuni Street, on the northwest by Pauahi Street, on the southwest by Kilauea Avenue, and on the southeast by the Kaiako'o Mall. As in the Hale Nani Site, the soils in the site are composed of Keaukaha Series soils (Keaukaha extremely rocky muck, 6 to 20% slopes). This soil type has been described above under the Hale Nani Site description. With the exception of Formosan koa (*Acacia confusa*) and a few ornamentals, no vegetation is present on this parcel.

Site D - Komohana Site (TMK:2-4-01:12)

Site D consists of c. 17.8 acres of undeveloped land. The site vicinity receives c. 150 inches of rainfall per year and the approximate annual temperature in the vicinity is 74° to 80° F (Armstrong 1983:63,64). The site consists of undeveloped land and is accessed through Sunrise Estates. The property is bounded by Sunrise Estates on the north and west, by State land on the east, and by the proposed Puainako Street extension to the south. The parcel is located at c. 420 ft above mean sea level. Soils in the parcel are composed of pahoehoe Lava Flows (Sato et al. 1973), overlaid with a thin layer of organic matter. Vegetation consists of false staghorn fern or uluhe (*Dicranopteris linearis*), 'ohi'a lehua (*Metrosideros collina*), *Hi* (*Cordyline terminalis*), Indian pluchea (*Pluchea indica*), Melochia (*Melochia umbellata*), glory bush (*Tibouchina semidecandra*), and grasses.

Site E - Pōnahawai Site (TMK2-3-36:3)

Site E consists of c. 12.4 acres of old sugar cane land and modified pasture land. The vicinity of the parcel receives c. 150 inches of rainfall per year and the approximate annual temperature in the vicinity is 74° to 80° F (Armstrong 1983:63,64). The parcel is located between 280 ft and 320 ft above mean sea level and is bounded by Hāla'i Hill on the north, Pōnahawai Medical Center on the west, Pōnahawai Street on the south, and private residential lots on the east. Soils in the parcel are composed predominantly of the Hilo Series and are mostly Hilo stilly clay loam, 0 to 10% slopes with a smaller area of Hilo stilly clay loam, 10 to 20% slopes. The Hilo stilly clay loam, 0 to 10% slopes has been described above in the description for the C. Brewer & Company, Ltd. Site. The Hilo stilly clay loam, 10 to 20% slopes is similar to the 0 to 10% slopes, but steeper. The Hilo stilly clay loam, 10 to 20% slopes is also used for sugar cane cultivation (Sato et al. 1973). Vegetation in the parcel consists of sugar cane (*Saccharum officinarum*), Job's tears (*Coix lacryma-jobi*), bamboo (*Dendrocalamus giganteus*), *ti* (*Cordyline terminalis*), glory bush (*Tibouchina semidecandra*), melochia (*Melochia umbellata*), and California grass (*Panicum purpurascens*).

Site F - Site Across from Hilo Hospital (TMK2-3-32:1)

Site F consists of c. 42.3 acres of old sugar cane land (P. McCoy, pers. comm., 6/13/96), modified pasture land, and Ainako Stream. The site vicinity receives c. 150 inches of rainfall per year and the approximate annual temperature in the vicinity is 74° to 80° F (Armstrong 1983:63,64). The property is bounded by Waiānua Avenue on the north, and private residential parcels to the east, west, and south. The site is located between 325 ft and 460 ft above mean sea level. Soils in the parcel are predominantly composed of the Hilo Series and the Keaukaha Series (Sato et al. 1973). The Hilo Series consists of both Hilo stilly clay loam, 0 to 10% slopes and 10 to 20% slopes. The Hilo stilly clay loam, 0 to 10% slopes has been described above in the description of the Pōnahawai Site and the C. Brewer & Company, Ltd. Site. The Hilo stilly clay loam, 10 to 20% slopes has been described above in the description of the Pōnahawai Site. The Keaukaha Series consists of Keaukaha extremely rocky muck, 6 to 20% slopes which has been described above in the descriptions of the Hale Nani Site and the Kaiko'o Mall Site. Vegetation in the parcel consists of sugar cane (*Saccharum officinarum*), Job's tears (*Coix lacryma-jobi*), melochia (*Melochia umbellata*), glory bush (*Tibouchina semidecandra*), yellow ginger (*Hedychilum flavescens*), guava (*Psidium guajava*), *ti* (*Cordyline terminalis*), California grass (*Panicum purpurascens*), mango (*Mangifera indica*), banyan (*Ficus benghalensis*), African tulip (*Spathodea campanulata*), thimbleberry (*Rubus rosaeifolius*), and palms (Palmae).

Site G - University of Hawai'i - Hilo Site (TMK2-4-57:1)

Site G consists of c. 7.3 acres. The site vicinity receives c. 150 inches of rainfall per year and the approximate annual temperature in the vicinity is 74° to 80° F (Armstrong 1983:63,64). The site is located between 60 ft and 95 ft amsl and is bounded by Kawai'i Street on the south, by Kapiolani Street and The Episcopal Church in Hawai'i on the west, the proposed Olona Street extension on the north, and the Hilo Meishoin Church and a switching station to the east. Soils in the parcel are composed of the Oloa Series. These soils were formed in volcanic ash and consist of well-drained stilly clay loams. The soils consist of Oloa extremely stony stilly clay loam, 0 to 20% slopes deposited over a bedrock. Sugar cane is the primary use for this type of soil (Sato et al. 1973). Vegetation in the parcel consists of *ti* (*Cordyline terminalis*), African tulip (*Spathodea campanulata*), autograph tree (*Clusia rosea*), guinea grass (*Panicum maximum*), and other exotic weeds.

PREVIOUS ARCHAEOLOGICAL WORK

There have been several archaeological studies undertaken in the Lands of Wainaku, Pōnahawai, Pi'ihonua, and Waiākea: Albens (1982), M.L.K. Rosendahl (1988), Maly and Walker (1994), and P.H. Rosendahl (1994). Three of the studies are directly relevant to the present project. The Rosendahl (1994) study was conducted within Site B, the Hale Nani Site; the Albens (1982) study was conducted in the area surrounding Site E, the Pōnahawai Site; and Maly and Walker (1994) was conducted at Site G, the University of Hawai'i - Hilo Site. Site A, the C. Brewer & Company, Ltd. site; Site C, the Kaiko'o Mall (J.C. Penney) Site; Site D, the Komohana Site; and Site F, the Site Across from Hilo Hospital, have not had any prior archaeological work conducted on them.

In late 1987 and early 1988, PHRI conducted a reconnaissance survey as part of an Environmental Impact Statement for five proposed sites to select a Hilo Judiciary Complex Site (M.L.K. Rosendahl 1988). The five sites include TMK2-2-33:1-14, 19, 20 (Site 1); TMK2-2-13:3, 18 and 2-2-14:72 (Site 2); TMK2-2-9:1, 54-56, 62 and 2-2-10:16 (Site 3); TMK2-3-15:1 (Site 4); and TMK2-3-44:9 (Site 5). These sites do not correspond with any of the currently proposed sites. Although no sites were identified, the reconnaissance report refers to the Albens (1982) and Kelly (1982) reports (done together) and presents some historic information on early Hilo. Included in Kelly's report, is an AD 1825 map by Malden of Hilo which shows cultivated farms starting from near Hilo Bay and continuing inland to near Hala'i Hill. The map shows no village or town, but M.L.K. Rosendahl states "...it is likely that house sites were situated throughout the cultivated lands" (1988:8). Based on the historic information, LCAw records, the only two archaeological surveys at that time (Albens 1982, Kelly 1982), and discussions with Dr. Ross Cordy, Chief Archaeologist in DLNR-SHPD, M.L.K. Rosendahl recommended limited subsurface testing with backhoe at proposed Sites 2-5.

Site B - Hale Nani Site

The P.H. Rosendahl (1994) study was a field inspection on the old Hawai'i County Police Academy/Job Corps site, an 11-acre parcel on the southwest side of Kamoehihua Avenue, c. 600 meters (2,000 ft) southeast of the Stainback Highway Intersection (TMK2-4-49:18). The parcel comprises part of the potential Judiciary Complex Site B, the current Hale Nani Site. The field inspection identified one site (Site 1516-1), a mound of piled stones near the west corner of the parcel. The mound measured c. 4.0 by 4.0 m by about 60 cm high and was constructed with small cobbles to large boulders. No excavation was done on the site. Historic research indicated the study area was within the traditional agriculture and scattered habitation zone. Based on legendary, proto-historic, and historic accounts, it appeared the *ala loa* (main traditional trail around the island) was most likely located near the present Highway 11 (Maly/PHRI Rosendahl 1994:7). The structural form of the site and historic research suggested the site may have functioned as an agricultural planning mound. Handy and Handy (1972) state that similar mounds were used prehistorically to grow sweet potato, yams, and dryland taro. Site 1516-1 was assessed as significant solely for information content (Criterion D) and if work could avoid the site, no further work was recommended. However, if development was going to require the site to be disturbed, it was recommended that inventory-level work be completed first (detailed recording, mapping, and subsurface testing).

Site E - Pōnahawai Site

The Albens (1982) project was the Alenui Stream Flood Damage Reduction Study. The portion of the Albens study area directly related to the current project, Site E, the Pōnahawai Site,

is referred to in the Athens report as Alignment 2. This flood control alignment is proposed for the area immediately west of Komohana Street and the proposed Pōhāhāwai Site and would be designed to divert water from Alenuhau Stream to Waiuku River. Two sites were identified during the survey, (a) the Hilo Boarding School Ditch (which was used for irrigating *kalo* pond fields and generating electricity), and (b) a residential house probably used by a family involved in sugar cane cultivation (1982:6). The house site is south of Hāi'a Hill and west of our current project area. Athens recommended archaeological testing at the house site because it contained a large concentration of cobbles (suggesting prehistoric and/or early historic remains). He also recommended testing the area north of the old Hilo Jail since the potential for prehistoric and/or early historic agricultural remains was good. Athens noted that a 1960's aerial photograph (R.M. Towill, No. 2065-6) showed most of the land within Alternative No. 2 was under sugar cane cultivation, as was the area south of Punahale Street (this includes the area of the proposed Pōhāhāwai Site). During the Athens survey, former sugar cane cultivation was confirmed for the area of Alternative No. 2. As a result, PHRI believes the proposed Pōhāhāwai Site is highly likely to comprise former sugar cane fields.

Site G - University of Hawai'i - Hilo Site

In November of 1993, Maly and Walker (1994) conducted an inventory survey of Site G, the University of Hawai'i - Hilo Site. Referred to as the Waiākea Cane Lots project area in the Maly and Walker study, the site is a 4.5-acre parcel on the north side of Kawili Street, immediately east of the Kapiolani Street-Kawili Street Intersection. Maly and Walker identified four sites (Sites 19431-19434) consisting of 47+ features. The sites consist of both single and multiple components which vary in physical condition from poor to good. Formal feature types include C-shape enclosures, cupboards, L-shape enclosures, mounds, terraces, and walls. Functional feature types include both temporary and long-term habitation and agriculture. Excavation of two subsurface test units (2.0 sq m) and one shovel test at Sites 19431 and 19432 uncovered sparse cultural deposits (a prehistoric firepit, scattered charcoal, and a volcanic glass knife or scraper), but no other portable remains (Maly and Walker 1994). Based on the radiocarbon result (Stuiver and Pearson 1986; Meshod B), there was an 85% probability that the actual age of the firepit sample dated to AD 1309-1516. Based on federal and state evaluation criteria, all four sites were assessed as important for information content, and further data collection was recommended (detailed recording, surface collection, and excavation). The inventory report and data recovery recommendation were approved by DLNR-SHPD (letter of October 28, 1994 to Dr. Paul H. Rotendahl).

SUMMARY OF HISTORICAL DOCUMENTARY RESEARCH

PHRI Cultural Resources Specialist Kepa Maly conducted a review of historical literature and archival resources relating to the history of the lands of Waiākea, Pōhāhāwai, Pi'ihonua, and Waiākea (see Appendix A for the complete report). These lands contain the seven potential sites for the location of the new Hilo Judiciary Complex. The primary sources of historical information reviewed for the historical research were historic writings by Hawaiian historians and native residents, and foreign residents and visitors; testimonies of native and foreign residents of Hilo made to the Boundary Commission* in 1873; and legendary and historic accounts by Hawaiian writers published in Hawaiian language newspapers. More recent documentary research conducted by other writers, in association with archaeological studies conducted in Hilo Town and vicinity, were also reviewed, as well as newspaper articles,

* The Boundary Commission was formed by the King to establish and record boundaries of lands of the government.

documents at the State Archives and Bernice Pauahi Museum Archives, and maps located at the State Survey Branch, in Honolulu.

Regarding the seven potential sites for the location of the new Hilo Judiciary Complex, Maly's limited historical documentary study made the following tentative conclusions:

1. The lands of study Sites A, C, E, F, and G have undergone extensive modification since at least the 1870s. Other than possible subsurface remains at Sites A, C, E, and F, it is unlikely that any evidence of ancient or early historic Hawaiian sites or features is present.
2. Although Site G is situated in a portion of the Waiākea Cane Lots and is surrounded by residences, a high school, the university, a church, a Department of Water Supply facility, and a convenience store, it does have archaeological surface features on it. Although the surface features are probably of historic origin, subsurface deposits yielded an early date—one of the few dates obtained from a site in the vicinity of Hilo Town. Additionally one prehistoric artifact was located during limited excavations, a basaltic glass knife. Thus, Site G may be a unique site in the otherwise developed heartland of Hilo; and
3. There have been varying levels of development in the vicinity of study area Sites B and D. At Site B, a small portion of the parcel is still in forest. Based on the historic record, it is possible that some surface features (such as dryland agricultural features) may be present.

IMPLICATIONS FOR PRESENT STUDY AREAS

Based on a review of previous archaeological work in the vicinity of the project area, and on the limited historical documentary research, a few comments concerning the general area can be made.

During the early historic period (AD 1800-1825), no village or town was present in the area of Hilo Bay (Kelly 1982). However, M.L.K. Rosendahl speculates, based on her research, that it is likely residential sites were scattered throughout the cultivated fields. Based on the current work, it appears the residents of Hilo did not cultivate all the fields at once, and a rotation program was used, in which one plot was left fallow while another was actively gardened. By following this program, not all fields were in active cultivation at one time. It appears this settlement pattern was also occurring during the late prehistoric period as well, where there was a rotating program of agriculture with scattered residential sites.

By AD 1850-1900, the population of the Hilo area had grown and was generally concentrated near the coast around Hilo Bay, between Reeds Bay and Waiuku River. Based on this, the site least likely to contain prehistoric and/or early historic archaeological remains would be the Komohana Site. The remaining sites contain and/or have the potential to contain prehistoric and/or early historic archaeological remains. The C. Brewer & Company, Ltd site (Site A) could have been used as a *maka nana kai* (promontory) to look out upon the ocean to direct canoes to schools of fish or to watch for incoming canoes. An agricultural mound has been identified on the Hale Nani Site (Site B) (P.H. Rosendahl 1994) and the *ala loa* may have been located nearby (near Highway 1). Based on historic documents and maps, the Kai'o'o Mall Site (Site C), the

FINDINGS

During the present survey, four previously identified sites were relocated in the University of Hawaii'i - Hilo Site (Site G), and one newly identified site was recorded in the C. Brewer & Company, Ltd. Site (Site A). One site (Site 1516-1) a mound, could not be relocated in the Hale Nani Site (Site B), and, based on the site's mapped location, it appears the site has been bulldozed.

The identified sites include two complexes (Sites 19431 and 19432), one C-shape (Site 19433), one U-shape (Site 19434), and one sugar cane mill (Site 1721-1). Functional feature types include possible habitation, possible historic habitation, agriculture, sugar cane processing, and indeterminate. The four SHIP sites (Sites 19431-19434) are located in the University of Hawaii'i - Hilo Site (Site G), and Site 1721-1 is located in the C. Brewer & Company, Ltd. Site (Site A).

SITE A - C. BREWER & COMPANY, LTD. SITE

This site is privately owned by Hawaiian Investment Company, Inc. Approximately 37% of the site was surveyed (Figure 2). The parcel contains the remains of the old Hilo Sugar Company Waiapaku Mill, on which construction first began c. 1884. The site has an excellent view of Hilo Bay. The mill ceased operation in December of 1976 and many of the buildings have been destroyed, but several still remain. A large rectangular concrete and metal structure contains the inscription "Hilo Sugar Co." above "1924" on one end. Another structure contains the date "1935". This mill was initially assigned PHRI Temporary Site No. 1721-1. Subsequently it was assigned State Inventory of Historic Places Site Number 21133. The sugar mill is generally confined to the central-seaward portion of the site and the terrain in that area is very undulating. Substantial rock and soil had to be removed to create an area for the mill. This site was used to process raw sugar cane harvested from the fields. The unaltered areas of this site may contain prehistoric and/or early historic sites.

SITE B - HALE NANI SITE

This site is owned by the State of Hawaii'i. Approximately 28% of the site was surveyed as part of the current and prior studies (Figure 3). TMK:2-4-49:18 is currently under construction for the Hawaii'i Community Correctional Center and was subjected to an archaeological field inspection in mid-1994 by PHRI (P.H. Rosendahl 1994). The 1994 survey documented most of the site consisted of the old Hawaii'i County Police Academy/Job Corps site. The current survey found that almost the entire TMK:2-4-49:18 parcel has been cleared of vegetation for construction on the Correctional Center parcel and that a moderately sized concrete foundation is present in the central portion of the site. A small area in the northwest corner of TMK:2-4-49:18 still contains natural vegetation and was subjected to pedestrian survey. TMK: 2-4-49:19 is shown as fallow agricultural fields on the aerial photograph of the parcel. Site 1516-1, a mound that was previously identified on the parcel, was not identified during the current survey and was presumed to be destroyed by bulldozing. No other sites were identified.

* State Inventory of Historic Places (SHIP) site number is prefixed by 30-10-15- (10=State of Hawaii'i, 10=Island of Hawaii'i, 30=USGS 2.5' series quad map [1982], "Hilo, Hawaii")

Ponahawai Site (Site E), and the Site Across from Hilo Hospital (Site F), may contain subsurface agricultural and habitation deposits. If these deposits are present, these deposits will be difficult to find due to the post-modification (sugar cane cultivation, mall construction) activities on the sites. The final report for the University of Hawaii'i - Hilo Site (Site G) (Maly and Walker 1994) documents a prehistoric period radiocarbon date (AD 1309-1516) indicating prehistoric occupation prior to use for sugar cane and for a railroad use. This project area also yielded the only radiocarbon date range for the current project. The Maly and Walker (1994) report has been approved by DLNR-SHPD, and mitigation or preservation work would be the next phase of archaeological work.

Based on prior work in the seven proposed sites, or work in their general area, prehistoric and/or early historic surface archaeological structures and subsurface deposits are expected in the Hale Nani Site (Site B) and the University of Hawaii'i - Hilo Site (Site G). No surface structures are expected in the Kaiko'o Mall Site (Site C) and the Ponahawai Site (Site E). The Ponahawai Site, however, may contain subsurface deposits. The C. Brewer & Company, Ltd. Site (Site A), the Komohana Site (Site D), and the Site Across from Hilo Hospital (Site F) may contain surface structures and subsurface deposits.

FIELD METHODS AND PROCEDURES

With the exception of Site E - the Ponahawai Site, the sites were subjected to pedestrian ground survey. The Ponahawai Site was subjected to visual inspection only, from two vantage points. The inspection was sufficient to confirm information that this site had been altered in the past. For the remaining sites, the ground survey was conducted using a series of arbitrary sample pedestrian transects that covered selected portions of the study areas. Intervals between sweeping crew members were 5.0 m, depending on vegetation and terrain encountered. As new sites were identified, they were assigned a sequential PHRI temporary number prefixed by "1721-" (beginning with 1721-1). Previously identified sites kept their original, previously assigned State Inventory of Historic Places (SHIP) site numbers.

All sites in the seven study areas were plotted on tax maps (various scales) supplied by Group 70 International, Inc. or a blue line map produced by Imata and Associates, Inc. (1"=40' scale). Site plotting was aided by 1"=150' scale color aerial photos provided by Group 70 International, Inc. (Photos 1322, 1-7,02-24-92, 1"=200'). Newly identified sites were recorded on standard PHRI forms. At least one 35 mm black-and-white photograph of each newly identified site and study area was taken (PHRI Roll No. 5096). No subsurface excavation was undertaken.

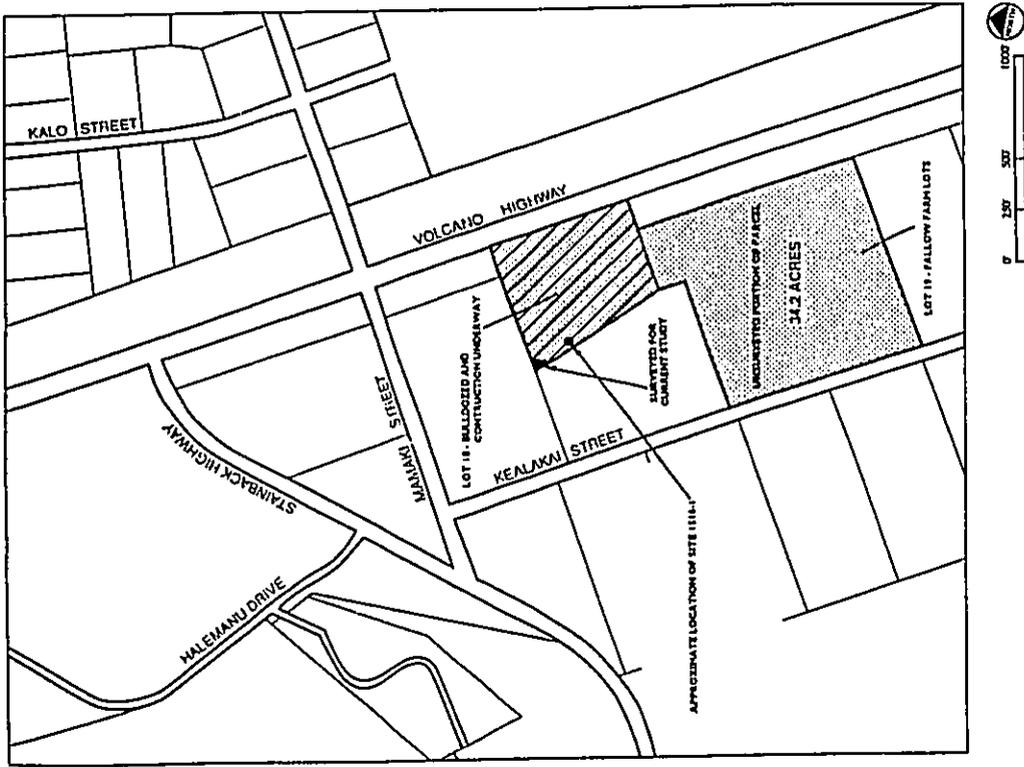


Figure 3. Site B - Hale Nani Site Survey Coverage

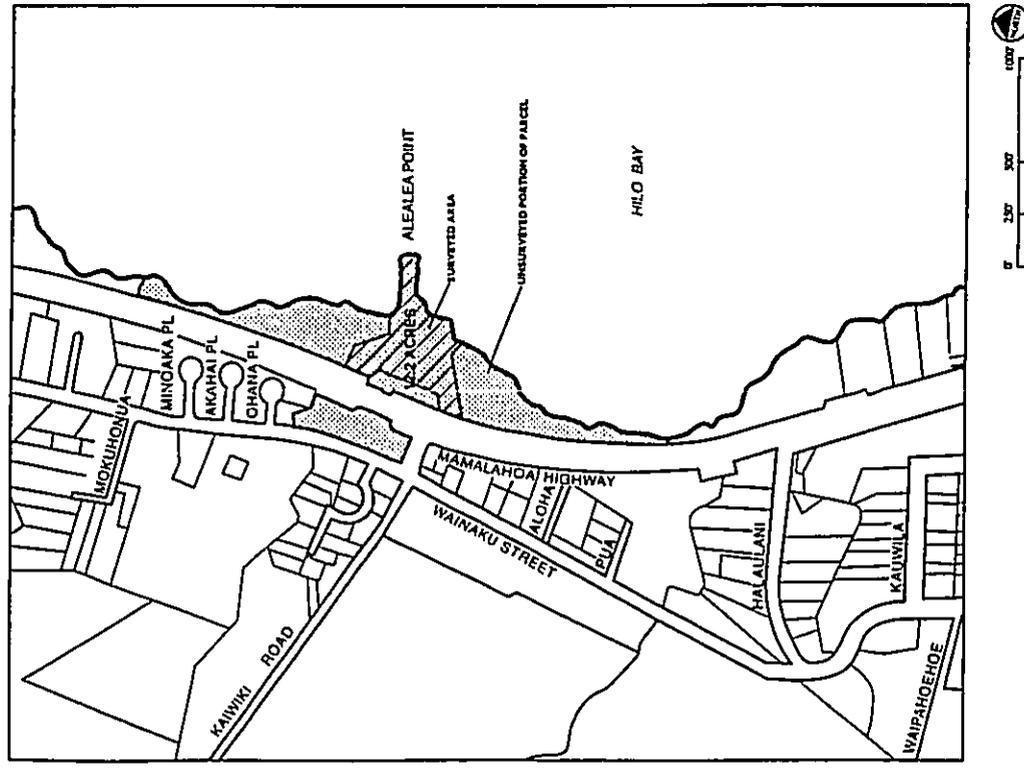


Figure 2. Site A - C. Brewer & Company, Ltd. Site Survey Coverage

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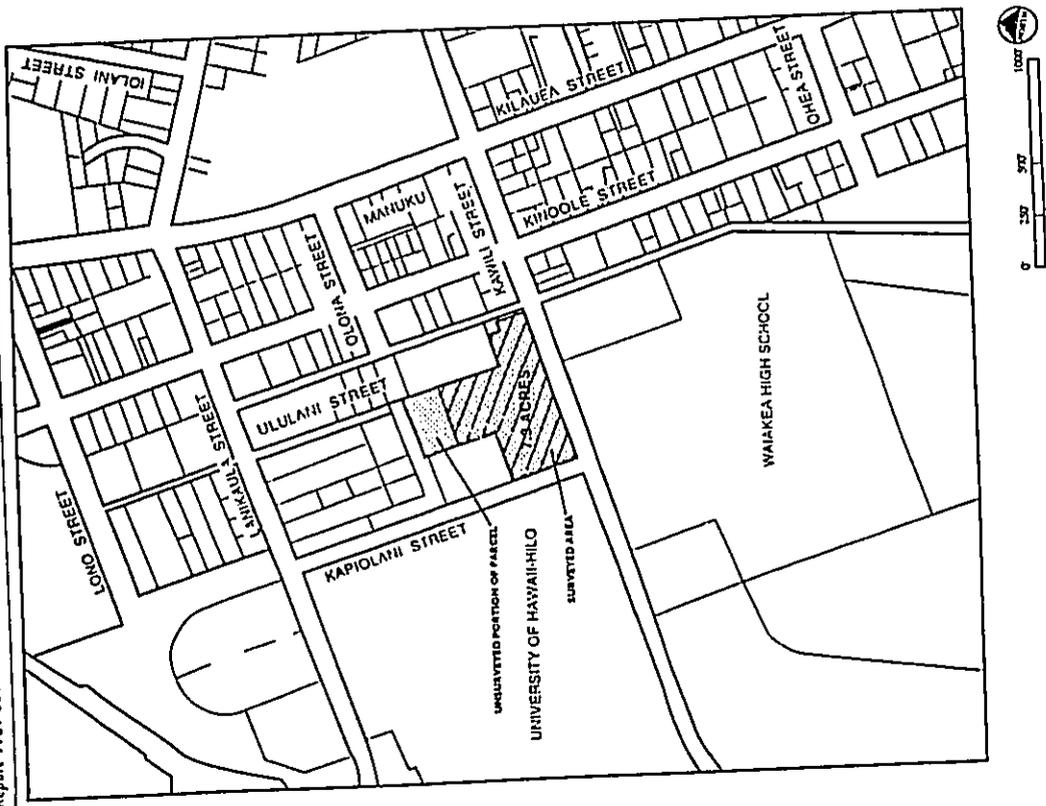


Figure 8. Site G - University of Hawaii-Hilo Site Survey Coverage

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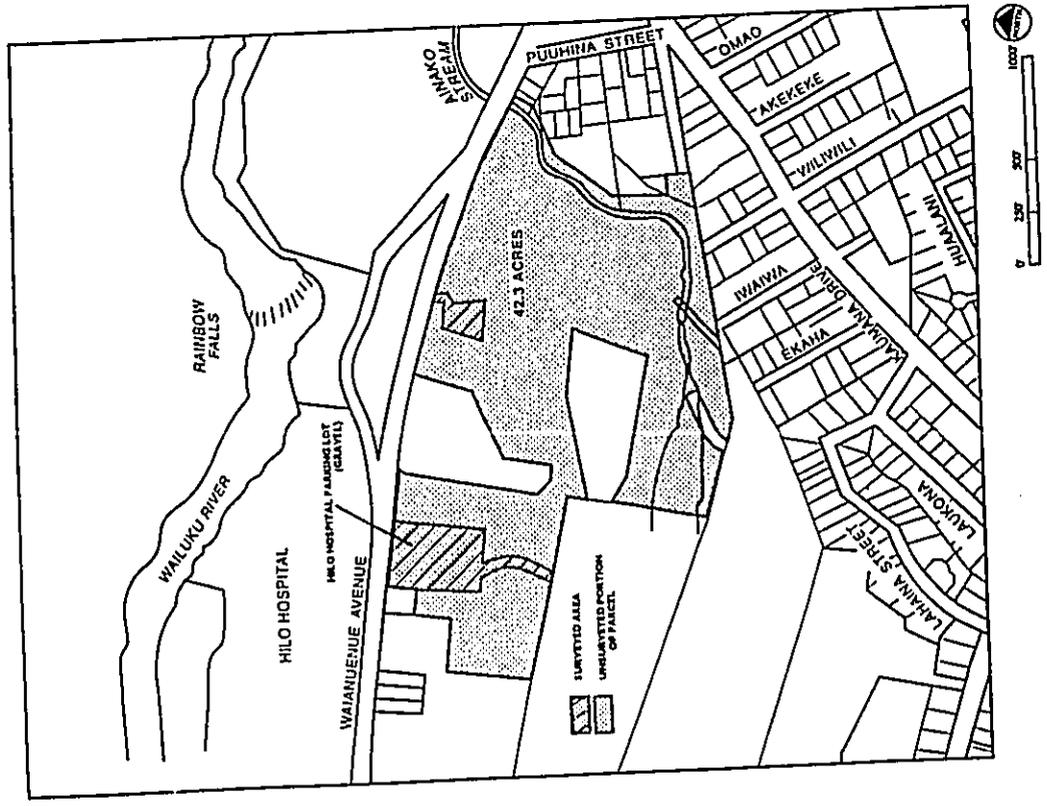


Figure 7. Site F - Site Across from Hilo Hospital Survey Coverage

CONCLUSION

Walker (1994) concluded that the sites and features identified in the project area are the result of early historic sugar cane cultivation and transportation. They also determined that the subsurface presence of the fireplace and the volcanic glass artifact indicate prehistoric occupation prior to use for early historic sugar cane cultivation. The area not surveyed by Maly and Walker (1994) is expected to contain sites of similar form and function.

DISCUSSION

During the current study, seven potential sites for the new Hilo Judiciary Complex were examined and assessed with regard to the feasibility of development of the complex. Five archaeological sites have been identified during the current study. Four archaeological sites (Sites 19431 through 19434) are present within Site G - University of Hawaii - Hilo Site and one archaeological site (Site 21133) was identified within Site A - C. Brewer & Company, Ltd. Site. An agricultural mound (Site 1516-1) previously identified by P.H. Rosendahl (1994) within the Site B - Hale Nani Site could not be relocated and it is presumed to have been destroyed by the still ongoing construction activities.

The historic and archaeological data collected during the current study supports Athens (1982), Kelly (1982), M.L.K. Rosendahl (1988), P.H. Rosendahl (1994), and Maly and Walker's (1994) conclusions that by c. AD 1900-1825 small agricultural fields and scattered house sites were present in the general Hilo area. The Kaiko'o Mill Site (Site C), the Pohakawai Site (Site E), and the Site Across from Hilo Hospital (Site F) may have had 'awawai-fed agricultural fields. The remaining sites were probably dryland type agricultural plots. This pattern was likely also present during the late prehistoric period.

The agricultural fields and house sites may have occurred up to c. 1,000 ft elevation and would have been present in all seven potential sites. The population of Hilo continued to grow during the early historic-historic period (AD 1825-1900) and was located much where Hilo is today (between Reeds Bay and the Wailuku River). Historic research has shown that several historic (and probably prehistoric as well) trail sites led out of Hilo. These trails would have been oriented toward Volcano, Kona (via the Saddle Road area), and Waipio. The Hilo Judiciary Complex Project sites are discussed below.

Site A - C. Brewer & Company, Ltd. Site

This potential project site contained the old Hilo Sugar Co. Mill (also known as the Wainaku Mill) and is currently owned by Hawaiian Investment Company, Inc. The mill has been designated SHIP Site 21133 and the property presently consists of c. 9.3 acres. The land is divided into two portions which are on each side of Mamalahoa Highway and are connected by a large concrete bridge that was used by trucks bringing sugar cane to the mill for processing. The mill was originally built c. 1884 and ceased operations in 1976.

Site 21133 is generally confined to the central-sward portion of the property and substantial rock and soil had to be removed to create an area for the mill. Although several buildings still remain, many have been destroyed. Construction of the mill has altered a large part of the landscape in this site, leaving only small areas in their natural condition. Large level areas need to be excavated to create sufficient space for a mill to operate close to the ocean. Approximately 37% of the potential project site was surveyed as part of the current study, but prehistoric and/or early historic archaeological sites may be present in the unmodified and unsurveyed areas of this property. It is believed the C. Brewer & Company, Ltd. Site could have served as a vantage point (*maka mana kai*) to direct canoes toward fish or to watch for incoming visitors during the prehistoric period (pers. comm. Kepa Maly).

Site B - Hale Nani Site

This site is currently owned by the State of Hawai'i and consists of c. 34.2 acres. Approximately 28% of the site was subjected to pedestrian survey during the prior and current studies. The northern half of the Hale Nani Site (TMK:2-4-49-18) underwent an archaeological field inspection and historical documentary research in 1994 (P.H. Rosendahl 1994). The 1994 survey documented that most of the site consisted of the old Hawai'i County Police Academy/Job Corps site. During that survey, one possible prehistoric agricultural mound (Site 1516-1) was identified, and its location was recorded on a map. Site 1516-1 was assessed as significant solely for information content (Criterion D) and if development of the parcel could avoid the site, no further work was recommended. Because of recent bulldozing in the parcel, Site 1516-1 could not be relocated during the present survey and it was presumed to be destroyed. The current survey documented that almost the entire TMK:2-4-49-18 parcel has been cleared of vegetation for construction of the Correctional Center, and that a moderately sized concrete foundation is present in the central portion of the site. A small area in the northwest corner of Site B that still contains natural vegetation was subjected to pedestrian survey during the current study, but no archaeological sites were identified.

The southern portion of the Hale Nani Site (TMK:2-4-49-19) is comprised of recent agricultural land left fallow. This site does not contain any surface archaeological sites and because of the recent farming, it is unlikely this site contains a subsurface cultural deposit. This area was not surveyed during the current archaeological study.

Historical research has documented the prehistoric *ala loa* (trail) to Volcano is located under or near Highway 11, near the Hale Nani Site. If it was present within the Hale Nani Site, it has been destroyed. During the historic period, the trail became known as the Volcano Trail, then the Volcano Road.

Site C - Kaiko'o Mall (J.C. Penney) Site

The Kaiko'o Mall Site is privately owned by J.C. Penney Company, Inc. and consists of c. 6.5 acres. Approximately 54% of the site was surveyed as part of the current study. This site does not have any surface archaeological structures, and it is unlikely that any prehistoric and/or early historic sites are present on the surface of this potential site, because it contains the J.C. Penney Building, the Firestone Building, and an asphalt parking lot which was built in conjunction with the Kaiko'o Mall. There still exists, however, a potential for subsurface deposits in undisturbed portions of this site.

Because this potential project site is near Waioea Ponds (fresh water) and Hilo Town, it is likely this area also would have contained prehistoric to early historic agricultural features and scattered house sites. Subsurface prehistoric and/or historic deposits may still be present, but it would be costly and time consuming to identify their overall horizontal and vertical distribution unless the mall building were demolished or subsurface construction work done.

Site D - Komohana Site

This site is owned by the State of Hawai'i and consists of c. 17.8 acres. Approximately 24% of the parcel was surveyed as part of the current study. A review of the aerial photograph of the potential project site, in conjunction with the pedestrian survey of two sample areas, indicate the proposed project site appears unaltered. Records also indicate no prior archaeological survey has been done within the potential Komohana Site and no archaeological sites were identified within

the two sample areas surveyed during the current assessment. Because of the pahoehoe lava soil, it is unlikely to contain any prehistoric or early historic agricultural or subsurface remains. Based on the current research, if any remains are present, they would most likely comprise house sites. Currently, no development has occurred on this potential site.

Site E - Pōnahawai Site

This site is owned by Chalmers & Elaine Hamasaki and consists of c. 12.4 acres of old sugar cane land and modified pasture land. The present historic research and Kelly (1982) have documented this site was modified and used for sugar cane cultivation during the early historic/historic period. Currently, no archaeological survey has been done on this property, but its location would have been suitable for prehistoric/early agriculture. The site probably does not contain any surface archaeological sites and appears to have been grubbed in the past. Because this potential site is located in an area of early historic agricultural fields, subsurface cultural deposits may have survived the sugar cane cultivation. However, if present and of small size, the subsurface deposits would be difficult and costly to identify. No sites were identified during the current project.

Site F - Site Across from Hilo Hospital

This site is owned by the State of Hawai'i and consists of c. 42.3 acres of old sugar cane land, modified pasture land, and Ainako Stream. Approximately 10% of the site was surveyed as part of the current study. Based on (a) a conversation with DLNR-SHPD Staff Archaeologist for Hawai'i Island Dr. Patrick McCoy (June 13, 1996), and (b) historic research conducted during the current study, and (c) the findings of the current sample ground survey, it has been concluded that the area outside the stream bed was modified and used for cultivating sugar cane. Archaeological remains may possibly remain within the area of the stream bed.

On June 13, 1996, PHRI contacted Dr. McCoy to inquire about the presence of any archaeological reports that may have been submitted to DLNR-SHPD for all or part of the property comprising the potential Site Across from Hilo Hospital. Dr. McCoy indicated that he knew of no reports for this area, but would check the DLNR-SHPD files. Upon checking the files and with Dr. Holly McElDowney, DLNR-SHPD Staff Cultural Historian, he noted that most of this potential site contains old, fallow sugar cane land. PHRI concluded that only the steep stream and gully areas retain the potential to contain surface archaeological structures. A subsurface cultural deposit may have survived sugar cane cultivation and could be present, but it would be very difficult to identify.

Site G - University of Hawai'i - Hilo Site

This site is owned by the State of Hawai'i and consists of c. 7.3 acres. This site was not surveyed during the current work because approximately 61.6% was surveyed as part of the Maly and Walker (1994) inventory survey. The final report and mitigation recommendations for that report were accepted by DLNR-SHPD (letter of October 28, 1994 to Dr. Paul H. Rosendahl).

Maly and Walker (1994) concluded that the four sites and 47+ features previously identified in the project area were the result of early historic sugar cane cultivation and transportation. They also determined that the subsurface presence of a firepit and a volcanic glass artifact at Site 19431 (TU-2, Layer II) indicate prehistoric occupation prior to early historic sugar cane cultivation. Based on the radiocarbon sample from the firepit, there is an 85% probability that the actual age dates to AD 1309-1516. The area not surveyed (2.8 acres; 38.4%) by Maly and Walker (1994) is expected to contain sites of identical form and function.

EVALUATIONS AND RECOMMENDATIONS

Significance of Identified Archaeological Sites

The archaeological sites identified within the seven potential sites proposed for the Hilo Judiciary Complex Project have been assessed and/or tentatively assessed for significance based on the National Register Criteria for Evaluation, as outlined in the Code of Federal Regulations (36 CFR Part 60). The Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) uses these criteria for evaluating cultural resources. To be assessed as significant a site must possess integrity of location, design, setting, materials, workmanship, feeling, and association and must be characterized by one or more of the following four criteria:

- (A) It must be associated with events that have made a significant contribution to the broad patterns of our history;
- (B) It must be associated with the lives of persons significant in the past;
- (C) It must embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value or represent a significant and distinguishable entity whose components may lack individual distinction; or
- (D) It must have yielded or may be likely to yield, information important in prehistory or history.

Sites are also assessed and/or tentatively assessed for cultural significance using: (a) guidelines prepared by the National Park Service (1990), and (b) guidelines established by the State of Hawaii ("Draft Rules Governing Procedures for Historic Preservation Review" [DLNR 1994]). The Hawaii State guidelines utilize an additional fifth criteria (Criterion E) which defines significant cultural resources as ones that "have an important traditional cultural contribution or value to the native Hawaiian people or to other ethnic groups of the state" (DLNR 1994).

Most archaeological sites are initially evaluated as significant under Criterion D. After the evaluative process of an inventory survey, or the data recovery process of a mitigation program, the research potential of some sites may be exhausted (i.e., after extensive mapping, testing, surface collection, historical research, etc.). In these cases, the sites may retain their information content value through presentation of significant information and not physical remains. Hence, the sites would be considered as "No Longer Significant" (NLS).

Based on the federal criteria described above, DLNR-SHPD concurred the four archaeological sites (Sites 19431 thru 19434) identified in Site G - the University of Hawaii - Hilo Site are significant for Criterion D and completion of data recovery work would result in no further archaeological work. However, because the current University of Hawaii - Hilo Site includes an additional 2.8 unsurveyed acres, an inventory survey must be completed for that area prior to development.

The sites identified in Site B - the Hale Mani Site (Site 15164), and Site A - the C. Brewer & Company, Ltd. Site (Site 21133) have not been subjected to formal DLNR-SHPD review. Because Site 1516-1 (an agricultural mound) has been inadvertently destroyed, it is anticipated that DLNR-SHPD would request any existing records regarding that site be submitted to them.

Regarding the C. Brewer & Company, Ltd. Site, the entire property has not been subjected to 100% inventory survey. In addition, Site 21133 has not been fully recorded and mapped. Until the entire C. Brewer & Company, Ltd. Site has undergone inventory survey and a final report is reviewed and approved by DLNR-SHPD, construction of the Hilo Judiciary Complex Project cannot begin. The client must be advised that DLNR-SHPD commonly inserts additional conditions when approving the inventory report. Finally, based on the results of the current assessment survey, PHRI would anticipate recommending preservation with interpretive development as appropriate treatment for selected portions of Site 21133.

Historic Preservation Feasibility Evaluation of Potential Judiciary Complex Sites

Evaluation of feasibility for development of the potential Hilo Judiciary Complex sites from the perspective of historic preservation concerns takes into consideration the current assessment study, in addition to all prior archaeological and historic work. The seven potential sites have been grouped into four categories (Table 1). For each property, feasibility for development takes into account (a) the amount of surface and subsurface disturbance, (b) prior historic and archaeological information, (c) relative additional cost to gain County and State approvals, and (d) information collected during the current study. The sites are listed in order of feasibility from most feasible (Feasibility Category No. 1) to least feasible (Feasibility Category No. 4). The table also contains a column for identified archaeological sites (- = not present; + = present), potential archaeological sites, and further work recommended. Note that the "no further work" for the Kaiko'o Mall Site indicates this recommendation is for the surface of the site only. The site still contains the potential for subsurface archaeological deposits for which monitoring would be necessary.

Feasibility Category No. 1 is the category of project sites that needs the least work. Only the Hale Mani Site is in this category. Ninety-nine percent of this property, both surface and subsurface, has been altered. The surface of the northern half of the site is virtually cleared of

Table 1.
Historical Preservation Feasibility Evaluation - Hilo Judiciary Complex Project Sites

Ranking of Potential Sites*	Identified Arch. Sites	Potential for New Archaeological Sites	Further Work Recommended
Feasibility Category No. 1 Hale Mani Site	-	None	No Further Work
Feasibility Category No. 2 Kaiko'o Mall Site	-	Post-Subsurf. Deposit	No Further Work†
Feasibility Category No. 3 Pohukawai Site Kamohana Site Across from Hilo Hospital	-	Post-Subsurf. Deposit Post. Sites in Unsurveyed Areas Post. Sites in Unsurveyed Areas	Inventory Survey Inventory Survey Inventory Survey
Feasibility Category No. 4 C. Brewer & Company University of Hawaii - Hilo	+	Post. Sites in Unsurveyed Areas Post. Sites in Unsurveyed Areas	Inventory Survey Inventory Survey

* Feasibility of construction (1 = Most Feasible, 4 = Least Feasible)

† Based on surface survey only (if excavation is needed, monitoring is recommended)

vegetation and is under construction for the Correctional Center. The area has been extensively bulldozed. This area has also undergone an archaeological field inspection in 1994 which only identified one mound site (Site 1516-1). The mound has been destroyed by the recent work for the Correctional Center.

The southern half of the Hale Nani Site is currently fallow agricultural land. This interpretation is based on the parallel agricultural rows which are visible on the aerial photograph. As seen in adjacent agricultural fields, the rows are created by bulldozing the property, then planting shrubs in parallel lines.

With regard to the presence of archaeological and/or historic remains, because of the surface and subsurface disturbance in the Hale Nani Site, no archaeological or historic remains are likely to be present, and therefore, very little would have to be expended for archaeological and/or historic services for this property.

Feasibility Category No. 2 sites would require minimal archaeological field work. This category includes only the Kaiko'o Mall Site. This property has been altered on 100% of its surface area. The site contains the mall building (still in operation) and the parking lot. No prior archaeological work has been done on the property. Current historic research has determined that prehistoric, early historic, and historic agricultural and habitation activities occurred in this area, and that evidence of these activities may still be present under portions of the property. If subsurface excavation were needed in the future to mitigate this possibility, then archaeological monitoring would be necessary.

Feasibility Category No. 3 includes the Pōhāhāwai Site, the Komohāna Site, and the Site Across from Hilo Hospital. Prior historic work (Kelly 1982, Athens 1982, and Dr. Patrick McCoy, DLNR-SHPD staff archaeologist, have indicated the vicinity of the Pōhāhāwai Site and the Site Across from Hilo Hospital were once in sugar cane production. Based on this information, portions of these two properties probably once contained sugar cane fields. Prior work has also indicated the Pōhāhāwai Site once contained scattered agricultural fields; it is likely some subsurface deposits associated with these fields still remain. The current survey has determined that the Site Across from Hilo Hospital still contains unaltered stream gulches which may contain scattered archaeological sites. Finally, the current assessment study has determined that the Komohāna Site consists of pahoehoe bedrock overlaid by a thin layer of organic soil. Because this site appears unaltered, it may contain scattered surface archaeological sites. No prior archaeological work has been done on these specific properties. Inventory survey (surface and/or subsurface) would be recommended for these three properties, and if significant archaeological sites were uncovered, limited data recovery might be necessary.

Feasibility Category No. 4 includes those sites that would require the most archaeological work of the seven potential sites. This includes the C. Brewer & Company, Ltd. Site and the University of Hawai'i - Hilo Site. Both of these sites contain identified archaeological sites. Although the C. Brewer & Company, Ltd. Site has undergone substantial disturbance, it contains Site 12233, the Hilo Sugar Mill. Portions of this site have not yet undergone inventory-level survey and may contain additional archaeological/historic sites. Site 21133 is tentatively assessed as significant for Criteria A, D, and E. Site 21133 is tentatively assessed as significant under Criterion A because it may be associated with the sugar industry's burst of growth during the early 1900's on the east coast of the Island of Hawai'i. In addition, many families in the surrounding area and even the South Hilo District grew up depending upon employment (income) and social activities which centered around the mill, and the mill thus helped shape the everyday lives and community values of the population in this area (Criterion A and possibly Criterion E). Site 21133 is tentatively assessed as significant under Criterion D because it may

contain valuable information content. The information it may contain includes materials, methods, and architecture and the possibility of sites in unsurveyed areas.

Inventory survey would be recommended for the C. Brewer and Company, Ltd. Site, if it were to be developed. It is likely that the inventory survey would recommend preservation with interpretive development for selected portions of Site 12233. If significant archaeological sites were discovered, limited data recovery would be necessary.

Inventory survey has been completed on 4.5 acres of the University of Hawai'i - Hilo Site, and four sites (47+ features) have been identified. The surface sites are associated with early historic sugar cane cultivation and transportation. The subsurface deposit contained a firepit and a volcanic glass artifact which indicated prehistoric occupation. A radiocarbon sample from the firepit indicated an actual age of AD 1309-1516 (85% probability). DLNR-SHPD has reviewed and approved the final report and data recovery recommendations (Maly and Walker 1994). PHRI expects the remaining 2.8 acres to contain similar surface and subsurface sites. Once the data recovery work was completed and if no new archaeological sites were identified during the inventory survey of the 2.8 acres, no further work would be recommended. If the Hilo Judiciary Complex project could be confined within the original 4.5 acres that has been surveyed by Maly and Walker (1994), then no additional inventory survey would be necessary.

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APPENDIX A: HISTORICAL DOCUMENTARY RESEARCH

By *Kepā Maly, Cultural Resources Specialist*

BACKGROUND

At the request of Paul H. Rosenbahl, Ph.D., Cultural Resources Specialist, Kepā Maly conducted a review of historical literature and archival resources relating to the history of the lands of Wainaku, Pōnahawai, Pī'ihonua, and Waiākea. Within these lands are seven locations that are being investigated as possible sites for locating the new Hilo Judiciary Complex. The study area sites include:

- Site A — In the land of Wainaku in the vicinity of 'Āle'ale'a Point, the old Wainaku Mill premises;
- Site B — In the land of Waiākea, at the Hale Nani area of the Pana'ewa forest;
- Site C — In the land of Waiākea, on Kilauea Avenue, the former JC Penny building in the Kaiko'o Mall;
- Site D — In the land of Waiākea, mauka of Komohana Street (along the upper extension of Pa'āimākō Street);
- Site E — In the land of Pōnahawai, on the south side of Hāla'i Hill;
- Site F — In the land of Pī'ihonua, across from the Hilo Hospital; and
- Site G — In the land of Waiākea, at the corner of Kapi'olani and Kawili Streets, just mauka of the University of Hawai'i-Hilo Campus.

The primary sources of historical information reviewed for this study included historic writings by Hawaiian historians and native residents, and foreign residents and visitors (e.g., John Papa I'i [1973]; Samuel Mānākalani Kamakau [1961]; testimonies of native and foreign residents of Hilo made to the Boundary Commission* in 1873; Abraham Fomander [1917-1919 and 1969]; Bingham [1969]; Coan [1882]; Ellis [1963]; and Stewart, [1970]; and legendary and historic accounts by Hawaiian writers published in Hawaiian language newspapers [translated by the author of this study, and cited below]). Additional information cited within this document comes from manuscripts compiled from 1891 to 1987 by Theodore Kelsey, who spent his formative years in Hilo, (Kelsey n.d.). As a part of the study, the author also reviewed and cites the work of more recent writers (e.g., McElDowney [1979]; Kelly, Barere, and Nakamura, [1981]; and the Maly [1996]), who have done historical documentary research in association with archaeological studies conducted in Hilo Town and vicinity.

HILO (WAIĀKEA, PŌNAHAWAI, PĪ'IHONUUA, AND WAINAKU): AN OVERVIEW OF LAND USE

The lands surrounding Hilo Bay are watered by numerous small streams that find their sources in the upper forests of Mauna Loa and Mauna Kea, and in springs that are fed by lava tubes that underlie the surface. These smaller waters then feed the larger Waiākea River, and

* The Boundary Commission was formed by the King to establish and record boundaries of lands of the government.

smaller rivers of Waiolama, 'Alenaisio, and Waiioa (the Boundary Commission testimonies cited below, provide detailed records of many of these waterways and rivers). In Hawaiian culture, water was the source of wealth. The Hawaiian word for water is "wai," and the Hawaiian word for wealth is "waiwai," emphasizing the importance of water in Hawaiian life. It is noted that three of the *ohupua'a* (traditional units of land) of the current study area include the word "wai" in their names; figuratively emphasizing the traditional value of these lands. In the traditional setting, all these lands were rich, because of their watered taro pondfields and dry/land agricultural resources. Adding to their traditional value the watered lands of Pōnahawai and Waiākea had numerous fishponds on the *hūla kahakai* (coastal flats) that were in part fed by the water resources of the lands.

Wai-ākea may be literally translated as "Broad or expansive Water" (*waiākea* is also a native variety of taro, similar to the better-known *lehua*, but with black streaks along the edges of the stalks [pers. comm. Clarence Moku'ōhai Medeiros, May 10, 1996]). Pōnahai-wai may be literally translated as "Circular Water [pool]," and Wai-maku may be literally translated as "Agitated Water or Water pushed through" (see also the translation collected by T. Kelsey below). Pī'ihonua is literally translated as "Ascending Earth," perhaps descriptive of the slope of Pī'ihonua rising to Mauna Kea. While the name of Pī'ihonua does not include the word "wai," the land itself is watered by the largest river on the island of Hawai'i, the Wai-luku (generally translated as Destructive Waters). The forceful, storm-swollen waters of the river have been known in both ancient and modern times to have taken many lives.

In *Native Planters in Old Hawaii* Handy and Handy (1972) report on their research and work with native Hawaiian residents of Hilo. They record:

Hilo as a major land division of Hawaii included the southeastern part of the windward coast... the northern portion, had many scattered settlements above streams running between high, forested *hūla* lands, now planted with sugar cane. From Hilo Bay southeastward [Waiākea] to Puna the shore and inland are rather barren and there were few settlements. The population of Hilo was anciently as now concentrated mostly around and out from Hilo Bay... The Hilo Bay region is one of lush tropical verdure and beauty... (Handy and Handy 1972:538).

Making specific references to the native inland agricultural fields between Waiākea and Waiāhuku—generally including study areas D, E, F, and G—Handy and Handy report that:

On the lava strewn plain of Waiākea and on the slopes between Waiākea and Waiāhuku River, dry taro was formerly planted wherever there was enough soil. There were forest plantations in Panawea and in all the lower fern-forest zone above Hilo town... (Handy and Handy 1972:539).

In their description of planting on the *paohoehoe* lava flats, Handy and Handy cite an article published in the Hawaiian language newspaper, *Ka Nupepa Kū'ōlo'a*, in 1922:

...There are *paohoehoe* lava beds walled in by the ancestors, in which sweet potatoes and sugar cane were planted and they are still growing today. Not only one or two but several times forty (*mau ka'au*) of them. The house sites are still there, not one or two but several times four hundred in the woods of Panawea. Our indigenous bananas are growing wild, these were planted by the hands of our ancestors.

The sweet potato tubers borne on the *pahoehoe* lava beds were both large and sweet. The farmer observed his mounds to whether there were any potatoes or not. If the mounds decreased in size then there were no potatoes, but if they increased in size then there were potatoes for the tubers forced the earth outward. (Handy and Handy 1972:131-132)

In 1979, McEldowney conducted an archaeological and historical literature search for the environs of Hilo. In this study McEldowney presented a basic pattern for land use according to five environmental zones. Sites A-G are within Zones I and II. Excerpts from McEldowney's study, below, describe activities within the general project area zones:

Zone I Coastal Settlement

The highest number of people in the early historic period, and subsequently the highest site probabilities, are found in this zone from sea level to roughly 20 to 30 ft elevation or 1/2 mile inland. Early descriptions, as well as the distribution of known sites, suggests that structures representing both permanent and/or temporary use occur along the entire coast.

In 1823, Ellis estimated that 2,000 people lived in 400 houses or huts along Hilo bay. Consistently, this village was described as a neatly continuous complex of native huts and garden plots interspersed with shady groves of trees, predominantly breadfruit (*Artocarpus altilis*) and coconut (*Cocos nucifera*)... Gardens, outlined by windbreaks or small plantations of banana (*Musa sapientum*), sugarcane (*Saccharum officinarum*), and *wauke* (*Broussonetia papyrifera*) were primarily planted with dryland taro, mixed with sweet potatoes (*Pomoea batatas*) and minor vegetable crops. Other economically valuable trees, mostly Polynesian introductions (e.g., *Eugenia malaccensis*, *Paradisea odoratissima*, *Thespesia populnea*, *Alseodora moluccana*) grew singularly or as components of these groves (McEldowney 1979:15-16).

Zone II Upland Agricultural Zone

The extent of this zone varies in early journals, but most confirm that an expanse of unwooded grasslands or a "plain" behind Hilo town extended up to approximately the 1,500 ft elevation (i.e., the edge of the forest). Scattered huts, emphasized by adjacent garden plots and small groves of economically beneficial tree species, dotted this expanse.

The cumulative effects of shifting agricultural practices (i.e., slash-and-burn or swidden), prevalent among Polynesian and Pacific peoples, probably created and maintained this open grassland mixed with pioneering species and species that tolerate light and regenerate after a fire... With remarkable consistency, early visitors to Hilo Bay describe an open parkland gently sloping to the base of the woods. This open but verdant expanse, broken by widely spaced "cottages" or huts, neatly tended gardens, and small clusters of trees... Estimates as to the extent of this unwooded expanse ranged from between five and six miles (Goodrich 1826:4) to between three and four miles (Coan 1882:29) above the coast or village, with most falling between four or five miles.

The constituents of gardens and tree crops in the village basically continued in the upland except that dry-land taro was planted more extensively and bananas were more numerous... This same pattern occurred between Waiakea

Pond and the Pana'ewa Forest in the four or five miles of open country dominated by tall grasses. Here stands of *kukui* (*Alseodora moluccana*), podanuis, and mountain apple became more conspicuous, with large areas of dryland taro planted in rocky crevices on the younger Mauna Loa flows... (McEldowney 1979:18-20).

McEldowney's descriptions of native Hawaiian land use—residency and agricultural systems—is supported in numerous legendary and early historic accounts. The following sections of the study briefly describe the legendary and early historic record of these lands, and document aspects of the steady change of the cultural and natural landscapes.

A LEGENDARY ACCOUNT OF WAIĀKEA-PI'IHONUA

Hawaiian legends document land-use practices and features of the cultural landscape, and they convey values and expressions of the relationship between ancient Hawaiians and their environment. One legend that provides us with a rewarding glimpse into the ancient Hawaiian community is a little-known account titled "Ka'ao Ho'oniua Pu'uwai no Ka-Miki." (The Heart Slirring Story of Ka-Miki), serialized in the weekly Hawaiian-language newspaper *Ka Hōkū o Hawai'i*, from 1914 to 1917. The narratives were written by John Wise and J.W.H.I. Kihe, noted Hawaiian scholars of the late 1800s and early 1900s, historians who also collaborated on the translations of Abraham Fornander's collection. The authors used place names as the line with which to tie together fragments of site-specific stories that had been handed down over the generations. Thus, while in many cases, the personification of individuals and their associated place names may not be "ancient," the site documentation within the story is of great value.

The story of Ka-Miki provides information pertaining to more than 790 place names, and it documents site and community histories, local and regional practices; ceremonial sites; practices associated with contests and competitions; and *mele*, or chant texts. During the process of working on the translations, numerous other Hawaiian legendary accounts were reviewed as well while trying to locate particular place names and confirm textual content. Some of the pertinent narratives are included here because of their importance to understanding the region.

Unfortunately, the account of Ka-Miki contains no references to Pōhāhāwai or Wainaku, although the texts do describe the setting or events in areas nearby. The following English translations (completed by the author of this report) are a synopsis of the Hawaiian texts, with emphasis upon the main events of the legendary account. The first occurrence of known place names of localities from Waiakea and Honoli'i (just to the north of Wainaku) is in boldface.

Selected Place Names from Ka'ao Ho'oniua Pu'uwai no Ka-Miki

Pi'ihonua (literal translation: Ascending Earth; an *ahupua'a* name. Named for Pi'ihonua-a-ka-lani, the brother of Waiakea and Pana'ewa, and father of the chiefesses 'Obete and Waiānuue.)

Nā-mau'u-a-Pā'ao (literal translation: The grasses of Pā'ao. A place situated on the Puna-side of the Waialuku River, a short distance *mauka* of the Federal Building).

Pi'i-ka (literal translation: Ascent of light) (Pukui, Elbert and Mookini 1974).
Situating on the Waialuku River, just *manuka* of Ni-mau'u-a-Pa'o).

Haili (literal translation: Lovingly recalled or thought of. An upland forest area in the *ahupua'a* of Pōhāhāwa).

Kaūmāna (literal translation: Damp branch or section. An upland forest area, bordering several land units, including Waiākea, Kukuau, Pōhāhāwa, Pūnābōa, and Pi'ihonua).

Waiākea (literal translation: Expansive - much water, an *ahupua'a* name).

Kalanakāma'a (interpretive translation: To undo one's *ti* or *kapa* twined sandals).

Kalepolepo (literal translation: The dirty one or low-born chief, cf. *lepolepo*, a derogatory term used to describe a low-born chief, an *'i'i* situated on the Kāwili side of the Waiākea pond complex).

Kapunakō (interpretive translation: Water drawn from a spring; a spring in upland Waiākea).

Kūkulu (literal translation: border or edge; a land area in Waiākea, near the Ke'a'u-'Oia'a-Waiākea boundary, and crossed by an ancient trail).

Pana'ewa (literal translation: Crooked or unjust place; a land section of Waiākea, on the Puna side of Kāwili).

'Ohele (the Puna-side shoreline where Waiākea enters the sea; now in the vicinity of Suisun fish market).

'Upēloa (interpretive translation: Extreme grief; a land section with a *hala* grove and stream running through it; near the boundary between Waiākea and Kukuau Iā).

Ka'oo Ho'oniua Pu'uawai no Ka-Miki

The "Heart Stirring Story of Ka-Miki" is about two supernatural brothers, Ka-Miki (The quick, or adept, one) and Maka-'iole (Rat [squinting] eyes), who traveled around the island of Hawaii along the ancient *ala loa* and *ala hēle* (trails and paths) that encircled the island. During their journey, the brothers Ka-Miki and Maka-'iole competed alongside the trails they traveled, and in famed *kahua* (contest arenas) and royal courts, against *'ōlohe* (experts skilled in fighting or in other competitions, such as running, fishing, debating, or solving riddles, that were practiced by the ancient Hawaiians). They also challenged priests whose dishonorable conduct offended the gods of ancient Hawaii. Ka-Miki and Maka-'iole were empowered by their ancestor Ka-uluhe-nui-hihi-kolo-i-uka (The great entangled growth of *uluhe* fern which spreads across the uplands), a reincarnate form of the goddess Haumea (the creative force of nature [also called Papa and Hina] who was also a goddess of priests and competitors). The story is set in about the 1300s, at the time when Pili-a-Ka'aiea (Pili) was sovereign chief of all Kona. It was while on this journey that the brothers came to be at the royal court of the chief Waiākea.

nui-kumu-honua, who was the brother of the sacred chiefess Pana'ewa-nui-moku-lehua, and the chief Pi'ihonua-a-ka-lani.

...Ka-Miki, Maka-'iole, and their companion, Keahi-'iaka, departed from the compound of Kapu'eubi (in 'Ōia'a) and descended the *ala loa* toward Hilo to continue their journey. The travelers arrived at a large compound and community, where they saw a man coming towards them with a club. This man was Kūkulu-a-hōne'e-a-hina-pō (Kūkulu). Kūkulu was a guardian of the chiefess and lands called Pana'ewa-nui-moku-lehua (Great Pana'ewa of the *lehua* forest). Pana'ewa was a sacred chiefess of Hilo and sister of the chiefs Waiākea-nui-kumu-honua and Pi'ihonua-a-ka-lani.

The chiefess' compound and surrounding community were forbidden to strangers, and Kūkulu regularly killed unaware travelers (thus the name "Unjust place"). Kūkulu challenged Ka-Miki mā but he was quickly defeated, and Ka-Miki left him there as an example to other *'ōlohe* and to receive his due justice. Ka-Miki mā then continued their journey into Hilo, seeking out 'Upēloa, Ku'u-aho-hilo-loa, and Haili-kua-mānu.

The lands of Waiākea were named for the high chief Waiākea-nui-kumu-honua, the brother of Pi'ihonua-a-ka-lani (K) and Pana'ewa-nui-moku-lehua (w). After departing from Pana'ewa, Ka-Miki mā met Haili-kua-mānu, who was a guardian of Waiākea. Haili led Ka-Miki and his companions to his chief's compound at Kalepolepo (February 17, 1916). Arrangements were made for Ka-Miki to compete with the *'ōlohe* - experts of Waiākea - with the events to be held at the *kahua* (contest site) at Kalepolepo. 'Upēloa the champion, land administrator and war councilor of Waiākea, and an expert fighter with *'ōloa a lā au* [war clubs] was called to Kalepolepo.

The *kūhini* Ku'u-aho-hilo-loa went throughout the region announcing that contests would be held at Kalepolepo, and in a short time the entire area was filled with people, all wondering who would attempt competing against 'Upēloa. Ka-Miki mā were then called to the arena. Thus Ka-Miki, looking the very image of the war club of Ka-uluhe-nui-hihi-kolo-i-uka, entered the *kahua*, and the contest rules were set. It was agreed that the method of competition would be *'ōloa a lā au* [war club fighting], and that the loser would be killed and baked in an *imu*.

'Upēloa came out of the *hālanu mokomoko* (contestants long house) with great agility and speed, and the crowd cried out with excitement at his ability. 'Upēloa also held his finely worked club, which was called *'Ōhi-ka-lau-o-ke-pāhili*. The club was also called *Ke-piko-o-Hākeia*. 'Upēloa was so strong, that no competitors had ever stood up to him. As 'Upēloa and Ka-Miki stood on the *kahua*, ready to fight, Pi'ikea, the spear-fighting expert of the chief Ni-mau'u-a-Pa'o asked, "O youth, where is your club that you may stand against the spear fighting warrior of the chief Waiākea-nui-kumu-honua?"

Ka-Miki answered, "I have no club. My only weapon is my hands, but I have learned to use the war club from my club fighting teacher. I have used green *hau* spears, stripped like the *maile* (*Alyxia olivaciformis*). I have used clubs made of the *ūhihihi* (*Mezconurum kauaiensis*) and the *kōai'e* (*Acacia kōai'a*), the resonant clubs made of the resilient *kaunila* (*Diphtheria ponderosa*) trees

was famed. It was in this way that Kapunakō described the overwhelming skills of Ka-Miki and his victory over 'Upēloa. Kipuka 'āhina then asked - 'ōlelo no 'e'u:

Māmā Hilo i ka wai? - Is Hilo lightened of [without] its water?

Kapunakō responded - 'Ie māāmā Hilo i ka wai 'ole, ua kau i ka lani ka holo [we 'o] ua o Hilo, na ka Māhūāua e ki'i alo i puia ka lilo o ka lehua a me ka māmane! - Indeed one can move swiftly through Hilo, for the streams are without water, the water trough [i.e., the clouds] of Hilo are set in the heavens. It is the Māhūāua that fetches moisture for the budding lehua and māmane.

Kipuka 'āhina then asked in amazement - Nowai e nele o Hilo i ka wai? He lau ka pu'i, mano ka ihona. He kini nā kahawai o Hilo, e 'au i ka wai o Hilo e pau ke oho! - Who could possibly make Hilo destitute of water? There are lau [400, poetically many] hills, mano [4,000, many] places to descend, and kini [40,000, many] streams to cross, indeed one is worn out swimming through the waters of Hilo!

It was in this way that Kipuka 'āhina learned that a master 'ōlohie had come to Hilo challenging its many 'ōlohie. Using his/pu hōkōkio [gourd nose flute], Kipuka 'āhina awakened Kalanākāma'a, for this was the only way in which Kalanākāma'a could be safely awakened, or he would kill who ever awakened him [February 24-March 2, 1916].

Kalanākāma'a joined his teacher Kāimāna, and met with the assembly at Kalepōlopo. Carrying his club Pūpū-kani-oe-i-ka-ua-o-Hilo [Land-mail-sting-ing in the rain of Hilo], Kalanākāma'a entered the kahua with Kāimāna and a great cry arose praising the abilities of these Hilo champions. Ka-Miki and Kalanākāma'a exchanged taunts, Ka-Miki stated that Kalanākāma'a would become the kīma'a lau-i'i hili kuanaka 'ia [twined in leaf sundals] that Ka-Miki wore upon his feet. Outraged, Kalanākāma'a leapt to attack Ka-Miki with his club Pūpū-kani-oe-i-ka-ua-o-Hilo. Ka-Miki leapt out of the way, and took 'Upēloa's club from Maka-'iole. Seeing his student miss, Kāimāna called out to Kalanākāma'a telling him how to strike Ka-Miki— 'ōlelo no 'e'u:

Kau i ka lani ka holoua o Hilo, hilo 'ia i ke oho o ka ua he 'io ka hauna lā'au e ki'i ai, a'ole wahi pā 'ole, pā ma ke pu'o a hō'ea i na wāwae, pā no pau ka 'oni, 'oni no he aiwāwā ia, he hio'ōloa no ka natele, alaila hō i hou ka hauna lā'au a ke toa tua mākani. Placed in the heavens is the water trough of Hilo, entwined in the courage of the rains, 'io [Haw-k] is the war club strike to use, for there is no place that can't be hit. Strike at the head and reach to the feet, for once struck, there will be no movement. If there is any movement, he is indeed a skilled expert of the depths [deepest knowledge], then return and strike again in the manner of the windswept koa tree [March 9, 1916].

Ka-Miki then attacked Kalanākāma'a and quickly overcame him. Kāimāna then leapt to the kahua and was beaten as well. After Ka-Miki defeated Kāimāna, word spread throughout the region, and Pī'ihonua, Waiakea's

which grow at Pū'ūkapēle [Kaua'i], my expertise covers all manner of war-club fighting... and protecting myself from the top of my head to the bottoms of my feet."

'Upēloa then told Ka-Miki, "If you could truly escape from my club, your knowledge would be great, beyond compare. But coming here with this boasting, you are full of deceit and impertinence like no other, and you will not be spared from my club."

Pī'ikea then went to the edge of the kahua and asked 'Upēloa to wait a short time before fighting so that he might go get his club for Ka-Miki to use. 'Upēloa responded, "No! You are not his teacher, you are not the alternate for this errant youth, that you should give him your club. He says that his hands and fingers are adequate. Unless you wish to be his meopu'u [death companion], you will stop this waste of time. Pī'ikea if you are stubborn about it, you and this youth shall both be the pigs that quench the fires of the imu today." Ka-Miki called to Pī'ikea, "I greatly appreciate your consideration, but it has been taken as a waste of time." With that, 'Upēloa leapt to attack Ka-Miki in the manner of Ka-pū-o-Wākea, thinking that he would strike Ka-Miki with the blow. Ka-Miki leapt over 'Upēloa and struck his hand. Because of the force of this blow, 'Upēloa lost his club and it flew to Maka-'iole who caught the club and held it.

'Upēloa moved to attack Maka-'iole, but Ka-Miki leapt in front of 'Upēloa and commanded him to back off and maintain the requirements of the contest. 'Upēloa did not heed the command because he was so outraged, and he reached to grab Ka-Miki, thinking to break him into little pieces. Ka-Miki then stepped behind 'Upēloa and grabbed him by the thighs. He then picked 'Upēloa up and threw him from the arena before Maka-'iole and Keahi'āka. Keahi'āka then grabbed 'Upēloa and bound him. Ka-Miki then called out to 'Upēloa with a place-name saying that commemorates his name to this day:

Ka manu o Kaupē'a ke 'ope ope alai i ka ulu hālo o 'Upēloa e - The bird of Kaupē's [Upēloa himself] is all bundled up like the pandanus which grows at 'Upēloa.

Waiakea heard that 'Upēloa had been defeated and was greatly surprised that his war counselor and war club fighting expert had fallen. Waiakea then called to his messenger Kapunakō to go get Kāimāna, the foremost teacher of ua, ka'ihā'i, kākā lā'au [bone breaking fighting, and spear fighting], and all manner of fighting and bring him to the kahua. Upon arriving before his chief, Kāimāna asked Waiakea to send his messenger Kapunakō, to bring Kalanākāma'a, Kāimāna's foremost student, to join him at the kahua of Kalepōlopo.

[The land of] Kalanākāma'a was named for Kalanākāma'a-o-uli, the foremost 'ōlohie student of Kāimāna, and champion of Waiakea. Kalanākāma'a was the ward of Kipuka 'āhina [t], Hale-āloha [w] and Hale-loulou [t], who dwell above Hilo at Kipuka 'āhina.

When Kapunakō arrived before Kipuka 'āhina, he spoke about the great rains and rivers of Hilo, a poetic reference to the many skilled 'ōlohie for which Hilo

not easily dried up. Indeed the stranger becomes out of breath swimming the streams [meeting the challengers] of Hilo.

Thus, he told the travelers that there would be many more 'olohe in Hilo Paliku who would challenge them...

...Ka-Miki mā departed from Pūkihae and Mōkūhonua, and drawing near to Honoli'i, they saw a house along the trail. Nearby was a small spring, and sitting by the spring was a beautiful woman who was combing her hair. Hilo Hanakāhi told them "He wahine hapa mo'ō kēia, he kino kōnaka, a he kino mo'ō... he wahine kino pōpōlū..." [This woman is half lizard. She has a human form and a lizard form... a dual bodied woman].

The woman Waiaea [Rising up in the Water] was responsible for the deaths of many travelers. In her human form, she beckoned travelers to join her in the house. Once inside, she transformed to the mo'ō [lizard] form, killed, and devoured her victims. She was greatly feared, and natives of the area avoided the makai [shore ward] trail by her home. Instead, they traveled manaka [upland], to the 'ama'u [Sardinea sp.] and Loo [Acacia koa] forests, and then descended to their destination [March 30, 1916].

Waiaea attacked Ka-Miki but saw that she would be defeated, so she dove into her pond near Honoli'i stream, and was never seen again. Thus, the pond bears the name of Waiaea to this day. Ka-Miki mā then traveled on towards Honoli'i [Little Cove] and came upon the dwelling place of Honoli'i kapu-ka-lani, or Honoli'i, an old gray-haired woman and fierce 'olohe, who was the wife of Kaiwiki. Honoli'i and her grandson, Kiko'o-a-Kapuna, tested the skills of those who passed their way along the ala loa. Those with little knowledge were killed, and those with greater knowledge were taken as friends. Honoli'i lived on the Hilo side of the river, and the area is named for her. The region of Hilo-waena [middle Hilo] begins on the Hamakua side of the stream, at Kiko'o-a-ka-puna [Span of the spring]. To pass their way one needed to swim the river, which was also the kahua tē aie'a [contest field] of Honoli'i.

As Ka-Miki, Maka'iole, Keahi'Alaka, and Hilo Hanakāhi prepared to cross the river, Honoli'i tossed her god stone Kiakamānō into the river where it became a shark. This caused the waters to swell and the ocean to lash against the river bank. Honoli'i then called Ka-Miki mā to visit her. Ka-Miki exposed Honoli'i's treachery, and the two exchanged taunts, and met in battle, thus Honoli'i was defeated... [April 6, 1916]

During the same period that the legend of Ka-Miki was being published, Theodore Kelsey, a resident of Hilo, was also collecting stories from native Hawaiian residents of Hilo and throughout his life, Kelsey collected a wealth of information from native residents of Hilo and various localities across the islands. Portions of the Kelsey collection are curated by June Gumanis, the Lyman House Memorial Museum (LHMMS), Bernice Pauahi Bishop Museum (BPBM), and the Archives of the State of Hawai'i. Among his collections are the following references to lands containing the study area sites and to nearby areas:

brother called his council together, wondering how they might help regain the honor of Hilo from this stranger.

Hanakāhi told Pi'ihonua that it would be best not to fight. Pi'ihonua then said that perhaps it had been a mistake to honor Hanakāhi with his title as champion, and marriage to 'Obete [March 16, 1916]. Hanakāhi told Pi'ihonua all of the things that Ng-Mau'u-a-Pi'ao had told Pi'ikes about Ka-Miki, and said it would be unwise to compete and thus leave all of the champions of Hilo in disgrace.

Hanakāhi himself was a master 'olohe trained by Maulua, of Hilo-Paliku. He was skilled in kāhā'au [spear fencing], pōlōlō [long spear fighting], the laumekei [barbed spear fighting], and all manner of knowledge. Hanakāhi told his chief, "It is my desire to go before them [Ka-Miki mā], not in the manner of a competitor, but in the spirit of friendship, and to learn from them the things that they have been taught by their teachers. If I succeed, I will be the foremost 'olohe of all Hilo, and I will serve as their guide as they journey from one border of Hilo to the next border of Hilo." Hanakāhi then asked his chief, "Do you agree?" Pi'ihonua told Hanakāhi to go and compete first, and then if he was securely bound, to surrender and ask for friendship.

Hanakāhi approached Kalepolepo, and the contest between Ka-Miki and himself was announced. 'Oka'a'ia [club-spear fighting] was selected as the method of fighting, and when Hanakāhi asked Ka-Miki, "How shall the victory be determined?" Ka-Miki said, "By the breaking of one's spear."

Ka-Miki greatly admired the nature of Hilo-Hanakāhi, and as they competed, Ka-Miki dodged each of the thrusts. To those gathered at the kahua, it was as if Ka-Miki was the teacher and Hilo-Hanakāhi was the student. Hilo-Hanakāhi tried each technique he had learned from his teacher, but was unable to score against Ka-Miki. Worn out, Hilo-Hanakāhi collapsed and was taken off of the kahua, borne in a net. Hilo-Hanakāhi acknowledged the nature and skills of Ka-Miki and surrendered to him, thus he 'zhi kanana [the fierce tuna] of Hilo befriended Ka-Miki mā upon the kahua.

Hilo-Hanakāhi returned to the chief Pi'ihonua, and they spoke of the events which had taken place at Kalepolepo. Pi'ihonua then sent his messenger to invite Ka-Miki mā to his compound, in the manner of aikāne [companions] [March 23, 1916]. Ka-Miki mā were well hosted by Pi'ihonua, and Ka-Miki asked Hilo-Hanakāhi to accompany them to the border of Hilo and Hamakua, at Ka'ula. Pi'ihonua agreed, and the group then departed for Wailuku...

Upon crossing Wailuku, Ka-Miki mā were confronted by the 'olohe Pūkihae [Completely Torn Apart] and Mōkūhonua [Broken Earth] who challenged all travelers that crossed the river of Wailuku. They were expert wrestlers, but were quickly defeated by Ka-Miki. Lying bound in the supernatural net of Ka-Miki, Pūkihae said:

A'oe pou ka wai o Hilo. A'oe malo'oka wai o Hilo, o ka malihini ke pou ke aho i ke'ou i mā kahawai o Hilo... The waters [i.e. the 'olohe] of Hilo are not finished. The waters ['olohe] of Hilo are

Kapapala and Waiakea were sub-chiefs who were told by their superior to run around the tracts of land bearing their names (from Tom Cook, surveyor) (BBPM SC Kelsey Box 1-5, July 2, 1921-2).

Kelsey also reported that Mrs. Kamakauikalani told him that Waiakea was so named "because you could dig any where and find water" (ibid.: July 18, 1921). The lands of Pōnahawai and Kukuau were named for two beautiful chiefless sisters (Kelsey: LHM, Box 1, Folder 19). Kelsey's accounts provide one account of the naming of the lands of Wainaku and Kalalau:

...Once upon a time, when these royal sisters were out for a walk, they beheld below them in the pond of Ala-pa-bee (Slippery Ala rock), now largely covered by the railroad where Wainaku Stream meets the ocean, two lovely young women combing their hair with their fingers. The princesses did not know that these women were really moo (huge crocodile-like creatures) who, in guise of comely females with averted faces, appeared on the banks of sequestered pools, gracefully swaying their magnificent glistening bodies...

"How beautiful they are! Let's go down and make friends with them," said one princess to the other, so down they went. Behold, when they reached the pool, the wonderful maidens had vanished!... [the sisters separated, one looking for the women on the Hilo side of the Wainaku stream, and the other looking on the Hāmākua side of the stream]... Then ascending the bank on the opposite sides, they scoured the land. Alas, of no avail were their best efforts. "Where are you going?" (*Hea aku nei oe?*), asked travelers who met the weary princess on the Hāmākua side. I am going to the Water of Searching, the place where I searched" (*Hea aku wau, kahi i naku hele au*), she answered mysteriously.

"Where are you going?" queried wayfarers of the princess who ran about on the Hilo side. "I am going to The Straying, the place where I went astray" (*Kalalau ake nei au, kahi i lalau hele au*), she replied evasively. From that time forth, the land and the stream on the Hāmākua side has been known as Wainaku (Water of Searching), and the land on the Hilo side as Kalalau (The Straying). Though unfortunately now, it has been renamed Halaulani Place (ibid.).

HILO: A HISTORICAL OVERVIEW

In the early to mid 1800s, several Hawaiian historians began collecting and writing about Hawaii's history. Among the prominent native writers cited in this study are John Papa I'i (1973), and Samuel Māmalakalani Kamakau (1961). Additionally, several foreigners, either visiting or having taken up residency (e.g., Ellis 1963 and Formander 1917-1919 and 1969), added greatly to the efforts of recording history. I'i (1973) and Kamakau (1961) record events that occurred in the Hilo region early in the life of Kamehameha, and based on cited place names, it can be assumed that the Waiakea-Pōnahawai study area lands were a part of the setting being described:

...Alapai, ruler of Hawaii [from c. 1730-1754] and great-uncle of Kamehameha, and his wife Keaka took charge of him [Kamehameha]. Some years later, Alapai and his chiefs went to Waiakea in Hilo, where Keoua Kupurapaikalani, the father of Kamehameha, was taken sick and died. Before Keoua died he sent for Kalaniopu'u, his older half brother and the chief of Kau, to come and see him. Keoua told Kalaniopu'u that he would prosper through Kamehameha's

great strength and asked him to take care of the youth, who would have no father to care for him. Keoua warned Kalaniopu'u, saying, "Take heed, for Alapai has no regard for you or me, whom he has reared." After this conversation, Keoua allowed his brother to go, and Kalaniopu'u left that night for Puualoa [situated in the *hoopua* of Waiakea, in the area called *Pana'ewa*].

As Kalaniopu'u neared Kalamakama [in Waiakea], he heard the death wails for Keoua and hastened on toward Kalapolepo [between Mōhōuli and Kāwili] where he had left his warriors. There they were attacked by Alapai's men, who had followed Kalaniopu'u from Hilo. First the warriors from the lowland gained, then those from the upland... Kalaniopu'u continued his journey, and at midnight reached Puualoa, where he arranged for the coming battle. The next day all went as he had planned, his forward armies led the enemy into the forest of Paieie, where there was only a narrow trail, branchy on either side and full of undergrowth. There his men in ambush arose up against the enemy warriors, and his rear armies closed in behind them... When news reached Alapai that his warriors had been destroyed, he sent another company of warriors to meet Kalaniopu'u at Mōkaulele on the outer road, which was an ancient road, known from the time of remote antiquity... (I'i: 1973:3-4).

Kamakau further elaborates on the events and identifies the site location with the following:

...Keoua, called *Ka-lani-kupu-a-pa-i-ka-lani-nui*, fell ill of a lingering sickness at Pi'opi'i adjoining Waioa in Waiakea and died there in 1752... His older brother *Ka-lani-opu-u* was with his *kahu*, [guardian-attendant] Puna, above Kalapolepo at the time (Kamakau 1961:75).

Kamakau's narratives indicate that it was thought that the chief Alapai had perhaps caused Keoua's death. Heeding the words of his brother, Kalani'opu'u attempted to secure Kamehameha and care for him. This is how the war between Alapai and Kalani'opu'u started at Kalapolepo. Following this fight, the forces of Alapai and Kalani'opu'u met again at Pā'ie and Pua'aloa (Kamakau 1961:75-76). In a later account, pertaining to Kamehameha's battles of conquest for rule of the island of Hawaii, Kamakau further identifies the location of Pua'aloa - Kamehameha's forces traveled from Ka'u, and "As he [Kamehameha] was descending, just out of Pua'ewa at a place called Pua'aloa, he met with a war party of Kahēkili..." (Kamakau 1961:125).

Following the death of Kalani'opu'u, in 1782, the island of Hawaii was to have been ruled by Kiwala'o, Kalani'opu'u's son, while the gods and *heiau* were to be cared for by Kamehameha I. Disagreements arose over the division and redistribution of lands. In the Hilo district, Waiakea and Pōnahawai were among the contested lands (Kamakau 1961:120). Shortly after this division, Kiwala'o was killed at Moku'ohai, South Kona. I'i records that while the division of land was being discussed, Waiakea was likened to a food container (I'i 1973:14); a symbolic reference to the agricultural and fishpond resources of the land. Following Kiwala'o's death, the island was basically controlled by three individuals, two cousins and their uncle, Keawemauihii the sacred half-brother of Kalani'opu'u, resided in Hilo and controlled Hilo and Hāmākua. Keoua-kō'ahu'ula (son of Kalani'opu'u) resided in Ka'u, while Kamehameha I, also a nephew of Keawemauihii's and cousin of Keoua's, controlled Kohala and Kona.

In about 1790, a dispute arose between Keawemauihii and his nephew Keoua, and Keoua attacked and killed Keawemauihii. Kamakau reports that Keoua divided the lands of Hilo District between his chiefs and warriors, and "the fat Mullet of Waiakea and Pi'opi'i became theirs" (Kamakau 1969:152). In 1791, Keoua was killed and Kamehameha I retained Pi'ihonua,

Punahoa, and Waiakea as his personal land holdings in Hilo, Liholilo, or Kamehameha II, was born in Hilo in 1797 (Kamakau 1961:260), and because of the value of Waiakea, Liholilo retained Waiakea until his death in 1824. For a time, a granddaughter of Keawemauhili's, Kaunohua, held Waiakea, but in the Mithela, or Land Division of 1848, Kaunohua's (Kamehameha III), assumed the rights to Waiakea (Board of Commissioners 1929:26). Kaunohua retained Waiakea until his death in 1854. The *ahupua'a* was among the Crown Lands, which under the monarchy, came to be held in perpetuity by the rulers of Hawaii.

Hilo (Waiakea-Pi'ihonua): 1823-1850

In 1823, British missionary William Ellis and members of the American Board of Commissioners for Foreign Missions (ABCFM) toured the island of Hawaii seeking out community centers in which to establish church centers for the growing Calvinist mission. The writings of Ellis and his companions (Ellis 1963) offer a glimpse into the nature of communities, agricultural fields, and natural landscape around the island. In their description of the lands between Kea'au (written Kaau) to Waiakea, we are told:

Leaving the village of Kaau, we resumed our journey, and after walking between two and three hours, stopped in the midst of a thicket to rest, and prepare some breakfast.

The natives produced fire by rubbing two dry sticks, of the hibiscus *tiliaceus* [hau], together, and having suspended over it a small iron pot, in gypsy style, upon three sticks, soon prepared our food. At half-past ten we resumed our walk, and passing about two miles through a wood of pretty large timber, came to open country in the vicinity of Waiakea. At one p.m. we reached the house of the chief Maaro, the chief, who, though very ill, was glad to see us (ibid.:213)

At Waiakea-Hilo, the party was under the care of the chief Ma'alo (written Maaro), Ellis and companions offer the following descriptions:

Hilo a Rainy District

Dense fogs and heavy rains are more frequent at Waiakea, and over the whole division of Hilo, than in any other part of the island... (Ellis 1963:215).

Discussions with Maaro, Chief of Waiakea

Leaving Maaro, we returned through a highly cultivated part of the district. Everything in nature was lovely, and the landscape around awakened emotions... We were highly gratified with the fertility of the soil, and the luxuriance of the verdure... (ibid.:222)

Ellis commented on the dwellings of the natives of Waiakea, and records that certain materials for construction were collected from the uplands:

Status of the Natives Compared with Society Islanders

The houses of the natives who we had visited today, like most in this part of the island, where the pandanus is abundant, were covered with the leaves of this plant, which, though it requires more labour in thatching, makes the most durable dwellings.

The inhabitants of Waiakea are peculiarly favoured in having woods producing timber, such as they use for building within three or four miles of their settlement, while the natives in most parts of the islands have to fetch it from much greater distance... (ibid.:224).

During his visit Ellis walked from Waiakea to Pu'ueo, where he met with the local chief Kapapa and made arrangements for the journey to Laupahoehoe. Having made the arrangements, Ellis returned to Waiakea, stopping at Wailuku River (Ellis 1963:229). Ellis recorded his observations:

Toll Charged for Crossing Wailuku River

...I visited Wailuku, a beautiful stream of water flowing rapidly over a rocky bed, with frequent falls...the natives pointed out a square rock in the middle of the stream, on which, during the reign of Kamehameha, and former kings, a toll used to be paid by every traveler who passed over the river.

Whenever any one approached the stream, he stood on the brink, and called to the collector of the toll, who resided on the opposite side. He came down with a broad piece of board, which he placed on the rock above mentioned. Those who wished to cross met him there, and deposited on the board whatever articles had been brought; and if satisfactory, the person was allowed to pass the river. It did not appear that any uniform toll was required; the amount, or value, being generally left to the collector.

The native said it was principally regulated by the rank or number of those who passed over. In order the better to accommodate passengers, all kinds of permanently valuable articles were received. Some paid in native tapa and mats, others paid a hog, a dog, some fowls, a roll of tobacco, or a quantity of dried salt fish.

Market Fairs Held at Hilo

The river of Wailuku was also distinguished by the markets or fairs held at stated periods on its banks. At those times the people of Puna and the desolate shores of Kau, even from the south point of the island, brought mats, and mamake tapa... (ibid.:229-230)

In his description of this scene at Wailuku, Ellis noted that people and goods came from as far as Hamakua, as well (ibid.:230).

Ellis also recorded that during his visit to Waiakea, the chief "Maaro" was ill, and that on one day when he went in search of the chief, the chief had moved inland. Ellis commented that he traveled a mile and a half inland to the house where Maaro was then staying (ibid.:236). This is a significant statement, noting that a chief's dwelling, and presumably the retainers and resources to support such a residence were situated in the upland region.

Rivers Emptying into Bay

There are three streams of fresh water, which empty themselves into the bay. One on the western angle is called Wainuku. It rises near the summit of Mouna-Kea, and, after taking a circuitous course for several miles, runs rapidly into the sea.

Two others, called Wairama and Waiakea, rise in springs, boiling up through the hollows of the lava, at a short distance from the shore, fill several large fish-ponds, and afterwards empty themselves into the sea. Waiakea, on the eastern side of the bay is tolerably deep, and is navigated by canoes and boats some distance inland.

Products of Waiakea

The face of the country in the vicinity of Waiakea is the most beautiful we have yet seen, which is probably occasioned by the humidity of the atmosphere, the frequent rains that fall here, and the long repose which the district has experienced from volcanic eruptions.

The light fertile soil is formed by decomposed lava, with a considerable portion of vegetable mould. The whole is covered with luxuriant vegetation, and the greater part of it formed into plantations, where plantains, bananas, sugar-cane, taro, potatoes, and melons, grow to the greatest perfection.

Groves of Cocoa-nut and breadfruit trees are seen in every direction loaded with fruit, or clothed with umbrageous foliage. The houses are mostly larger and better built than those of many districts through which we had passed. We thought the people generally industrious; for in several of the less fertile parts of the district we saw small pieces of lava thrown into beaps, and potato vines growing very well in the midst of them, though we could scarcely perceive a particle of soil. There are plenty of ducks in the ponds and streams, at a short distance from the sea, and several large ponds or lakes literally swarm with fish, principally of the mullet kind. The fish in these ponds belong to the king and chiefs, and are tabued to the common people...

The district of Waiakea, though it does not include more than half the bay, is yet extensive. Kukuwau in the middle of the bay is its western boundary, from which, passing along the eastern side, it extends ten or twelve miles towards Kaau [Kea'au], the last district in the division of Puna.

Recommended as a Mission Station

Taking every circumstance into consideration, this appears a most eligible spot for a missionary station. The fertility of the soil, the abundance of fresh water, the convenience of the harbour, the dense population, and the favourable reception we have met with, all combine to give it a stronger claim to immediate attention than any other place we have yet seen, except Kaima.

There are 400 houses in the bay, and probably not less than 2000 inhabitants, who would be immediately in the operations of a missionary station here, besides the populous places to the north and south, that might by occasionally visited by itinerant preachers from Waiakea (ibid:239-240).

Within the year following the visit of Ellis and the members of the ABCFM, a church was established, and by mid 1825, school was being attended by native students (the school evolved into the Hilo Boarding School that was situated in the lands of Punahoa and Pónahawai for nearly 100 years). This was a period of dramatic change in the Hawaiian Kingdom as well. Liholiho (Kamehameha II) and his wife, Kāmāmalu died while in England in 1824. Their bodies were returned to Hawai'i in May 1825 by Lord Byron (Kamakau 1961:257). While preparing for the return voyage to England, Lord Byron had the H.M.S. Blonde port in Hilo Bay for refitting.

Several journals were recorded pertaining to this visit. One, by the American missionary, C.S. Stewart (1970), who accompanied Byron in Hawai'i, provides additional details on the nature of the land—dwellings, plantations, and population—shortward and manua of Waiakea. Upon departing from the ship, Stewart reports:

June 13, 1825 - As we approached the land... we were greatly delighted with the verdure, luxuriance, and beauty of the landscape opening to us, in the neighbourhood of the bay of Hilo... Though in a state of nature, this large district had the appearance of cultivation, being an open country covered with grass, and beautifully studded and sprinkled with clumps, and groves, and single trees, in the manner of park scenery, with a cottage here and there peeping from beneath their rich foliage. The mountains were entirely covered with clouds, or the prospect would have been rendered more delightful from their sublimity...

...The beach is covered with varied vegetation, and ornamented by clumps and single trees of lofty cocoa-nut, among which the habitations of the natives are seen, not in a village, but scattered every where among the plantations, like farm-houses in a thickly inhabited country... At a very short distance from the beach, the bread-fruit trees were seen in heavy groves, in every direction, intersected with the pandanus and tui, or candle-tree, the hibiscus and the acacia, &c. The tops of these rising gradually one above another, as the country gently ascended towards the mountains in the interior, presented for twenty or thirty miles in the southeast, a delightful forest scene, totally different in extent from anything I had before witnessed on the Islands... (Stewart 1970:361-363)

One additional brief comment from Stewart is offered here, his description of passing through Waiakea on Lord Byron's journey to Kilauea. We find that Ma'alo, the district chief mentioned by Ellis above is still alive, and has been charged by Ka'ahumana with providing for the needs of Byron's party (Stewart 1970:368). Stewart reports that the group marched in "single file along the narrow winding path which formed our only road," out of Waiakea (ibid:369). Today, Kilauea Avenue follows the same basic path as that of the main ancient trail out of Hilo to Puna and on up to the volcano at Kilauea. Stewart noted:

For the first four miles the country was open and uneven, and beautifully sprinkled with clumps, groves, and single trees of the bread-fruit, pandanus, and candle tree (ibid).

McEldowney (1979) notes that in the period from 1824 to 1848, Hawaiian land use practices and tenancy were maintained much as they had been since prior to western contact, although culturally, the arrival of missionaries in 1824 heralded change for Hawaiian spiritual concepts and values and family systems. These social changes fostered an environment of change in the Hawaiian landscape as well. In this period (between 1824 and 1848), there was a marked decline of the Hawaiian population and the native Hawaiian religious and political systems were deteriorating. McEldowney notes:

Major causes of this decline were a continuous decrease in the birth rate, increased deaths due to diseases, and emigration to developing centers of population and through employment on sailing vessels and in foreign ports.

The greatest changes in the Hawaiian religious and political systems resulted from pressures due to increasing involvement in international trade, world political affairs, and religious movements, exemplified by the effects of the Chinese sandalwood trade and the efforts of the first missionaries to exclude Catholicism (McEldowney 1979:33-34).

One result of the missionary effort throughout the islands was to bring the traditionally dispersed native population into western-style towns and population centers, where the "fold" could be under the watchful eyes of church leaders. On the island of Hawaii, the "port" of Hilo, was a favored spot for marketing goods to foreign vessels, and as trade increased, western businesses began setting up shops. The traders had specific demands for crops and various materials with which to supply foreign vessels, and as a result, Hawaiian agricultural production specialized, as "new crops and ornamental and adventive plants" were introduced (McEldowney 1979:35). This specialization impacted Hawaiian crop production, land use and the landscapes as well.

In a letter to Reverend Bingham, Hilo's Reverend Titus Coan reported on an event in 1837 that impacted Hilo. On November 7, 1837, a tidal wave (*tsunami*) washed in across all of the shoreline of Hilo Bay. Coan wrote:

...God has recently visited this people in judgment as well as mercy... ..at 7 o'clock P.M., as we were calling our domestics together for evening prayers, we heard a heavy sound as of a falling mountain upon the beach. This noise was followed by loud wailing and cries of distress, extending for miles around the shores of the bay... House furniture, calabashes, fuel, timber, canoes, food, clothing, everything floated wild upon the flood. The waters rushed up valleys, carried away fish-ponds, and swept over many plantations of food... (Coan IN Bingham 1969:519).

Citing historical accounts, McEldowney also reports that the *tsunami* heralded a "great religious revival" in Hilo, which in turn brought about great changes in Hawaiian residency patterns:

During the revival's height (1837-1840), as many as 10,000 people congregated in Hilo at one time. Among other consequences, this led to a severe alteration of traditional habitation and garden within the Hilo area, the permanent or temporary abandonment of entire villages in outlying area, and a deeper disruption of traditional Hawaiian beliefs and subsistence patterns (McEldowney 1979:36).

In 1848, a measles epidemic raged through Hilo and around the island, "killing an estimated one-third of the population" (McEldowney 1979:37). Without a doubt, the effects of the various occurrences noted above (i.e., consolidation of community, modification of agricultural production and land use, development of a trade center, the *tsunami*, and the decline of population as a result of epidemics...) would have had a direct impact on the native population and its use of lands situated behind the coastal villages—Hilo Town (McEldowney's "Zone II"). Indeed, as the population declined, the "scattered huts, emphasized by adjacent garden plots and small groves of economically beneficial tree species" (McEldowney 1979:18), and residences as described by Ellis (1963), that occurred inland, would have been among the earliest to disappear.

Land Tenure

McEldowney also noted that in the period between 1845-1865, even in the growing population center of Hilo Town, the traditional huts and garden complexes gave way to wooden structures that were primarily situated between Waiolama and Waiuku Rivers. Also during this period, the first sugar cane fields were planted on the upland slopes of the Hawaiian Kingdom, and this time, foreign business interests had gained a stronghold in the Hawaiian Kingdom, and Western-style land ownership and management practices began replacing the traditional Hawaiian system. This movement led to the Māhele (Land division) of 1848, by which native tenants of the land were "given the opportunity" to acquire land upon which they lived and/or land which they personally cultivated. The lands that native tenants claimed and were eventually able to retain were identified with Land Commission Award (LCA) numbers and were eventually in volumes of registry and testimony describing types of land use. The land awarded to the native tenants came to be called "*kuleana*" (a titled property right).

Disposition of Lands in the Māhele of 1848

Only a few records were located regarding native land use and residency in the areas of consideration for this study. The documentation includes the following records:

Waikēa - With the exception of house lots and agricultural parcels awarded to lesser chiefs and commoners, and the *ʻiʻi* of Piʻopiʻo—bounding a portion of the Waikēa pond and shoreline—awarded to Chiefess Victoria Kāmāmalu (LCA 7713:10), the entire *āhupuaʻa* of Waikēa was awarded to the Mōʻī Kaulikeouli (Board of Commissioners 1929:26). Most of the *kuleana* parcels awarded to native tenants were situated in the area now incorporated into Hilo Town—around the ponds and lower flat lands of Waikēa. In the vicinity of study area Site C, several *kuleana* were awarded. No *kuleana* were awarded in the vicinity of study area Sites B, D, or G. Claims made for the *kuleana* in the vicinity of Site C provide the following accounts of the land in 1848-1850:

LCA 4738 B — Lolo (Native Testimony Volume 4:447-448)

In the *ʻiʻi* of Alenoho, land with three cultivated *kihapai* [gardens]. On the *mauka* side is the Government Road (*Alanui Aupuni*); on the Hamakua side is a *poʻhaku Aupuni* [possible a stone marker or wall]; *makai* is (Ka) Halelau's land; and on the Puna side is Kalawai'a's land. Land from Maaalo in the time of Kamehameha I...

LCA 11050 B — Kāhenui (Native Testimony Volume 4:486)

...In the *ʻiʻi* of Kolea, Waikēa, two *kihapai* [cultivated] sections. The *konoʻhiki* is on the *mauka* side; Barenaba is on the Hamakua side; the shore is on the *makai* side; and on the Puna side is Hala's land. It is not enclosed, there is one house for him.

The second section is bounded by: Barenaba on the *mauka* side; Kuahoppu on the Hamakua side; *konoʻhiki* on the *makai* side; and *alanui* (road) on the Puna side. It is cultivated, not enclosed, and there is one house for him...

LCA 11173 — Wahinealua (FT 3:492)

On the *ʻiʻi* of Alenoho... Wahinealua and his heirs have been in quiet possession of this *kuleana* from the time Maaalo was head man of Waikēa till the present time.

It lies on the lower side of the main road from Hilo to Puna and Olaa, extending from the *Kuleana* of Christopher Beakey on the N.W. to the claim of Kealiko on the S.E. On the side opposite that, adjoining the road it is bounded by the *Konoiki*... Maalo ceased to be headman of Waiakea about the year 1834...

LCA 11174 — Kealiko (Foreign Testimony Volume 3:493)

...Kealiko and her heirs have been in quiet possession of this land from the time Maalo was head man of the land. (1834) That after Maalo's removal she lived under Kahalehau, who with her first husband Kaiama, had charge of that *ili* (Alenoho)... It is situated on the *makai* side of the *Alamut* *Aupuni*, extending from the *Kuleana* of Wahinealua to that of Baenaba, those *Kuleana* being boundaries on two sides, the third side by the road. The piece is triangular...

Pōnahawai and Pi'ihonua - Like Waiakea, Pōnahawai and Pi'ihonua were retained by the Crown. *Kuleana* were awarded in the vicinity of Hilo Town, though no claims were registered for land in the vicinity of Sites E or F.

Wainaku - The *ahupua'a* of Wainaku was claimed by Elia Kuhia, a former *konoehiki* (chief overseer) of the land under Kamehameha I, but was relinquished to the Government. Two *Kuleana* were awarded in the site vicinity A. LCA 1-G is situated in the *mauka* section of Site A, the former Wainaku Mill (Hilo Sugar Company) site. LCA 4738 is located just to the south of Site A, with one parcel *makai* of Māmalahoa Highway, and the other parcels *mauka* of the highway. The other award:

LCA 1-G — Mākāoanui (Foreign Testimony Volume 5:48-49)

...In the *ahupua'a* of Wailua, two lots. Lot 1 is a field. North is field of Umiumi; east is lot of Kaooao; South is Wailua Stream; and West is Umiumi's field. One house is Mākāoanui's and one house is Paikaua's. It is partly fenced and cultivated, and has descended from his ancestors.

Lot 2 is one field. North is land of Umiumi; East is Hakuole's land; South is Umiumi's land; and West is Konoehiki's lands. There is no house. It is not fenced. It is cultivated and had by inheritance from his ancestors.

LCA 4738 — Makalilihi (Native Testimony Volume 4:484)

...In the *ili* of Iliohua, land of Wainaku, four parcels.

Parcel 1: Alaala's land is *mauka*; the stream is on the Hamakua side; the ocean (cliff) is on the shoreward side; and Kaimihaku's land is on the Puna side. There is one cultivated *kīhapai*, and two houses. One house for Makalilihi, and one house for Ksau.

Parcel 2: In the *ili* of Ilioa, *Konoehiki* is *mauka*; Alaala is on Hamakua side; the *alanui* is on the *makai* side; and land of Wainaku on the Puna side. It is one cultivated *kīhapai*.

Parcel 3: In the *ili* of Nāhihā, *Konoehiki* is *mauka*; the stream is on the Hamakua side; the *Konoehiki* is *makai*; and land of Wainaku is on the Puna side. It is one cultivated *kīhapai*.

Parcel 4: *Konoehiki* is *mauka*; the stream is on the Hamakua side; the *Konoehiki* is *makai*; and land of Wainaku is on the Puna side. It is not now cultivated.

but is old land for them, received in 1829 from Kuhia who received it in the time of Kamehameha I.

Because of the diminishing Hawaiian population and increasing foreign demands for the right to acquire land for economic development, foreigners were allowed the opportunity to purchase land by 1850 (Kame'elehua 1992:300). This opened the door to foreign business interests, primarily American, and the stage was set for the full scale development of a variety of businesses, including Hawaii's sugar industry. All four of the study area *ahupua'a*, and more specifically Sites A, E, F, and G, underwent extensive modification as a result of development of the sugar plantations (see the section titled "Overview of Early Sugar Plantations" below).

Boundary Commission Testimonies—1873

Following the Māhele, a Commission of Boundaries was formed to establish the boundaries of lands for the Crown and Government. Though infrequently referred to, the volumes are an important record of the sites and events associated with lands that were either on or near boundaries of various *ahupua'a* presented before the commission. Testimonies presented to the Boundary Commission provide an overview of the nature of *ahupua'a* use, including residency and collection of resources. The testimonies also provide information about the location of ceremonial sites and other cultural features in the proximity of the boundaries. It is well documented in the Boundary Commission testimonies, that through the middle 1800s, Hawaiians were using a wide range of *ahupua'a* resources, from the seaward fisheries to coastal and inland agricultural fields, and into the distant upland forests. Recorded uses also ranged from the collection of natural resources (e.g., *koa* for canoes and birds—certain birds as food and others for their feathers to be used for royal adornments), to intensified agricultural, ceremonial observances, residential, and recreational activities.

While reading the following texts, the reader should know that in most cases, use of the word "road" below, generally spoken as *ala hēle*, *ala pi'i uka*, *ala loa*, or simply *ala* in Hawaiian, would more accurately be translated as trail or path, particularly for areas away from primary residences. Also, it has been noticed that duplicated vowels in place names sometimes indicates an emphasis in pronunciation, and may be equivalent to the contemporary use of a macron (e.g., "Upeleoa," being "Upeleoa;" "Kasumana," perhaps being Kāumana; and "Kaawili," being Kāwili). The testimonies, generally given in Hawaiian, were recorded in English written form by a representative of the Boundary Commission, as they were spoken by the native informants.

Boundary Commission Proceedings (Volume B)

Boundaries of *ahupua'a* of Pōnahawai, District of Hilo
(As discussed within the description of the lands of Kukuau on the south and Pūnahoa-Pi'ihonua on the North)

Testimony (September 29, 1873)

Pūna K. Sworn

I was born in Kau, have lived in Keau, Waiakea and Pi'ihonua, moved to Pōnahawai in 1845, and resided there since that time. Waikane pointed out the boundaries between Kukuau and Pōnahawai to me.

Commencing at the shore, the boundary runs from the Hamakua side of (Kauehema's) Kahoowaiwai's house, direct *makai* to the beach and edge of tide [the sea all belongs to Waiakea]. Returning to the house, the boundary line runs *mauka* to a branch of the Waiolema. Thence *mauka* in the center of the gulch *kahawai* (in the water) to Alamāio. Thence *mauka* in the center of the gulch

passing Pohakuuni to Punihi, a cave [called Kōheo] in the *kahawai* [stream], on the Puna side of Mokuau, an *ili aina* [a land parcel] on Pōnahawai. Thence up the Puna branch of the *kahawai* to Waikaloa [a bathing place]. Thence *mauka* to Wawahihao [an *o'io* or sheltered trail side resting place], there is a pile of stones at this place, which were put up when Pitman had the land surveyed. Thence *mauka* to Waioala, a spring on Pōnahawai, the swamp below the spring is on Kukuau 2nd [in the marshy area taro was planted in the "zipi" method]. The boundary leaves the *kahawai* just before coming to Waioala. Thence it turns towards Puna and runs to Pohakuuni or Hau o Umi [a grove of *kau*, or *Hibiscus tiliaceus* trees]. Here, it passes into the gulch again and runs *mauka* to Waipahoehoe. Thence along the Puna branch of said gulch to [the lūa wai or water hole off] Pihali. The *kawalele* [a noted place for sports diving and leaping, called 'Aina ulua] is on Kukuau, and Pōnahawai is on the Hilo side of the gulch. Thence *mauka* to Nohoomoakahi, a *kaulana kauhale* [house-site, residence] at the junction of Kukuau and Kaumana. Thence along Kaumana (here the gulch runs onto Kaumana) to Olioiko. Thence to Kawakahiwa, a water hole. Thence *mauka* to Palasa a *kaulana kauhale* [site of a large 'ohi'a tree "where the natives used to worship"]. Thence *mauka* to Ohiakhelei, an *ohia* on Kukuau on the Puna side of the road. Thence *mauka* to Kapupitua, a *kaulana kauhale* and water hole. Thence *mauka* to Keaweakekua, an old *kaulana kauhale manu* [a bird catcher's residence] and *kahawai* on Kukuau 2nd. This is as far as I have been on the road.

I do not know where Kukuau 2nd ends, but both Kukuau 1st and Kukuau 2nd are cut off by Waiakea and Kaumana.

The boundary at the seashore between the lands of Kukuau 1st and Kukuau 2nd is in Mr. Clark's yard, at the Puna end of his house. Thence *mauka* crossing the branch of the Waioalana to Paieka, an *ili aina*. Thence to the Hamakua side of Aiko's yard. Thence *mauka* to Mahipee, a *kaia* [also identified as Alupau] on the Hamakua side of the bullock pen. Thence to Kipi's *kaizana*, through the house and to the Hamakua side of a water hole (Waipio). Thence to Makaiaina, a *kauhale* [residence] on Kukuau 1st. [pages 5-6; also see pp. 1-2, 7-10]

Testimony (September 29, 1873)

Kekai K. Sworn

Pihonus joins Pōnahawai at Punihi, at the *mauka* corner of Pūnahoa. Punihi is a hill with banana trees growing on it, situated on the Puna side of the lava flow of 1855. Thence the boundary of Pōnahawai runs along the land of Pihonus on the Puna side of the lava flow to Nahuina. Thence *mauka* to Nahalelele, a hill (about as far *mauka* of Punihi as the Court House is from Pūhonus; the *mauka* hill of the three hills back of town). This hill is at the *mauka* corner of Pōnahawai and the junction of Kaumana with Pōnahawai and close to the Puna side of the lava flow of 1855. Thence the boundary between Kaumana and Pōnahawai runs *mauka*, along the old road to Ninakala, an *olohia* [a trail side resting place] and *kaulana kauhale* [house site or residence]. Thence *mauka* to Waioala, *kaulana kauhale kaawili manu* [a bird catcher's residence]. Thence *mauka* to Keokeo, an old *kaulana kauhale*. Thence

* Kipi describes a technique of planting taro on rafts of matted material in coastal marshy areas that contained a mix of fresh- and sea-water. The planting rafts rose and fell with the tides and reportedly floated across the ponds.

mauka to Kapana a *kaulana kauhale* and banana grove. Thence to Keopua, a *kauhale* [house site]. Thence *mauka* to Papai, a *kauhale nui* [large house site] and water hole on Pōnahawai. Thence *mauka* to Moenoniani, *kauhale* and *maia* [banana] patch there. Thence to Ahuobia, a *kauhale* and *maia* [banana] patch there. Thence to Papaiou, a *kauhale* opposite to Laumala, on Pūnahoa. Thence *mauka* to Makena a *kaulana kauhale* where we used to *maikai* [farm] and make canoes. Thence *mauka* to Kaunamaamoho, a *kauhale*. Thence to Kamokulehu, where *hi* [ti plants] grows in the woods close to the road. Thence *mauka* to Napuanala, a *kauhale kahiko* [old house site], with *hi* and *maia* growing. Thence *mauka* to Kaunau a *kauhale maikai* [a farmer's residence] with *hi* and yams growing. Thence *mauka* to Kooli, a *kauhale* where we used to get *maimaki* [Pipturus spp.]. Thence to Puuakokohe, a high hill on Pōnahawai from which you can see the seashore. The road on the Puna side of this hill is the boundary. Thence *mauka* to Kaumaki a *kauhale* where we used to go after yams [kai]. Thence *mauka* to Kaumana, a *kauhale*. Thence to Kekii, an *ohia* [low rise or hillock]. Thence to Alena, a place on Pōnahawai where bananas and orange trees are growing. Thence to Kapala, a *kaizana kauhale*, at the low edge of the woods [approximately one mile inland]. Thence *mauka* to Pouwai, near an orange tree outside of the woods, and where the water was taken out of its gulch. Thence *mauka* to Puuiahine. The boundary running on the Hilo side of this place. Thence to Kallukaumana, a *kaia* [cave or pit] on the *mauka* side of the gulch, where I have planted bamboo. This is the *mauka* corner of Kaumana. Thence to Nahaumakala, which is the south corner of Kaumana and junction of Pōnahawai and Kukuau. The swamp above the bakery [of John Pitman] on the beach is on Pōnahawai, and the dry land on the Hamakua side of said swamp is on Pūnahoa. The spot where the old coconut tree which was used as a whipping post used to stand, is on the boundary. Thence direct to the seashore. The sea belongs to Waiakea. The fence near the Hiale Paikii [photo studio] is not on the boundary, it is on Pōnahawai [pages 12-13].

The testimonies also provide these additional texts on shoreward features and activities in Pōnahawai-Pūnahoa:

Testimony (October 2, 1873)

Puaa K. Sworn

My knowledge of the boundaries comes from Waikane, who pointed them out to me. The place I showed you at the beach is the true boundary between Pūnahoa and Pōnahawai, a little mound in the road at the distance of about thirty feet from the Puna end of John Pitman's Bakery. Thence straight to shore. Thence running to the point of commencement, the boundary runs *mauka* across the rushes and into the coconut grove. (The pond of water was on Pōnahawai and the *kipi* at the Hamakua end of the pond were on Pūnahoa 1st. The spring called Wainanaia is four or five fathoms, on the Puna side of the boundary.) Thence *mauka* passing through the grove, four coconut trees on the land of Pūnahoa and the balance on Pōnahawai. Thence across the land to the northern end of the house on Peleni's *kaizana*, said *kaizana* being on Pōnahawai, and bordering on the boundary. Nahalelepe's *kaizana* lies over the boundary.) Thence to the Government road and *mauka* through Kaapa's *kaizana*, to where a large *Noni* tree used to stand. Thence to the Government road *mauka* of the Haili Church. Thence cross said road and through the small gate in the Parsonage lot. Thence along Hitchcock's fence on the edge of

Hanaïke's side of his lot, along lot to the mauka Government road. Thence along the boundary between Lumaina and Makutane's lot, and thence along Makutane's to the maŀai wall of the Hilo Boarding School lot. Thence to the School yard and running within two fathoms of the Hamakua end of the School House. Thence to Hāhāi Hill. Thence the boundary is settled by Royal Patents and deeds from the King... [pages 14-15] (the informant then provided a limited description of the upland boundaries, much like the testimony of Kekai above)

In discussing the spring of Wainānāi'a, informant Kauihikoā ʻ stated:

In olden times the Punahua people used to *māhi'ai* [cultivate] on some *kipi* [floating taro mounds] and the fish were given to the Pōnahawai Chief... [page 18].

Boundary Commission Proceedings (Volume B) Boundaries of the Hāmākua side of the Ahupua'a of Pi'ihonua, District of Hilo

Testimony (October 8, 1873)

Manuia K. Sworn

I was born at Pi'ihonua during the time of Kamehameha I and have always lived there until a short time since. [I] know a part of the boundaries, was shown them Kaumu (my father), Puukia, Mano, and Awakua *kāhu hanai* [my guardian from childhood, or foster parent]. These men are all dead. They were bird catchers and I used to go into the woods with them. I have been a bird catcher from my youth to the present time. I know the junction of Pōnahawai and Pi'ihonua... in the woods at a place called Puukia, at the mauka corner of Punahoa 1st and Punahoa 2nd. Thence the boundary runs to Nahuina, junction of the old roads. Know the place called Nahaloolele, it is a hill mauka of Nahuina on the boundary between Kaumana and Pi'ihonua. Pōnahawai leaves Pi'ihonua at Nahuina and Kaumana joins it. From Nahaloolele the boundary runs mauka to Kawauai on the lava flow of 1855 (I know where it is now). Thence to Kapiliiki and thence to Kapiliini. These places are islands [i'ipuka] in the flow, covered so thickly with trees and *ulahi* [*Dicranopteris*] that it is impossible to go through them (hence their name). Thence to Kalapalapauki and from thence to Kalapalanui. My parents told me the land of Kaumana runs very narrow (about two chains more) to Mawae.

Kilohana is on Pi'ihonua and the boundary is on the Puna side of it. Naunapaaken is on Pi'ihonua, it is partly covered by the lava flow. Mawae is where Waiakea and Pi'ihonua cut off Kaumana, and the *mawae* [a deep crack or fissure] was covered up by the lava of 1855. I saw a pile of rocks there before the flow of 1852, said to have been put up by a foreigner who was engaged in surveying lands. This pile of stones was on the boundary between Pi'ihonua and Waiakea (now covered by lava). The boundary used to run up old road in a straight line from Kalapalanui to Mawae. Thence the boundary between Waiakea and Pi'ihonua runs to Kaelekaia, small *ohia* trees where we used to catch birds. Thence to Luasnapapa a cave where people used to sleep on the Hilo side of the lava flow; here, Humuua cuts these other lands off (this is as my *maua* told me). I have always been told that Humuua took the *mamani* [*Sophora chrysophylla* trees] and *pili* [*Heteropogon* grass] outside of the forest and *makai* to the other lands.

This is as far as I learned the boundaries from my parents. I learned the mountain boundaries from Kamalo and Naa, when I was working for Mr. Castle (James Castle's father). Thence along Humuua to Aaina. Thence to Launala. Thence to Waipahoehoe, below Aahuwela. Thence to Kapuakala, the mauka end of Honoli'i. The mauka boundary of Pi'ihonua runs along the edge of the forest, the *pili* and *mamani* outside are on Humuua. Thence follow down Kapuakala gulch. I have never been along these woods. The boundary between Puuco and Pi'ihonua follows up the Waiuku gulch from the sea shore to a branch gulch called Awehe. Thence it runs up this gulch to the junction of Kawala with Awehe gulch, mauka of Waihihoa. Thence along that gulch to Namahana. Thence across land to Nahuina, the mauka corner of Ahe, and where the Puuco and Ahe roads join (close to Honoli'i gulch). Thence to Honoli'i gulch, the boundary running towards Hamakua (from Namahana to Honoli'i) and the land of Paukaa is on the Hamakua side of the gulch. I have been as far as this after birds, but no further. Have always heard that the boundary between Pi'ihonua and Paukaa follows up Honoli'i gulch to Kapuakala. I think Kalapalanui belongs to Pi'ihonua. I have never heard of a place called Lai. I have always heard that all the water in the Waiuku belongs to Pi'ihonua and that the water in Awehe belongs to both lands of Pi'ihonua and Puuco, and the water in the Kawala gulch belongs to both lands also.

Have heard that the water of Kapuakala belonged to Pi'ihonua and Paukaa. Pi'ihonua had fishing rights at the seashore from Puuco to Piilani [vicinity of the light house on the shore].

I know a place called Hahalekalanui, it is near Kapiliini, near the boundary. Kaumana and Pi'ihonua run through it. Kapiliwalokahala is on the boundary between Kaumana and Pi'ihonua, mauka of Kilohana. Kilohana is not on the boundary. Waiakea and Pi'ihonua are not cut off by the land of Humuua at Mawae. I am certain that I was told by my parents that these lands extended to Kaelekaia and from thence to Luasnapapa, at which place they were cut off by Humuua. Know a place called Kaelekaia, mauka of Kaelekaia on the lava flow of 1855 (a rocky point). It is on Waiakea and is mauka of a rocky point called Nakalaikola and is mauka of Mawae (can see Mauna Kea from Mawae). Haliwea is the name of a pond of water in the woods on Pi'ihonua.

Kamalo K. knows the boundaries outside of the woods where he used to kill bullocks, and I know the boundaries where we used to catch birds. Kaumana runs from Nahuina to Mawae but the land is very narrow. Kukuau ends at Nahuina [pages 23-25].

Boundary Commission Proceedings (Volume B) Boundaries of the ahupua'a of Waiakea, District of Hilo

Testimony (December 16, 1873)

Kaikamahine K. Sworn.

I was born at Kau at the time of Niuaumi [Kamehameha's return to Hawaii] from O'ahu in c. 1812; moved to Hilo when a child and have resided here ever since; the boundaries of Kukuau [on the Waiakea side] were told me by old *kamaaina*... All these *kamaaina* are now dead. I have been a canoe builder.

Commencing at the Waiolama river which belongs to both lands [Waiaka and Kukuau 1st] the boundary runs to the head of the river at a place called Palaoa, on Kukuau 1st. Thence to Pohakunui at Kipi's place, the boundary between Kukuau 1st and Waiaka is in a swail (what I call *kahawaf*) just outside of this place thence to Waipio, a water hole on Kukuau 1st. The land is very narrow there. Thence to Wainaku a pool of standing water where rushes are growing. The boundary line runs along side of Waipio. Thence to Kahawai, belonging to Kukuau, thence to Kalokoiki an old planting place, mostly belonging to Waiaka. Kukuau taking only a small part of it, thence to Kukuinui, a *kahawai* with *kukui* trees in and around it, the boundary running in the old road to Kaununuunooa, thence to Kijohana an old resting place (the *o'lo'loa* or trailside resting place is likely situated atop the rise in the area of the present Komohana Road), and hill on the road, to Kumunui an old coconut tree, thence up the road to Naihateakalahu, where there is a well of water and a grave yard, thence to Huawai a bathing place belonging to Waiaka. From this place all the *pelehoehoe* belongs to Waiaka, thence to Kuaiaina the junction of two roads, one from Waiaka and one from Kukuau. *Pahoehoe* and the trees growing on it belong to Waiaka, and the *ohia* on the Hilo side belongs to Kukuau 1st. Thence to Kaipopoloo where the bush begins and where they used to catch birds, the forest all being on Kukuau 1st. Thence the boundary runs to Kanekulakaau an old planting place in the woods, belonging to Waiaka. Palaa is the name of the adjoining planting place on Kukuau. Thence to the Hilo side of Ohuliipe, a *heiau* belonging to Waiaka. This *heiau* is on a hill and from it you can see the sea. The boundary line is some distance from this hill, it follows up a ridge that runs *mauka* and *makai*, and is the dividing line; it is where *pa'inii* [*Atrichia*] grows. Thence from the ridge to Nahuiki where we used to get canoes eight (athoms long... [pages 160-161])

Kapu K. Sworn.

I know the boundaries between Waiaka and Kukuau 1st. I heard them from my parents Koi K. and Palau W. (both now dead), who were born on Waiaka.

Commencing at a pile of stones on the Puna side of the Waiolama river, thence to Hanalei fish pond on Waiaka, there is a stone wall between the fishpond and the river which is the boundary between the two lands. Thence to Kumu [a spring] on the bank of Waiolama river. Thence to Kalauakama where the government road to the volcano runs through the land. Thence to Huia on Kukuau, there is a small *kahawai* there belonging to Waiaka and the level land on the Hilo side belongs to Kukuau. Thence to Upeelo [Upeelo] where *laukaha* trees are growing. At this place there is a *kahawai* between the two lands that runs into Huia *kahawai* (Huia stream), thence to an old planting ground called Lokoiki. All the men that I have seen planting at this place belong to Kukuau, therefore I say the land belongs to Kukuau.

Thence to Kukuinui at the *kahawai* of Upeelo (This last *kahawai* runs down and enters in to the other *kahawai* of Upeelo). The gulch is the dividing line, thence to Kapuhakakamunu, belonging to Waiaka, thence follow the ancient road to Kaununuunooa, up to Kijohana, an old resting place (likely situated atop the rise in the area of the present Komohana Road). Thence till up the old road, to Kumunui, thence up the old road, to Kaununuunooa, belonging to Waiaka. Thence along old road to a place called Naihateakalahu,

belonging to Waiaka, thence along to Kahucawai still following the old road. Thence to Kaipopoloo, thence to a large *ohia* marked W, at the edge of the forest.

I have been told the following, from the edge of the forest the boundary runs to the Hilo side of Ohuliipe, a *heiau*, the woods are not very thick there, and the *pa'inii* grows on a ridge close to the boundary... [pages 161-163]

The Boundary Commission testimonies contain additional documentation concerning sites and various land uses—not necessarily pertinent to this study—and should be read by interested individuals if further details are needed. The presence of ancient Hawaiian sites, ranging from trails and resting places, planting grounds, residences, canoe making sites, and *heiau* (formal ceremonial sites) ranging from the shore to the uplands between Waiaka to Pi'ihonua speak strongly about native use of the various environmental zones of the region.

Descriptions of Hilo and Environs by Isabella Bird in 1873

In 1873, a daring woman adventurer, Isabella Bird, visited the Hawaiian Islands. The letters she sent to her sister Henrietta were compiled into a book (Bird 1966) and record many rich descriptions of the islands—environment, people, social conditions, and evolving businesses. Sailing into Hilo Bay and subsequently traveling across the land, Bird provides us with the following observations of lands in and around the study area sites. Sailing into Hilo Bay from North Hilo she observed:

...There was a magnificent coast-line of grey cliffs many hundred feet in height, usually draped with green, but often black, caverned, and fantastic at their bases. Into cracks and caverns the heavy waves surged with a sound like artillery, sending their broad white sheets of foam high up among the ferns and trailers, and drowning for a time the endless baritone of the surf, which is never silent through the summer years. Cascades in numbers took one impulsive leap from the cliffs into the sea, or came thundering down clefts or "gulches," which, widening at their extremities, opened on smooth green lawns, each one of which had its grass house or houses, kalo patch, bananas, and coco palms, so close to the broad Pacific that its spray often fringed itself away over their fan-like leaves. Above the cliffs there were grassy uplands with park-like clumps of the screw-pine, and candle nut, and glades and dells of dazzling green, bright with cataracts, opened up among the dark dense forests which for some thousands of feet girdle Mauna Kea and Mauna Loa, two vast volcanic mountains, whose snow-capped summits gleamed here and there above the clouds, at an altitude of nearly 14,000 feet... (Bird 1966:37-38)

...Ten miles from Hilo we came in sight of the first sugar plantation, with its patches of yet brighter green, its white boiling house and tall chimney stack [Onomea]; then more churches, more plantations, more gulches, more houses, and before ten we steamed into Byron's, or as it is now called, Hilo Bay... Native houses, half hidden by greenery, line the bay, and stand the heights above the Waikuku, and near the landing some white from a houses and three church spires above the wood denote the foreign element. Hilo is unique.

...So dense is the wood that Hilo is rather suggested than seen. It is only on the shore that one becomes aware of its bewildering variety of native and exotic trees and shrubs. From the sea it looks one dense mass of greenery, in which the bright foliage of the candle-nut relieves the glossy dark green of the

breadfruit—a maze of preposterous bananas, out of which rise slender annulated trunks of palms giving their infinite grace to the grove... Above Hilo, broad lands sweeping up cloudwards, with their sugar cane, kalo, melons, pine-apples, and banana groves suggest the boundless liberality of Nature... (ibid.:58)

...Hilo is a lively place for such a mere village; so many natives are stirring about, and dashing along the narrow roads on horseback... (ibid.:46)

The day of her arrival, Ms. Bird and her traveling companion, Miss Karpe, journeyed to the Waialuku River and waterfall of "Avenue," and Bird describes a residence (presumably not far from the Candidate Site F):

The track is only a scramble among rocks and holes, concealed by grass and ferns, and we had to cross a stream, full of great holes, several times... Near the Avenue Fall we stopped at a native house, outside which a woman, in a rose-coloured chemise, was stringing roses for a necklace, while her husband pounded the kato root on a board. His only clothing was the malo, a narrow strip of cloth wound round the tofus, and passed between the legs... (ibid.:47)

During her stay in Hilo, Ms. Bird was hosted by the Severances, Mr. Severance being the Sheriff, Mrs. Severance's sister, Mrs. Austin, was married to the owner of the Onomea Sugar Plantation. Ms. Bird journeyed to Onomea described the land and the development of the sugar plantations:

The track crosses the deep, still, Waialuku River on a wooden bridge, and then after winding up a steep hill, among native houses fantastically situated, hangs on the verge of the lofty precipices which descend perpendicularly to the sea, dips into tremendous gulches, loses itself in the bright fern-fringed torrents which have cleft their way down from the mountains, and at last emerges on the delicious height on which this house [at Onomea] is built... (ibid.:73-74)

...The cascades are most truly beautiful, gleaming white among the dark depths of foliage far away... Each gulch opens on a velvet lawn close to the sea, and most of them have space for a few grass houses, with coconut trees, bananas, and kalo patches... (ibid.:75)

...The plantations in the Hilo district enjoy special advantages, for by turning some of the innumerable mountain streams into flumes the owners can bring a great part of their cane and all their wood for fuel down to the mills... (ibid.:76)

Overview of Early Sugar Plantations

This section of the study provides a brief overview of the early period of sugar plantation history. For a detailed review of the history of plantations in the Hilo vicinity, readers should refer to Kelly, Nakamura, and Barret (Kelly et al. 1981) who reported on the history of lands in the vicinity Hilo Bay. Their study remains one of the best to date, and describes the changes that have occurred in the area since the early 1800s.

The Hilo Boarding School was established in the lands of Punahoa and Pōnahawai in 1836, under the supervision of the missionary, David Belden Lyman. As a part of the curriculum, the school cultivated various crops to supply the students and staff with food. Among their crops was sugar cane, with which they made sugar and molasses (Kelly et al. 1981:58, 81). Commercial efforts in the cultivation of sugar cane were begun as early as 1839, in the lands of Pōnahawai

and under the direction of Governor Kuakini. Kuakini's mill was watered by a small stream that was fed by the Waialuku river, and under the charge of Chinese sugar makers (Kelly et al. 1981:81). In 1840-1841, the United States Exploring Expedition, under the command of Charles Wilkes, stationed itself for a while at Waiakeia. Wilkes reported that Kuakini's Mill had produced about 30 tons of sugar (Wilkes 1845, Vol. 4:209 IN Kelly et al., 1981:81).

The continuing decline of the Hawaiian population in this period, facilitated the continued growth of plantation operations, and dependence on foreign trade, as well (cf. McEldowney 1979). These events, in turn, led to further changes in land use. The 1860s also saw the establishment of several plantations around Hilo Bay, with large tracts of land coming under the control of foreigners and children of missionary families. Of interest in the matter of early practices associated with clearing newly acquired plantation land for cultivation, J.M. Lydgate reports on early practices of clearing land for cultivation of sugar:

Breaking in new land, in those primitive days, was the bugbear of the sugar business. To clear a few acres a year of guava, puhala, amau fern, uluhi [sic], etc., burn off the refuse, and then plow the virgin soil, in even the most superficial way was a great undertaking (Lydgate IN Thrum 1917:77).

Lydgate's description of early field work in Pū'eo may be easily applied to other plantation fields of the Waiakeia Mill and Waimaka Hill-Hilo Sugar Company. Additionally, it is recorded that many of the fields had rocks scattered throughout them, which over the years had to be cleared as well. These stones were sometimes used for plantation-related construction projects, and others were simply set into mounds which may still be seen in abandoned fields.

In the files of the State Archives, is a letter to John Dominis, Agent of Crown Lands, from Rufus A. Lyman regarding the entire portion of Crown Lands at Waiakeia. Lyman writes:

Waiakeia in Hilo, has been bringing in with ponds about \$700. The dams to fishponds have been broken down several times by tidal waves & freshets and the fish lost. With the privilege of cutting say 300 cords of fire wood a year for sale, included in the lease of land, ponds & fisheries, the land would be worth about \$1000 a year... Pōnahawai has a few town lots left, and quite a tract of land a short distance below the woods and a wood land... (letter: R.A. Lyman to J.O. Dominis; March 5, 1873)

Lyman wrote to Dominis again several days later, and made the following comments and offer for the land of Waiakeia:

I wish to lease the land of Waiakeia in Hilo, with all the fisheries, streams, & fish ponds belonging to it, for a term of 20 years. I would like to have all the privileges belonging to the land included in the lease, and a privilege of cutting for sale, 300 cords of wood a year. I am willing to pay \$1000 a year rent payable at the end of every six months. All improvements placed on the land, to revert to the Crown at the expiration of 20 years.

I have already fenced in with stone walls about 80 acres, and propose to enclose about 80 acres more for the natives living on the land to cultivate... (letter: R.A. Lyman to J.O. Dominis; March 10, 1873).

On June 19, 1948, *Advertiser* staff writer Jared Smith reported "Sale of Waiakea Mill Final of 70-Year Saga."

It is now 70 years since the original Honolulu owners of Waiakea Mill company constructed in 1878 to build a 10-ton mill and factory to process cane grown by Hilo planters. Now, in 1948, comes the end of high hopes and high endeavor through the sale to Senator William H. Hill of all rights, title and interest in any land owned by Waiakea Mill Company (*Honolulu Advertiser* June 19, 1948).

In the period leading to the decline of Waiakea Mill operations, the April 1, 1946 tidal waves or tsunami thundered upon the shores of Waiakea. The tsunami destroyed the coastal rail system of the Hawaii Consolidated Railway, Ltd. (HCR), which had begun operations in 1916 (Kelly et al., 1981:165, 175). The devastation was so great, that the HCR opted to close operations and liquidate its resources, rather than reopen. Likewise, the Waiakea Mill never resumed operations (pers. comm., Kenneth Bell, January 4, 1996 and John Forbes, February 4, 1996; and cf. T.H. Davies Annual Report for the Year 1946-3, 4-6). By December 31, 1948 Theo. H. Davies' Waiakea Mill Company completed cancellation of all its General Leases of Cane Lots and Mill operations.

Waiakea-Ponahawai Hilo Sugar Company (In Relation to Study Area Sites A, E, & F)

By 1880, 220 acres of Government land at Waiakea had been rented out, and 60 acres were under cultivation. Additionally, neighboring plantations in 'Amauulu-Wainaku, Kalalau, 'Amauulu, and Pu'ueo had approximately 703 acres of sugar planted, with some 2,700 acres available for cultivation (Bowser 1880 IN Kelly et al. 1981:89). The largest plantation in the 'Amauulu-Wainaku area by the early 1880s, was the Thomas Spencer Plantation. In September 1884, the Hilo Sugar Company was incorporated, and the new mill was built at Waiakea (Site A). It was reportedly "one of the finest mills in the islands" (Kelly et al. 1981:91). Kelly provides a detailed explanation of the development and growth of the Hilo Sugar Company. By 1936, the company was cultivating 7,770.5 acres of land. Kelly observes:

Hilo Sugar Company increased its size in part by taking over the smaller mills adjacent to its fields, including what was formerly Spencer's Plantation, and then in 1920, the Hawaii Mill Company at Ponahawai (ibid.:127).

Kelly notes that the Hawaii Mill Company, with its mill operations situated in Ponahawai (along 'Alensio Stream, just *mauka* of Kilauea Avenue, to the south of Ponahawai Street), was incorporated in 1901. At its peak, it had 1,777 acres of land under cultivation, although the land "was generally of poor quality and located mostly in Pi'ihonua, along the Wailuku River" (ibid.:126-127). Between 1947 and 1965, the company went through several mergers with neighboring plantations, and after merging with Onomesa Sugar Company, formed the Mauna Kea Sugar Company, Inc. The Waiakea Mill was closed in December 1976 (ibid.:130).

HILO-ARCHAEOLOGICAL STUDIES OF THE EARLY 20TH CENTURY

As documented above, by the 1870s development of sugar plantations intensified, resulting in clearing and cultivation of more land, increased transportation needs, larger milling opera-

Waiakea Mill and Cane Lots (Study Area Sites D & G)

Lyman's Waiakea lease was signed in September 1874, for a term of 25 years (General Lease 124-A). In 1879, the Waiakea Mill Company acquired Rufus Lyman's General Lease, and was given an extension on the terms of the lease; the lease ran until June 1, 1918 (State Archives; F.O. & Ex. file, Agent of Public Lands to President, May 4, 1899). In the explosion of sugar across the landscape of Waiakea and greater Hilo, Waiakea Mill Company was not alone. In 1880, at least four companies were cultivating 1,300 acres of sugar in Waiakea. Ten years later, in 1890, 1,500 acres were under cultivation in Waiakea, with some 350 employees working in mill and plantation operations (Kelly et al., 1981:89, 92). The Waiakea Mill Company developed into one of the primary milling operations to operate in the Hilo area, and remained in operation from 1879 to 1946.

In 1941, Jared Smith, *Advertiser* Staff Writer, reported on the history of the Waiakea Mill and Homestead program difficulties. His article (July 2, 1941), titled "Waiakea Mill Has Had Long, Stormy Career," presents the following account of Waiakea's sugar history:

Waiakea Mill Company has had a stormy history for the last 30 years. Cane was grown here before the Civil War period and in 1865 or thereabouts a 50-year lease was negotiated from the reigning monarch at a very low rental covering the entire government land of Waiakea from its fringe on Hilo harbor to the mountains. The advantage of nominal rentals and low taxes made Waiakea a gold mine.

Annecession brought land hunger and increasing demands for the breaking up of huge plantation holdings into smaller pieces. A movement which culminated in 1912, almost succeeded in breaking up the Waiakea cane lands into homesteads. In 1916 the Governor of Hawaii issued a proclamation cancelling an extension of a lease to the sugar company which it charged, had been illegally secured from the Commissioner of Public Lands. This restored title to the government...

The proposed homesteading venture smoldered during World War I, then flared after the armistice, the outcome being that the legislature of 1919 authorized the project and provided for a public drawing, or land lottery open to all citizens. More than 2,000 applications were received and in due time the 250 or more cane farms were parceled by lot among as many holders of the lucky numbers... (*Honolulu Advertiser* July 2, 1941:1 & 15).

Smith noted that since 1938, when the Waiakea leases were renegotiated, and many homesteaders acquired title to their lands, changes were occurring in land use:

Waiakea plantation extends into the suburbs of Hilo.... Already, homesteaders who have paid their debts, observed residence requirements and acquired title from the government, are subdividing their properties into city lots. The lower end of the plantation is... looking down on City and harbor... Owners are building streets into their subdivisions. City water is available and gas and electricity.

Other homesteaders who have acquired titles are raising poultry or pigs, and growing flowers and vegetables instead of cane. The plantation will lose more cane land as Hilo grows (ibid.).

tions, and an increased need for labor. As a result, the cultural landscape underwent dramatic changes. The native "backyard" gardens, and the inland groves and natural areas described by early visitors (and Isabella Bird in 1873) rapidly disappeared. The native field systems, scattered dwellings and associated sites, were cleared and planted in cane.

The earlier archaeological studies conducted within the Hilo area were of a general nature, related to either the city of Hilo as a whole, or the district of Hilo. In *The Hawaiian Almanac and Annual for 1906*, T.G. Thrum (Thrum 1907) reported on *heiau* (ceremonial sites) of the Hilo region - having conducted many site visits and extensive research in the late 1800s and turn of the century. Between Waiakea and Onomea, he listed nine *heiau* (with 16 *heiau* identified in the entire district). No doubt there were many more that were unrecorded. The *heiau* were:

Waiakea: Kapā'ie'ie, situated along Hilo-Puna trail in vicinity of Honokawaiiani (destroyed); Makrokiā and 'Ohiele, situated along shore near Mokuola (both destroyed); (Thrum also notes that Mokuola was known as a *pu'uhonua* [sanctuary]).

Punahoa: Kahinihini'ula (destroyed).

Pi'ihonua: Kaipalaoa (destroyed). Papiō, a *heiau* for bird catchers and canoe makers located in the forest.

Pu'ueo: Kanoua, or Kanoo (destroyed).

Onomea: An unnamed *heiau* formerly situated *manuka* of the road, now in the cane fields (in ruins in 1908).

Unrecorded: *Ahupua'a* Kiniakua, An agricultural *heiau* near the spring Waikapu (listed between Punahoa and Pi'ihonua) (Thrum 1908:40, 56)

In 1906-1907, J.F.G. Stokes conducted a survey of *heiau* on the island of Hawai'i, and reported on sites within the Hilo region (Stokes and Dye 1991). Stokes cited Thrum's work (above), listing "Kaipalaoa, Kanoo, 'Ohiele, Kahinihini'ula, and Kiniakua" (Stokes and Dye 1991:155-156). Stokes did not record the other *heiau* listed by Thrum, but added two sites to the list:

Pi'ihonua: Pinao, a *heiau* in the vicinity of the present-day Waikamue and Ululani Streets (destroyed).

Pu'ueo: Kanioloa, *heiau* formerly located on Pucco Avenue (destroyed) (Stokes and Dye 1991:154).

During periods of 1910, 1931, and 1932, A.E. Hudson conducted an archaeological and historical literature research for the eastern portion of Hawai'i Island (Hudson n.d.). Hudson's work provides a detailed description of various sites including *heiau*, residences, fishponds, burials, and trails within the Hilo area. As others before him had, he noted that "There was an important village and trading center around Hilo bay" (Hudson n.d.:20). Citing Thrum, several journals of historic visitors and residents, and informants at the time of his study, Hudson's manuscript presents some background for the general Waiakea-Pi'ihonua setting earlier this century.

There are known to have been rather dense populations in Waipio, Laupahoehoe, Hilo and Kalapana where the chief cluster of *heiaus* were located. House sites are usually found in close proximity to those temples located elsewhere away from the chief centers of habitation... Most of the *heiaus* were built close to the sea. The majority are within a hundred yards of the beach. *Very few are more than 2 miles inland and these were probably of a specialized class, such as the bird catchers' heiau* traditionally located in Pi'ihonua above Hilo... (Hudson Ms. n.d.:38; emphasis added).

No archaeological remains are to be found in the city of Hilo itself except a few stones which are said to have been taken from *heiaus* (Hudson's Sic. 37, the *heiau luakini* of Māka-o-kū, *pu'uhonua* (refuge) of Moku-ohi, and Kaulā'i-nā-āwā, a place where chief's bones were prepared for interment (ibid.:236)).... Lyman estimates that in 1846 there were three or four thousand inhabitants in this region between Hilo and Kesau... (ibid.:226-227).

Also in Waiakea, Hudson reports that at 'Ohiele, Kalani'ōpu'u "took up residence...on the eve of his war with Imakakoa of Puna" c. 1780 (ibid.:238). Hudson also reported that a *heiau* was located inland in Waiakea, along the old Hilo-'Ōia'a trail, not far from the route of modern-day Kiluea Avenue:

There was a *heiau* named Kapaieie near Honokawaiiani [Kawaiiani] in Waiakea. Bloxam who passed the site on his way from Hilo to the volcano says that its center was marked by a single coconut tree. At the time of his visit nothing remained but ruined walls choked with weeds. He was told that the priests would lie in wait for passersby and dispatch them with clubs [cf. the narratives cited above from the legend of Ka-Niki]. Thrum [1908:40] states that the site was famed in the Hilo-Puna wars but its size and class are unknown. No remains of any kind could be found and no Hawaiians with whom I talked had ever heard of it (ibid.:240).

Citing Thrum (1908), Hudson also described a small *heiau ho'oulu 'ai* (a temple at which ceremonies were offered to ensure successful harvests), which was named Kiniakua. The *heiau* was reportedly near the spring of Waikapu (Hudson n.d.:241), but none of the maps or records reviewed for this study identified the location of the site; based on its context in Thrum's list, it was perhaps in Punahoa. Additionally, in Punahoa, Hudson records that C.S. Lyman told him that there was once a *hōlua*, or sledding track on the hill of Hāhā'i (ibid.:244). In the section of his manuscript titled "Waipio to Hilo" (Hudson n.d.:132), refers to Honohi'i, simply stating that there are "...numerous traces of former population and cultivation" (ibid.:224). He mentions taro terraces, embankments, a cairn of stones, and house platforms, with no reference to the Waianaku area.

During the author's review of testimonies collected before the Boundary Commission in 1873, no reference was located that would help identify the location of the Waikapu spring or *heiau* of Kiniakua mentioned by Hudson (above). Several *heiau* or ceremonial sites are mentioned in the testimonies. They are:

Pōnahawai: The *heiau* of Māhipee or Ahupau, situated on the Pōnahawai-Kukuu boundary *manuka* of 'Aikō's *kuleana*.

Paiā'au: A place where natives used to worship, in the uplands, above the spring of Kuaahawai.

Waikāka: The *lele* of Ohulipe. On a hill in the uplands from where you can see the ocean, near the Waikāka-Kukuan boundary.

CONCLUSION

As evident in the background research above, Hilo has rich prehistoric and historic period history. The study provides details showing that:

1. The lands of study area Sites A, C, E, F, and G have undergone extensive modification since at least the 1870s (see additional comments on Site G below). Other than possible subsurface remains at Sites A, C, E, and F, it is unlikely that any evidence of ancient or early historic Hawaiian sites or features is present, and

Site G: It is noted here that though situated in a portion of the Waikāka Cane Lots and surrounded by residences, a high school, the university, a church, a Department of Water Supply facility, and a convenience store, Site G does have archaeological surface features on it. Though the surface features are probably of historic origin, subsurface deposits yielded an early date—one of the few dates obtained from a site in the vicinity of Hilo Town. Additionally one prehistoric artifact was located during limited excavations, a basalt glass knife (see the archaeological section of this study for further information). Thus, Site G may be a unique site in the otherwise developed heartland of Hilo.

2. There have been varying levels of development in the vicinities of study Sites B and D. At Site B, a small portion of the parcel is still in forest. Based on the historic record, it is possible that some surface features (such as dryland agricultural features) may be present.

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Appendix I

Traffic Impact Analysis and Preliminary
Engineering Report

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HILO JUDICIARY SITE SELECTION
TRAFFIC IMPACT ANALYSIS
AND
PRELIMINARY ENGINEERING REPORT

Prepared for:

Group 70 International, Inc.

Prepared by:

M & E Pacific, Inc.
1001 Bishop Street, Suite 500 Pauahi Tower
Honolulu, Hawaii 96813

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HILO JUDICIARY SITE SELECTION
TRAFFIC IMPACT ANALYSIS
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INTRODUCTION

This Traffic Impact Analysis and Preliminary Engineering Report provides information about the seven candidate sites being considered for the construction of a new Hilo Judiciary Complex. Part I of this report discusses existing traffic and roadway conditions at each candidate site and what the impacts may occur with the introduction of a new Judiciary Complex to the area. Part II of this report focuses on each site's existing infrastructure and what improvements would be necessary to support the demands of the proposed facilities.

The locations of the seven candidate sites are listed below and shown on Figure 1, Location Map:

- Site A - C. Brewer & Co., Ltd., Site (TMK: 2-6-15: 1 & 2, Privately owned)
- Site B - Hale Nani Site (TMK: 2-4-49: 18 & 19, State owned)
- Site C - Former J. C. Penney Site (TMK: 2-2-15: 33, Privately owned)
- Site D - Komohana Site (TMK: 2-4-1: 12, State owned)
- Site E - Ponahawai Site (TMK: 2-3-36: 3, Privately owned)
- Site F - Hilo Hospital Site (TMK: 2-3-32: 1, State owned)
- Site G - University of Hawaii at Hilo Site (TMK: 2-4-57: 1, State owned)

A series of summary tables (Tables 3 to 5) are provided at the end of Part II of this report to make it easier to compare the *pros and cons* of each site on a variety of topics, e.g., traffic and accessibility issues, existing and required infrastructure, and estimated costs for off-site and on-site improvements.

Finally, the subcategories examined under traffic, accessibility, and infrastructure for each of the seven candidate sites was assigned a rating of "Good", "Fair", or "Poor" according to the site evaluation criteria outlined in Appendix A-1. The results of this evaluation are summarized in Table No. 6.

PART I - TRAFFIC IMPACT ANALYSIS REPORT:

This part of the report documents a preliminary traffic impact analysis of the seven potential sites identified by the Center for Alternative Dispute Resolution (CADR) for the Hilo Judiciary Complex. It qualitatively discusses the potential traffic impacts at each of the prospective sites based on their current roadway and traffic conditions.

Previous Study

For reference purposes, the proposed judiciary complex is expected to have trip generation characteristics similar to the previously proposed complex near the State Office Building. The "Traffic Impact Analysis Report for the Hawaii County Judicial Building" (March 1991) estimated trip rates of 110 to 120 two-way trips in the midday peak and PM peak for 1993 and 215 to 235 trips for the year 2010. The midday peak rather than the morning peak was analyzed, since the traffic volumes on the surrounding streets were higher in the midday than the AM peak hour.

Current Analysis

The preliminary analysis of each site is discussed in the following paragraphs.

A. C. Brewer & Co., Ltd. Site: This site consists of two separate parcels separated by a state highway, but connected by an old truck overpass. The makai parcel is the larger of the two and any future development would have to occur on it. The makai parcel is bounded by the Hawaii Belt Road (State Route 19) and the ocean. Hawaii Belt Road is the highway connection between Hilo and the north coast of Hawaii. It is nominally a two lane highway but widens to four lanes at this point to provide truck lanes. It has high traffic volumes for a two lane highway, as indicated in Table 1 below:

Table 1
1994 TRAFFIC VOLUMES*

Average Daily Traffic (ADT)	16,400 vpd Two-way
AM Peak Hour	800 vph Inbound, 450 vph Outbound
PM Peak Hour	570 vph Inbound, 775 vph Outbound

* Source: State Department of Transportation (SDOT) traffic counts

The only feasible access to the makai parcel is via a channelized intersection on the highway. The existing intersection design only accommodates very low traffic volumes and would need to be improved to accommodate higher traffic volumes. Furthermore, the intersection is only about 450 feet south of the Hau Lane intersection with Hawaii Belt Road; this makes it difficult to extend the southbound left turn lane to the project parcel.

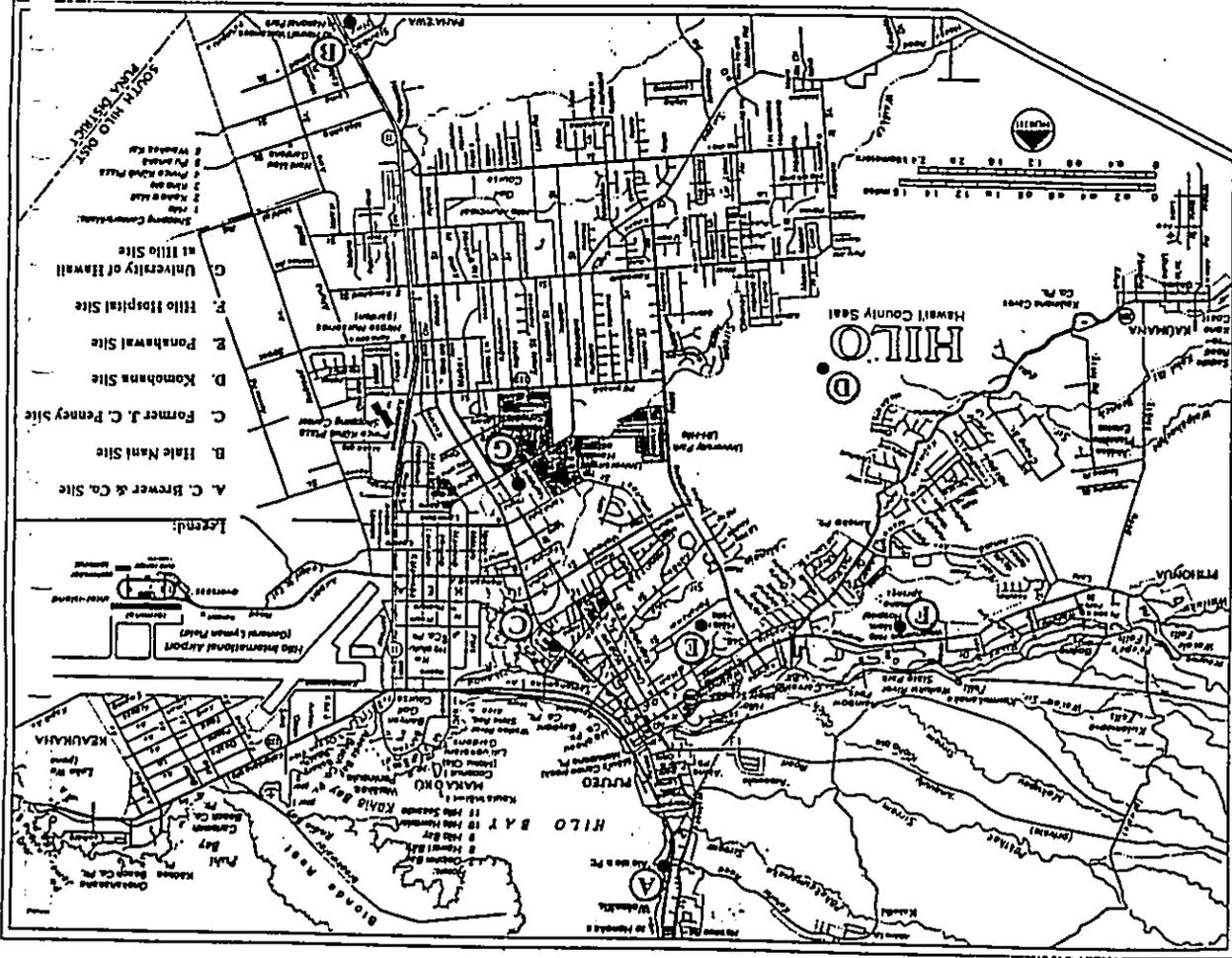


Figure 1 - Location Map

The design of the Hawaii Belt Road would be changed, if C. Brewer Homes' Puuoe residential subdivision is built. The tentative traffic improvement conditions attached to the development call for two, rather than four through lanes; two parallel left turn lanes so that the left turn lane at Hau Lane can be lengthened; and traffic signalization when warranted. These changes would impact the intersection access to the makai parcel. The subdivision is tentatively scheduled to start construction in late 1997.

Drivers going to the site from Hilo in the morning peak should not expect traffic conflicts. However, they could face long delays in the afternoon crossing the highway to return to Hilo, due to heavy northbound traffic on the highway. Drivers from the Hamakua coast may experience some delay turning into the site during the morning peak. They may face some delay in the afternoon peak making a right turn onto the highway to return north.

The mauka parcel is accessible only from Wainaku Street, a narrow two lane County road that can only accommodate low traffic volumes. It would be very expensive to improve Wainaku Street to accommodate additional traffic. The mauka parcel is small and its usefulness is limited to serving as a small parking lot. The existing truck overpass connecting the two parcels may be usable for a pedestrian overpass, but cannot be used for vehicle access to the makai parcel without significant ground improvements. Access to the mauka parcel would be via the Hawaii Belt Road/Hau Lane intersection with the problems related above or via Wainaku Street to downtown Hilo.

B. Hale Nani Site: This site is located along the Mamalahoa Highway (State Route 11) which provides the only access route between Hilo and the Volcano and Puna districts. The highway has experienced traffic growth primarily due to population growth in Puna. The following traffic volumes shown in Table 2 below were counted in 1992*:

Table 2
1992 TRAFFIC VOLUMES*

Average Daily Traffic (ADT)	25,400 vpd Two-way
AM Peak Hour	1,500 vph Inbound, 450 vph Outbound
PM Peak Hour	590 vph Inbound, 1,650 vph Outbound

* Source: Barton-Aschman and Associates, "Traffic Impact Analysis for Kaaui-Pahoehoe Road, Kaaui Town Section (December 1993)"

Mamalahoa Highway is a four lane separated highway with crossing roadways in the medians for turning movements. The crossing roadways closest to the site are at Mamaki Street and directly at the present access to the site. However, these crossover roadways are not designed for high capacity and would have to be redesigned to accommodate additional traffic if the proposed Judiciary Complex was built at this site. If the present access were made the primary access, the crossover intersection would probably have to be signalized. This could adversely affect traffic operations on the highway.

A secondary access from the back of the site could be via Mamaki Street and Kealakai Street, however, Kealakai Street is only about 15 feet wide and intended to accommodate the existing agricultural land uses. It would not be able to accommodate additional traffic without roadway widening. The right of way width of the roadway is 50 feet.

C. Former J. C. Penney Site: This site is literally "across the street" from the site previously proposed for the Judiciary building. The proposed Judiciary Complex would occupy the site which was vacated by the J. C. Penney department store at the Kaiko'o Mall.

The former J. C. Penney site is bounded by Kilauea Avenue, Pauahi Street, and Aupuni Street. Kilauea Avenue is four lanes with traffic signals at the intersections with these two streets. Pauahi Street is four lanes with on-street parking permitted. Aupuni Street has two wide lanes with on-street parking. There are access points to the mall from all three streets.

The traffic impact analysis report for the previously proposed Judiciary Complex indicated that there would be minimal traffic impacts attributable to the Judiciary building, especially at the Aupuni Street and Piopio Street (part, entrance) intersections with Pauahi Street. As compared to the previous site, the former J. C. Penney site would cause less of an increase in traffic on Aupuni Street. This is due to the availability of vehicular access provided from the other two streets. Therefore, the former J. C. Penney site would reduce the traffic impacts related to the previous proposal and the additional traffic could be accommodated with the existing roadway infrastructure.

The relocation of County functions to the former J. C. Penney site should increase traffic in the vicinity only slightly since most of the functions are located in the County building across Aupuni Street. If further consideration is given to this site, a joint development study will be needed to determine a myriad of details that would affect traffic and parking.

D. Komohana Site: The only existing route to the site is via Kukuau Street, the main collector street through the Sunrise Ridge and Sunrise Estates subdivisions. This proposal would increase traffic through this low density residential area. The traffic impact analysis report for Sunrise Estate noted that the intersection of Kukuau Street and Komohana Street will eventually need to be signalized as the subdivisions continue to develop. Development of a Judiciary Complex at this site would hasten the need for traffic signals.

This site is located in proximity to the proposed Puainako Street extension between Komohana Street and Saddle Road (Kaumana Drive). The completion of the Puainako Street extension would provide another access to this site. Puainako Street is a two lane State collector road between Kanoelohua Avenue (State Route 11) and Komohana Street. This proposed extension would provide another north-south access route perpendicular to Komohana Street. Concern has been expressed for the heavy traffic volumes and high speeds on Komohana Street. The intersection of Puainako Street and Komohana Street would probably need to be improved (signalized) when the extension is built in the future.

E. Ponahawai Site: This site is close to the mauka terminus of Ponahawai Street at Komohana Street. The only access to the site is from Ponahawai Street. Ponahawai Street is a two lane roadway that is on an 8% grade along the project site. The makai portion of the lot is on a straight alignment, but the mauka portion is on a large horizontal curve that limits locating the access to the makai portion of the lot.

Ponahawai Street goes mauka from downtown Hilo. Therefore, there would be direct access from downtown Hilo. A secondary access route would be via Komohana Street to Ponahawai Street. Concern has been expressed for the heavy traffic volumes on Komohana Street.

The County intends to signalize the intersection of Ponahawai Street and Komohana Street and widen Ponahawai Street to provide a left and right turn lanes. Construction is tentatively planned to start in early 1997.

F. Hilo Hospital Site: This is a large irregular shaped site across from Hilo Hospital on Waianuenue Avenue. The site is separated by a rehabilitation center into two separate parcels along the roadway.

The makai parcel is the larger of the two but is on a steep vertical and horizontal curve of Waianuenue Avenue. It would be very difficult to locate driveway access points on this parcel that would meet County roadway design standards.

The mauka parcel is smaller but located alongside a generally level and straight section of Waianuenue Avenue. There are three driveways across the street from the mauka parcel. To maintain traffic operating efficiency, any new access driveways into the mauka parcel should be located directly across these existing driveways. The parcel has an existing unimproved employee parking lot with two access points to the main road.

Waianuenue Avenue would be the only access route to this site. Traffic on Waianuenue Avenue has been characterized as heavy during commuter periods. It is expected that traffic generated by the Judiciary complex would be traveling in the opposite direction, but would conflict with the morning commuter traffic when turning into the site. There would be less conflict during the afternoon commuter peak. Furthermore, there are several critical intersections along Waianuenue Avenue makai of the site (Kaumana Drive and Komohana Street) that could be impacted by the additional generated traffic and would require more detailed study.

There is a pedestrian crossing traffic signal just mauka of this parcel at a paved parking lot that is not part of the mauka parcel.

G. University of Hawaii at Hilo Site: This site adjoins West Kawili Street and Kapiolani Street. Access points to the site would be possible though difficult from both of these streets.

West Kawili Street is a two lane collector road that provides access to Waiakea High School and the University of Hawaii at Hilo campus. There are bike lanes on both sides of the roadway with parking on the south shoulder. There is no parking on the north shoulder which adjoins the site because of a guardrail that protects against a roadside drainage ditch. The drainage ditch would complicate the design of the access to the site from Kawili Street.

Concerns have been expressed for the high traffic volumes on Kawili Street due to the school traffic. Traffic congestion from the school intersection (Kawili/Kapiolani) was observed backing up to Kinooole Street and Kilauea Avenue during the AM peak period. However, the peak traffic for a judiciary complex generally occurs after the school traffic peaks and there may not be a major conflict between the two traffic streams.

Kapiolani Street is a two lane local street which is signed as a bike route. There are no sidewalks, but the shoulders are wide enough to serve both pedestrians and bicyclists. The site frontage along Kapiolani Street may not be long enough to locate a full access driveway a safe distance from the Kawili Street/Kapiolani Street intersection.

The intersection of Kawili Street and Kapiolani Street is signalized. There are separate left turn lanes on the Kawili Street approaches and separate turning lanes on the Kapiolani Street and Waiakea High School exit approaches.

Secondary vehicle access to this site would also be possible from Ululani Street. This is a four lane local street that serves multi-family residential units. There are also sidewalks on this street that would allow pedestrian access to the site from Kinooole Street and Kilauea Avenue.

There are several alternative travel routes that could be used to access the site. Kawili Street is expected to be the main travel route. The traffic operations at this roadway's intersections with Kilauea Avenue, Kinooole Street, and Puainako Street would need to be examined further, if this site is selected.

TRAFFIC IMPACT SUMMARY:

A. C. Brewer & Co., Ltd. Site: Access to the makai parcel will be difficult. It will be difficult to improve the current intersection given its location on a busy State highway and its proximity to the Hau Lane intersection, which is slated for improvement. Drivers may face delays leaving the site in the afternoon peak.

Access to the mauka parcel may not be worthwhile given the high cost for improving Wainaku Street and the limited utility of the parcel.

B. Hale Nani Site: Site is along a busy, divided State highway. The crossover roadway in the median will have to be extensively redesigned to accommodate additional traffic.

PART II - PRELIMINARY ENGINEERING REPORT:

Possible secondary access from rear of site will require widening of the existing agricultural roadway (Kealaki Street).

- C. Former J. C. Penney Site: Current roadway facilities are busy and will accommodate additional traffic. There appears to be sufficient parking. Site is convenient for pedestrian access.
- D. Komohana Site: Current access through the Sunrise Estates and Sunrise Ridge subdivisions will affect a residential area. Future access may become available through the construction of the Puaiako Extension. Both routes intersect Komohana Street, for which concern has been expressed about its heavy traffic volumes and high speeds.
- E. Ponahawai Site: The grade and curvature of Ponahawai Street limits access to the makai portion of the site. The primary access route from downtown Hilo will be via Ponahawai Street.
- F. Hilo Hospital Site: The grade and curvature of Waianuenu Avenue limit access to the smaller mauka portion of the site. The additional traffic due to the Judiciary Complex would probably conflict with the heavy inbound morning traffic. There would be less impact in the afternoon peak. Several critical intersections makai of the site could be impacted.
- G. An unimproved parking lot for hospital employees will probably have to be accommodated elsewhere on-site or relocated, if this site is selected.
- G. University of Hawaii at Hilo Site: Traffic is heavy on Kawili Street during school peak periods. However, the peaks for the proposed judiciary complex may occur after the school peaks. Several alternative access routes are available to the site. Site is convenient for pedestrian access.

The second part of this report provides preliminary engineering information on each of the seven candidate sites. This information includes site conditions, adequacy of the existing infrastructure to meet the needs of the new facility, required site improvements, and an overall evaluation rating is assigned according to the criteria outlined in Appendix A-1. Cost considerations are included at the end of this section and followed by summary tables for comparative purposes.

A. C. Brewer & Co., Ltd. Site (TMK: 2-6-15: 1 & 2, Private):

This site is composed of two areas with a combined area of 12.2 acres; see Figure No. 2. The property is split by the Hawaii Belt Highway which runs in the north-south direction. Approximately 2 acres are west of the highway and the remaining 10 acres are wedged between the Hawaii Belt Highway and Hilo Bay to the east. The western section is not large enough for the new Judiciary Building, but it would be adequate for a parking area. The eastern section is a long, narrow strip of land and scattered within this area are the remains of several concrete structures, which were originally part of an old sugar mill operation. Presently, C. Brewer & Co. is planning to renovate the one remaining shell of a building on this site to use as their new corporate headquarters. C. Brewer & Co.'s plan to jointly occupy this location further reduces the area available for use as a Judicial Complex.

Soils found in and around this site are predominantly classified as *Hilo silt clay loam* (HoC) with scattered ribbons of rough broken (RB) terrain, which is a miscellaneous land type indicating very steep, precipitous land broken by intermittent drainage channels. The HoC soil series typically displays poor engineering, i.e., low bearing capacity, high compressibility, low shear strength, and high shrinkage. If this site becomes a prime candidate for the Judiciary Complex, formal soil testing and analysis are recommended for determining the soil's bearing capacity for the foundation design.

Although most of area within this site is outside the 500-year flood plain (Zone X), the area around Alcatraz Point is within Flood/Tsunami Hazard Zone VE, which is subject to 100-year coastal flooding with velocity hazard (wave action). On-site drainage structures (drywells) will be required to dispose of storm water runoff. Slopes on the site are generally flat (0 to 2%) and permeability of the insitu soil is high (6 to 20 inches per hour).

According to the Department of Water Supply, there is an existing 100,000 gallon storage tank that provides domestic water to the area; however, a second 100,000 gallon storage tank and booster station will be needed to support the increased water demands for daily consumption and fire flow requirements.

At present, this site is not connected to the County's wastewater system. The closest sewer connection would be to an existing 10" sewer line located near Pukihae Bridge along the Hawaii Belt Road and is approximately one-half mile south of the site. Due to this site's proximity to Hilo Bay and a septic tank and leaching field system is not a viable alternative method for wastewater disposal on this property.

END OF PART I - TRAFFIC IMPACT ANALYSIS REPORT

Both power and communications are available to this site from adjacent services provide by the Hawaii Electric Light Company and the Hawaiian Telephone Company.

B. Hale Nani Site (TMK: 2-4-49: 18 & 19, State):

The Hale Nani site is directly south of Hilo on Kanoelehua Avenue and has a total area of 34.2 acres; see Figure No. 3. This site is the farthest from Hilo and access to the site from both the main road and secondary roadways have limitations; these limitations are addressed more fully in Part I of this report.

At this particular site, there are two primary soil types, *Puʻuʻai* (rPae) in the northern half of the parcel and *Kahinikaʻa* (rKFD) in the southern half. Both types are described as either "stony or rocky muck", about 8 to 10 inches thick. Typically, Papai soil is found overlying fragmented aa lava rock and Keahukaha is overlying pahoehoe lava fields. According to the U.S. Department of Agriculture Soils Survey (Reference No. 12, Appendix A-2), both soil types are considered to have severe limitations for septic tank leaching fields, due to this underlying lava rock.

The Hale Nani site is located within an area designated as Flood Hazard Zone X, which is defined as follows: Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood. On-site drainage structures (drywells) will be required to dispose of storm water runoff. Slopes on the site range from 0 to 10% and the permeability of the existing soils varies by type; permeability for soil type rPae is considered "rapid", while soil type rKFD is rated at "medium to slow".

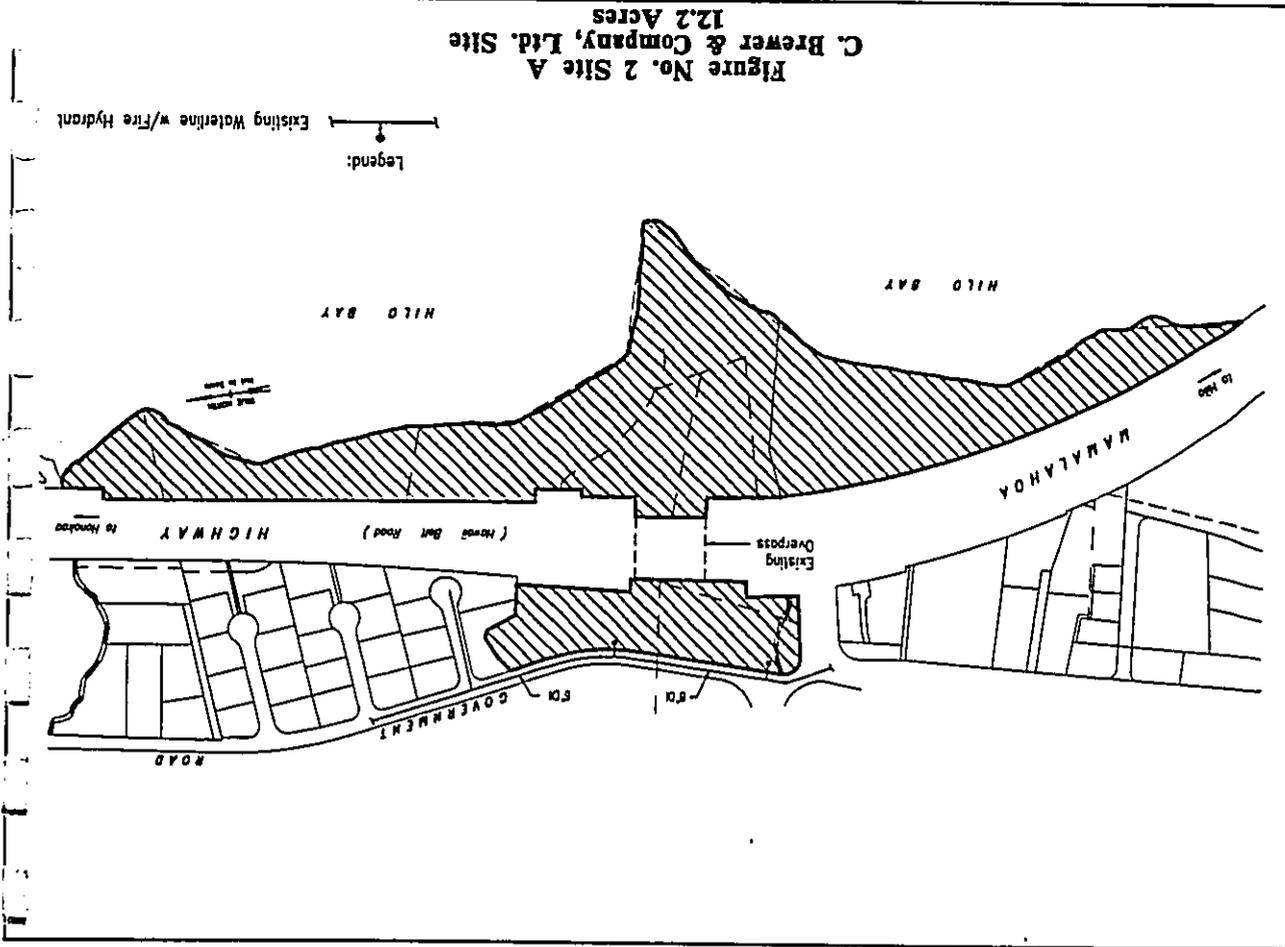
Domestic drinking water is available to this site from two existing 8" diameter water lines which run adjacent to the property; however, the Department of Water Supply believes that this site will require a new 100,000 gallon storage tank to meet all anticipated water demands created by the new complex.

There are no existing sanitary sewer lines in the vicinity of this site; therefore, wastewater from the proposed facilities would have to be processed by installing a new septic tank and leaching field type disposal system. As stated earlier, the soil types found in the vicinity of this site may make it difficult to locate a suitable area for the leaching field; therefore, more detailed soils studies will be needed to determine feasibility of this type of disposal system.

Both power and communications are available to this site from adjacent services provide by the Hawaii Electric Light Company and the Hawaiian Telephone Company.

C. Former J. C. Penney Site (TMK: 2-2-15: 33, Private):

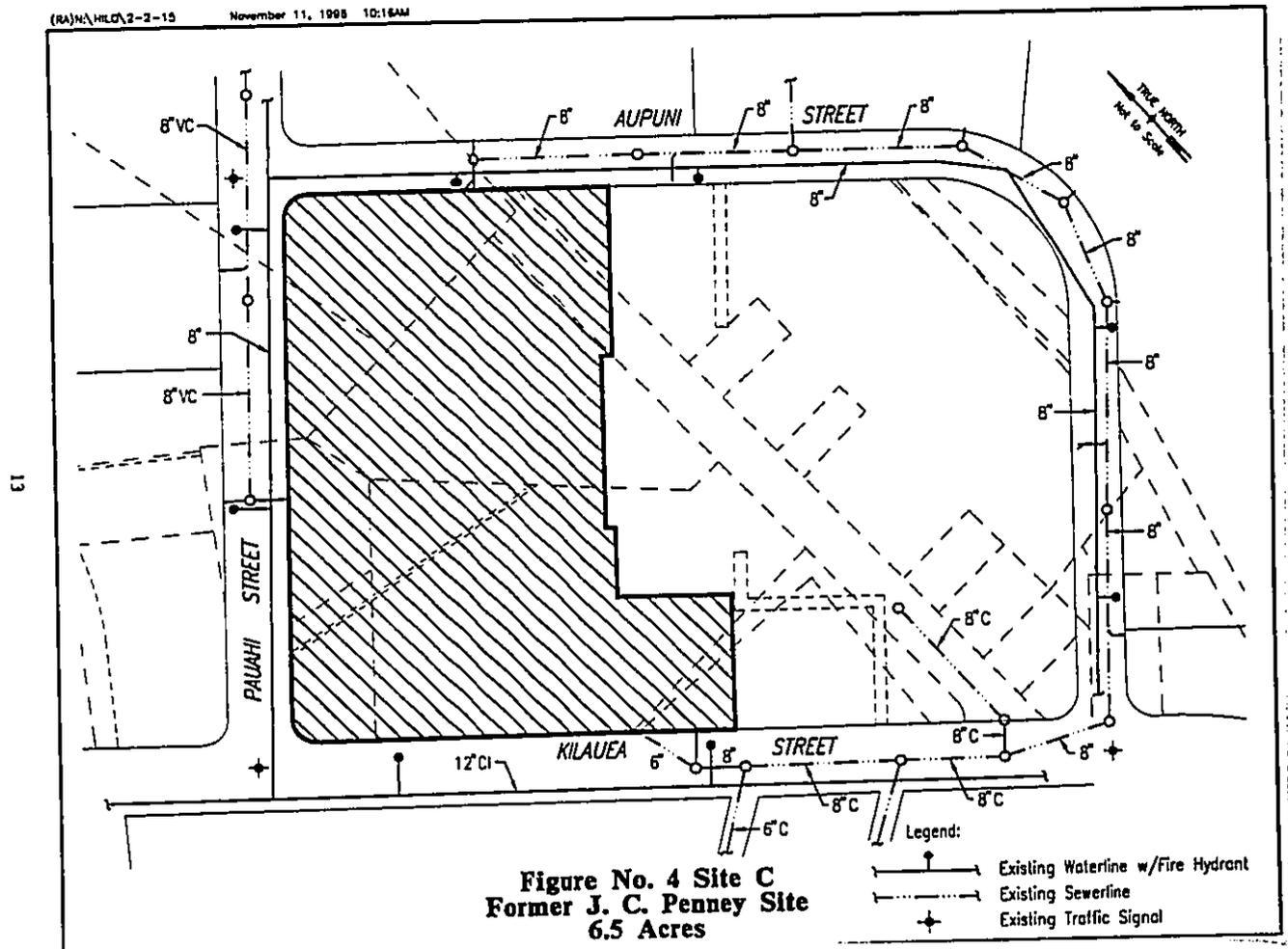
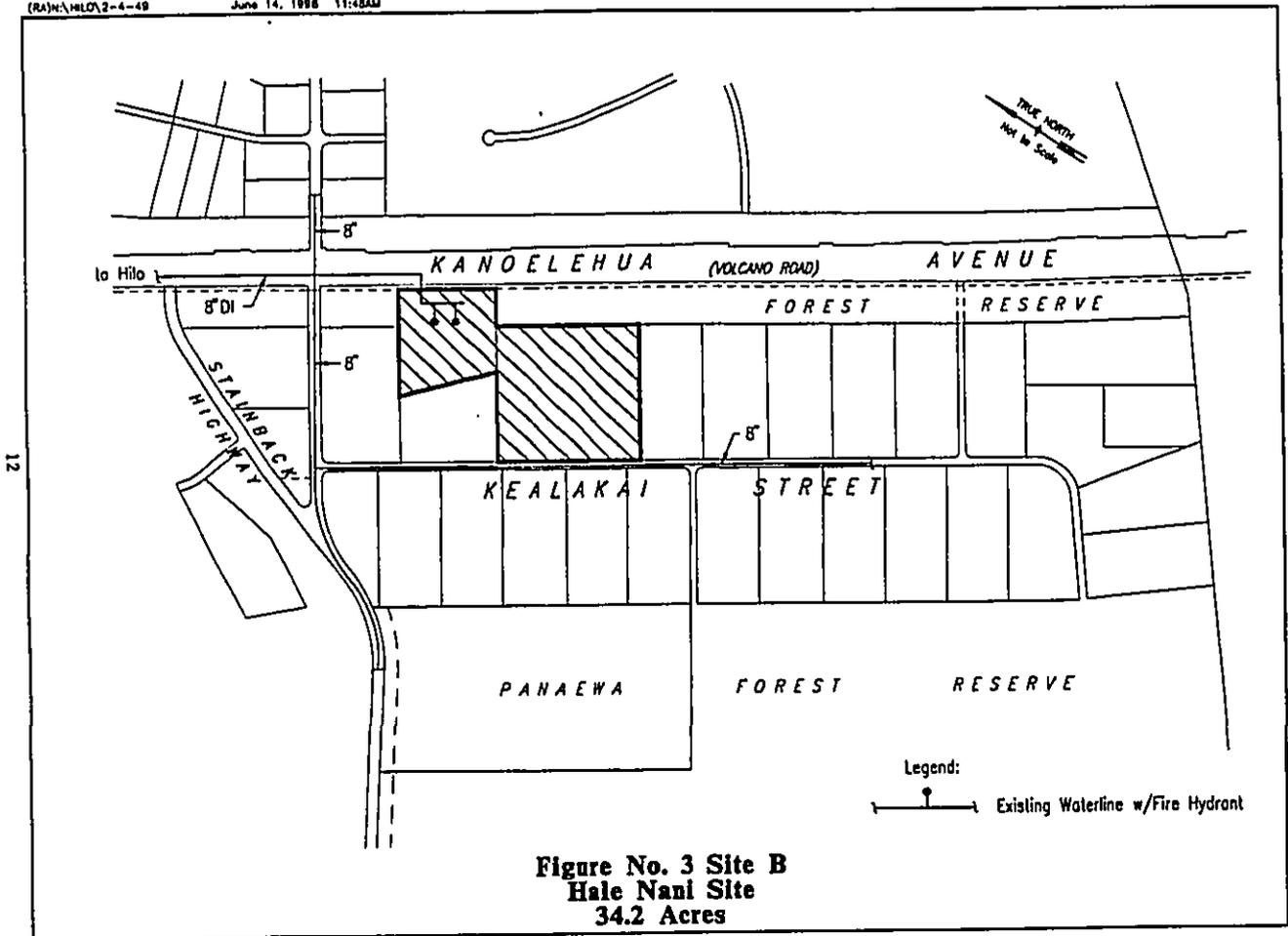
The former J. C. Penney site has a total area of about 6.5 acres and is located across Aupuni Street from both the County and State Office Buildings; see Figure No. 4. This area includes the building that was formerly occupied by the J. C. Penney department store.



(K.T.)\N\HILLO2-6-15
June 21, 1988 8:07AM

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING



For informational purposes, the soils found in this section of Hilo are of two general types; *Hilo silt clay loam* (HoC) and *Kawahaka* (KFD). Since this site is already developed and the existing facilities will be modified for the Judicial Complex, the existing soils should not pose a problem; however, if a new building is to be constructed on this site, a more detailed analysis of the soils should be done to determine the bearing capacity and to define the new foundation system for the structure.

The former J. C. Penney site is located within an area designated as Flood Hazard Zone X and it is in an area which requires evacuation in the event of a tsunami warning. Since this is a developed area, there is an existing storm drainage system in place. In Hilo, the drainage system typically consists of a net work of storm drainage pipes and culverts which collect runoff and discharges it to either the ocean or to sumps, drywells or injection wells.

Both power and communications are available to this site from adjacent services provide by the Hawaii Electric Light Company and the Hawaiian Telephone Company.

Department of Water Supply records show that water service to this site is available from three existing lines; an 8" line on Aupuni Street (north of site), an 8" line on Pauahi Street (west of site), and a 12" line on Kilauea Avenue (south of site). These existing lines will meet all the water demands of the new Judicial Complex.

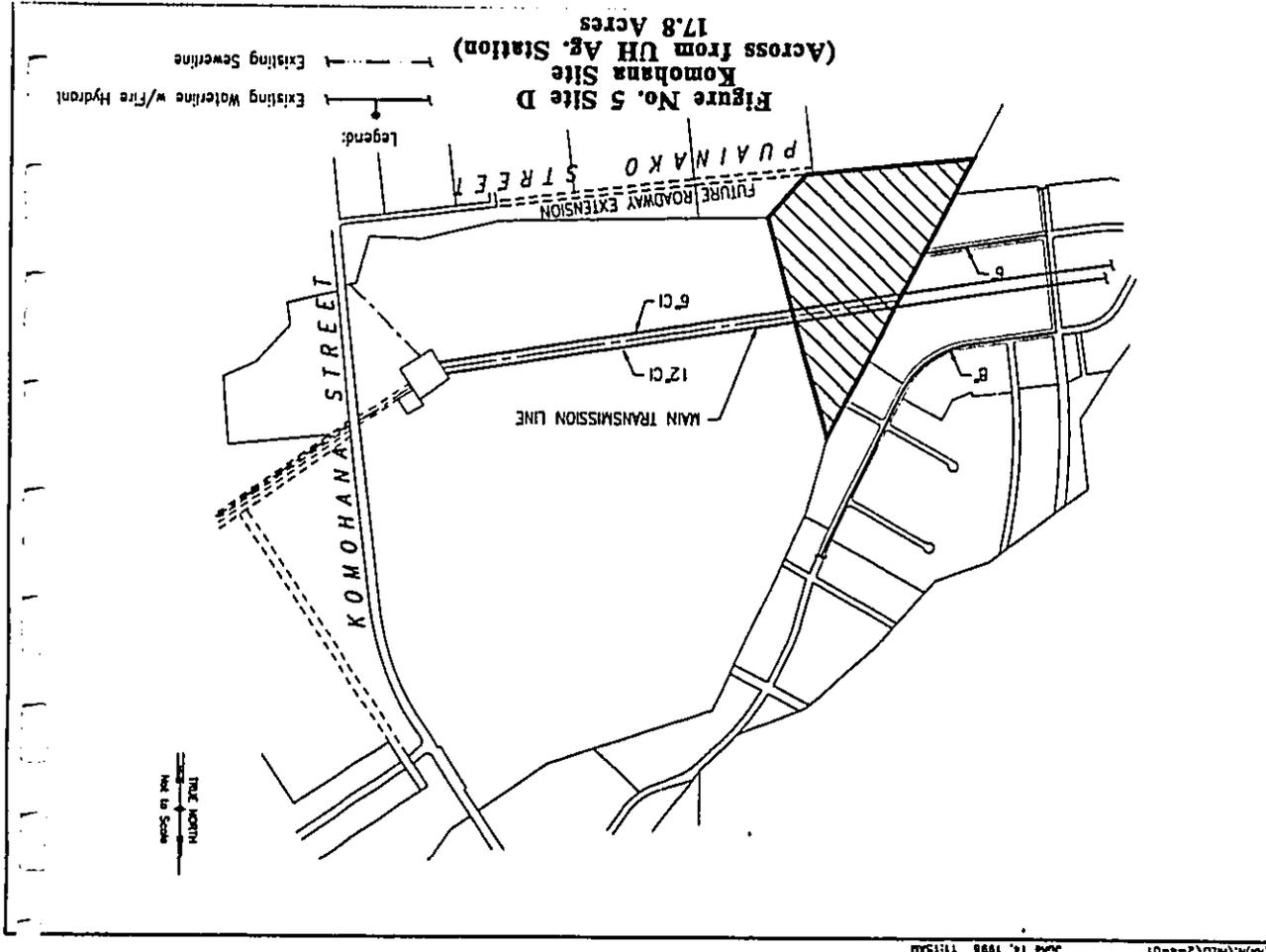
The existing sewer system has the capacity to handle the additional loading from the proposed complex; therefore, the wastewater generated by the new facility can be disposed of by connecting to existing 8" sewer lines on either Aupuni Street or Pauahi Street.

D. Komohana Site (TMK: 2-4-1: 12, State):

The Komohana site is located across from the University of Hawaii's Agricultural Station and adjacent to the Sunset Ridge subdivision with a total area of 17.8 acres; see Figure No. 5. Access to this property has several significant limitations and those problems are addressed in Part I of this report.

According to the U.S. Department of Agriculture Soil Conservation Service Soil Survey (Reference No. 12, Appendix A-2), the predominant soils found on this parcel include, *Kawahaka* (KFD) and *Pahoehoe lava flows* (LW). Also within this site are small pockets of two types of *Olaa silt clay loam*, (OID) and (OaC); the difference being that the OID type has a higher percentage of stones and cobbles in its make-up. All of the soils on this site have poor engineering characteristics and the limitations for septic tank leaching fields is considered "severe", due to the underlying pahoehoe lava.

This site is located within an area designated as Flood Hazard Zone X; therefore, drainage does not appear to be a problem. On-site drainage structures (drywells) will be required to dispose of storm water runoff. Slopes on this site generally range from 0 to 12% and the permeability of the predominant soils are considered "rapid".



Existing power and communications lines are sized for the adjacent residential areas and are insufficient to support the needs of the new complex; therefore, the Komohana site will require the extension of new power and communications lines to the proposed Judiciary Complex.

There are two existing water transmission lines (6" & 12" diameter) from an existing water reservoir that cut through this site to provide drinking water to the adjacent residential areas; however, neither of these water lines can be used by the new facility. The Department of Water Supply has stated that another reservoir would be necessary to satisfy the anticipated water demands of a new Judiciary Complex.

There are no existing sanitary sewer lines near to this site, therefore, wastewater disposal will have to be accomplished by installing a septic tank and leaching field system. Due to the severe limitations posed by the existing soils, placement of a leaching field will require a more detailed soils analysis to find a suitable area for this type of disposal system.

E. Pōnahawai Site (TMK. 2-3-36. 3. Private):

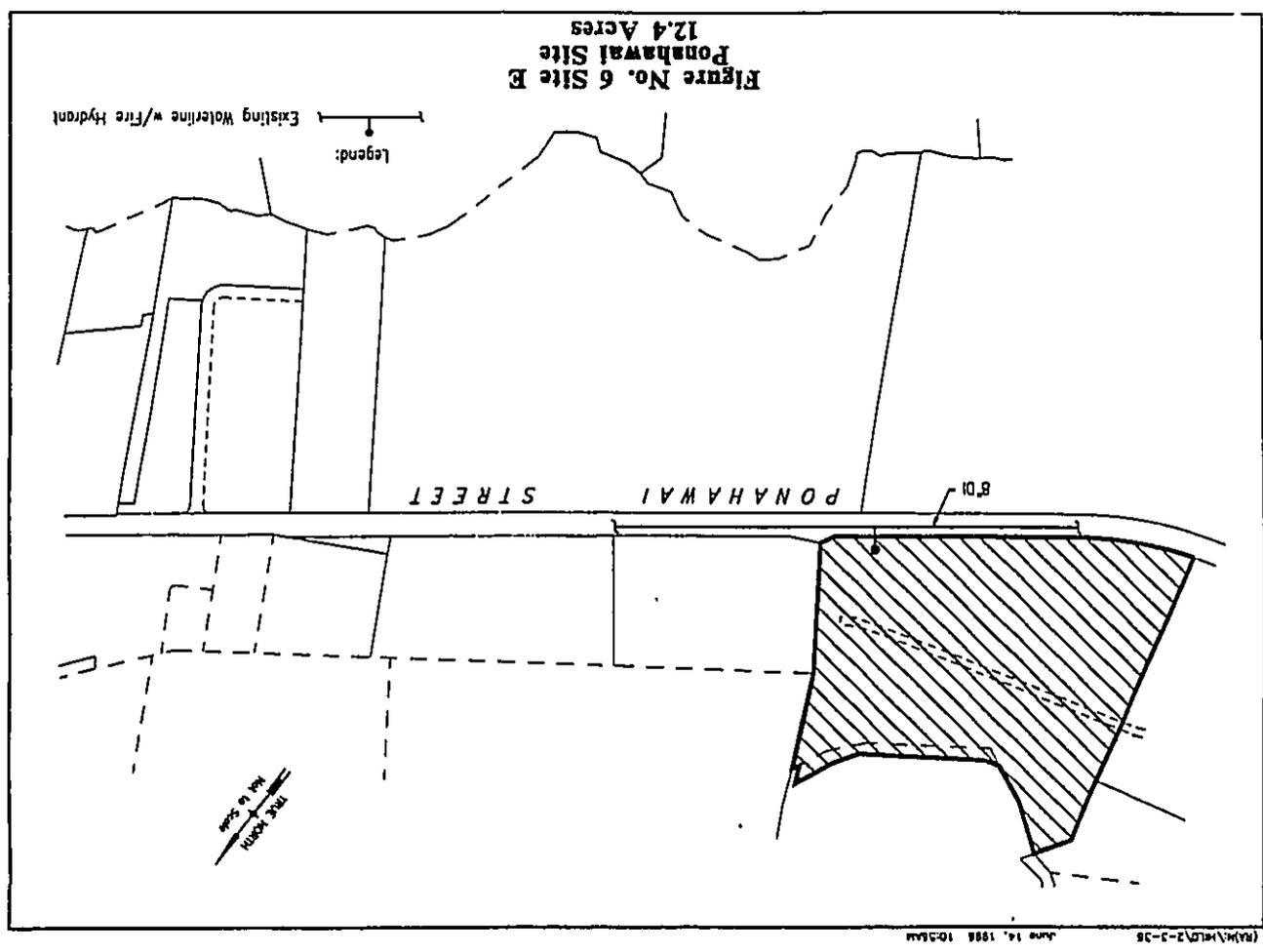
The Pōnahawai site is an undeveloped 12.4 acre parcel located west of Hilo's city center on Pōnahawai Street and adjacent to a medical office complex; see Figure No. 6.

Concerns have been expressed (see Reference No. 4, Appendix A-2) about "potential soil problems" in this area which may affect the foundation design for the new building. Soil tests conducted for construction of a facility adjacent to this parcel (see Reference No. 10, Appendix A-2) revealed soils which were classified as brown clayey silt derived from volcanic ash. This is consistent with the data provided in a soil survey conducted by the U.S. Department of Agriculture Soil Conservation Service (See Reference No. 12, Appendix A-2), which classified the soil in this area as *Hilo silty clay loam* (HoC). This type of soil has poor workability characteristics and moderate to high compressibility which makes it unsuitable for most structures. To minimize settlement, the recommended action is to remove the unsuitable soil and replace it with at least 3 feet of compacted granular fill material under all footings and slabs on grade. If this site is chosen for the new Judiciary Complex, laboratory analysis of the insitu soil will be required to determine the appropriate foundation system for the new facilities.

This site is located within an area designated as Flood Hazard Zone X; therefore, drainage does not appear to be a problem. On-site drainage structures (drywells) will be required to dispose of storm water runoff. Slopes on the site range from 0 to 20% and the permeability of the soils is considered to be "rapid".

Both power and communications are available to this site from adjacent services provided by the Hawaii Electric Light Company and the Hawaiian Telephone Company.

According to the Department of Water Supply, there is an existing 8" diameter water line with fire hydrants that runs along Pōnahawai Street that will meet the needs of the new facility.



The closest sanitary sewer is a 6" diameter line on Kapiolani Street; however, the Wastewater Division has stated that this line is too small to add the additional flows from the proposed facility. The next closest connection is the 30" line on Kilauea Avenue about one mile away. A third alternative is a connection to an existing 18" sewer line located at the intersection of Komohana Street and Punahale Street, about one-half mile from the proposed site; however, this new sewer line would also require a lift station. The use of a septic tank and leaching field for wastewater disposal in this area of Hilo is not a viable option and the Department of Health would have to approve this type of installation.

F. Hilo Hospital Site (TMK. 2-3-32-1, State):

This irregular shaped site is located across Waianuenue Avenue from the Hilo Medical Center with a total area of 42.3 acres; see Figure No. 7. This parcel is separated by a State operated rehabilitation center with about two-thirds of the area to the east side and the remaining one-third on the west side.

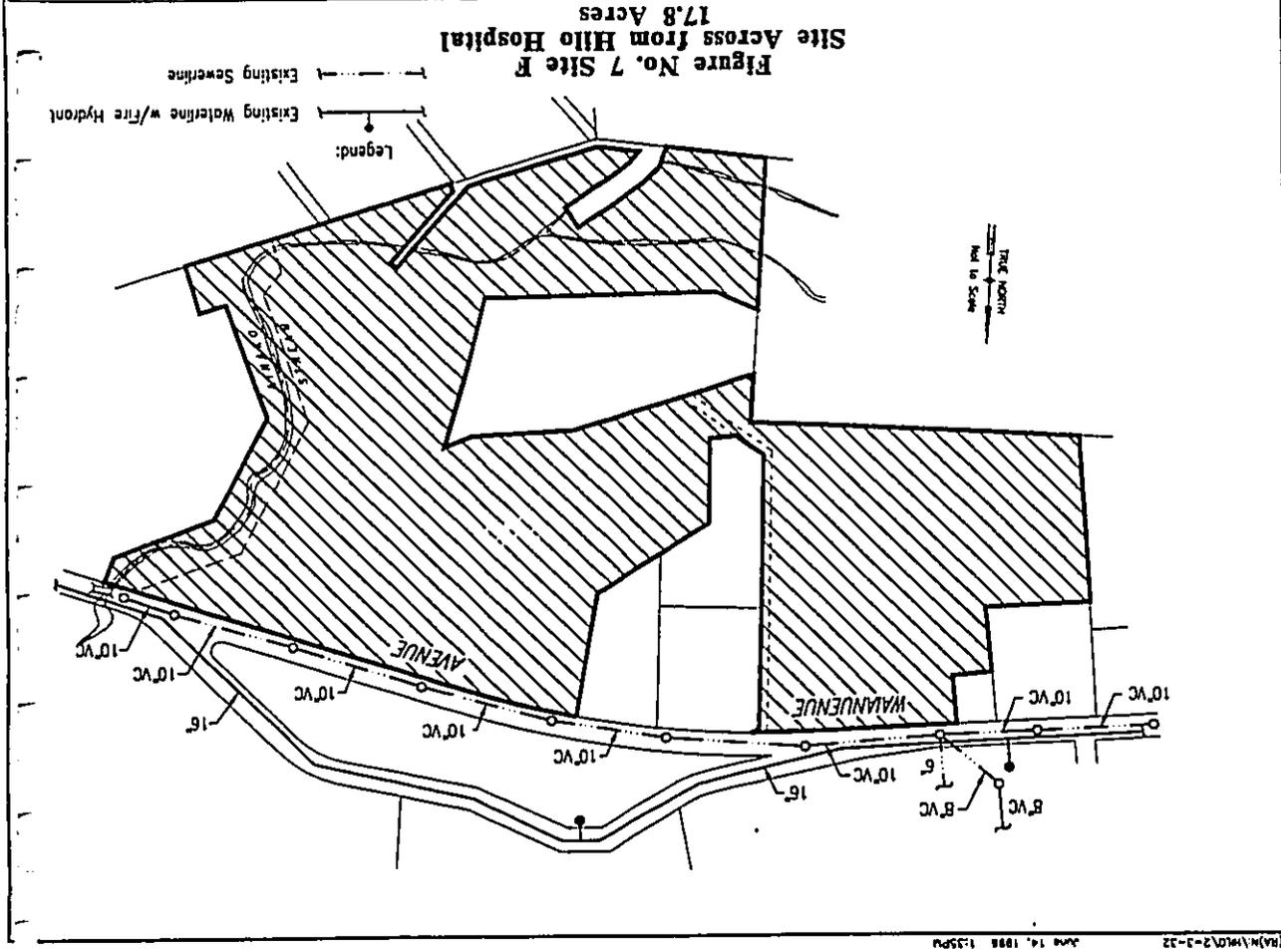
The soils on Hilo Hospital site are composed mostly of two types of *Hilo silty clay loam*, (HoC) and (HoD), plus some *Kalahikihi* (rKED) on the north edge of the property. The primary difference between the two types of Hilo soils is slope on which the soils repose; i.e., the HoC type is found on slopes of 0 to 10% and the HoD type is found on slopes of 10 to 20%. As stated earlier, these types of soils display poor engineering characteristics: low bearing capacity, high compressibility, low shear strength, and high shrinkage potential. Limitations for a septic tank leaching field range from slight to severe depending on the slope of the area proposed for its installation.

This site is designated as Flood Hazard Zone A. The Ainako Sh-cam runs inside and along the eastern edge of the property line which means a large portion of the eastern section falls within a floodway. Although the western section also falls within Flood Hazard Zone A, this portion of the parcel has better drainage characteristics and it would be a more suitable area for the Judicial Complex than the eastern side. On-site drainage structures (drywells) will be required to dispose of storm water runoff. Slopes on the site range from 0 to 20% with the larger (eastern portion) having the rougher terrain. The permeability of the existing soil types is considered to be "rapid".

Both power and communications are available to this site from adjacent services provide by the Hawaii Electric Light Company and the Hawaiian Telephone Company.

There is an existing 16" diameter water line running along Waianuenue Avenue in front of the western section of the site with adequate capacity to meet the water demands of a new Judicial Complex.

There is an existing 10" diameter sanitary sewer line along Waianuenue Avenue and the Wastewater Division indicates this line has the capacity to carry the additional loading of the new Judicial Complex; however, a sewage lift station would be required. Since this



site slopes away from Waiuanue Avenue, the wastewater would have to be pumped uphill to make the connection to the existing 10-inch sewer line.

G. University of Hawaii at Hilo Site (TMK: 2-4-57-1, State):

This 7.3 acre site is located at the intersection of West Kawili Street and Kapiolani Street and across from both the University of Hawaii at Hilo and Waiakea High School campuses; see Figure No. 8.

According to the U.S. Department of Agriculture Soil Conservation Service Soil Survey (Reference No. 12, Appendix A-2), the soil found on this site consists of *Olaa silty clay loam* (OID) and is considered "extremely stony". This soil has generally poor engineering characteristics; low bearing capacity, high compressibility, low shear strength, and high organic matter content. This soil also has severe limitations for septic tank teaching fields, since bedrock is usually found 1-1/2 to 2-1/2 feet below the surface.

This site is located within an area designated as Flood Hazard Zone X; therefore, drainage does not appear to be a problem. On-site drainage structures (drywells) will be required to dispose of storm water runoff. Slopes on the site range from 0 to 10% and the soils permeability is considered "rapid".

Both power and communications are available to this site from adjacent services provide by the Hilo Electric Light Company and the Hawaiian Telephone Company.

There is an existing 8" diameter water line that runs along Kawili Street with sufficient capacity to provide water service to a new building on this site.

In addition, there is an existing 10" diameter sanitary sewer line along Kawili Street that is capable of handling the additional load from the proposed Judiciary Complex.

COST CONSIDERATIONS:

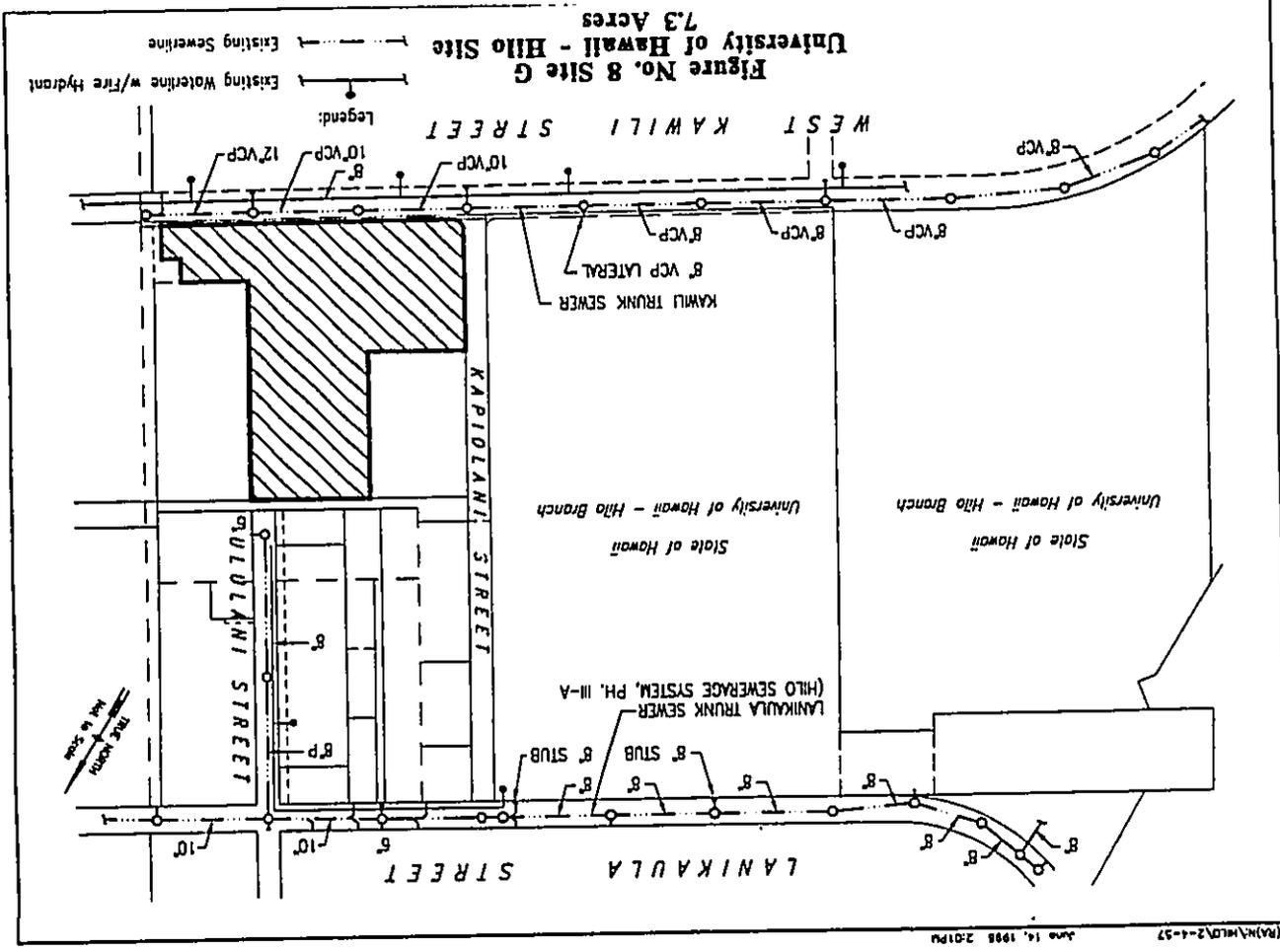
Cost considerations for accessibility and infrastructure items for the seven candidate sites are divided into two categories; i.e., off-site improvements and on-site improvements

Off-site improvements include the costs associated with the following items:

Roadways - Widening existing roadways to provide turn lanes; modifying existing or installing new signalization (where warranted); modifying existing intersections; and constructing new roadways (only Site D - Komohana Site).

Water System - Extending existing water lines to the property line or installing new storage tanks with transmission lines.

Wastewater System - extending existing sewer lines to the property line.



Power/Communications - Only Site D - Komohana Site requires the extension of electrical and communications service lines to the property line.

On-site improvements include the costs associated with the following items:

Clearing & Grading - Initial clearing of existing trees and ground cover, removal of abandoned concrete structures and foundations (only Site A - C. Brewer & Co. Site); grading the area for proper drainage; and removal of problematic soils and replacement with structural fill material (only Site E - Ponahawai Site).

Water System - Connection of new water lines to existing water service mains or storage tanks; and new booster station (only Site A - C. Brewer & Co. Site).

Wastewater System - Connection of new sanitary sewer lines to existing County system or the installation of a new septic tank and leaching field disposal system.

Drainage System - Except for Site C - Kaiko'o Mall Site which has an existing system in-place, the other sites have a new drywell or injection well type system.

Power/Communications - Connections to existing power and communications service lines near the property.

Basic Assumptions:

Area Requirements - The area needed for the new Judiciary Complex was assumed to be approximately 7.0 acres, i.e., the new building will be a two-story structure with a total area of approximately 130,300 square-feet with a foot print of about 1.5 acres; a parking requirement of 410 stalls at 400 SF/stall adds another 3.75 acres; and another 1.75 acres is included for future expansion. Only the former J. C. Penney site deviates from this generic space requirement, because the total area available is slightly smaller; therefore the actual acreage for the former J. C. Penney parcel was used for certain cost calculations; specifically, clearing and grading costs. For those sites requiring an on-site wastewater disposal system, the size of the leaching field is estimated to be one acre and uses part of the 1.75 acres designated for future expansion.

Clearing & Grading Costs - The costs for clearing varied according to several factors, e.g., the degree of difficulty in accessing the site, the slope of the terrain, type and density of existing ground cover. The costs ranged from \$10,000/acre for a "good" site to \$15,000/acre for a site considered "poor". Grading costs are based on a common unit cost of \$10,000/acre.

Water Demands - The estimated average daily demand is 12,400 gpd; maximum daily demand is 18,300 gpd; and the estimated peak hour demand is 62,000 gpd.

Sanitary Sewer Demands - The estimated average daily flow is 15,000 gpd.

Table No. 3 - Traffic and Accessibility Issues

	A	B	C	D	E	F	G
Roadway Adequacy	Fair	Fair	Good	Poor	Fair	Fair	Good
Vehicle Access to Site	Fair	Fair	Good	Fair	Fair	Fair	Good
Pedestrian Access to Site	None	Fair	Good	Fair	None	Poor	Good
Required Roadway Improvements	New access intersection on Hawaii Belt Road difficult to build Kealakai Street widened if mauka parcel developed. Long delays leaving site in PM peak.	Median cross-overs need to be improved, including signalization. Road difficult to build Kealakai Street widened if mauka parcel developed. Long delays leaving site.	None	Puainako extension needs to be built. Puainako/Komohana intersection needs to be improved.	Unknown at this time.	Relocate existing employee parking area.	None
Possible Traffic Impacts	Long delays leaving site in PM peak.	Long delays leaving site.	None	Disruptive to Sunset Ridge subdivision.	Conflicts with existing traffic on mauka and Waiuanue intersections.	Would add to already heavy traffic volumes	

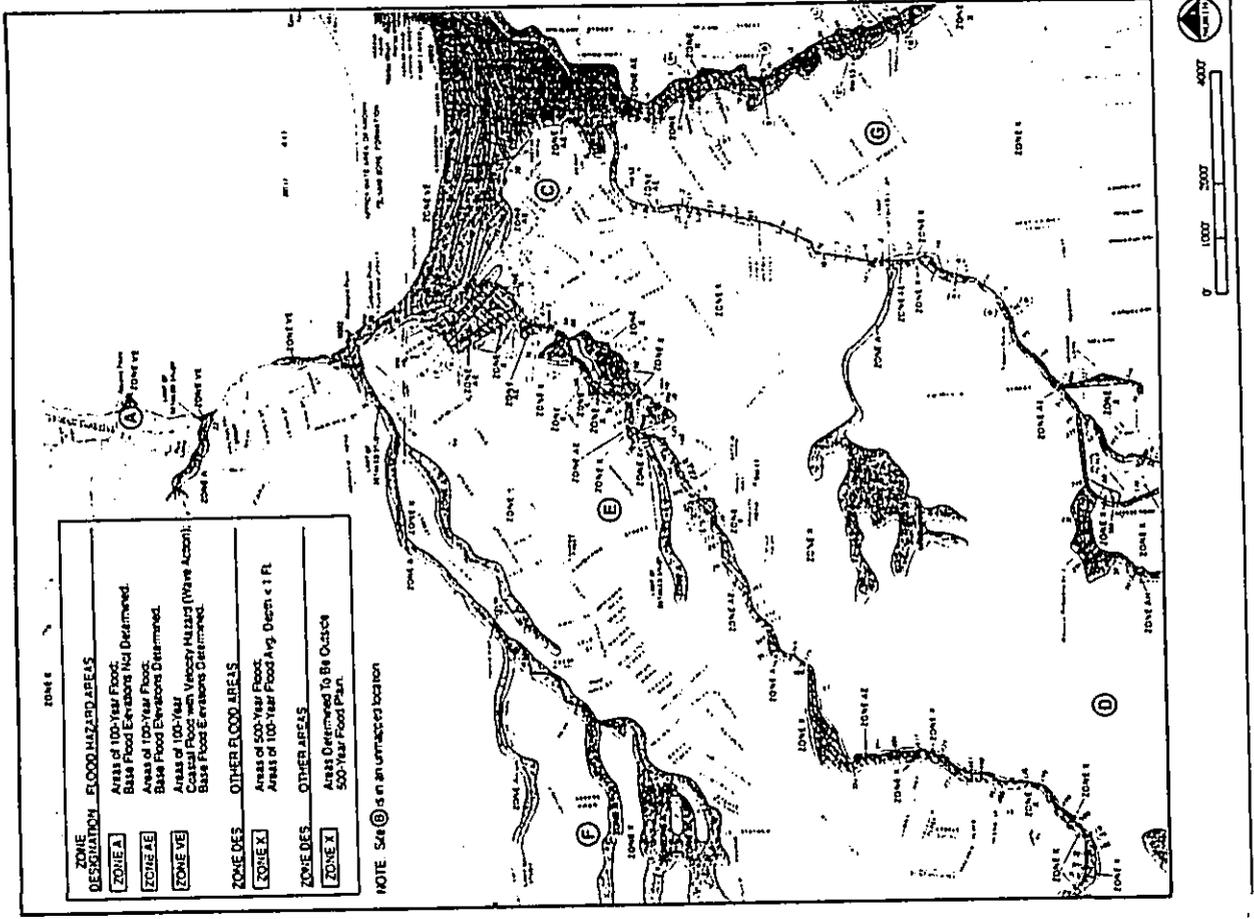


Figure No. 9 - FLOOD HAZARD ZONES

Site	Domestic Water	Wastewater	Drainage	Electrical/Telephone
A - C. Brewer Site TMK: 2-6-15: 1 & 2, Private gallon storage tank and booster pump station are required to meet anticipated demands, per BWS.	Available, but a new 100,000 gallon storage tank and along the Hawaii Belt Highway.	Connect to County system except Alealea Point area which is within Flood Hazard Zone VE; drywells will be required for site drainage.	Flood Hazard Zone X; Available, based on prior operations by Wainaku Mill.	Available, based on prior operations by Wainaku Mill.
B - Hale Nani Site TMK: 2-4-19: 18 & 19, State 100,000 gallon storage tank is required to meet expected demands.	Available; however, new 100,000 gallon storage tank and new septic tank and leaching field type system.	Flood Hazard Zone X; installation of drywells for site drainage will be required.	Available, based on service to agricultural subdivision.	Available.
C - J. C. Penney Site TMK: 2-2-15: 33, Private Available and adequate, based on prior utilization by J.C. Penney department store.	Connect to County system.	Flood Hazard Zone X; existing storm drainage disposal system is adequate.	Available.	Available.
D - Komohana Site TMK: 2-4-1: 12, State None available on site; need new reservoir and piping system to site.	None available on site; need new septic tank and leaching field type system.	Flood Hazard Zone X; installation of drywells for site drainage will be required.	Inadequate; need to extend services to site.	Available.
E - Ponahawai Site TMK: 2-3-36: 3, Private Available along Ponahawai Street.	Extend sewer line along Ponahawai St. to connect to County system on Kilauea Ave.	Flood Hazard Zone X; installation of drywells for site drainage will be required.	Available.	Available.
F - Hilo Hospital Site TMK: 2-3-32: 1, State Available along Waihanu Avenue.	Connect to County system along Waihanu Avenue.	Flood Hazard Zone A and X; Drywells required.	Available.	Available.
G - University of Hawaii (Hilo) Site TMK: 2-4-57: 1, State Available along Kawili Street.	Connect to County system along West Kawili Street.	Flood Hazard Zone X; installation of drywells for site drainage will be required.	Available.	Available.

Table No. 4 - Summary of Infrastructure

Table No. 5 - Summary of Estimated Costs

	Site A	Site B	Site C	Site D	Site E	Site F	Site G
Off-Site Improvements:							
Roadways	\$400,000	\$250,000	\$0	\$925,000	\$180,000	\$60,000	\$0
Water System	\$100,000	\$100,000	\$0	\$100,000	\$0	\$0	\$0
Wastewater System	\$500,000	\$0	\$0	\$0	\$400,000	\$0	\$0
Power/Communications	\$0	\$0	\$0	\$185,000	\$0	\$0	\$0
Subtotal	\$1,000,000	\$350,000	\$0	\$1,210,000	\$580,000	\$60,000	\$0
On-Site Improvements:							
Clearing & Grading	\$426,000	\$160,000	\$25,000	\$200,000	\$210,000	\$180,000	\$145,000
Water System	\$70,000	\$50,000	\$20,000	\$50,000	\$20,000	\$20,000	\$20,000
Wastewater System	\$80,000	\$200,000	\$25,000	\$200,000	\$50,000	\$80,000	\$50,000
Drainage System	\$250,000	\$250,000	\$10,000	\$250,000	\$250,000	\$250,000	\$250,000
Power/Communications	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Subtotal	\$846,000	\$680,000	\$100,000	\$720,000	\$550,000	\$550,000	\$485,000
Grand Total	\$1,846,000	\$1,030,000	\$100,000	\$1,930,000	\$1,130,000	\$610,000	\$485,000

NOTES:

1. Off-site improvements; Roadway costs include modifying existing roadways and signalization; Infrastructure costs are to extend existing systems to the property line; Site D (Komohana Site) includes extension of Puainako Street to improve accessibility and reduce traffic through the adjacent subdivisions.
2. On-site improvements are based on an assumed layout for a new 2-story Judiciary Building (130,300 SF) with parking for 410 vehicles. Costs include clearing, grading, site preparation, and connections to existing infrastructure systems. Variations in costs are due to site specific differences; e.g., the variation in costs for connecting the new sewer service to an existing County system versus the costs for installing a septic tank and leaching field type system. Except for Site C (former J. C. Penney site), all sites require the installation of drywells to dispose of storm water runoff.

Table No. 6 - Summary of Site Ratings*

	Site A	Site B	Site C	Site D	Site E	Site F	Site G
Accessibility:							
a. Roadways	Fair	Fair	Good	Poor	Fair	Fair	Good
b. Pedestrian Access	Poor	Poor	Good	Poor	Poor	Poor	Good
c. Vehicle Access	Poor	Fair	Good	Poor	Fair	Fair	Good
Infrastructure:							
a. Domestic Water	Fair	Fair	Good	Poor	Good	Good	Good
b. Power/Communications	Fair	Fair	Good	Poor	Fair	Fair	Fair
c. Sanitary Sewer	Poor	Poor	Good	Poor	Fair	Fair	Fair
d. Storm Drainage	Fair	Fair	Good	Fair	Fair	Fair	Fair
e. Soil Characteristics	Poor	Poor	Poor **	Poor	Poor	Poor	Poor

Notes:

* Ratings are based on the criteria outlined in Appendix A-1.

** Since Site C (former J. C. Penney site) is a developed area, the "poor" rating is not as critical as for the other, undeveloped sites; however, if a new structure is planned for Site C, analysis of the insitu soils should be done for the foundation design.

Legend:

- Site A - C. Brewer & Co. Site
- Site B - Hale nani Site
- Site C - Former J. C. Penney Site
- Site D - Komohana Site
- Site E - Ponahawai Site
- Site F - Hilo Hospital Site
- Site G - University of Hawaii at Hilo Site

APPENDIX A-1
SITE EVALUATION CRITERIA

I - Accessibility:

a. Existing Roadways;

- Good - The site has adequate roadways to accommodate traffic generated by the proposed facility within the short-term and long-term horizon.
- Fair - The roads serving this site require widening or other improvements to meet the interim and ultimate demands of the proposed facility.
- Poor - The site has no roadway and will require the construction of a new roadway system to specifically accommodate the new facility.

b. Pedestrian Access;

- Good - The site has pedestrian access from three sides to the property.
- Fair - The site has pedestrian access from two sides to the property.
- Poor - The site has pedestrian access from only one side to the property.

c. Vehicle Access;

- Good - Access to the site can be made directly from three adjoining streets.
- Fair - Access to the site is possible from two adjoining streets.
- Poor - Access to the site can be made from only one adjoining street.

II - Infrastructure:

a. Domestic Water System;

- Good - The site has adequate water pressure and capacity available to meet the anticipated needs of the new facility.
- Fair - The existing service is insufficient to meet all the demands created by the new facility and improvements to the system will be required.
- Poor - The site has inadequate water service and will require the installation of a water system to specifically meet the needs of the new complex.

b. Power and Communications Systems;

- Good - The site has adequate power and communications available to meet the needs of the proposed facility.
- Fair - Adequate power and communications services are close to the site and can be connected with minimal effort.
- Poor - The site has insufficient power and communications and it is anticipated to require extensive off-site improvements to extend these services to meet the needs of the proposed facility.

A-1.1

APPENDIX A-1 (cont'd)
SITE EVALUATION CRITERIA

c. Wastewater System;

- Good - The site has adequate sewer lines available to meet the needs of the proposed facility or, the site can easily accommodate a septic tank and leaching field type system.
- Fair - The site's existing sewer system will require some improvements to meet the demands of the proposed facility or, existing soil conditions may pose severe limitations on the installation of a septic tank and leaching field system.
- Poor - The site has no sewer service and will require the development or extension of sewer lines to meet the requirements of the proposed facility or, the use of an on-site disposal system is not viable.

d. Storm Drainage System;

- Good - The site has adequate drainage structures in-place to meet the needs of the new facility. Runoff from adjacent lands is not expected to require drainage improvements on or off site.
- Fair - The site has no existing drainage structures and will require modest on-site drainage improvements to handle the runoff from the complex.
- Poor - The site has no existing drainage structures and is expected to require the development of a major drainage system on and/or off site.

e. Soil Characteristics;

For the purposes of this preliminary engineering report, ratings given to the existing soils as "good, fair, or poor" are based on the information provided in the U.S. Department of Agriculture Soil Conservation Service Soil Survey (December 1973) for the Island of Hawaii.

A-1.2

APPENDIX A-2
LIST OF REFERENCES

<u>Reference No.</u>	<u>Description</u>
1	<u>Traffic Impact Analysis Report for the Hawaii County Judicial Building</u> , dated March 1991.
2	<u>Traffic Impact Analysis for Keau-Pahoa Road, Keau Town Section</u> , December 1993, by Barton-Aschman and Associates.
3	<u>Site Selection Report and Final Environmental Impact Statement, The new Hilo Judiciary Complex, Hilo, Hawaii</u> , dated October 1988, by Wilson Okamoto & Associates, Inc.
4	Conference Report, dated 12 March 1996, prepared by Group 70 International. Subject: Site visit to Hilo, Hawaii and interviews with various County and judicial officials.
5	Conference Report, dated 27 March 1996, prepared by Group 70 International. Subject: 1994 Center for Alternative Dispute Resolution's Community Consensus Project Hilo Judiciary Complex Site Selection.
6	Trip Report, dated May 6, 1996, prepared by M & E Pacific, Inc. Subject: Site visit to seven candidate sites and meetings with County officials from the Board of Water Supply and Wastewater Department.
7	<u>Water Master Plan, Island of Hawaii</u> , Department of Water Supply, dated December 1980.
8	<u>Water System Standards</u> , Department of Water Supply, County of Hawaii.
9	<u>Department of Health Administrative Rules</u> , Chapter 11-62, adopted August 30, 1991.
10	<u>Foundation Investigation, Hilo Credit Union, Hilo, Hawaii (TMK: 2-3-35: 16)</u> , dated September 26, 1989, by Ernest K. Hirata & Associates, Inc.
11	<u>Environmental Impact Statement Preparation Notice, Hilo Judiciary Complex</u> , dated June 1996, prepared by Group 70 International, Inc.
12	<u>Soil Survey of Island of Hawaii</u> , State of Hawaii, United States Department of Agriculture Soil Conservation Service, Issued December 1973.

BENJAMIN J. CAYETANO
GOVERNOR



SAM CALLEJO
COMPTROLLER

MARY PATRICIA WATERHOUSE
DEPUTY COMPTROLLER

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

LETTER NO. (P) 1328.7

MAY 9 1997

Mr. Carl Foytik
P. O. Box 10821
Hilo, Hawaii 96721

Dear Mr. Foytik:

Subject: Hilo Judiciary Complex
Draft Environmental Impact Statement (EIS)

Thank you for your January 7, 1997 letter regarding the proposed Hilo Judiciary Complex. Unfortunately, the Department of Accounting and General Services (DAGS) received your letter in April 1997, which was after publication of the Final EIS. However, we will send a copy of your comment letter and this response to all recipients of the Final EIS. In your future comments to a Draft EIS prepared by DAGS' consultants, it would generally be helpful if you sent your comments to our department or to the project consultant as directed in the transmittal letter accompanying the Draft EIS. This would minimize delays in our responses.

Regarding your discussion on public transit to the proposed facility, we concur with your stated position on the importance of bus service access to the facility and it is for that reason the siting evaluation includes bus service access as a selection criterion. The State's planning consultant, Group 70 International, Inc., made direct contact with Hawaii County's Hele-On public bus system as part of the research necessary in the preparation of the Draft EIS. Group 70 International, Inc.'s staff discussed with the Hele-On System Coordinator the various bus routes and their timing. They obtained and reviewed the bus schedule as part of their effort to analyze and rate the available sites. Each of the candidate sites was rated for the bus service criteria, as shown in the Final EIS in Table 4-1, Page 4-19. Four sites rated as good (Former J. C. Penney Site, Ponahawai Site, Site Across from Hilo Hospital and U. H. Hilo Site), two sites rated as fair (C. Brewer Site and Hale Nani Site) and one site rated as poor (Komohana Site).

The Hawaii State Plan and Hawaii County General Plan are broad policy documents that reflect the State and County objectives and policies. The proposed Judiciary facility is generally in conformance with these objectives and policies. Consolidation

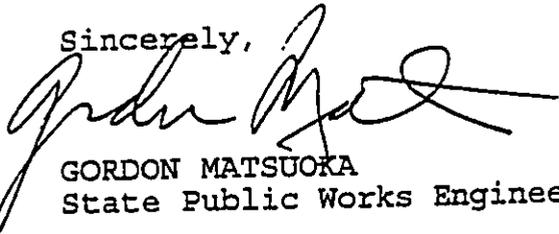
Mr. Carl Foytik
Page 2

Ltr. No. (P)1328.7

of government services is addressed in three categories in the site selection evaluation, including proximity to major population activity, relation to judicial support activity and relation to private law practices. Some of the candidate sites have low ratings in these categories, and this is reflected in the overall ratings summary.

We appreciate your interest and input for this project.

Sincerely,



GORDON MATSUOKA
State Public Works Engineer

RY:jk
c: Group 70 International, Inc.

Carl Foytik
POBox 10821
Hilo, HI 96721

January 7, 1997

Governor, State of Hawaii
c/o Office of Environmental Quality Control
220 South King Street, 4th floor
Honolulu, HI 96813

PUBLIC COMMENT ON HILO JUDICIARY COMPLEX

I am a poor person who does not own a car. I am also a frequent pro se plaintiff who haunts the law library at the courthouse. As the result of my access to this service I have been uniformly successful in my litigation: I am four-for-four and currently working on a big one for my thumb.

I am commenting on the Draft EIS on a proposal to move the Hilo Judiciary Complex, possibly to a site far removed from town. Moving the Judiciary Complex to a distant would have a great practical impact on my access to justice, and analysis of this impact has been glossed over and wrongly done in the DEIS.

4.2.3 (15) How do I get to court without a car? The report considers public transit to be "good" if it is on a major bus line. There are no major bus lines in Hilo. One bus per day is of limited usefulness. Only downtown Hilo, where the several minor bus lines converge has even "fair" public transit.

The public transit must be considered "poor" nearby to once or twice a day lines.

Sites with no public transit at all might be deemed unacceptable.

No comment was solicited from the Hele-on bus line for inclusion in the DEIS. Neither from other transit providers

4.2.3 (29) Especially considering the poor availability of public transit, the evaluation of the sites proximity to major population activities should be expanded. Thus the J.C. Penny site is "excellent," and sites over two miles from town should be deemed "unacceptable."

5.2.2 If the site selected is in an unacceptably distant location from town this will have the impact of depriving people without cars equal access to justice. This is not a theoretical evaluation, I claim that it would have a great impact on me.

7.2 The Courthouse is the key civic building. There would be numerous long term impacts to siting it in a remote

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location to save on land costs. Respect and admiration for the law would be diminished.

Judge Choi has said that a great part of his caseload relates to people driving without insurance. The fact is that they cannot afford it yet deem that they must drive.

Devising a built environment where one must drive to participate meaningfully in public life is the great environmental problem. The cumulative impact of contributing to this problem by building court facilities that require a car to access must be considered by the Final EIS.

Would people be excused from jury duty because they do not have a car? Are we not then proposing a jury pool with the very poor systematically excluded?

The long term impact of building a remote courthouse would be to foster the creation of a class of societal rejects who had not even the same access to justice as their better situated brethren.

Hawaii State Plan

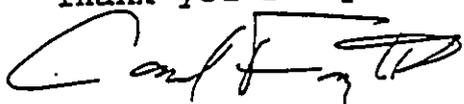
9.1 A (2) A remote siting would conflict with the aim and intent to foster and promote Individual Rights and Personal Well-being, as explained above.

C (1) Consolidation of Government Services would be disserved by the selection of a remote site.

The "Discussion" in the DEIS is wrong that all these proposed sites are in harmony with the HSP. Similarly with the Hawaii County General Plan, and the other planning documents cited.

The analysis in the DEIS is merely a self-serving avoidance of this centrally significant issue of practical accessibility of justice. This cannot be remedied in a final report. A new draft document must be produced and circulated.

Thank you for your attention to this important concern.



Carl Foytik