

AUG 23 2007

LINDA LINGLE
GOVERNOR

PATRICIA HAMAMOTO
SUPERINTENDENT



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

Letter No. PMS-376.7

AUG 10 2007

OFFICE OF BUSINESS SERVICES

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07 AUG 10 P1:14
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Laurence K. Lau, Acting Director
Office of Environmental Quality Control
State Office Tower
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Lau:

Subject: Finding of No Significant Impact (FONSI) for Baldwin High School Library
TMK: 3-8-007: 004, 047
Wailuku, Maui, Hawaii

The Department of Education, State of Hawaii has reviewed all comments received during the 30-day public comment period that began on May 23, 2007 and ended on June 22, 2007. The agency has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact (FONSI). Please publish this notice in the next edition of the Environmental Notice.

A completed OEQC Publication Form and four (4) copies of the Final Environmental Assessment are attached.

Should you have any questions, please call Michael Shigetani of our Project Management Section at 586-0433.

Very truly yours,

Duane Kashiwai
Director, Facilities Development Branch
Manager

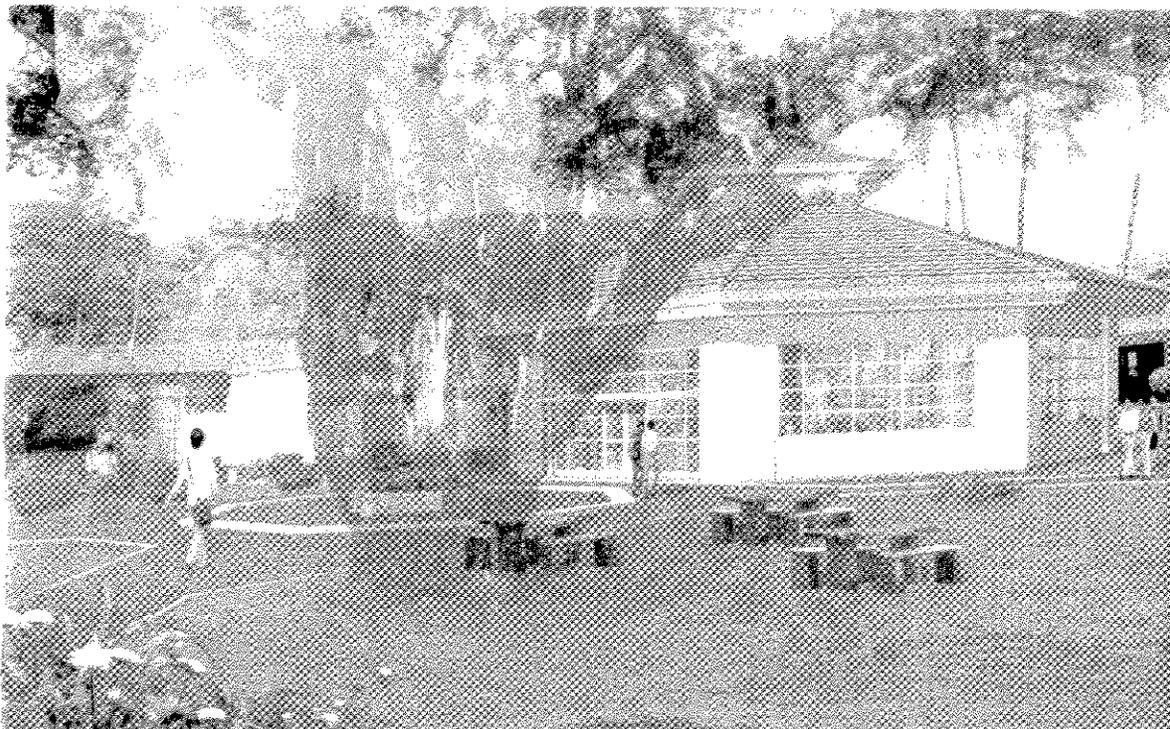
Attachments

c: FDB/Project Management Section (MS)

FINAL ENVIRONMENTAL ASSESSMENT

BALDWIN HIGH SCHOOL LIBRARY

Honolulu, Hawaii, Hawaii



Prepared for

Department of Education
State of Hawaii
Facilities Development Branch
Project Management Section
1151 Punchbowl Street, Room 501
Honolulu, Hawaii 96813

August 2007

07 AUG 10 PM 11:16

FINAL ENVIRONMENTAL ASSESSMENT

BALDWIN HIGH SCHOOL LIBRARY

Wailuku, Maui, Hawaii

Prepared in Partial Fulfillment of the Requirements
of Chapter 343, Hawaii Revised Statutes and
Title 11, Chapter 200, Hawaii Administrative Rules,
Department of Health, State of Hawaii

Prepared for

Department of Education
State of Hawaii
Facilities Development Branch
Project Management Section
1151 Punchbowl Street, Room 501
Honolulu, Hawaii 96813

Prepared by

Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

and

Design Partners, Inc.
1580 Makaloa Street
Suite 1100
Honolulu, Hawaii 96814

August 2007

PROJECT PROFILE

Proposed Action: Baldwin High School Library

Location: Wailuku, Maui, Hawaii

Proposing Agency: Department of Education
Facilities Development Branch
1151 Punchbowl Street, Room 501
Honolulu, Hawaii 96813

Accepting Authority: Department of Education for Governor
State of Hawaii

Tax Map Key: 3-8-007: 004, 047
Land Area: 004: 41.961 acres
047: 1.68 acres

Landowner: County of Maui

Existing Use: High School
State Land Use Designation: Urban
Wailuku-Kahului Community Plan: Public/Quasi-Public (P)
Zoning: Residential (R-3)
Special Management Area: Not Within Special Management Area

Need for Assessment: Use of State lands §11-200-6 (1) (A)
and funds §11-200-6 (2) (B)

Determination: Finding of No Significant Impact

Contact Person: Mr. Michael Shigetani
State of Hawaii
DOE - Facilities Development Branch
Project Management Section
1151 Punchbowl Street, Room 501
Honolulu, Hawaii 96813

Telephone: 808-586-0434

Note: Substantive Revisions to the text of the Draft Environmental Assessment are in ***bold italic*** type. Deleted text is underscored and [bracketed].

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The Department of Education, State of Hawaii, proposes to construct a new school library at Henry Perrine Baldwin High School ("Baldwin High") located at Wailuku, Maui, Hawaii. Baldwin High is bounded by the War Memorial Complex to the east, Kaahumanu Avenue and a National Guard Armory to the south, and sections of Wailuku Town to the west and north. A Location Map is shown in Figure 1. On campus, the proposed library site generally is bounded by the school's Cafeteria on the north, Music Building on the south, Football Field on the west, and the "Banyan Court" on the east.

The school site bears Tax Map Key: 3-8-07: 04, 57 encompassing an area of 43.641 acres. A Tax Map is shown in Figure 2.

A. Purpose and Need for the Project

The purpose of the project is to replace an existing school library with a modern facility with up to date technology and space to support the educational needs of students and the curriculum requirements of instructors. The existing library is close to 45 years old and lacks sufficient space for housing a collection of books, periodicals, reference materials, and general interest materials for a high school. The existing library occupies a portion of a classroom building that was not designed to protect the collection from outside humidity, moisture, dust, and salt air.

B. Technical Characteristics

1. Library and Media Wing

An L-shaped building of approximately 14,250 gross square feet is proposed. Space in the one-story structure consists of the main library and incidental library functions of approximately 10,260 net square feet and a supporting media wing of approximately 3,450 net square feet. The two uses will be connected by a shared hallway. A Site Plan is shown in Figure 3.

Space in the library has been allocated for general reading/study/bookstacks, teacher workroom, student conference room, archive area, librarian's office, circulation desk, staff restrooms, storage, and a mechanical room. The circulation desk and librarian's office are located near the entry to the library, reading areas and books in the center, and back of house functions at the rear.

The media wing adjoins the library on its south side. Space for multi-media production, video production, media control signal processing, a computer resource center, and tech coordinators office are provided. A preliminary architectural space program is shown in Table 1 and a Floor Plan in Figure 4. The preliminary architectural space program excludes circulation and utility areas.

The structure will be constructed on a poured in place concrete foundation and floor and framed with pre-cast concrete wall panels or cement masonry units. It will be topped with a gable roof supported by a combination of glue-lam roof beams and wood trusses. The

Table 1. Baldwin Library Preliminary Architectural Space Program

Baldwin Library	Square feet
1. Library	
Office	280
Large Group Area	
Circulation Desk	286
Reading/Study/Bookstack	6,966
Periodicals	266
Student Conference	504
Workroom/Production	1,000
Prof. Staff & Mat. Area	336
Storage Room	432
Custodial Closet	40
Staff Toilet (2)	150
2. Media Wing	
Video Production Room	150
Media Control Center	450
Tech. Coordinator Office	400
Multi-Media Production Room	650
Signal Processing Room	150
Resource Centers (3)	1,650
Total Gross Area Library/Media Wing	13,710

Source: Design Partners, Inc.

height of the building is estimated at approximately 35 feet measured from finish grade to top of roof ridge. Typical elevations are shown in Figure 5a and 5b.

The building will be designed to be sustainable (green and energy efficient) by incorporating sustainable architectural, engineering, landscaping, and Leadership in Energy and Environmental Design (LEED) standards. Sustainable design features in part include maximizing day lighting, energy efficient mechanical and building systems, efficient plumbing systems, efficient landscaping, use of recycled and local/regional construction materials, and controllability of building systems.

The library will be air conditioned for the comfort of the staff, students, and faculty. In addition, a controlled environment will help to control mildew and mold and protect the collection against humidity, salt air, and dust. Air conditioning pumps, compressors, chillers, and associated mechanical equipment will be placed in a walled enclosure behind the library.

2. Circulation and Off-Street Parking

No change to on-campus vehicle circulation is proposed. A driveway leading to the vocational shops affected by the library building will be realigned to the west of its present configuration. Displaced parking stalls will be relocated nearby.

3. Infrastructure

Water for the air conditioning system and potable consumption can be supplied from the existing on-campus water system.

Sewer connection will be made to the on-campus sewer system.

Electrical power will be routed in underground conduits from the existing on-campus electrical system.

4. Grading

An embankment on the west side of the driveway will be cut to accommodate the realigned driveway, parking spaces, and the mechanical equipment enclosure. ***The finish floor of the mechanical equipment enclosure will be constructed at the same grade as the relocated driveway (OEQC Comment).*** A cement masonry unit wall will be constructed to retain the embankment.

5. Landscaping

Planting areas around the library will be landscaped and an underground irrigation system installed. A Chinese banyan tree will be removed and replaced with a like tree in the vicinity of the library. ***The Chinese banyan is estimated to be over 50 years old (OEQC Comment).*** Trees will be planted behind the library and along the realigned driveway for shade and noise attenuation purposes.

C. Economic Characteristics

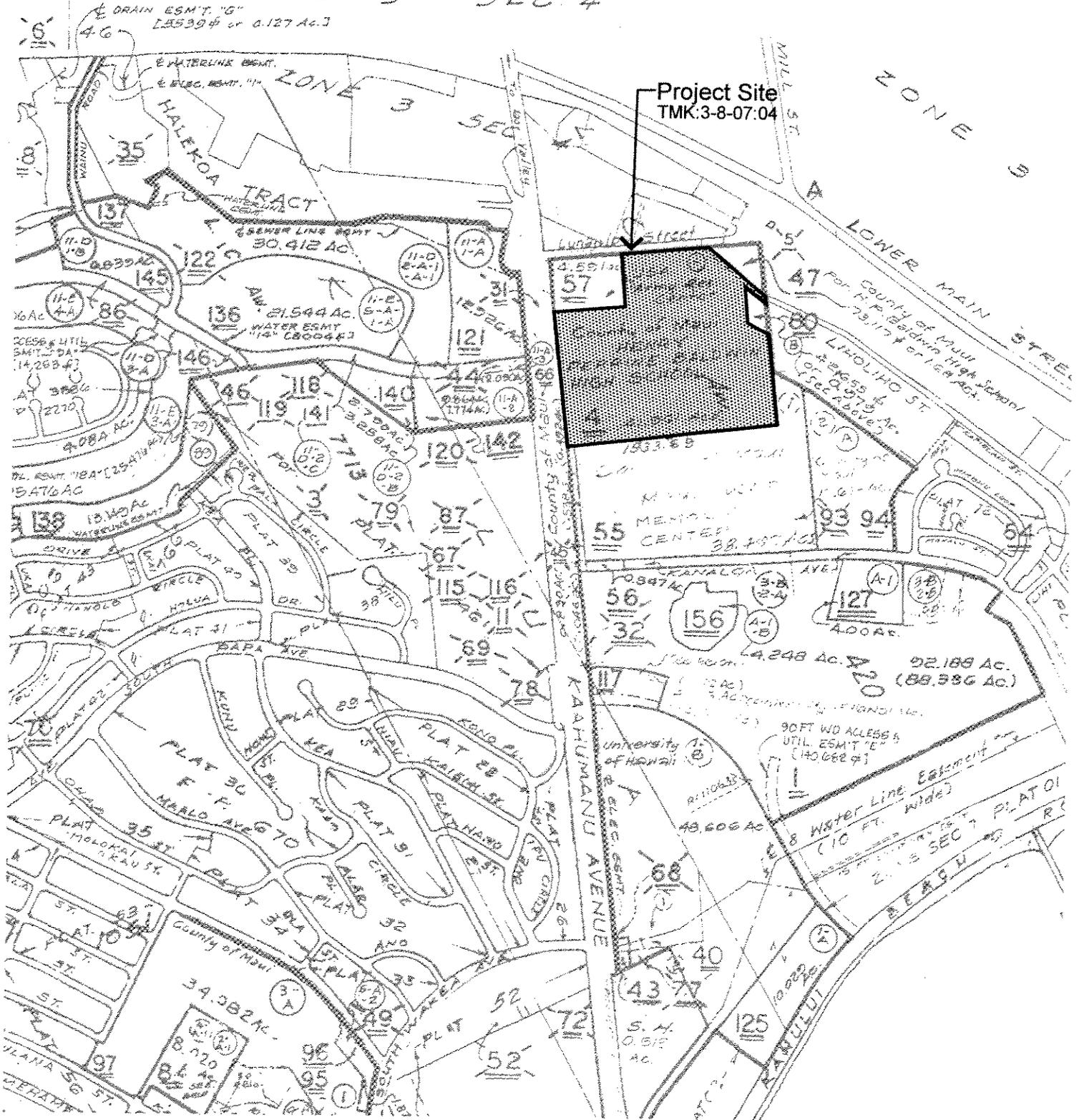
Construction costs are estimated at \$8.755 million and will be funded by the State of Hawaii.

Construction will commence after all design plans are approved and construction permits received. It is projected that construction could start in spring 2008 with completion by June 2009.

D. Social Characteristics

The library would be able to accommodate a maximum of 250 persons at a time.

ZONE 3 SEC 4



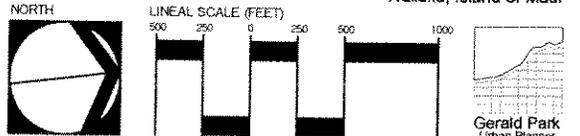
Project Site
TMK:3-8-07-04

SECOND DIVISION		
ZONE	SEC.	PLAT
3	8	07
CONTAINING PARCELS		
SCALE 1in = 1000ft.		

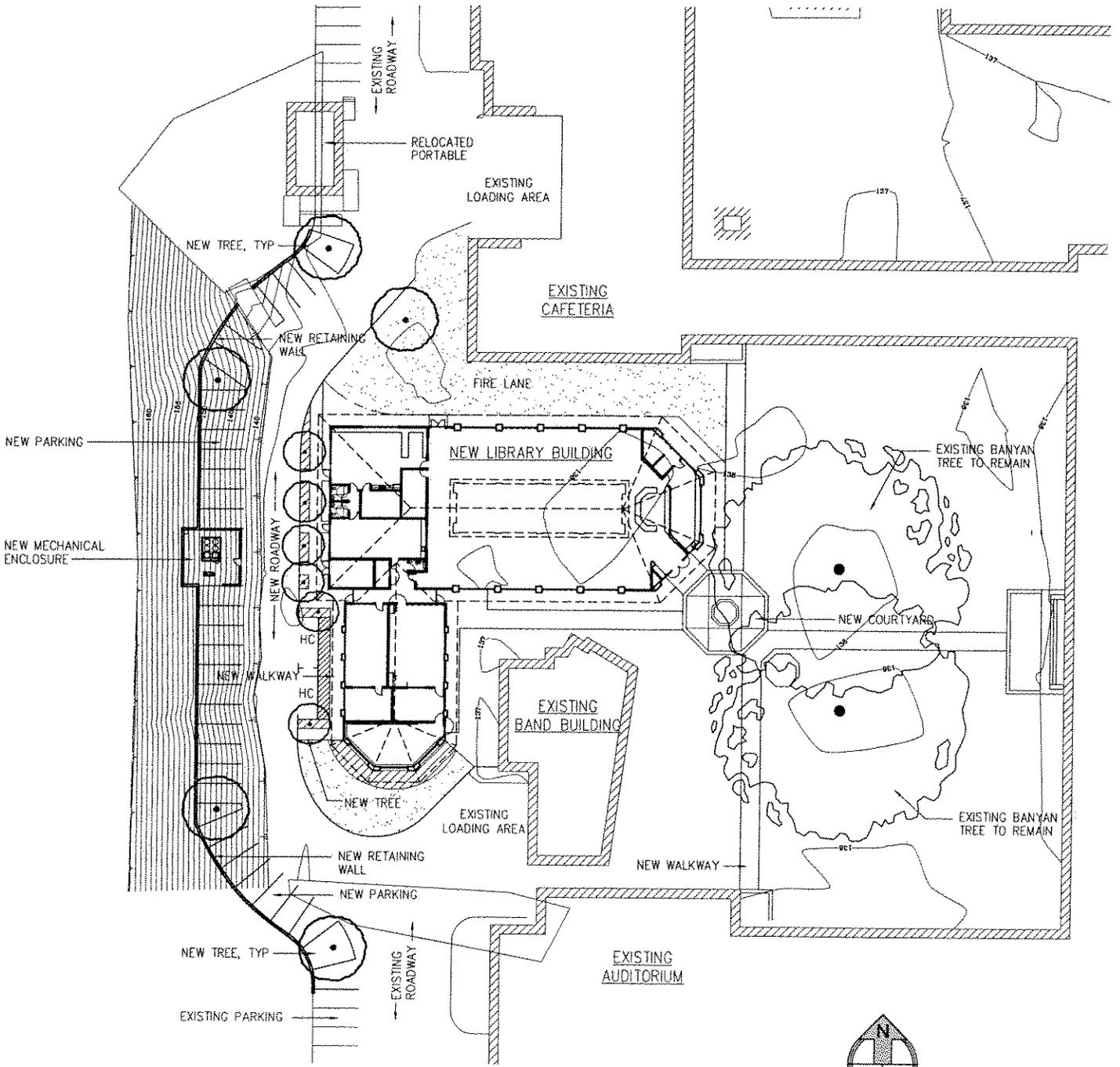
Source: County of Maui, Department of Taxation

Figure 2
Tax Map
Baldwin High School Library

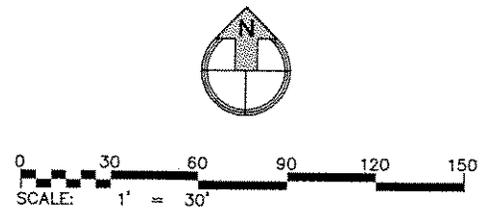
County of Maui Wailuku, Island of Maui



Gerard Park
Urban Planner
March 2007

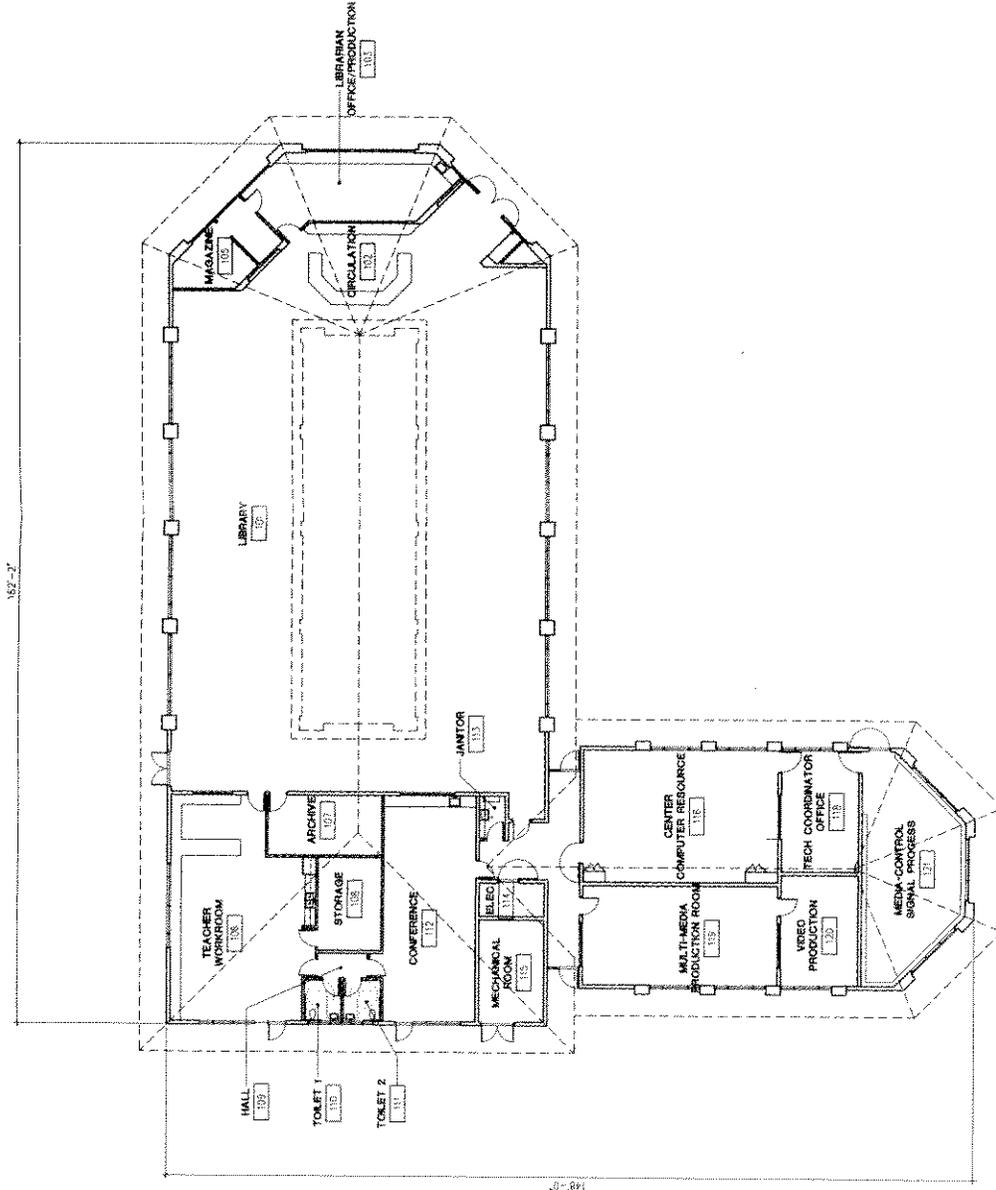


Site Plan



Baldwin High School Library
 State of Hawaii, Department of Education

FIGURE 3
 DESIGN PARTNERS
 INCORPORATED

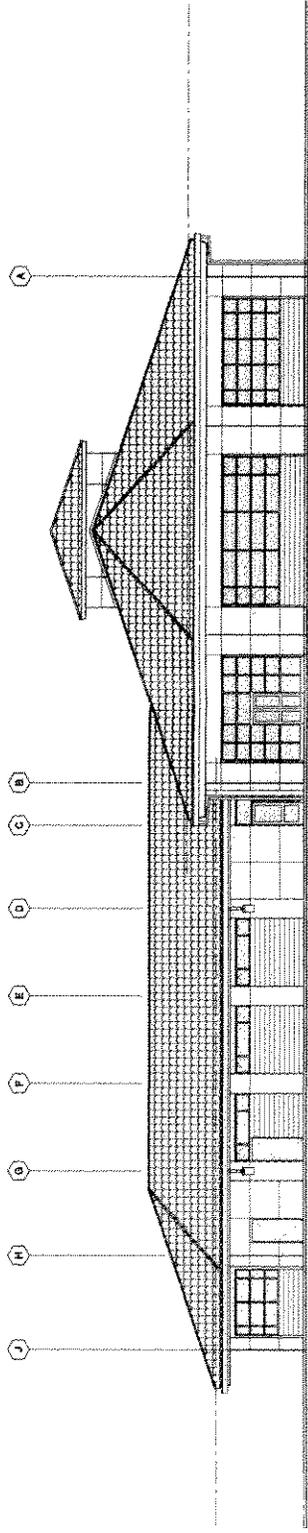


Baldwin High School Library - Floor Plan

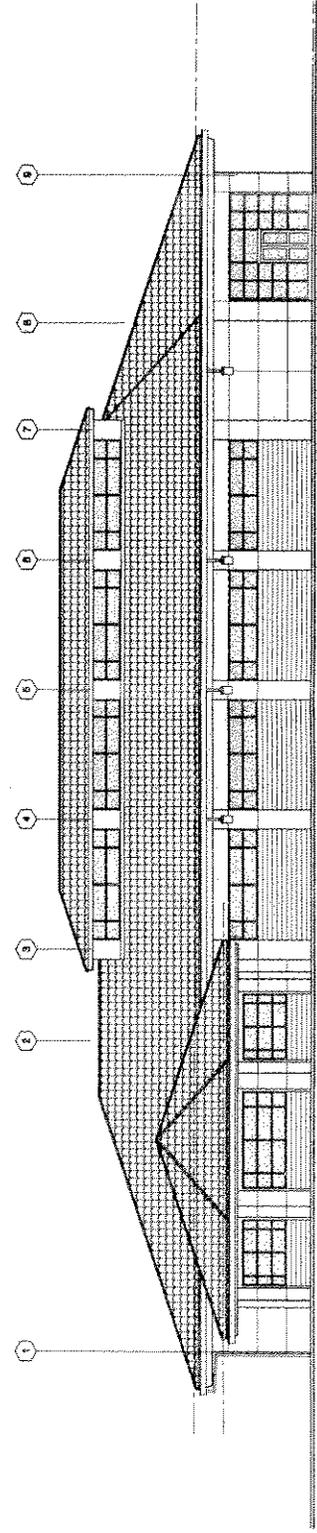
State of Hawaii, Department of Education

FIGURE 4

DESIGN PARTNERS INCORPORATED



EAST ELEVATION



SOUTH ELEVATION



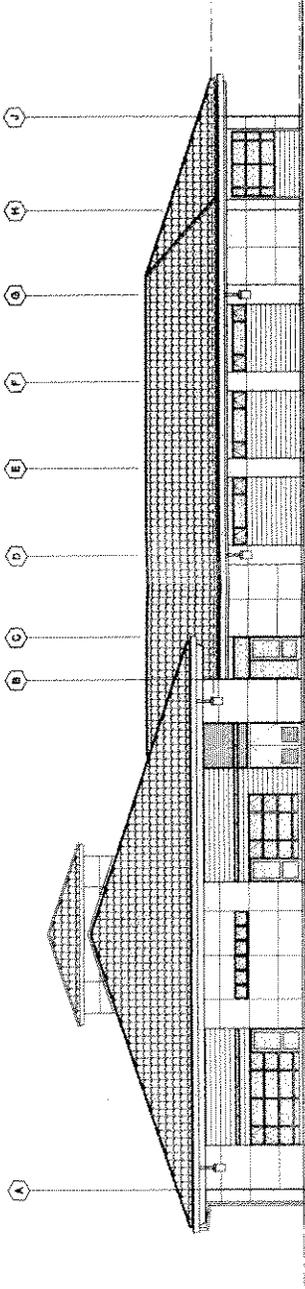
FIGURE 5A

DESIGN PARTNERS INCORPORATED

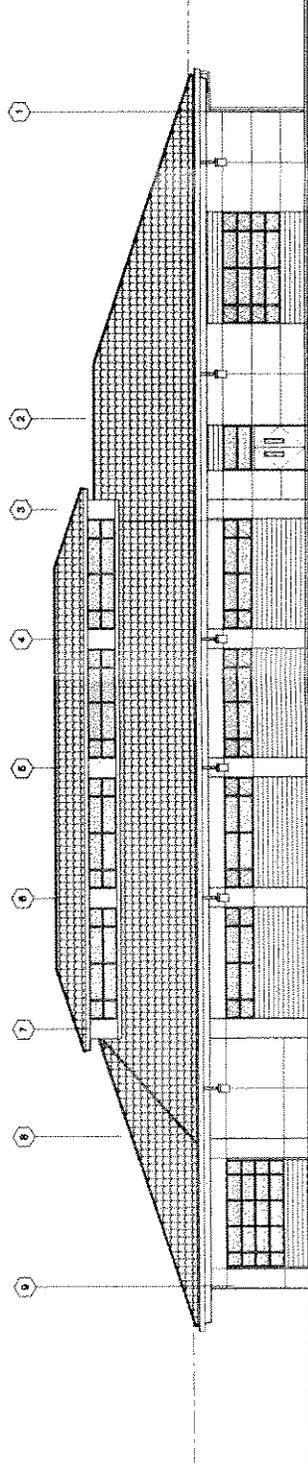
Baldwin High School Library - Exterior Elevations

State of Hawaii, Department of Education





WEST ELEVATION



NORTH ELEVATION

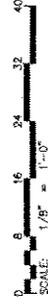


FIGURE 5B

DESIGN PARTNERS INCORPORATED

Baldwin High School Library - Exterior Elevations

State of Hawaii, Department of Education



A. Existing Uses and Structures

The existing Baldwin High School Library was built in 1964 as part of Building J. Located on the second floor of Building J, the 3,500 square foot library houses a collection of approximately 18,470 volumes (books, reference materials, Hawaiiana, CDs, DVDs, and PVideos).

A head librarian and assistant librarian staff the library Monday through Friday. Student aides and volunteer help vary from semester to semester. Substitute teachers also are sent to help out during their non-instructional time. The library is open between the hours of 7:15 AM and 3:00 PM. The facility generally closes during evening hours but the public is allowed to use the library for meetings during evening hours. The School Community Council ("SCC") also meets in the library once a month after 6:00 PM.

On a typical school day, approximately 125-150 students use the library. One class is held in the library while other students are working on class assignments or using available resources (reference materials, computers, internet access). The library is open for students use during the morning, recess, lunch recess, activity period, and after school.

Student enrollment (regular and special education) at Baldwin High School for year 2006 was 1,546 students (Department of Education Correspondence, 2006). This was a slight decline in comparison to the 1,574 students enrolled in 2005. By grade levels there appears to be a trend of declining enrollment between freshmen and senior years. For both years, the number of students in the 9th grade (incoming students) was the highest with enrollment declining for the 10th, 11th, and 12th grades. The exception is the 11th grade enrollment for 2006 in which enrollment was slightly higher than the 10th grade class.

The site of the proposed project is located near the west side of the campus. Approximately half of the site comprises a paved asphalt driveway with parking spaces on both sides. A portable building is located on the *mauka* side of the driveway where the library is proposed. The driveway provides two-way access to/from the vocational shops behind the cafeteria and the front of the school.

The remaining half of the site comprises part of what is called "banyan court or banyan trees" in reference to the prominent banyan trees growing in a courtyard. The school's cafeteria is located to the immediate north and the music building to the south. The area proposed for the library is generally undeveloped. A banyan tree, several coconut trees, and shrubs grow in this area.

Existing conditions are shown in the Site Photographs.

B. Climate

Maui's climate can be described as sunny, pleasantly mild, and cooled by the northeast trade winds. The upper Maui isthmus receives between 20 to 30 inches of rainfall annually. In comparison the windward slopes of the West Maui Mountains can receive up to 400

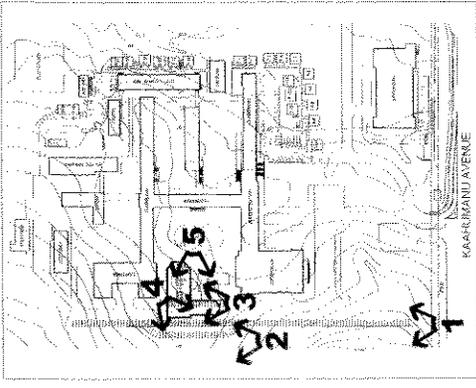
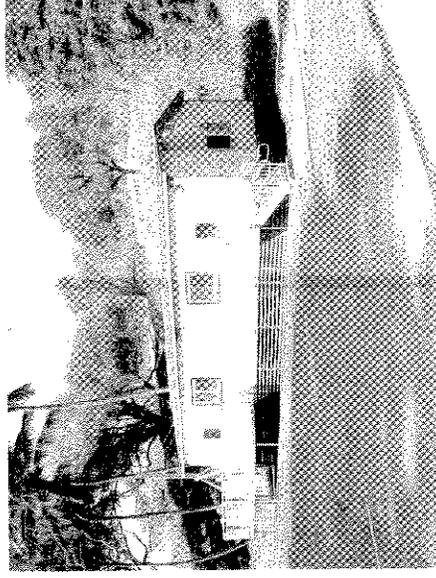


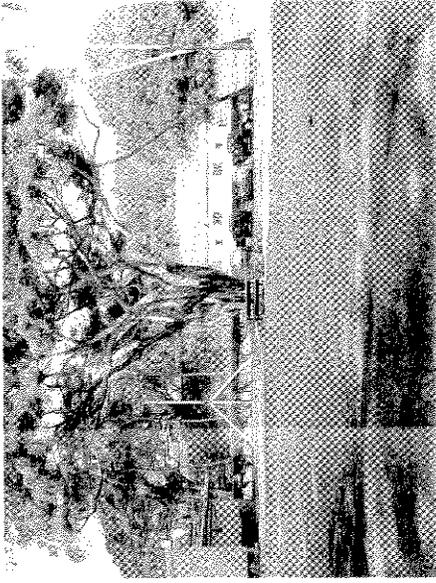
Photo Key Map



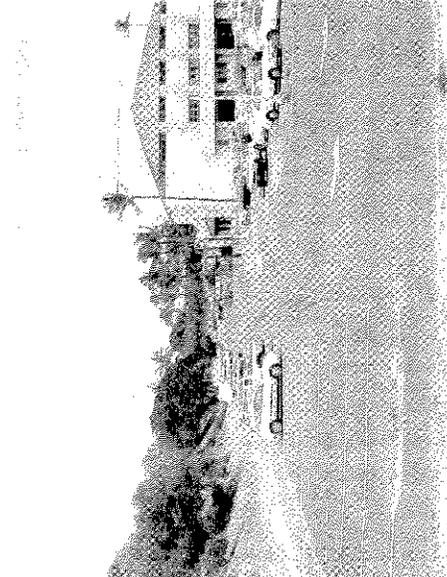
Photograph 2. Embankment to be "Cut" for Realigned Driveway.



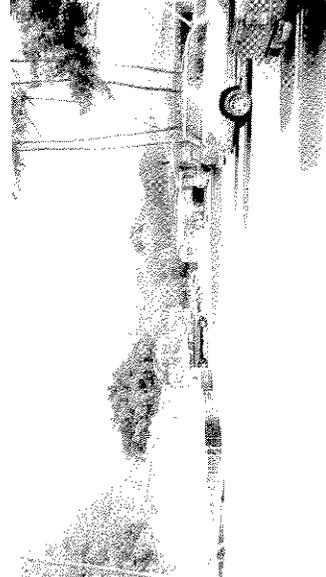
Photograph 4. Existing Modular Building on a Portion of the Project Site.



Photograph 5. View of Project Site Looking West. Banyan Tree in the Foreground to be Removed.



Photograph 1. View of Project Site from Kahaumanu Avenue.



Photograph 3. Approximate Location of the Project Site (Center of Photograph).

Site Photographs
Baldwin High School Library
 County of Maui
 Department of Public Works
 Planning Division
 10/11/12



inches of rain a year and the windward slopes of East Maui (Haleakala) receives between 200 to 400 inches of rain annually.

At Kahului Airport the average annual high temperature is 83^o F and the lowest 67^o F. July, August, and September are the warmest months; January, February, and March the coolest.

Cool northeasterly trade winds blow between 8 and 18 miles per hour. The trades, which prevail from spring to fall and are accentuated by the funneling effect between Haleakala and the West Maui mountains, provide a pleasant and comfortable daily breeze. A localized wind caused by nighttime temperature variations along the slopes of Haleakala gives the area gentle southeasterly evening breezes.

C. Topography

Located on the west side of the campus, the project site is relatively flat. Approximately one-half of the site is a paved driveway and parking lot and the remaining half is the outer edge of what is called "banyan court". Ground elevation is measured at 135 feet above mean sea level over the library building footprint. There is a west to east gradient falling from a high of 140 feet msl above the library site to 135 feet msl at the library site and open courtyard.

D. Soils

The Soil Conservation Service (1973) maps a single soil type---Puuone Sand (PZUE)--- for the entire campus. Puuone soils developed in material derived from coral and seashells and the surface layer is about 20 inches thick. This is underlain by cemented sand. Above the cemented layer, permeability is rapid, runoff is slow, and the hazard of wind erosion is moderate to severe.

Based on the soil map (SCS) this soil comprises most of the land on both sides of Kaahumanu Avenue from Puunene Avenue in Kahului to Lower Main Street on the east side of Wailuku. Major public and private facilities such as Maui Community College, Maui Central Park, Maui Mall, Kaahumanu Shopping Center, Maui Memorial Hospital, the Maui Police Station, and the Maui Lani development are built on Puuone soils.

E. Water Resources

1. Surface Water

There are no streams, lakes, ponds, open bodies of water, or wetlands on the premises.

2. Ground Water

Baldwin High School and almost all of Wailuku town overlies the Iao aquifer system of the Wailuku Sector (Mink and Lau, 1990). This section of the Iao aquifer is characterized by an unconfined basal aquifer in sedimentary rock above an unconfined basal aquifer in flank. Based on the underlying soils, both might be considered alluvial aquifers. The upper aquifer is classified as potentially useful, of low saline content (between 250 and 1,000 parts per million chloride), ecologically important, and highly vulnerable to contamination.

The lower aquifer has fresh water (less than 250 parts per million chloride), can be used for drinking, is irreplaceable, and not vulnerable to contamination (Mink and Lau, 1990).

F. Flood Hazard

The Flood Insurance Rate Map for this section of Wailuku (See Figure 6) places the property in Flood Zone "C". This zone is defined as "areas of minimal flooding (Federal Emergency Management Agency, 1995)".

G. Archaeological Resources

Baldwin High School (Site No. 50-04-1630) is listed as a historic property on State and National Registers of Historic Places (State Historic Preservation Division). The school was listed as part of a multiple listing of Maui public schools on the State register in 1992 and on the National Register in the year 2000. The first school buildings were built in 1940 under the auspices of the Federal Works Agency of the Public Works Administration, United States government.

The Wailuku-Kahului Community Plan does not list the school as a significant traditional place. It should be noted, however, that the list of traditional places cited in the community plan is a representative rather than comprehensive listing of historic and cultural resources found in both communities.

H. Cultural Resources

Cultural resources are not known to be present on the campus.

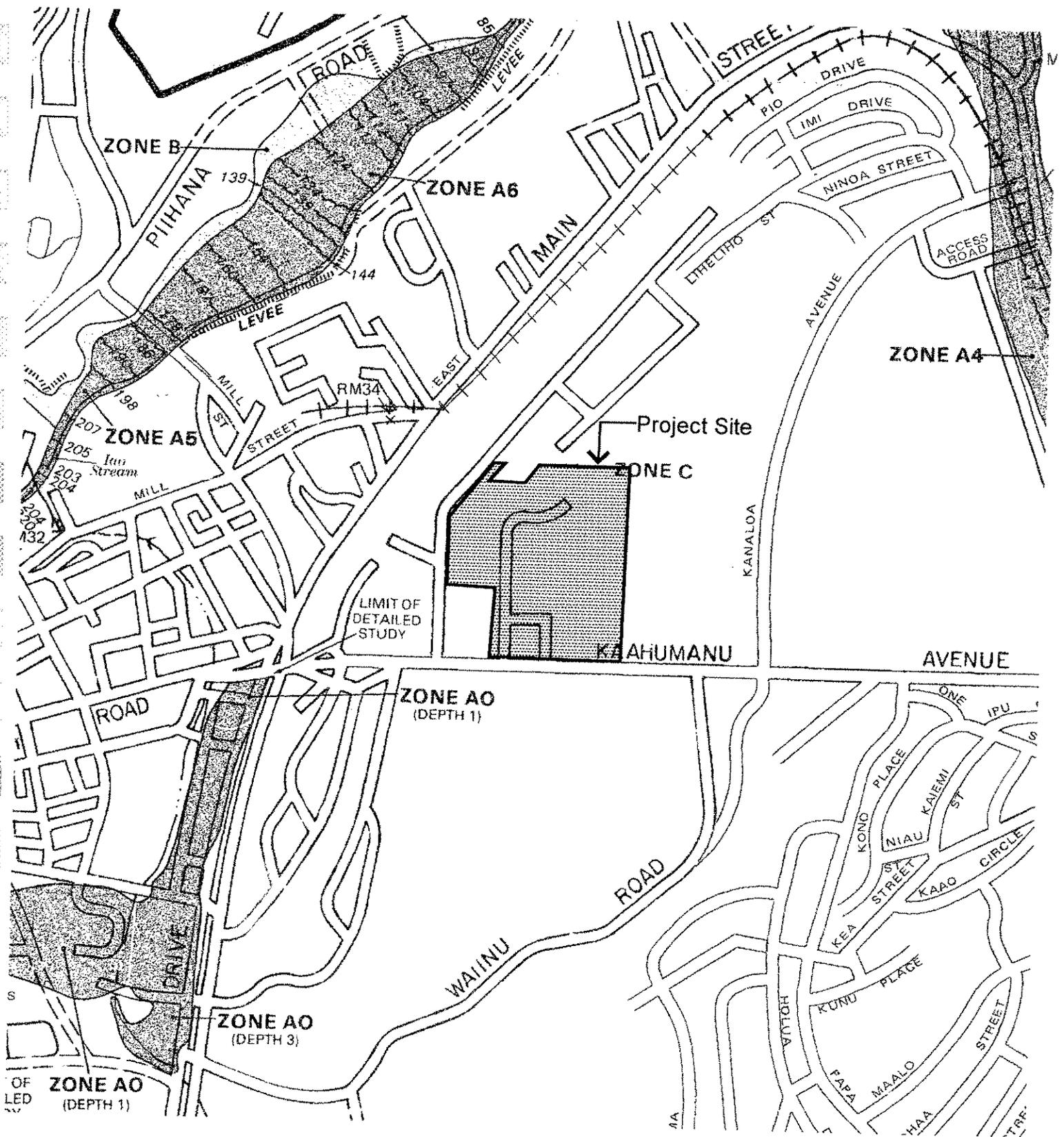
I. Botanical Resources

A traditional gathering place on the Baldwin High School campus is known as "banyan court or banyan tree." The reference to banyan is derived from the broad canopied Chinese banyan trees growing in the area and court is referenced to the courtyard formed by three campus buildings sited in a U-arrangement. Table and benches placed under the trees provide a shaded gathering place for students and school functions. The tree canopies and root systems stifle grass from growing, hence, much of the under canopy area is barren or paved with asphalt concrete.

Bermuda grass is the predominant groundcover. Coconut palm, croton, and areca palm are planted along the cafeteria/classroom building on the north, spider lily is planted along side the band room on the south, and vitex separates the courtyard from the driveway on the west.

The embankment is covered with grass about 8" to 12" in height and sometimes higher in certain areas. Several coconut palms grow at the toe of the slope on the south side of the portable building, bougainvillea is spot planted on the slope, and kiawe trees line the top of the embankment.

All observed flora is neither rare, threatened, or endangered nor are they proposed for that status.



- Legend**
- Special Flood Hazard Zone Subject to Inundated by the 1% Annual Chance Flood
 - Zone B Areas Between Limits of the 100-Year Flood and 500-Year Flood; or Certain Areas Subject to 100-Year Flooding with Average Depth less than one (1) Foot.
 - A0 Areas of 100-Year Shallow Flooding where Depths Are Between One (1) and Three (3) Feet.
 - A1-A6 Areas of 100 Year Flood; Base Flood Elevations and Flood Hazard Factors Determined.
 - Zone C Areas of Minimal Flooding. (No Shading)

Source: Federal Emergency Management Agency
 Flood Insurance Rate Map
 Map Number 15003 0190 D
 Date: March 16, 1995.

Figure 6
Flood Insurance Rate Map
Baldwin High School Library

County of Maui
 NORTH
 Wailuku, Island of Maui

LINEAL SCALE (FEET)
 500 250 0 250 500 1000

Gerald Park
 Urban Planner
 March 2007

J. Wildlife Resources

Like botanical resources on the premises, wildlife resources appear very limited as none were observed. Mynah bird and barred dove roosting in the banyan trees and foraging for food on the ground were the only two avian species recorded. Fruit and bird droppings are scattered on the ground and asphalt pavement at the "banyan court".

K. Hazardous Materials

No hazardous materials are known to be on the project site. Flammable liquids and materials appear to be stored in a free standing structure about 50 feet behind the school auditorium. Signs on the building warn "No Smoking" and "Flammable".

L. Land Use Controls

Pursuant to Chapter 205 HRS, the Hawaii Land Use Law, the State Land Use Commission classifies all land in the State of Hawaii into one of four classifications: Urban, Agricultural, Conservation, or Rural. The project site is designated Urban. Uses and activities in the Urban district are regulated by the respective counties.

The County of Maui Wailuku-Kahului Community Plan (2002) designates the Baldwin High School property Public/Quasi-Public (P) use. This land use designation includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers (Ibid).

The school site is zoned Residential R-3. Schools are a permitted use in the residential zoning district (Chapter 19.08, Interim Zoning Provisions).

The property is not within the County delineated Special Management Area.

M. Public Facilities

1. Circulation

Kaahumanu Avenue, the major road connecting the communities of Wailuku and Kahului, passes in front of Baldwin High School. A traffic signal controls traffic movement in all directions.

2. Water

The Department of Water Supply supplies potable water to the school through a 12" transmission main along Kaahumanu Avenue **and a 6" waterline along Lunalilo Street**. Water is metered through several meters located near the entry to the campus on Kaahumanu Avenue.

The Department of Water Supply commented that there are three unused wells and one active irrigation well on the school property. If the unused wells are not maintained these should be properly sealed. They also recommended that the irrigation well serve all on-site campus irrigation needs and other non-potable demand where feasible.

A fire hydrant on Kaahumanu Street and a fire hydrant on Lunalilo Street provide fire protection. The on-campus fire protection system is a private system (Department of Water Supply Comment).

3. Sewer

A 6" service lateral connects the school to the municipal wastewater treatment system. Wastewater from the school is collected and pumped to the County wastewater treatment plant near Kahului Harbor for treatment and disposal.

4. Power and Communication

Electrical power and communication systems are available on campus from systems along Kaahumanu Avenue.

5. Protective Services

On-campus security is provided by school personnel. The Main Police Station is located across Kaahumanu Avenue from Baldwin High School.

Fire service is provided by the County of Maui Fire Department. On-campus fire hydrants can provide sufficient fire flow in the event of fire.

3

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS AND MEASURES TO MITIGATE ADVERSE EFFECTS

The scope of the project was discussed with the consulting architect, members of the design team, and staff of the Facilities Development Branch, Department of Education. State and County agencies were contacted for information relative to their areas of expertise. Time was spent in the field noting site conditions and conditions in the vicinity of the project site. The sum total of the consultations and field investigations helped to identify existing conditions and features that could affect or be affected by the project. These conditions include:

- There are no rare, threatened, or endangered flora or fauna on the property;
- There are no archaeological resources on the property or cultural practices associated with the property;
- The property is not an identified visual resource in the Wailuku-Kahului Community Plan;
- The property is not located in a flood hazard area;
- There are no streams, ponds, or wetlands on the premises;
- Dust is a nuisance at Baldwin High School and in surrounding areas; and
- Existing water, sewer, power, and communication systems are available.

A. Short-term Impacts

Site work, a necessary function to prepare the land for building the temporary and permanent improvements to follow, is the first and probably the most disruptive construction activity on the environment. Approximately 1.37 acres will be cleared and grubbed. Grubbing will remove vegetation and grading will establish preliminary and final design elevations. Trees and palms to be retained as part of the future landscaping will be flagged may be left *in situ* or temporarily relocated elsewhere on campus.

Site work is a persistent source of fugitive dust. Site contractors are aware that fugitive dust is a nuisance to both construction workers and people living and working near work sites and it is imperative for them to maintain stringent dust controls. Water sprinkling is probably the most effective dust control measure given the size of the project site and the scale of the proposed improvements. The Contractor, however, may choose to implement other measures and best management practices based on their experience with similar projects and job site conditions.

Puuone sand poses a moderate to severe erosion hazard under normal conditions. Dust generation can be magnified on windy days and the contractor will have to implement stringent dust control measures at those times.

The Contractor will be responsible for general housekeeping of the site and for keeping adjacent streets and properties free of dirt, mud, and construction litter and debris. Pollution control measures shall comply with Chapter 60.1, Air Pollution Control regulations of the State Department of Health.

Site work will expose soil thus creating opportunities for erosion and construction-related runoff. The library site is relatively flat and site work for the building will involve minimal excavating and limited grading. Fairly extensive grading will be required when cutting the embankment. Overall grading quantities are estimated at 2,100 cubic yards of excavation and 1,000 cubic yards of fill. Site work impacts will be mitigated by complying with Best Management Practices ("BMPs") specified in Chapter 20.08 of the Maui County Code for drainage, dust control, erosion, and sediment control. BMPs will be prepared for review and approval by the Department of Public Works and Environmental Management.

An NPDES permit for storm water runoff associated with construction activities will not be required because less than one acre of the total land area will be disturbed during construction.

Construction noise, like fugitive dust, cannot be avoided. Schools are considered noise sensitive facilities. Construction noise will be audible in areas adjoining the site but exposure is expected to vary in volume, frequency, and duration. The school cafeteria is "open" in the direction of the project site and noise will be audible inside. The music building is a sealed structure which no openings facing the project site thus noise should be faintly audible inside. Classrooms are located over 50 feet from the project site and construction noise should not interfere with instruction.

Noise will vary also by construction phase, the duration of each phase, and the type of equipment used during the different phases. For this project, noise will be most pronounced during the early stages when the library site is grubbed, graded, and building foundations poured. Noise will diminish as the structure is erected and roofed. Once the structure is completed, most construction activities will take place inside the building and the exterior walls will help to attenuate noise.

Community Noise Control regulations establish a maximum permissible sound level for construction activities occurring within (acoustical) zoning districts. Land zoned residential is placed in the Class A zoning district. The maximum permissible sound level for excessive noise sources (to include stationary noise sources and construction and industrial activities) in the Class A zoning district is 55 dBA between the hours of 7:00 am and 10:00 pm and 45 dBA between the hours of 10:00 pm and 7:00 am (Chapter 46, Community Noise Control, 1996). Construction activities often produce noise in excess of the permissible daytime noise level and a variance (or Noise Permit) will be needed. The Contractor will be responsible for obtaining the variance and complying with applicable conditions. Work will be scheduled for normal working hours (7:00 am to 3:30 pm) Mondays through Fridays.

The project is proposed in an area that has been significantly altered by previous school improvements. Should excavation unearth subsurface archaeological sites, artifacts, or cultural deposits, work in the immediate area will cease and the proper authorities notified for disposition of the finds. If *iwi kupuna* are uncovered and appear to be less than 50 years old, the County of Maui Police Department will be notified. If the burials appear to be more than 50 years old, then the State Historic Preservation Officer will be notified. As a matter of protocol, both agencies will be notified for inspection and proper disposition of the finds.

Because Baldwin High School is a registered historic site, project approval from the State Historic Preservation Division will be required. The project will be designed to comply with the U.S. Department of Interior, National Park Service, Standards for Rehabilitation and Guidelines for Historic Buildings.

Should construction activity unearth archaeological features, artifacts, cultural sites, or iwi kupuna, work in the immediate area will cease and historic authorities notified for disposition of the finds.

Bermuda grass, several coconut palms, the vitex hedge, and a Chinese banyan will be removed. Bougainvillea, kiawe, and coconuts growing on the embankment will be removed.

The driveway will be rerouted prior to construction to maintain vehicle access to/from the vocational shops. During school hours the driveway is used primarily by maintenance vehicles and not motor vehicles. During construction, the contractor will:

- Post notices alerting drivers of scheduled work on and around the driveway;
- Post warning signs on both sides of the work area to alert drivers of construction and to slow traffic speed;
- Position traffic cones or other directional devices to guide vehicles around work areas;
- Post flagmen for traffic control; and
- Cover open trenches with steel plates during non-working hours and post safety devices with warning lights to alert motorists of the construction area.

Vehicles carrying workers and material will contribute to traffic on Kaahumanu Avenue, the main street between Kahului and Wailuku. Material deliveries will be scheduled during non-peak traffic hours to minimize impact on traffic.

The project will affect sixteen (16) stalls set aside for student parking. These stalls are to be replaced at another location.

B. Long-term Impacts

The new library will replace an undersized library that has served Baldwin High School since 1963. The new facility will allow the library staff to expand the range of library functions and improve conditions for students and staff. These improvements or benefits would:

- Increase the collection for students and faculty
- Provide an enlarged reference section
- Expand curriculum holdings for faculty
- Expand learning opportunities for students
- Foster the creation of special collections
- Expand interior space for comfortable study, sitting, and general reading
- Provide a larger work area and storage space for staff and library materials
- Provide a meeting room for school and community use
- Provide a media wing for video and media production for the school

Few persons would dispute the contention that a new and larger library would benefit student, faculty, and Baldwin High School as a whole. The existing facility is too old and too small to meet the needs of a 1,500+ student body. In addition to meeting these needs, it is anticipated that features of the new library will help to prevent dust, salt air, and humidity from damaging the collection, equipment, and furniture.

It is also anticipated that the media wing will expand the curriculum offering to students interested in pursuing video and multi-media production as a vocation. The curriculum and training opportunities would assist in providing the technical expertise and professional curricula at the high school level (and university level) to help support the film industry in the State of Hawaii over the long-term.

Electrical consumption and associated costs can be reduced through the use of energy efficient lights and high-efficiency air conditioning units. The use of insulated materials for walls, low-E double glazed glass, natural lighting, and an efficient air conditioning system can help to reduce energy consumption and costs.

Besides adding to the comfort of patrons and staff and special collections, air conditioning should minimize the amount of dust entering and circulating inside the building thus prolonging the life of the collection and electrical and electronic equipment.

The proposed Baldwin High School Library is designed as a sustainable building as prescribed in the Hawaii High Performance School Guidelines. It is anticipated that the building will have lower operating costs, conserve energy and water, provide for the health and comfort of its users, and demonstrate a State commitment to sustainable building design.

Water use can be reduced by installing low-flush toilets and low-gallon fixtures. ***The Department of Water Supply suggested water conservation measures including the use of brackish and/or reclaimed water for non-potable uses, using climate adapted plants in the landscaping, maintaining fixtures to prevent leaks, and eliminating single pass cooling (Department of Water Supply Comments).***

Ambient air quality should not be adversely affected in the long-term. The principal source of air pollution is expected to be exhaust emissions from vehicles entering and exiting the school grounds and not the library site. Emissions will be dispersed by the prevailing winds.

Noise originates from three sources in the vicinity of the proposed library: the band room, cafeteria, and banyan court.

Although the band room is an enclosed structure, music diffuses through the walls and can be heard outside the building. Under the current bell schedule, lunch period is between 10:00 AM and 12:00 Noon. Lunch period is the busiest and noisiest time period in the cafeteria. Sounds of students talking and laughing and general kitchen noises are audible outside the cafeteria. A chorus of voices, music, and laughter also emanate from students who gather at the banyan court and in front of the band room to socialize and have their lunch during lunch period.

Because the existing acoustical environment during lunch period is already noisy, these same sounds will be generated when the library is completed. It is anticipated that some outside noise will be heard through the library walls in sections of the library nearest to the sources of noise. Low noise levels inside the library also will spike temporarily each time the library doors are opened. Students and staff inside the library will be exposed to outside noise primarily during the two hour lunch period. The library environment should be quieter both before and after lunch period.

The library will be entirely enclosed and air conditioned to help reduce the introduction of outside noise. Aside from the front entry which faces the direction of

banyan court, there are no openings facing the cafeteria or the band room. The exterior walls will be built of light-weight concrete with noise absorbing qualities. Glass windows facing the cafeteria and band room will be sealed and double paned to further aid in attenuating noise (OEQC and Department of Public Works Comments).

An increase in campus traffic is not anticipated as a result of this project.

Water, power, and communication service will be extended from existing systems on the school grounds. Average demand for water is estimated at 420 gallons per day and a maximum daily demand of 630 gallons per day. Wastewater flow is estimated at 140 gallons per day. Both water demand and wastewater flow can be accommodated by the respective systems.

Existing storm runoff at the project site was calculated at 3.40 cubic feet per second (cfs) and 4.51 cfs under developed conditions. The calculations are based on a 10-year storm. Surface runoff will be directed to landscaped areas and low spots and allowed to evaporate or percolate into the ground.

A private hauler will collect and transport solid waste to approved disposal facilities. Solid waste quantities generated by library functions have not been determined.

The new library will present a new object to be seen on the campus. At one-story in height, it will be the same height as many campus buildings and below the height of the nearby two-story buildings. Trees and shrubs planted near or alongside the building will "soften" its mass and add a vertical element to its form. The new building generally will not be visible to the public from public vantage points or streets.

As much as practical, the building will be designed to comply with design guidelines for maintaining and promoting preservation values for the entire property. The building also will be designed as a sustainable building and a balance will be sought between historic preservation and sustainability. ***The library site supports the Department of Education's intention to not intrude into the historic view plane of the front of the campus.***

The Chinese banyan to be removed will be replaced by a similar tree. The County of Maui Arborist Committee will be consulted and their assistance sought in selecting a replacement tree.

A. No Action

A no action alternative would maintain the status quo of the site thus precluding the occurrence of all environmental impacts, short and long-term, beneficial and adverse described in this Assessment. Resources committed to plan and build the facility would be foregone and the purpose of the project unachieved.

B. Alternative Sites

The site selection process for a new library identified ten (10) on campus alternatives. Pros and cons germane to each were identified (See Appendix A for a Site Analysis). The ten sites included:

1. In front of the campus adjacent to the Theater and facing Kaahumanu Avenue.
2. In the Alumni Courtyard.
3. Add to the existing library.
4. In Banyan Courtyard
5. East end of the campus facing Kaahumanu Avenue.
6. Back of the campus at the east end.
7. West of the Music Building
8. Top of the hill near the practice field
9. Drama Building site
10. Between the Wood Shop and Play Courts

[The selected site is an adaptation and modification of alternatives 4 and 7.]

After much discussion, Site Option 4, the Banyan Courtyard site, was selected as the site of the proposed library mainly because of its central location and constructability compared to other options. It was a majority decision for Option 4 among stakeholders which consisted of representatives from the Department of Education Facilities Branch and the Department of Accounting and General Services, the consulting Architects, and Baldwin High School administrators and users (librarians and students). This option was also strongly preferred by the Site Historic Preservation Officer (SHPO) because of its minimal impact to the historic buildings at the front of the school.

Permits required for the project and responsible authorities are identified below. Additional permits and approvals may be required depending on final construction plans.

State of HawaiiDepartment of Health

Air Conditioning and Ventilation
NPDES Permit (Various)
Variance from Pollution Controls (Noise Permit)

Department of Land and Natural Resources

State Historic Preservation Division Approval

County of MauiDepartment of Public Works

Building, Electrical, and Plumbing Permits
Grubbing, Grading, Excavation and Stockpiling Permit

6

AGENCIES AND ORGANIZATIONS CONSULTED IN PREPARING THE ENVIRONMENTAL ASSESSMENT

*The Draft Environmental Assessment for the Baldwin High School Library was published in the Office of Environmental Quality Control Environmental Notice of May 23, 2007. Publication initiated a 30-day public review period that ended on June 22, 2007. Agencies and organizations that submitted written comments during the review period are identified with an asterisk *. All comment letters and responses are found in Appendix B.*

State of Hawaii

- *Department of Health
- Department of Land and Natural Resources
 - State Historic Preservation Division
- *Department of Transportation
 - Highways Division
- ***Office of Environmental Quality Control**

County of Maui

- *Department of Water Supply
- *Department of Public Works and Environmental Management
- *Department of Planning
- *Police Department
- Fire Department

Organizations

- *Maui Electric Company, Ltd.
- ***Lisa Raymond, Executive Director, Maui Nui Botanical Gardens**
- Wailuku Public Library (Placement)

Chapter 200 (Environmental Impact Statement Rules) of Title 11, Administrative Rules of the State Department of Health, establishes criteria for determining whether an action may have significant effects on the environment (§11-200-12). The relationship of the proposed project to these criteria is discussed below.

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

Baldwin High School is a registered historic property. The new library building will not lead to the loss or destruction of historic and preservation values associated with the school. As much as practical, the library will be designed to comply with design standards for historic properties and will promote sustainable building design.

Should construction activity unearth archaeological features, artifacts, cultural sites, or iwi kupuna, work in the immediate area will cease and historic authorities notified for disposition of the finds.

The selected site supports the Department of Education's intention to not interfere with the historic view plane of the front of the campus.

2) Curtails the range of beneficial uses of the environment;

The project does not curtail the beneficial uses of the environment.

3) Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;

The project does not conflict with long-term environmental policies, goals, and guidelines of the State of Hawaii.

4) Substantially affects the economic or social welfare of the community or State;

The project is not anticipated to substantially affect the economic or social welfare of the community or the State. It is anticipated, however, in the long-term that the project will provide a facility to foster student learning through reading and research, expose students to new and innovative curricula, and promote education in general.

5) Substantially affects public health;

Public health will not be adversely affected. Short-term environmental impacts in the form of fugitive dust, noise from construction equipment, and minor erosion can be expected. These impacts can and will be mitigated by measures described in this Assessment and measures, such as best management practices for erosion control, to be submitted with construction plans and documents.

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

Substantial secondary impacts are not anticipated.

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

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

The project does not involve a commitment for larger actions that would affect the environment or surrounding area where the library is proposed.

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

Flora observed on the property are not listed or candidates for rare, threatened or endangered status.

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

Ambient air quality will be affected by fugitive dust and combustion emissions during construction but can be controlled by measures stipulated in this Assessment. Construction noise may be pronounced during site preparation work but should diminish once the structural improvements are completed. All construction activities will comply with air quality and noise pollution regulations of the State Department of Health.

Erosion control measures will be prescribed in grading plans and best management practices prepared for the project.

Construction noise will be audible at different parts of the school for the duration of construction. Following construction, library operations should not generate noise because by its nature libraries are places of quiet.

The area where the library will be located is near the school cafeteria, band room, and an outdoor gathering place for students. During the school's lunch period, sounds of students socializing, laughing, and playing music are a daily occurrence in the area and is expected to continue following construction.

The library will be built as an enclosed structure to keep out noise and dust. Air conditioning will provide a comfortable environment for users and help to prolong the life of the collection and library/school equipment. Design measures built into the library to aid in sound proofing include exterior walls with noise absorbing capabilities and the use of double pane glass.

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

The library site is not located in an environmentally sensitive area.

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

The Baldwin High School Library will not affect scenic vistas and view planes. ***The selected site is located on one side of the campus and the library building should not interfere with the historic view plane of the front of the campus.***

13) Requires substantial energy consumption.

An increase in energy consumption is anticipated because the building is a larger space, will serve two functions (library and media wing), and will be air conditioned. The building will be designed in accordance with Act 96 which requires all new state facilities to meet the equivalent of a LEED silver rating, or to achieve Two Green globes, by incorporating sustainable features and energy efficient systems into the building. The project will not substantially add to the energy consumption of the school. Increases in energy consumption would be offset by the use of energy efficient air conditioning systems, natural light, double glazed glass, and low energy lighting fixtures.

REFERENCES

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- Department of Planning, County of Maui. May 1961 (As Amended). *Zoning Map No. 3 Showing Wailuku, Westerly Portion of Kahului and Surrounding Areas*. Ordinance No. 297.
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September 14, 2006

PROJECT: Baldwin High School, New Library Building
DPI No. 06044

SUBJECT: **SITE ANALYSIS**

Summary

Listed below are all of the pertinent items / issues in regards to the site selection for the new library building:

1. Available build-able sites within the campus, which does not impact existing campus building and infrastructure as well as other items as listed. New building in particular shall have minimal impact on all of the naturally ventilated building on campus.
2. User preference for central location. Proximity to center of campus.
3. Accessibility
4. Impact on existing Campus Plan.
5. Existing topography and drainage pattern.
6. Existing utilities and infrastructure.
7. Site and Building Orientation (for sustainability, building on the East-West axis is preferred to minimize west exposure)
8. Existing Site Conditions (for sustainability, minimizing site disturbance. Site which are flat or previously graded is preferred)
9. Consideration to SHPO (State Historic Preservation Office). The campus is classified as a Historic Preservation site.
10. Consideration to County Arborist Committee. There are several large Banyan trees on the site.
11. Utilities and infrastructure.
12. Existing parking.
13. Vehicular circulation.
14. Pedestrian circulation.
15. Views
16. User preference for one story building.

Listed below are pros and cons for each of the sites options being considered:

Site 1 (In front of the campus facing Kaahumanu Avenue and adjacent to the Theater:

Pros:

- Existing topography (flat site)
- Provide surrounding open space
- Central location. Close proximity to center of campus.
- Impact on existing Campus Plan (This is both a pro and con on this option)

- Does not impact pedestrian circulation
- Minimal site disturbance.
- Accessibility
- Assume it will be close to existing to utility lines
- Views

Cons:

- SHPO disapproves locating the new building because of its impact on the view from Kaahumanu Avenue. (Entire campus falls under historic preservation)
- Displacement of some existing parking stalls
- Interrupts existing traffic and pedestrian circulation pattern which is already deemed deficient. Costly to rearrange
- Site and Building Orientation
- Must relocate existing fire protection lines
- Impact on existing Campus Plan (This is both a pro and con for this site)

Site 2 (In Alumni Courtyard):

Pros:

- Central location
- Good building orientation (Building on the East-West axis is preferred to minimize west exposure)
- Good topography and minimal displacement of existing elements
- Accessibility
- Minimal impact on pedestrian circulation
- Does not impact vehicular circulation or parking arrangement
- Minimal impact on the site, including natural drainage pattern
- Assume it will be close to existing to utility lines

Cons:

- Alumni does want building at this location.
- Impact on existing Campus Plan
- 2 story structure (1 story better functionally and more cost effective)
- Tight footprint
- Decreased natural ventilation and cuts into campus usable open space
- Impacts on the natural ventilation capacity of adjacent building
- Views

Site 3 (Add to existing Library):

Pros:

- Central location
- Good topography and minimal displacement of existing elements
- Accessibility
- Minimal impact on pedestrian circulation
- Does not impact vehicular circulation or parking arrangement
- Assume it will be close to existing to utility lines

- Views

Cons:

- Impact on existing Campus Plan
- Decreased natural ventilation and cuts into campus usable open space
- 2 story structure (1 story better functionally and more cost effective)
- Tight footprint
- Must renovate existing Library
- Lack of flexibility in building configuration and layout due it being an addition to an existing building.
- Site and Building Orientation (Sustainability)
- May interrupt existing drainage patterns

Site 4 (In Banyan Courtyard):

Pros:

- Central location
- Good building orientation (Building on the East-West axis is preferred to minimize west exposure)
- Existing topography (flat site)
- Part of the pedestrian traffic pattern
- Opportunity to enhance the courtyard
- Accessibility
- SHPO probably will accept this site because it is not visible from the front and other perimeter of the site
- Assume it will be close to existing to existing utility line

Cons:

- Impact on existing Campus Plan since the building will intrude into and enclose the courtyard.
- Must displace of the existing Banyan trees which will require approval from the County's Arborist Committee
- Limited area of construction due to existing Banyan trees, buildings and roadway.
- Decreased natural ventilation
- Impacts on the natural ventilation capacity of adjacent building
- May displace some existing parking stalls
- May interrupts existing traffic
- May interrupt existing drainage patterns
- Views

Site 5 (In front of the campus facing Kaahumanu Avenue at the East side of the campus):

Pros:

- Provide surrounding open space
- Existing topography (flat site)
- Minimal impact on existing Campus Plan
- Minimal site disturbance.

- Accessibility
- Assume it will be close to existing to utility line
- Minimal impact on existing Campus Plan
- Views

Cons:

- SHPO disapprove locating the new building because of its impact on the view from Kaahumanu Avenue. (Entire campus falls under historic preservation)
- Not centrally located
- May displace some existing parking stalls
- May interrupt existing traffic pattern
- May interrupt existing drainage patterns
- Displacement of existing portable buildings
- Close proximity to on campus traffic way

Site 6 (Towards the back of the campus at the east end):

Pros:

- Provide surrounding open space
- Minimal impact on existing Campus Plan
- Views
- Part of pedestrian circulation
- Does not impact vehicular circulation or parking arrangement
- Assume it will be close to existing to utility lines

Cons:

- Not centrally located
- Displacement of existing portable buildings
- Topography (sloped site)
- Constructability
- Accessibility
- May interrupt existing drainage patterns
- Site disturbance

Site 7 (West of the Music Building against the hill):

Pros:

- Minimal impact on existing Campus Plan
- Views
- Somewhat centrally located
- Assumed to be relatively near existing utility lines

Cons:

- Displacement of existing portable buildings
- Displacement of some existing parking stalls
- Topography (very sloped site)
- Constructability

- Accessibility
- May interrupt existing drainage patterns
- Site disturbance
- Provide surrounding open space
- Impacts vehicular circulation or parking arrangement
- Pedestrian circulation must cross roadway
- Building orientation

Site 8 (West of the campus on top of the hill near practice field):

Pros:

- Minimal impact on existing Campus Plan
- Views
- Topography (flat site)
- Minimal site disturbance
- Minimal impact existing drainage patterns
- No Impact on vehicular circulation or parking arrangement
- Provide surrounding open space
- Building orientation
- Views

Cons:

- Not centrally located, located far away from the main campus
- Accessibility
- May interrupt existing drainage patterns
- Pedestrian circulation must cross roadway
- Site access
- Assume it will be far away to existing to utility lines

Site 9 (At existing Drama Building site):

Pros:

- Centrally located
- Minimal impact on existing Campus Plan
- Topography (flat site)
- Part of existing pedestrian circulation
- Minimal site disturbance
- Minimal impact existing drainage patterns
- Accessibility
- Close to existing utility lines

Cons:

- Must displace and replace existing Drama Building
- Limited area of construction due to existing buildings and roadway.
- Decreased natural ventilation
- Impacts on the natural ventilation capacity of adjacent building
- May Impact on vehicular circulation or parking arrangement

- Building orientation
- Views

Site 10 (North end of the campus between Wood Shop and Play Courts):

Pros:

- Minimal impact on existing Campus Plan
- Views
- No Impact on vehicular circulation or parking arrangement
- Provide surrounding open space
- Building orientation
- Views

Cons:

- New Softball Field is planned at that location
- Not centrally located
- Topography (somewhat sloped site)
- Accessibility
- Site access
- Site disturbance
- May interrupt existing drainage patterns
- Not part of pedestrian circulation
- Pedestrian circulation must cross roadway
- Assume it will be far away to existing to utility lines



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September 15, 2006

MINUTES OF MEETING

PROJECT: Baldwin High School, New Library Building
DPI No. 06044

SUBJECT: Site and Program Development Conference,
Held September 12, 2006 at existing Baldwin High School Library

ATTENDEES: See attendance list

SUMMARY OF DISCUSSION:

A. The following summarizes site selection issues:

1. Vernon Inoshita and Nick Nichols provided a summary of the meeting with SHPO (State Historic Preservation Office) held on September 11, 2006. The recommendation provided by SHPO architect Susan Tasaki is that the new library be placed away from the streetscape (or front façade) per the U.S. Department of the Interior National Park Service, Standard for Rehabilitation and Guidelines for Historic Buildings. It was also stated by Susan Tasaki that entire campus shall be considered historical and any new proposed design shall study the overall ramifications.
2. Site Options 1 and 5 were deemed not acceptable sites since they would violate the NPS Guidelines. Option 4 appeared to be much more of an acceptable location.
3. Site Option 6 was discussed but was not considered a viable option since the existing topography will make the site difficult to access; its location is away from the center of campus activity and would require to relocation of two portable classrooms.
4. Site Options 2 and 3 were deemed inappropriate because they intrude into the existing courtyards, which are open spaces that provide much value to the overall aesthetic and fabric of the campus. Also, Option 2 will not be accepted by the Alumni.
5. It was noted that site selection shall consider all possible sites within the campus and not just flat open space within the existing campus. It was also mentioned



future buildings and overall master plan of the campus shall be considered. It was noted that there is currently no campus master plan.

6. Other possible sites discussed included:
 - a. Behind the agricultural building. However, since the new softball field is expected to be located here, it was not thought of as a viable option.
 - b. Open area to the west near the football practice field was suggested. Because the site would not be in close proximity to the rest of the campus, it was not thought of as a viable option.
 - c. The hill to the left of the existing Music Building was suggested. Constructability appeared to be an issue with this location.
 - d. Relocating existing drama building and building the library at the Drama Building site was another suggestion. Costs to construct a new Drama Building appeared to be the drawback with this site.

Although it appeared that all four of the above noted sites have drawbacks, it was decided not to eliminate any sites at this time and they will be added to the Site Analysis Plan and pros and cons of each of them will be carefully identified.

7. With all the above noted items, it appeared Option 4 seemed to be the most desirable site. There was a suggestion to move the building westward to minimize the impact on the Banyan Courtyard, but would require the roadway to be reconfigured. It was also suggested to upgrade the Banyan Courtyard with walkways, paving, benches, etc. However, there was not a consensus on the matter and it was decided to table the decision until the next meeting. Before the next meeting, all of stakeholders will have one more opportunity to study each of the Options, including the new options. Design Partners will submit an updated Site Analysis.

B. The following summarizes discussions on the site engineering as presented by Richard Sato:

1. Biggest obstacle appears to be locating the existing utility lines, especially the sewer lines. Unable to find any existing utility drawings covering the entire campus. It was requested if it was possible to interview the school custodian for he may be able to help locate the utility lines. It was noted by principal Natalie Gonsalves that there were many old drawings which were found during a recent clean-up. Sato and Associates to send somebody to look at the drawings and meet with the head custodian.
2. The site drainage appears to be natural thru percolation.
3. From the available information, topographic and existing utility infrastructure data will be included in the pro and con analysis for each site.

C. The following summarizes discussions on the Library Building.

1. The users (librarians) are adamant on having a one-story library. The main reasons are as noted:
 - a. Supervision is easier with a one story. Although there are currently two librarians at the school, it cannot be expected that there will always be two librarians.



- b. It is much easier to service the library users since multiple classes and students use the library at one time.
 - c. Functionally, it makes more sense to have all components on one floor in consideration to: ease of use, security, control including line of sight supervision of students, ADA access, delivery access of bulky items for teacher workroom. Desire for seamless integration of books and technology are other functional considerations which need to be considered. Almost all of the programmed rooms should be adjacent or close proximity to one another and have strong functional relationships. The only room, which was identified as not having a direct functional relationship with the other spaces, was the Archive Room. All of the other rooms, including passive spaces such as reading and computer areas require being close to the other programmed areas such as the reference area.
2. Although the desire to maintain open space within the campus is strong, the library facility should be easily accessible for students and faculty and therefore needs a central location. The librarians also noted the symbolic implications of the library being the heart of the campus in regards to the school being a center for learning.
 3. The building design is required to be a sustainable (green and energy efficient) as outlined in the Hawaii High Performance School Guidelines. The selected site shall be conducive to support this requirement.
- D. The following summarizes discussions on the building program.
1. Circulation desk shall be in close proximity to controlled entrance point and shall be adjacent to Office. A similar arrangement as currently shown on the schematic floor plan (dated Sept. 9, 2006) would be acceptable. Blind spots at the circulation desk shall be prevented. Office shall have window to the Main Library Area. The circ desk should be close to the entrance in a location that would maximize surveillance of the library as a whole.
 2. Workroom production and Professional Staff Material Area can be combined into one space. One, 4 foot wide, single oversized door shall be provided to the exterior from this space. Storage Room shall be located adjacent. A restroom needs to be accessible from this space when the rest of the library is closed.
 3. Student Conference shall be adjacent to the Entry and accessible from both the Entry and the outside. The Conference Room may be used by the public during the evenings. Staff Toilet shall be accessible from the Conference Room for use by the Conference Room occupants during the evenings. Conference Room shall be equipped with video conferencing capabilities.
 4. The Staff Toilets shall be Unisex and, to allow for after hours use, may be located in separate areas. One near the Conference Room and Workroom and the other being near the Computer Resource Center and Tech Coordinator's Office.
 5. Computer Resource Center to be created from the square footage allocated for two Resource Centers. The one large room should support 30 computers and one teacher station. Tech Coordinator's Office shall be adjacent to the Computer Resource Center.
 6. Main Library Area (Reading / Study / Bookstacks) shall include research area with 12 computer stations, reference area, tables and seats. Also, need to provide



space to accommodate 2 different classes of 35. There is a need to look at accommodating teacher conference requirements of 100 people, which includes 3 areas for 35 people. The areas can be separated by low bookshelves and does not have to be one large space. Intent is to have high shelves at the perimeter and low shelves at the interior to subdivide the various functions. Provide high windows above the high shelves at the perimeter to maximize daylighting.

7. Provide separate Archive/Reference Room to store yearbooks and other archives. The location of this room does not require specific adjacencies to other spaces, and the size does not have to be significant. Possibly 10' x 10'? Requires constant temperature of 72 degrees.
8. Multi-Media Production and Video Production rooms shall be adjacent to one another.
9. Media Control Center and Signal Process rooms shall be adjacent to one another. These rooms can possibly be combined into one space to house the controls and main distribution frames for audio, video, data, telecommunications, and telemetry systems for the campus. Both rooms require 24-hour air conditioning for an ambient temperature of 75 degrees F and 50 percent Rh.
10. The new library building at Leilehua High School was noted as one of the latest projects by the DOE, which serves as a good example of a "State of the Art" facility.



Design Partners Incorporated • Architects • Planners • Interiors

Vernon Inoshita AIA
Michael Goshi AIA
Michael Muromoto AIA
Duane Hamada AIA

Renee Nishioku
Keith Sawamura AIA
Lena Ann Tamashiro
Kendall Ellingwood III AIA

October 3, 2006

MINUTES OF MEETING

PROJECT: Baldwin High School, New Library Building
DPI No. 06044

SUBJECT: Site Selection Conference,
Held September 28, 2006 at existing Baldwin High School Library

ATTENDEES: See attendance list

SUMMARY OF DISCUSSION:

- A. The following summarizes site selection issues/discussion/outcome:
1. Kendall Ellingwood from Design partners Incorporated (DPI) provided a summary of the pros and cons of each of the sites. After much discussion by all attendees of the meeting, it was concluded that there was no perfect site and no consensus on which site was most appropriate. However, Site Options 4, 5 and 7 were discussed at length since it was concluded that these 3 were the most viable options although all three had many drawbacks. The following summarizes Site Options 4, 5 and 7:
 - a. Option 4 (Banyan Courtyard): Pros include; central location, existing topography (flat site), part of the pedestrian traffic pattern, opportunity to enhance the courtyard and accessibility. Cons included; impact on existing campus plan since the building will intrude into and enclose the courtyard., must displace one of the existing Banyan trees, limited area of construction, will displace some existing parking stalls, displacement of existing portable buildings and reconfiguration of existing roadway and parking.
 - b. Option 5 (In front of the campus facing Kaahumanu Avenue at the East side of the campus): Pros include; fits within an overall campus plan for it appears to be good location to place a new building, minimal impact on the existing plan, existing topography (flat site) and accessibility. Cons included; it will be costly and delay current project to displace existing portables or reconfigure roadway, SHPO may disapprove locating, displacement of portables will impact school operations during displacement and not centrally located.
 - c. Option 7 (West of the Music Building against the hill): Pros include; minimal impact on existing campus plan, views and somewhat centrally located. Cons



included; displacement of existing portable buildings, displacement of some existing parking stalls, will require reconfiguration of roadway and parking, topography (very sloped site and will create waterproofing and possible student safety problems), constructability, accessibility, limited building configuration (will probably have to be a long and skinny building) and pedestrian (students) circulation must cross roadway.

2. After much discussion, it was decided to pursue Site Option 4 mainly because of its central location and constructability compared to Options 5 and 7. It was a majority decision and strong supporters of Option 4 included the users (librarians) and the students. Drawbacks of Option 4 were further discussed and it was decided that the enhancement of the existing Banyan Courtyard will be part of the objective as we proceed with this project. How the courtyard enhancement is funded is still in question. Possible funding sources include: more DOE funding, self-help or alumni contributions. As part of the project, DPI will work with its landscape architect and the project stakeholders to come up with appropriate design for the courtyard enhancement.
- B. The following summarizes other discussions pertaining to the project:
1. Project timeline was discussed and explained to the representatives from the school. With the EA, building permit and other entitlement requirements, it cannot be noted for sure when construction can commence. It is assumed it will be over a year before anytime of constructions commences.
 2. DPI to proceed with developing the schematic plan for the building layout based on the Option 4 site. Meeting to be scheduled within several weeks to review schematic building plan. Prior to the next meeting, while DPI develops the floor plans, DPI to communicate via e-mail with all stakeholders. Programming and plan development to proceed accordingly.



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

225 SOUTH BERKELEY STREET
SUITE 702
HONOLULU, HAWAII 96813
PHONE: (808) 586-4185
FACSIMILE: (808) 586-1166
E-MAIL: oeqc@hawaii.gov/hq

GENEVIEVE SALMONSON
DIRECTOR

received
5-22-07

May 22, 2007

Mr. Duane Kaahiwa, Director
Department of Education
Facilities Development Branch
1151 Puncobowl Street, Room 501
Honolulu, Hawaii 96813
Attention: Mr. Michael Shigetani, Project Management Section

Dear Mr. Kaahiwa:

Subject: Draft Environmental Assessment (DEA), Baldwin High School Library

Our office has reviewed the DEA for the project noted above. We have the following comments:

Page 1 and 2, Section 1, Description of the Proposed Action, B. Technical Characteristics, 1. Library and Media Wing, paragraph 4 on page 1, line 3 to paragraph 1 on page 2, lines 1-2: Please include photos of the current views to and from the auditorium, cafeteria, etc. and photo-simulations after the library is completed.

Page 2, Section 1, Description of the Proposed Action, B. Technical Characteristics, 1. Library and Media Wing, paragraph 3, lines 3-5: Please explain the specific location of the walled enclosure for mechanical equipment and provide graphic representation of its location.

Page 3, Section 1, Description of the Proposed Action, B. Technical Characteristics, 5. Landscaping, lines 2-3: Please provide information concerning the age of the Chinese Banyan tree.

Page 4, Figure 1: Please include a larger site map of the Baldwin High School Library parcel which includes topographic information.

Page 6, Figure 3: Please include a functional plan of Baldwin High School, such as a larger version of the site plan which is presented on page 11 of the DEA to designate photo views.

Page 10, Section 2, Existing Conditions, A. Existing Uses and Structures, paragraph 6, lines 2-3: Please discuss potential noise impacts to the library from students congregating at the cafeteria, band building or auditorium, all of which will be in close proximity to the proposed library, lines 4-5: Please provide information concerning the age of the coconut trees.

Page 18, Section 3, Summary of Environmental Impacts and Measures to Mitigate Adverse Effects, A. Short Term Impacts, paragraph 7 on page 18: We suggest that potential impacts to the registered historic site be discussed primarily in the long-term impacts section.

Page 19, Section 3, Summary of Environmental Impacts and Measures to Mitigate Adverse Effects, A. Short Term Impacts, paragraph 1, lines 1-2: Please refer to comments above for page 3, Section 1, Description of the Proposed Action, B. Technical Characteristics, 5. Landscaping, lines 2-3 and page 10, Section 2, Existing Conditions, A. Existing Uses and Structures, paragraph 6, lines 4-5.

Page 20, Section 3, Summary of Environmental Impacts and Measures to Mitigate Adverse Effects, B. Long-Term Impacts, paragraph 11, lines 1-2: Please expand the discussion to reflect that the optimum placement of the library is to the rear of the current structure. This placement would serve to maintain the historic integrity of the entire property of Baldwin High School. The current placement could seriously impact the historic setting under National Register of Historic Places criteria.

Page 20, Section 3, Summary of Environmental Impacts and Measures to Mitigate Adverse Effects, B. Long-Term Impacts, paragraph 12, line 1: Please refer to the comment above for page 3, Section 1, Description of the Proposed Action, B. Technical Characteristics, 5. Landscaping, lines 2-3.

Page 21, Section 4, Alternatives to the Proposed Action, B. Alternative Sites, Item 6, Back of the campus at the east end: Please provide a detailed cost-benefit analysis of this alternative site. Due to the open space around this site near the classroom wings, it will provide a quiet atmosphere that is conducive to research and study activities.

Page 24, Section 7, Determination of Significance, Item 1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource, lines 1-3: Please refer to the comment above for page 20, Section 3, Summary of Environmental Impacts and Measures to Mitigate Adverse Effects, B. Long-Term Impacts, paragraph 11, lines 1-2.

Appendix A, Site Analysis, Site 6 (Towards the back of the campus at the east end): Please refer to the comment above for Page 21, Section 4, Alternatives to the Proposed Action, B. Alternative Sites, Item 6, "Back of the campus at the east end."

Should you have any questions, please call me at 586-4185.

Sincerely,

Jeyn Thirugnanam
Acting Director

c: Mr. Gerald Park, Urban Planner

August 9, 2007

GERALD PARK
Urban Planner

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@hawaii.net

Laurence K. Lau
August 9, 2007
Page 2

also emanate from students who gather at the banyan court and in front of the band room to socialize and have their lunch during lunch period.

Because the existing acoustical environment during lunch period is already noisy, these same sounds will be generated when the library is completed. It is anticipated that these outside noises will be heard through the library walls in sections of the library nearest to the sources of noise. Low noise levels inside the library also will spike temporarily each time the library doors are opened. Students and staff inside the library will be exposed to outside noise primarily during the two hour lunch period. The library environment should be quieter both before and after lunch period.

The library will be entirely enclosed and air conditioned to help reduce the introduction of outside noise. Aside from the front entry which faces the direction of banyan court, there are no openings facing the cafeteria or the band room. The exterior walls will be built of light-weight concrete with noise absorbing qualities. Glass windows facing the cafeteria and band room will be sealed and double paned to further aid in attenuating noise.

The age of the coconut trees is estimated at 50+ years old.

7. This comment is acknowledged but the discussion item will remain.
8. Responses to this comment were provided in numbers 3 and 6.
9. The building site presented in this assessment is the preferred site for the new library building. Ten on-campus locations were considered for the library and the pros and cons of each identified. The selection criteria, alternate sites, and pros and cons of each site were presented in Appendix A of the Draft Environmental Assessment.

Contrary to the statement that "the optimum placement of the library is to the rear of the current structure" [the structure is not identified], those that participated in the site selection process opted for Alternate Site 4 (in the Banyan Court).

10. The selected site will not adversely impact the historic integrity of Baldwin High School.
The environmental assessment disclosed that the Chinese banyan will be removed and replaced by another tree. The type of replacement tree has not been determined.
11. A detailed cost-benefit analysis is not required for selecting a site for this library. The pros and cons of Site 6 were discussed in Appendix A of the Draft Environmental Assessment.

Dear Mr. Lau:

Subject: Baldwin High School Library
Tax Map Key 3-8-007: 004, 047
Wailuku, Maui, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses to your comments are offered in the order they were presented.

1. Views of the library site from locations near to the school cafeteria and auditorium are shown on photographs 3 and 4 respectively. Figures 5a and 5b provide suitable representations of the completed structure. A rendering of the completed library will be included in the Final Environmental Assessment.
2. The walled enclosure for mechanical equipment will be constructed at the same grade as the relocated parking stalls. Its specific location has not yet been determined but it will be located in the general vicinity graphically shown in plan view on Figure 3.
3. The exact age of the Chinese banyan has not been determined but it is estimated to be at least 50 years old or slightly older.
4. The site plan for the library shown in Figure 3 is adequate. Topographic information is shown on Figure 3.
5. A plan of the Baldwin High School Campus has been included in the discussion of alternative sites. A graphic depicting the location of the alternative sites considered for the library was omitted from the Draft Environmental Assessment but included in the Final Environmental Assessment.
6. A discussion of long-term noise impacts will be added to the environmental assessment. The discussion is presented below.

Noise originates from three sources in the vicinity of the proposed library: the band room, cafeteria, and banyan court.

Although the band room is an enclosed structure, music diffuses through the walls and can be heard outside the building. Under the current bell schedule, lunch period is between 10:00 AM and 12:00 Noon. Lunch period is the busiest and noisiest time period in the cafeteria. Sounds of students talking and laughing and general kitchen noises are audible outside the cafeteria. A chorus of voices, music, and laughter

Laurence K. Lau
August 9, 2007
Page 3

12. As disclosed in this assessment, the Chinese banyan and several coconut trees will be removed. Grass and shrubs covering the embankment also will be moved.

Although the Chinese banyan and coconut trees are aged, more than likely they were planted at their present locations as part of the construction of the school and are not naturally occurring at their location.

13. Please refer to the response to your comment 11.

We thank the Office of Environmental Quality Control for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER


Gerald Park

c: K. Ellingwood, DPI



CHARMAINE TAVARES
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

May 22, 2007

Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Blvd., Suite 211
Honolulu, HI 96814

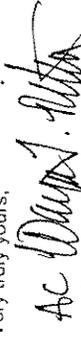
Dear Mr. Park:

SUBJECT: Baldwin High School Library
TMK: 3-8-007: 004, 047
Wailuku, Maui, Hawaii

Thank you for your letter of May 14, 2007, regarding the Environmental Assessment for the above subject.

We do not have any concerns or issues with this project. Thank you for giving us the opportunity to provide comments.

Very truly yours,


Assistant Chief Wayne T. Ribao
for: Thomas M. Phillips
Chief of Police

c: Jeff S. Hunt, Maui County Planning Department



THOMAS M. PHILLIPS
CHIEF OF POLICE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE



Gerald Park

From: Lisa Raymond [lraymond@maui.net]
Sent: Friday, June 01, 2007 3:03 PM
To: gparkurbanplanner@hawaiiintel.net
Subject: Baldwin High School Library

Aloha Gerald,
I am sending my comments regarding the Baldwin High School Library (HRS 343 DEA) Wailuku TMK 3-8-007-004,047.
I support the removal of the invasive banyan tree and suggest that native Hawaiian or Polynesian trees and plants be used in the landscaping. I am the Director of the Maui Nui Botanical Gardens which are located very close to Baldwin High School. The focus of our collection is coastal and dry forest native plants.
I would be happy to work with the landscape architects to suggest native trees for this project.

Aloha,
Lisa Schattenburg-Raymond
Executive Director
Maui Nui Botanical Gardens
P.O. Box 6040
Kahului, HI 96733
808-249-2798

August 9, 2007

Lisa Raymond
Executive Director
Maui Nui Botanical Gardens
PO Box 6040
Kahului, Hawaii 96733

Dear Ms. Raymond:

Subject: Baldwin High School Library
Tax Map Key 2-8-007-004, 047
Wailuku, Maui, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. We offer the following responses in the order that your comments were presented.

The project landscape architect has specified native Hawaiian or Polynesian trees and plants in the landscaping plan.

Your support for removal of the existing banyan tree is appreciated.

Thank you for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

c: K. Ellingwood, DPJ

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6/1/2007



COUNTY OF MAUI
DEPARTMENT OF PLANNING

June 4, 2007



Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

RE: Draft Environmental Assessment (EA) for the Proposed Baldwin High School Library, Located at TMK: (2) 3-8-007-004, Wailuku, Island of Maui, Hawaii (EAC 2007/0013)

The Maui Planning Department (Department) is in receipt of your letter dated May 14, 2007, requesting comments on the above-referenced document. The Department is satisfied with the content of the Draft EA and has no comments at this time.

Thank you for the opportunity to comment. Should you have any questions, please contact Dan Shupack, Staff Planner, by email at dan.shupack@mauicounty.gov or by telephone at 270-5517.

Sincerely,

JEFFREY S. HUNT, AICP
Planning Director

JSH:DBS:nst

- c: Colleen M. Suyama, Deputy Planning Director
- Clayton I. Yoshida, AICP, Planning Program Administrator
- Dan B. Shupack, Staff Planner
- Project File
- General File
- K:\WP_DOCS\PLANNING\EAC\2007\0013_BaldwinHS_Library\IDEA_Comments.wpd



received
6-7-07

June 5, 2007

Mr. Gerald Park
Urban Planner
1221 Kapiolani Blvd., Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park,

Subject: Baldwin High School – Draft Environmental Assessment
Waituku, Maui, Hawaii
Tax Map Key: (2) 3-8-007: 004, 047

Thank you for allowing us to comment on the Draft Environmental Assessment for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) may be requiring access and electrical easements for our facilities to serve the subject project site. Since we have recently received the customer's consultant drawings, our Customer Planner will be coordinating these and any requirements with the consultant.

In addition, may we suggest that the developer and/or their consultant make contact with Sage Kiyonaga of our Demand Side Management (DSM) group at 872-3283 to review potential energy conservation and efficiency opportunities for their project?

Should you have any questions or concerns, please call Ray Okazaki at 871-2340.

Sincerely,

Neal Shinyama
Manager, Engineering

NS/ro :th

cc: Sage Kiyonaga – MECO DSM

August 9, 2007

Neal Shinyama
Manager, Engineering
Maui Electric Company, Ltd.
210 West Kahehameha Avenue
PO Box 398
Kahului, Maui, Hawaii 96733-6898

Dear Mr. Shinyama:

Subject: Baldwin High School Library
Tax Map Key 3-8-007: 004, 047
Waituku, Maui, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses are offered in the order they were presented.

Your suggestion to work with your Demand Side Management (DSM) group has been passed on to the consulting architect. The Baldwin High School Library is being designed as a sustainable building and input from Maui Electric DSM group on energy conservation measures can help to achieve that goal.

We thank Maui Electric Company for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER

Gerald Park

c: K. Ellingwood, DPI

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gsa@urbanplanner
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CHARMAINE TAVARES
MAYOR

JEFFREY K. ENG
DIRECTOR
ERIC H. YAMASHIGE, P.E., L.S.
DEPUTY DIRECTOR



DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
Telephone (808) 270-7816 • Fax (808) 270-7833



June 6, 2007

Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Blvd, Suite 211
Honolulu, Hawaii 96814

Subject: Baldwin High School Library
TMK: 3-8-007:004, 047

Dear Mr. Park:

This is in response to your letter of May 14, 2007. We have the following comments:

Source Availability and Consumption

The project area is served by the Central Maui System. The Baldwin High School is served by a 1-inch and a 4-inch water meter. The Environmental Assessment (EA) should include the potable and non-potable demand for the proposed expansion. Daily demand for the proposed building would be 556 gallons based on system standards. The Department will not issue temporary construction meters for Central Maui projects. Reclaimed water is readily available from the Department of Public Works and Environmental Management Wastewater Division. Domestic and irrigation calculations will be required in the building permit process to determine meter adequacy. There is currently no restriction on obtaining meters in Central Maui. However, larger meter, if needed, may not be available until new sources are on-line. There are three unused wells and one active irrigation well on the school property. If the unused wells are not maintained, these should be properly sealed according to the State Commission on Water Resources Management guidelines. We recommend that the irrigation well serve all on-site irrigation needs and other non-potable demand where feasible.

System Infrastructure

The properties is served by a 12-inch waterline and one fire hydrant along Kaahumanu Avenue, a 6-inch waterline and one fire hydrant along Lumaililo Street, and an on site private fire protection system. Fire flow calculations will be required in the building permit process.

By Water All Things Find Life

Gerald Park
Page 2

Conservation

A conservation checklist for schools and public buildings is enclosed for the applicant's reference. We recommend that the following conservation measures be included in the project design and implemented to alleviate demand on the Central Maui system:

Use of brackish and/or reclaimed water sources for all non-potable water uses, including irrigation and dust control during construction.

Use Climate-adapted Plants in Landscaping: Native plants adapted to the area, conserve water and protect the watershed from degradation due to invasive alien species. The project is located in the Maui County Planting Plan - Plant Zone 4. See attached plant lists.

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets, and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day.

Should you have any questions, please contact our Water Resources and Planning Division at 244-8550.

Sincerely,

Jeffrey K. Eng
Jeffrey K. Eng, Director
emb

c: engineering division

attachments:

A Checklist of Water Conservation Ideas for Schools and Public Buildings
Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code
Plant Brochure: "Saving Water in the Yard"

C:\Documents and Settings\County Employee\Local Settings\Temp\Baldwin High School Library DEA.wpd

By Water All Things Find Life

August 9, 2007

GERALD PARK
Urban Planner

Jeffrey K. Eng, Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793-2155

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Telephone:
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Facsimile:
(808) 576-7485

e-mail:
gkeng@waterplanner.net
@hawaiiwater.net

Dear Mr. Eng:

Subject: Baldwin High School Library
Tax Map Key 3-8-007: 004, 047
Wailuku, Maui, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses to your comments are offered in the order they were presented.

Source Availability and Consumption

Daily water demand was estimated at 420 gallons per day and reported in the Draft Environmental Assessment. The Department of Water Supply estimate of 556 gallons per day will be passed on to the civil engineer for review and comparison with the calculated quantity.

Domestic and irrigation water calculations will be prepared for Department of Water Supply review prior to the building permit process.

Your comment about closing the three unused on-campus wells will be passed on to the Department of Education.

System Infrastructure

Thank you for the information on the water system infrastructure. Fire flow calculations will be provided to the Department of Water Supply for review prior to the building permit process.

Conservation

The Conservation Checklist for schools and public buildings and list of water conservation measures have been forwarded to the consulting architect and landscape architect, respectively.

The Baldwin High School library is being designed as a sustainable building and the conservation measures identified in your correspondence will help to achieve that goal.

Jeffrey K. Eng
August 9, 2007
Page 2

We thank the Department of Public Works and Environmental Management for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

c: K. Ellingwood, DPI

MILTON M. ARAKAWA, A.I.C.P.
Director
MICHAEL M. MIYAMOTO
Deputy Director
Telephone: (808) 270-7845
Fax: (808) 270-1955



COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT**
200 SOUTH HIGH STREET, ROOM 322
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Development Services Administration
DAVID TAYLOR, P.E.
Wastewater Reclamation Division
CARY YAMASHITA, P.E.
Engineering Division
BRIAN HASHIRO, P.E.
Highways Division
TRACY TAKAMINE, P.E.
Solid Waste Division

Mr. Gerald Park
June 15, 2007
Page 2

- 6. include plan for cleared and grubbed material and banyan tree disposal/composting.

Please call Michael Miyamoto at (808) 270-7845 if you have any questions regarding this letter.

June 15, 2007



Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814

Dear Mr. Park:

SUBJECT: APPLICATION FOR DRAFT ENVIRONMENTAL
ASSESSMENT FOR BALDWIN HIGH SCHOOL LIBRARY
TMK: (2) 3-8-007:004, 047

We reviewed the subject application and have the following comments:

1. The assessment should address possible noise impacts on the library coming from the existing band building and from the cafeteria.
2. Although wastewater system capacity is currently available as of May 31, 2007, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
3. Wastewater contribution calculations are required before building permit is issued.
4. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees.
5. Non-contact cooling water, condensate, etc. should not drain to the wastewater system.

Sincerely,

Milton M. Arakawa
MILTON M. ARAKAWA, A.I.C.P.
Director of Public Works and
Environmental Management

MMA:js
S:\LUCAC\ZIMBaldwin_HS_library_dea_38007004_047_ls.wpd

August 9, 2007

GERALD PARK
Urban Planner

Planning
Land Use
Research
Environmental
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Milton M. Arakawa, A.I.C.P.
Director of Public Works and Environmental Management
Department of Public Works and Environmental Management
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Arakawa:

Subject: Baldwin High School Library
Tax Map Key 3-8-007: 004, 047
Wailuku, Maui, Hawaii

Thank you for reviewing the Draft Environmental Assessment prepared for the subject project. Our responses to your comments are offered in the order they were presented.

1. Noise originates from three sources in the vicinity of the proposed library: the band room, cafeteria, and banyan court.

Although the band room is an enclosed structure, music diffuses through the walls and can be heard outside the building. Under the current bell schedule, lunch period is between 10:00 AM and 12:00 Noon. Lunch period is the busiest and noisiest time period in the cafeteria. Sounds of students talking and laughing and general kitchen noises are audible outside the cafeteria. A chorus of voices, music, and laughter also emanate from students who gather at the banyan court and in front of the band room to socialize and have their lunch during lunch period.

Because the existing acoustical environment during lunch period is already noisy, these same sounds will be generated when the library is completed. It is anticipated that these outside noises will be heard through the library walls in sections of the library nearest to the sources of noise. Low noise levels inside the library also will spike temporarily each time the library doors are opened. Students and staff inside the library will be exposed to outside noise primarily during the two hour lunch period. The library environment should be quieter both before and after lunch period.

The library will be entirely enclosed and air conditioned to help reduce the introduction of outside noise. Aside from the front entry which faces the direction of banyan court, there are no openings facing the cafeteria or the band room. The exterior walls will be built of light-weight concrete with noise absorbing qualities. Glass windows facing the cafeteria and band room will be sealed and double paned to further aid in attenuating noise.

2. Your comment is acknowledged and a response is not required.
3. Wastewater contribution calculations will be provided.
4. Your comment is acknowledged and a response is not required.

Milton Arakawa
August 9, 2007
Page 2

5. Non-contact cooling water, condensate, etc. will not be discharged to the wastewater system.

6. A Demolition Plan will be included in the set of construction drawings.

We thank the Department of Public Works and Environmental Management for participating in the environmental assessment review process.

Sincerely,

GERALD PARK URBAN PLANNER



Gerald Park

c: K. Ellingwood, DPI



LINDA LINGLE
GOVERNOR OF HAWAII

CRYSTINE L. RIKIRO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
PO Box 3378
HONOLULU, HAWAII 96813-3378

In reply, please refer to:
EPO-07-107

June 20, 2007

Mr. Gerald Park
Gerald Park Urban Planner
1221 Kapiolani Boulevard, Suite 211
Honolulu, Hawaii 96814



Mr. Park:

SUBJECT: Draft Environmental Assessment for Baldwin High School Library
Waituku, Maui, Hawaii
TMK: (2) 3-8-007: 004 and 047

Thank you for allowing us to review and comment on the subject application. The document was routed to the various branches of the Department of Health (DOH) Environmental Health Administration. We have the following Clean Water Branch, Radiation & Indoor Air Quality Branch, and General comments.

Clean Water Branch

Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

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

Douglas Melier/HWY/HIDOT
06/22/2007 04:20 PM
To: geraldpark@aol.com
cc: Paul.Chung/HWY/HIDOT@HIDOT, Ferdinando Cajigas/HWY/HIDOT@HIDOT
bcc:
Subject: Draft EA for Baldwin High School Library (DIR 624 HWY-PS 07-156)

Gerald,

Hi. Sorry, but I'm running late and won't be able to prepare written comments on the Draft EA until next week.
I am attaching excerpts from a TIAR which indicates that there isn't a good level of service for left turns from eastbound Kaahumanu Highway into Baldwin High School. I also understand that long traffic queues sometimes overflow the existing left-turn lane -- and then block eastbound through-traffic in adjacent lanes.



STP 06-31 Maui Land Shop. Emt. TIAR excerpts.PDF
I need to confirm this with Highways Division Maui District, but they may want your Final EA to briefly discuss the need for and feasibility of a second left turn lane from eastbound Kaahumanu Highway into Baldwin High School. The point would be to encourage DOE/DAGS (?) to agree to construct a second inbound lane on the Baldwin High School access road.

Thanks.

Post-it® Fax Note	
To: Gerald Park	Date: 6/22/07
Co: Dept	From: Douglas Melier
Phone #	Co: HWY PS
Fax # 576-7485	Phone # 585-1832
	Fax #

Note: Written comments not received from DOT. Response to this letter not needed.

(HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:

- a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the start of the construction activities.**
- b. Once through cooling water less than one (1) million gallons per day.
- c. Hydro-testing water
- d. Construction dewatering effluent.

You must submit a separate NOI form for each type of discharge at least 30 days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

3. You must also submit a copy of the NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the CWB that SHPD has or is in the process of evaluating your project. Please submit a copy of your request for review by SHPD or SHPD's determination letter for the project along with your NOI or NPDES permit application, as applicable.

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

If you have any questions, please visit our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at 586-4309.

Noise, Radiation & Indoor Air Quality Branch

Project activities shall comply with the Administrative Rules of the Department of Health, Chapter 11-46, Community Noise Control. Should there be any questions, please contact Russell S. Takata, Environmental Health Program Manager, Noise, Radiation and Indoor Air Quality Branch, at 586-4701

General

We strongly recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
CWB
EH-Maui

Enclosure: HAR 11-46, Community Noise Control