

FILE COPY

Office of Environmental Quality Control
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REVISED
ENVIRONMENTAL IMPACT STATEMENT
FOR
PROPOSED WINDWARD CIVIC CENTER
KANEEOHE, OAHU, HAWAII
TMK: 4-6-11:POR 1

PREPARED BY
PLANNING BRANCH

DIVISION OF PUBLIC WORKS
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
APRIL 1977

PREFACE

The Environmental Impact Statement was initially filed with the Environmental Quality Commission on September 5, 1976.

There were 24 commenting letters received and nine required responses. These nine responses required significant changes in the Statement. Thus, the text of the Environmental Impact Statement was revised to reflect the comments and responses. These comments and responses are included in Appendix D.

Because many of the comments stemmed from the lack of the site selection data on the part of the commentator, it was decided to append the site selection study to this Environmental Impact Statement. The study is included in Appendix E.

SUMMARY

The Windward Civic Center project involves selection of the most suitable site, land acquisition, design and construction of the facilities.

A four-acre site within Lot Tax Map Key: 4-6-11:1 is being recommended. The lot is bounded on three sides by Kamehameha Highway, Haiku Road and Mehana Street and the remaining side by Haiku Elementary School and some private properties. A decision on the recommended site has not been made as the Governor's approval on this EIS is needed.

The State office building in the civic center site will be two or three stories high and will be co-located in the lot with the proposed Windward Regional Shopping Center.

The civic center will house under one roof many of the State agencies currently located in various buildings in the Kaneohe area and also the Kaneohe Satellite City Hall. The civic center will be a one-stop point for many of its clientele who will not need to drive to Honolulu for services.

The civic center will have little if any adverse impact on the surrounding neighborhood and Windward Oahu as a whole.

With the civic center and shopping center in co-location, each will be contributing to the traffic volume but fortunately they will be out-of-phase. Additionally with the completion of widening of Haiku Road, the street system will be able to accommodate the increased traffic volume. Kamehameha Highway fronting this parcel has already been widened.

The civic center will be adequately landscaped thus will contribute aesthetically to the area. The civic center hopefully, will become the focal point in the area.

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ENVIRONMENTAL IMPACT STATEMENT
FOR
PROPOSED WINDWARD CIVIC CENTER
KANEOHE, OAHU, HAWAII

PROJECT DESCRIPTION

A. Location and Name

The Windward Civic Center is being recommended to be located in the parcel bounded on three sides by Kamehameha Highway, Haiku Road and Mehana Street and the remaining side by Haiku Elementary School and some private properties. It will be located about 1.3 miles towards Kahuku of the Kamehameha Highway-Likelike Highway intersection and about 0.4 mile towards Waimanalo of King Intermediate School (see Figures 1 and 2). The proposed site will be delineated from the parcel described as Lot Tax Map Key 4-6-11:1 (see Figure 3).

At this point in time, the exact location of the civic center site in the parcel has not been determined. This is because of the competing demands between the proposed civic center and proposed shopping center for a location with maximum exposure from the fronting Kamehameha Highway. The exact location and configuration will be negotiated to the mutual satisfaction between the shopping center developer and the Department of Accounting and General Services (DAGS). Therefore, hereinafter the term, "proposed site" will refer to an undetermined portion of the lot Tax Map Key 4-6-11:1 from which the civic center site will be delineated. The term, "parcel" will refer to the lot Tax Map Key 4-6-11:1.

As was suggested by an organization in Windward Oahu the civic center will be named Windward Civic Center. This is appropriate in that the center although located in Kaneohe will be serving all the windward communities from Kahuku to Waimanalo.

B. Statement of Objectives

The objective of the project is to select the most suitable site and subsequently construct the civic center for Windward Oahu to serve the clientele from both the Koolaupoko and Koolauloa districts.

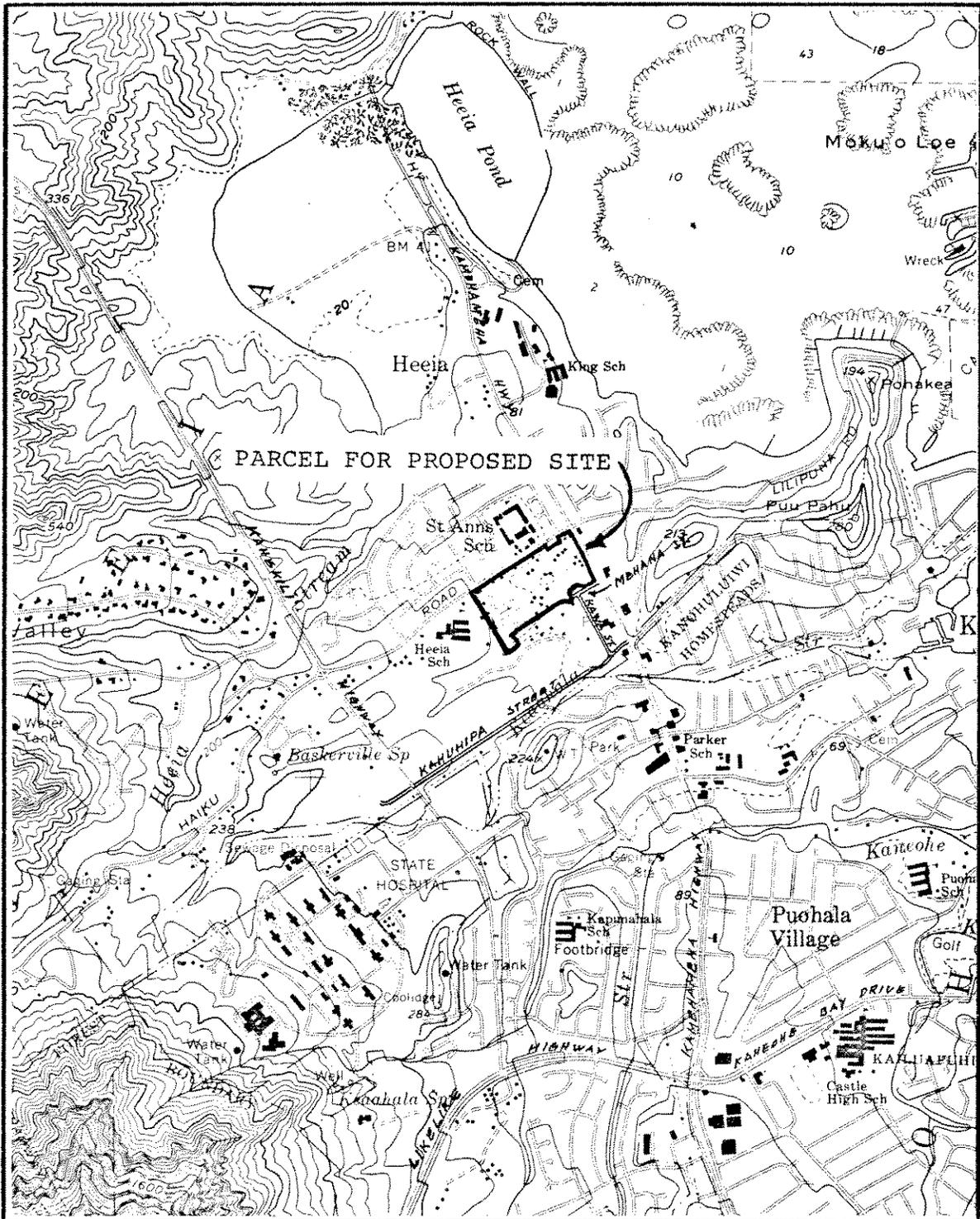


FIGURE 2

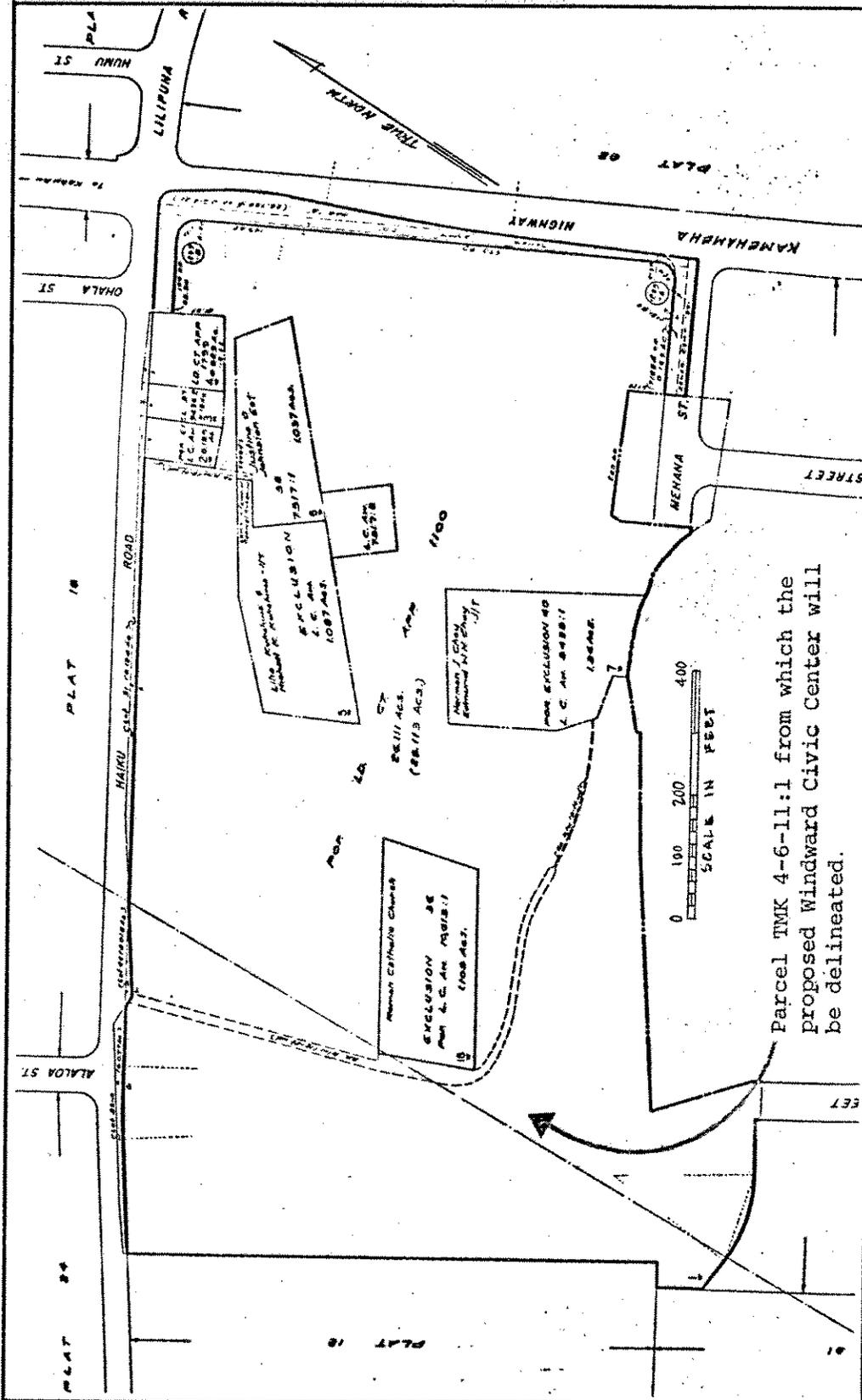
VICINITY MAP - WINDWARD CIVIC CENTER

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

PLANNING BRANCH



Parcel TMK 4-6-11:1 from which the proposed Windward Civic Center will be delineated.

FIGURE 3

PARCEL MAP

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

C. General Characteristics

1. Technical

a. Land Area and Configuration

The area of the proposed site will be set at about 4 acres preferably with a length to width ratio of 1.5 to 1.0 and with the length fronting on a road.

b. Sitework

Sitework will include clearing and grubbing; earthwork; installation of utility lines, drainage structures, parking area lights; constructing circulation roads, driveway connections, parking areas, trash enclosures, walkways; and landscaping.

The University of Hawaii Land Study Bureau's Urban Land Classification Soil Character Code for the proposed project site is "I" which is described as non-expanding soil, non-rocky, surface well-drained. This soil has good bearing capacity and is suitable for one to two-story structures with minor foundation work. Although the State office building is being planned for two-three stories, no soil problems are anticipated.

c. Disposal of Solid Waste

Normally, collection of solid wastes from State civic centers is provided either by the State or private refuse collectors. Based on the present trend, this civic center would probably be serviced by a private refuse collector on a contract basis. The civic center's projected completion date being about 1980, the solid wastes will probably be disposed of in a new disposal site for Windward Oahu to be designated by the City after 1976. In any event it would be the responsibility of the private refuse collector contracted to comply with any City rules and regulations on solid waste disposal.

d. Sewer and Drainage Systems

The City and County has informed DAGS that because treatment capacity in Kaneohe is limited, a connection to the municipal system cannot be assured indefinitely.

A more definite statement on sewer services and its time schedule cannot be included because of the issues existing at this time. There are actually two issues involved; namely, the capacity of the Kaneohe Sewer Treatment Plant and the degree of the treatment of the effluent as required by the U.S. Environmental Protection Agency.

The issue of capacity will be discussed first.

Like any other private development, DAGS files with the City an "Information for Sewer Connection" for any of its major developments during the planning stage. One of the main purposes is to alert the City of the future potential sewer connection. The City then evaluates the data and makes a determination of whether the sewer system that will be serving the development is adequate, inadequate or not available at the desired time of the sewer connection. In December of 1975 when an "Information for Sewer Connection" was filed for the Proposed Windward Civic Center, a determination was received stating that the sewer system was adequate for the connection. This determination was valid for one year after the initial filing. Because it was filed more than a year ago, another "Information for Sewer Connection" was refiled. DAGS held informal discussions with the City on this matter and have learned that because of the economic conditions in the past few years, very few developments were completed. As a result, the actual load on the sewer treatment plan has not exceeded the design capacity. Although DAGS has refiled and obtained a determination of adequacy for one year, by the estimated required sewer connection date of March 1980, there is no assurance.

The issue of the degree of treatment will now be discussed.

The City is advising all applicants for sewer connection that the City may not be allowed to permit any new connection after July 1, 1977. Under the requirements of the National Pollutant Discharge Elimination System (NPDES) Permit, the City is required to improve the sewage treatment facility to secondary treatment after July 1, 1977. The City cannot meet that date. The Windward Civic Center will be connecting to such a sewage treatment facility.

DAGS discussed this matter with the City and have learned that the earliest time that the Kaneohe Sewage Treatment Plant can be improved to provide secondary treatment is in 1982. Depending on the availability of funds from the Federal government and State, this date may be further pushed back. Thus, there is also no assurance of sewer connection because of this issue of degree of treatment that has yet to be resolved between the City and the U.S. Environmental Protection Agency.

Although there is no clear assurance that adequate sewer services can be provided, DAGS will proceed with the planning of the civic center under the assumption that sewer connection can be made to the existing sewer at the estimated required sewer connection date in 1980. If during the design it is learned that such sewer connection is not possible, DAGS will investigate other alternatives such as primary treatment with cesspools. In any case, if this project is not allowed to connect to the sewer system, a supplementary statement to this EIS will be filed on the alternative being considered or the project may be suspended.

DAGS held informal discussions with the City on the drainage facility. It was learned that the City has designed and constructed storm drains along Kamehameha Highway, Haiku Road and the future Alaloa Street Extension to accommodate the drainage of the entire parcel of land from which the civic center site will be delineated. The City has assured DAGS that the civic center will be able to tie into the City's storm drain system.

e. Building Size and Occupants

A two or three-story building of about 36,000 net sq. ft. (about 54,000 gross sq. ft.) will house the following agencies:

- Department of Accounting and General Services
- Department of Education
- Department of Health
- Judiciary

- Department of Labor and Industrial Relations
- Department of Social Services and Housing
- University of Hawaii - Cooperative Extension Service
- Kaneohe Satellite City Hall, City and County of Honolulu

The Kaneohe Satellite City Hall is presently operating out of office space leased from a private owner. The Satellite City Hall, like the State agencies, is an extension of the City and County agencies in Honolulu. They however offer more variety of services, offering or acting as a conduit for services provided by other State and Federal agencies. Some of the services being provided are:

- Voter registration
- Information and complaints
- Community relations
- Renewal of automobile, bicycle, dog licenses
- Issue camping permits
- Maintain job announcements, provide application forms (County-State-Federal)
- Issue building permits once a week
- Issue street user permits
- Provide application forms for social security registration
- Provide health planning brochures and issue duplicate marriage, birth and death certificates, and information on marriage procedures
- Provide office services to Neighborhood Boards
- Maintain announcements of governmental meetings, hearings, actions, etc.

- Accept payments for water bills
- Provide free tax service through volunteer help to low income groups

These agencies were all consulted as to whether or not they wish to be located in the proposed Windward Civic Center.

Regarding the occupancy in the civic center of two different types of service agencies, i.e. one with high clientele volume and the other of an administrative nature with low clientele volume, it has been considered by DAGS. Although the two types of agencies may cater to different types of clientele, they do not conflict in terms of office space usage. Usually the low volume clientele agencies, e.g. Department of Education, Windward District Office, will be located on higher floors of a multi-story building away from the high volume clientele agencies which will be located on lower floors so that the elevator need not be the limiting factor in clientele traffic flow. For public convenience, it would be preferable to locate as many government agencies in one area as can be accommodated. The civic center will become one of the focal points of the community and be readily identifiable by the people.

The Department of Health informed DAGS in writing that it would be advantageous for the Public Health Nurses to be situated in the same location as the Unemployment and Welfare offices. They stated that the relocation of the nurses to the civic center will not adversely affect their health programs. The vacated space at the Health Center located at the entrance to the State Hospital can be utilized by other health programs. The Department of Social Services and Housing officials also informed DAGS that it is important to have both the Public Health and Labor offices in the civic center.

During the EIS review process, one of the comments received was whether the State agencies want and like the proposed site. The best way to answer this comment is to explain the applicable steps taken by DAGS in initiating this project. The planning process involves many agencies and many community groups as well as individuals. DAGS has corresponded with and met with many interested parties during the

formulation stages of this project. The EIS is only one of many other activities DAGS was involved with before deciding on a site to be recommended for the civic center.

First, there must be a need for office space as requested by State agencies before a civic center is even considered. For the Windward Civic Center, all eight of the agencies proposed as occupants have offices in Kaneohe. Of the eight agencies, three State agencies are leasing 11,300 sq. ft. of office space and the satellite city hall is also located in leased space of approximately 2,000 sq. ft. DAGS have corresponded with each of the agencies regarding their present and future office space and have prepared a project development report to document their office space needs.

Based on the office space needs of various State agencies, a site selection study was initiated. The results of the site selection study was discussed at a meeting held with the various agencies. The agencies were in agreement with the recommended site as presented at the meeting. On August 12, 1975 and September 23, 1975, meetings were held with elected officials and the public to discuss the site selection of the Windward Civic Center. The meetings were held to obtain as much public input to the site selection study as possible to aid DAGS in its attempt to select the best site for the civic center. The agencies were also given a copy of (1) EIS Preparation Notice and (2) EIS document for comment. Thus, the planning of this project has been coordinated with the various agencies and public meetings held, and EIS notices published for comments. Based on the comments received, all agencies did not have adverse comments about the site.

f. Siting of the Building

This EIS does not deal with the height or bulk or design of the structure, or its relationship with the adjacent shopping center because it is too premature to discuss these detail issues. After the EIS is approved by the Governor and land acquisition and building design initiated, a detailed design review will be made by DAGS. During this review, if DAGS determines

that the building design would cause substantial change to any item in this EIS, a Supplemental Statement will be made. This procedure is outlined in Sub-part k., Supplemental Statements, page 23 of the Environmental Impact Statement Regulations published by the Environmental Quality Commission. The City and County of Honolulu will also review the design of this project through their proposed Special Design District Ordinance which will probably be in effect by the time this project is under design.

g. Proposed Use of the Existing Kaneohe Civic Center Site

Upon relocation of the three State agencies, Department of Social Services and Housing, Judiciary, and University of Hawaii - Cooperative Extension Service from the existing State office building located across Waikalua Road from the Benjamin Parker Elementary School and makai of the Kaneohe Police Station, the facility will be made available to other State and County agencies.

On a short-term basis, these could be agencies with uncertain funding which may operate on a year-to-year basis. Other possible use would be for temporary storage facilities.

On a long-term basis, the site could be used by agencies located in the new Windward Civic Center who may experience office space deficit prior to the implementation of the construction of an additional building within the civic center.

The long-term use of the existing facility covers the period beyond five years after the completion of the 1st increment which is on or about middle of 1980. The 1st increment will be designed for the projected 1985 space needs. Thus after 1985, a slow growing demand for additional office space is anticipated. Assuming the present 20-year old existing facility is still economically usable, it can be used to fulfill this need temporarily.

On or about 1985, the office space needs will again be assessed for the Windward Civic Center. If the assessment shows a need for a second State office building (2nd increment), the planning will proceed accordingly. Therefore,

it would be highly speculative to consider what would happen to the facility after 1985.

The use of the facility for eventual park or indoor recreational use will be addressed along with other requests for use of the existing facility at the appropriate time when the facility can be considered surplus to the State's need for office space.

2. Economics

a. Employment

During the design and construction phase, it will provide additional employment for the design consultant and construction force. There will be an increase in the civic center staff when these agencies move into the new civic center. Some of the staff will be transferring from Honolulu based offices, some relocating from offices already in Windward Oahu and some will be new hires to serve the growing clientele.

An estimate on how many government employees may be relocated from working in Honolulu to Kaneohe due to this project cannot be provided. However, it is known that most of the employees are and will be working out of Windward Oahu at the time the civic center is opened because all of the agencies planning to be located in the civic center have offices in Kaneohe. As the staffing increase, employees living in Windward Oahu but working in Honolulu, will have the opportunity to fill the positions assigned to the Kaneohe offices of their respective agencies.

The latest projections on civic center staff call for about 140 employees in 1980 and about 200 in 1985.

The civic center will provide State agencies with the opportunity to locate more employees in Windward Oahu to dispense its services.

b. Removing Land from Tax Base

Based on the assumption that the developer of the parcel from which the civic center is being recommended to be delineated will obtain a zoning change from R-3 to B-2, the civic center

will remove about four acres of private land from potential commercial developments. The estimated tax loss per annum under current zoning (R-3) and use is estimated to be about \$15,000.

c. Direct Project Cost

The civic center is estimated to cost about 6.6 million dollars broken down as follows:

Land Acquisition	\$2,159,000
Design	245,000
Construction	<u>4,181,000</u>
Total	\$6,585,000

The above figures were based on DAGS 1977-78 CIP Cost Estimates.

The land acquisition cost will vary according to the actual location of the facility within the 26-acre parcel. Negotiations with the land owner on the actual location are still going on. Thus, the frontage of the civic center cannot be determined. Therefore, if the civic center site has a frontage on, say Haiku Road, it should cost less than if it had a frontage on Kamehameha Highway.

d. Maintenance Costs

There will be an estimated maintenance cost of about \$127,000 per year to upkeep the civic center. This cost includes the custodial, trash pickup, groundskeeping, repair and payment of utilities. Telephone costs are not included in the above cost.

3. Social

a. Relocation

The State will purchase only the portion of the parcel that is vacant. Therefore, there will be no tenant relocation associated with this land acquisition. A superficial survey of the parcel indicated that the parcel of land is sparsely occupied by lessees if any. If there are any tenant relocation, it will

be a private matter between the developer and other kuleana owners and the tenants.

There is an existing cemetery in the parcel of which no portion will be acquired for the civic center. The latest information available on the developer's plan for the parcel is that the cemetery plot will not be disturbed. A road right-of-way to the cemetery will be provided until such time as the Alaloa Street connection is completed and the cemetery will have direct access from it.

b. Public Safety

This civic center will not conduct such activities that are hazardous to the public or the employees. A civic center can be described as a service oriented facility attracting both the driving and walking clientele. Provisions for accessibility by the handicapped will be included.

The building will be designed to meet all the applicable State Fire Marshall's Rules and Regulations. If fire hydrants need to be located in the civic center site, the design will be coordinated with the City and County of Honolulu's Board of Water Supply to determine its adequacy.

c. Traffic

The civic center like the proposed shopping center will attract more vehicular traffic to this area. Kamehameha Highway has been widened from Lilipuna Drive to Haiku Road. Haiku Road from Kahekili Highway to Kamehameha Highway was recently widened to four lanes with sidewalks. With these improvements, the roadways should be able to handle this additional traffic load. The City and County Mass Transit Line is providing bus service along Kamehameha Highway and Haiku Road fronting the parcel. This will provide the clientele an alternate mode of transportation.

A May 1976 traffic survey taken by the City's Department of Transportation Services near the proposed civic center site along Kamehameha Highway indicated that the peak traffic hours were 7:00 to 8:00 a.m. and 4:00 to 5:00 p.m. The clientele traffic generated by the civic

center will not coincide with the peak traffic on Kamehameha Highway. This is because the bulk of the civic center traffic occurs between 9:00 a.m. and 3:00 p.m.

Depending on what road the civic center's driveway will tie into, the design of the driveway will be coordinated with the appropriate governmental agency.

If the civic center is located fronting Haiku Road, a portion of the traffic increase will be generated by the civic center. This increase may have some impact on the Heeia Elementary School.

The following information on pedestrian school traffic was obtained from Heeia Elementary School:

School Hours:

Except Wednesday - 7:55 a.m. to 2:05 p.m.
Wednesday - 7:55 a.m. to 1:30 p.m.

Estimated No. of Students:

That Walk - 207
That Ride Bikes - 24
231

The following information on anticipated daily clientele traffic was obtained from the various governmental agencies to be housed in the civic center. The bulk of the clientele comes in between 9:00 a.m. and 3:00 p.m.:

<u>No. of Vehicles</u>	<u>Minimum</u>	<u>Maximum</u>
Clientele	225	540
Employees	125	135
	<u>350</u>	<u>675</u>

Based on the current union contract setting the work hours for government offices, the office hours are between 7:45 a.m. to 4:30 p.m. The employees may stagger their working hours provided the office hours between 7:45 a.m. to 4:30 p.m. are covered.

Based on the school hours, working hours for the civic center employees, and usual hours that the clientele come for services, the hours are tabulated as follows:

<u>Type of Traffic</u>	<u>A.M. Hours</u>	<u>No. of Traffic</u>	<u>P.M. Hours</u>	<u>No. of Traffic</u>
Clientele Vehicles	9:00-11:50	300	12:00-3:00	215
Employee Vehicles	7:25-7:55	130	4:20-4:50	130
Student Pedestrians & Bicycle Riders	7:25-7:45	231	2:15-2:35	231

For the a.m. period, there will be about 130 cars entering into the civic center via Haiku Road or possibly Alaloa Street and about 231 students walking or riding bicycles along Haiku Road at about the same time, say 7:30 a.m.

For the p.m. period, there will be about 75 clientele vehicles entering and/or leaving the civic center and again about 231 students walking or riding bicycles along Haiku Road at about the same time, say 2:30 p.m.

Because Haiku Road will have been improved with sidewalks before the civic center is completed, the pedestrians will be protected from the vehicle traffic. Also the Haiku Road improvement project calls for a bike route on both sides of the street. This should provide additional protection to the students riding bicycles to school.

If the traffic volume conflicts to the extent that it endangers the students, the County will be asked to possibly provide for the following:

- 1) Traffic lights at the critical intersections.
- 2) Decrease the speed limit along Haiku Road.
- 3) Increase police patrol along Haiku Road before and after school hours.

The civic center site plan would provide the following to alleviate the potential dangers:

- 1) There should be no visual obstructions for the vehicles egressing and ingressing from the civic center site.
- 2) If the civic center fronts on two roadways, an additional access will be provided to prevent a concentration of traffic on one driveway.

Also one of the comments to the EIS was that if the civic center is located fronting Haiku Road, the increase in traffic may create a traffic hazard for motorists traversing over Ohala Street onto Haiku Road then to Kamehameha Highway in the direction of the Pali Golf Course during peak hours.

However, the development of a civic center complex in the parcel is anticipated to contribute minimally to the potential traffic hazard caused by motorists traversing over Ohala Street onto Haiku Road then to Kamehameha Highway in the direction of the Pali Golf Course. This is because of the following:

- 1) The majority of the employees will probably be residing on the Waimanalo side of the proposed civic center site. These employees will be using Kamehameha and Kahekili Highways but in the opposite direction. For the minority of the employees residing on the Kahuku side, they will be in the peak traffic on either Kamehameha and Kahekili Highways but only up to Haiku Road or so.
- 2) The bulk of the visitor vehicular traffic will be arriving and departing from the civic center between 9:00 a.m. and 3:00 p.m. Since the peak hours are outside this span of time, the visitor vehicular traffic also is anticipated to contribute only minimally to the peak traffic stream.

d. North Boundary of the Windward Civic Center

The proposed northern boundary of the Windward Civic Center's service area at about Waimea Bay was set for planning purposes. The residents are not restricted by the boundary as to which civic center they may patronize.

There are no statistics on the normal commuting route of the residents of the northern end of the Windward strip. As to what extent might they be expected to patronize a civic center in Kaneohe, it is assumed that all of the residents from Kahuku will utilize the Windward Civic Center. The residents along Haleiwa, Sunset Beach and Waimea Bay will most likely patronize the Wahiawa Civic Center. A civic center in Waialua will be constructed in the future.

e. Parking

Based on DAGS standard and the 1985 projected staffing approximately 201 parking stalls are planned to be provided. This number of stalls will exceed the minimum number of stalls required under the CZC. For this civic center only surface type parking will be provided.

The figure of 201 parking stalls was arrived, thusly:

Employee Parking:

65% of projected 1985 staffing of 212 = 138

Public User Parking:

20% of projected 1985 staffing of 212 = 42

State Car Parking:

10% of projected 1985 staffing of 212 = 21
201 stalls

The employee/public user parking stall ratio is 3.3 to 1.

The 201 stalls for on-site parking are adequate because of the following:

- 1) This figure is about twenty (20) stalls more than estimated to be required by the CZC.
- 2) The figure was derived using parking lot usage data from comparable civic centers in Oahu.

With the regional shopping center being proposed to be developed in the same parcel, some of the parking may be available for the civic center clientele on a reciprocal basis. This is possible because normally the peak parking demand for each facility does not coincide in terms of hours of the day and days of the week.

By County ordinance, the parking for the civic center must be separate from the shopping center complex. During the design of the civic center, DAGS will approach the shopping center developer to determine whether it would be mutually beneficial to provide a connecting driveway between the civic center and the shopping center parking lot.

f. Urban Congestion

The civic center will not have any significant effect in accelerating population growth, housing demands, commercial developments, need for roadways, and in general the demise of open spaces. This is because the primary cause for its need is the population growth being experienced in Windward Oahu. The civic center is merely responding to the growth rather than a facility that will act as a catalyst for the growth.

g. Recreation

The civic center will not have any significant effect on any recreational facility such as parks, swimming areas, playfields, etc. There are no plans to site any recreational facility in the parcel. The civic center itself will not generate a need for any recreational facility.

h. Community Institution

The civic center will not have any significant effect on any community institution such as hospitals, churches, convalescent homes, etc. The civic center will generally be surrounded by commercial developments and residences. The Haiku Elementary School is located adjacent to the parcel. Also, there are St. Ann Church and St. Ann School located across Haiku Road from the parcel.

4. Environmental

a. Aesthetics

The parcel ranges from "relatively clear with low growing shrubs" to "dense jungle-like growth". Also the parcel being relatively flat does not have any natural terrain features such as rock outcrops that could contribute to its beauty. The civic center site will be landscaped as part of the development plans. The two or three-story building planned for the civic center will to a certain extent dominate the immediate vicinity if the construction is completed before the shopping center. However, when the proposed regional shopping center and other adjacent vacant lands are developed for commercial buildings

the civic center will not be as dominant. This dominance of both facilities will serve as an asset in that the civic center would be associated with the shopping center and be easily located. Depending on the site of the civic center in the parcel, the civic center may or may not be seen from the Kamehameha Highway. In any event it will become a landmark in Kaneohe Town.

b. Depletion of Natural Resources

The civic center will not deplete any natural resources found within the parcel or surrounding area. For one thing the parcel and the surrounding area does not contain any valuable natural resources. Also by nature a facility such as a civic center does not create a high demand for any natural resources such as water, mineral, lumber, energy, etc.

The parcel does not contain any endangered species of flora. A walking tour of the parcel revealed that the significant flora consist of common mango, Haoli Koa, California grass, coconuts, plum, Christmas berries, Norfolk pine, guava, monkey pod, plumeria and alligator pears.

The parcel is not a special nesting or feeding grounds for any migratory or local wildlife. The sitework will require that all of the flora be removed unless some of the larger trees can be incorporated into the landscape plans. With the habitat of the fauna destroyed, the fauna will relocate to adjacent undeveloped areas. The method of using bulldozers to clear the site will enable most of the large mobile fauna to evacuate. Use of herbicides or burning to clear the site will not be permitted.

c. Air, Noise and Water Pollution

Since sitework will include clearing and grubbing and earthwork, some dust, noise, and siltation will be inevitable during the construction phase. These work items shall be controlled by the implementation of pollution control measures. See Appendix A - Specifications on Environmental Protection.

The "Specifications on Environmental Protection" Section 3 states that "Pile driving operations

shall be confined to the period between 8:00 a.m. and 5:30 p.m., Monday through Friday" and "equipment exceeding allowable noise limits shall not be started up prior to 7:00 a.m.". The effect of this potential construction noise on Heeia and St. Ann Schools is discussed.

At this point in time without any investigation of the soil conditions of the building foundation, it is uncertain whether or not the construction will require pile driving operations. As was discussed earlier, this soil has good bearing capacity and is suitable for multi-story structures with minor foundation work. The design consultant, however, will take soil borings to determine if piles will be needed. If such operations are required, the contractor's actions will be governed by the Department of Health's regulations. The contractor must adhere to the regulations in terms of the time of operation and allowable noise levels. Thus, the surrounding developments would have a limited noise increase.

Construction noise will be mitigated and should have minimum effect on Heeia and St. Ann Schools.

Once the civic center site is improved, there will be an increase in the amount of rainfall runoff. The drainage will be appropriately designed in strict conformance with the City and County standards. As was stated earlier, the City has installed a storm drain system to accommodate the runoff.

D. Use of Public Funds or Lands

The project will be funded entirely by public funds. Presently, \$1,967,000 has been appropriated for land acquisition and design. Additional funds are being requested to supplement the land acquisition and design and also to cover the construction costs.

One of the initial steps undertaken in the site selection study was a survey of public lands potentially usable. Only one such site was uncovered. However, it was evaluated as less desirable than the proposed site which is privately owned. The main reason why only one government owned site was uncovered is that in the site selection process the site selection area was confined to a 2-mile radius circle and fronting on a major highway. It was necessary to use this criteria so that the proposed site would benefit most of the population in Windward Oahu in terms of traveling distance.

E. Phasing and Timing

The civic center site is planned to be developed in two increments. However, the second increment which is to accommodate the anticipated 50% future expansion after 1985 has not been scheduled as yet.

The schedule for the first increment is set as follows:

Design 6/77 to 10/78

Construction 1/79 to 9/80

F. Historic Perspective

The parcel has never been prominently associated with the history of Windward Oahu. Examples of such prominent association could be the site of the first church, first sugar mill, first government building, etc. The parcel therefore lacks any historic perspective.

DESCRIPTION OF ENVIRONMENTAL SETTING

The parcel is almost all vacant and will continue to be so because it is being considered for a shopping center by the land owner. From a local perspective, the environmental setting can be described as mixture of commercial/industrial/residential. The commercial areas of shopping centers, office buildings, restaurants and convenience shops are generally located along Kamehameha Highway. The industrial and residential areas are scattered between Kamehameha Highway and Kahekili Highway. From a regional perspective, the environmental setting can be described as a rural area of bedroom communities with the Kailua and Kaneohe areas slowly being urbanized.

There are no environmental resources that are rare or unique to the parcel. During the site selection process, all potential sites were screened for any rare or unique environmental resources. The State Parks, Outdoor Recreation and Historic Sites Division has informed us that they have no records indicating presence of historic or natural landmarks on the parcel. The correspondence to that effect can be seen in Appendix C. If any materials of historic value are uncovered during construction, the State Parks, Outdoor Recreation and Historic Sites Division will be notified.

The only known major action that will be scheduled at about the same time (1978 to 1980) and in close proximity is the construction of the shopping center on the same parcel of land.

THE RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS
FOR THE AFFECTED AREA

A. State Land Use Designation

The proposed site is located in lands designated as urban district by the State Land Use Commission. A facility such as a civic center is permitted in an urban district.

B. County General Plan

The former County General Plan (DLUM) designated the parcel as commercial. This commercial area is generally surrounded by residential designations and some industrial, apartment, and public facilities designations.

A review of the objectives of the new City and County General Plan dated January 18, 1977 to establish a pattern of population distribution shows that it generally conforms with the site selection study 1985 population projections for Windward Oahu.

The Revised General Plan does provide urban densities for Windward Oahu as follows:

<u>Area</u>	<u>Revised General Plan Year 2000 Population</u>	<u>Site Selection Study - 1985 Population</u>
#5 Kailua	49,000	48,200
#6 Kaneohe-Ahuimanu	69,000	78,000
#10 Waimanalo	12,500	9,500
#11 Kahaluu-Kahuku	20,000	45,000
	<u>150,500</u>	<u>180,700</u>

The population densities for Windward Oahu were less than those projected by the Department of Planning and Economic Development which was used in the site selection study to compute the center of population. The center of population using DPED's projections and the Revised General Plan's projections show that both centroids fall very close to Coconut Island in Kaneohe Bay. Thus, the site selection area for the Windward Civic Center does not change with the new projections.

The increase in population from the present to those shown in the Revised General Plan will in all probability increase the number of State and City and County employees in the Windward Civic Center. These increases can be accommodated by building an additional building on the proposed Windward Civic Center site and/or creating new civic centers if needed.

C. County Zoning

The parcel is zoned B-2 (Community Business District) for the 150-ft. strip measured from Kamehameha Highway. The portion beyond the 150-ft. strip, which is the bulk of the lot, is zoned R-3 (Residential District) except for a small odd shaped area (about 2.5 acres) in the mauka-Waimanalo corner which is zoned I-1 (Light Industrial District).

The R-3 designation will allow a facility such as a civic center. The height restrictions associated with the R-3 designation, however, will require that a request for variance or zoning change to B-2 be initiated. The land owner has already initiated a zoning change for that portion of the lot which is R-3 to B-2 and will in all probability obtain the change by the time the design of the civic center is completed. The developer's application for change to B-2 zoning will not increase the land acquisition cost as the 26-acre parcel is "General Planned" for commercial.

D. Transit Highway-3 (TH-3)

The TH-3 affect on the civic center is considered to be minimal.

The above conclusion was based on population projections and land use designations of the Windward area. If TH-3 is not constructed, development may take place at a slower rate. But this fact should not alter the fact that we need a civic center now and the need will not diminish in the future.

If the TH-3 is constructed, there is the possibility of clients bypassing the Windward Civic Center and proceeding to Honolulu for services. It is believed this will not happen because most of the human services agencies will decentralize their operations and it would be more convenient to go to the closest civic center for government services. For one thing, there is inadequate parking at the State Capital Complex in Honolulu.

THE PROBABLE IMPACT ON THE ENVIRONMENT

A. Short-Term Effects

The construction activities will produce noise, dust, siltation and muddy (during rainy weather) or dusty (during dry weather) roads. These effects will be controlled to tolerable limits by the enforcement of the environmental protection section in the standard construction specifications which covers all DAGS construction projects.

B. Long-Term Effects

1. Direct

The average daily traffic along the streets serving the civic center would definitely increase. However, more significant is the effect on the peak hour traffic. There will be a slight increase in both a.m. and p.m. peak hour traffic on Kamehameha Highway mainly due to the arrival and departure of the civic center employees. The traffic from clientele visits would only contribute an insignificant amount to the peak hours. The clientele traffic both in the morning and afternoon will cause only a minor increase and traffic congestion is not anticipated. This is because the a.m. and p.m. peak hour on Kamehameha Highway being between 7:00 and 8:00 a.m. and 4:00 to 5:00 p.m. respectively will be out of phase with the clientele traffic which generally occurs between 9:00 a.m. to 3:00 p.m.

From the regional point of view the clientele who now can obtain the services in this civic center rather than driving into Honolulu will be saving time and travel expenses. The Honolulu clientele would also benefit to some extent in that there would be a little less competition for parking space near the governmental offices.

As in any other development, the civic center will impose a demand for additional utility services such as water, sewer, electrical and telephone from existing lines along Kamehameha Highway.

2. Indirect

The civic center will not have any significant indirect effects on the environment. It will not act as a catalyst for population growth, increase urbanization, etc.

ANY PROBABLE ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

A. Short-Term Effects

Although the DAGS environmental protection measures will be included in the construction specifications, there will be some minor pollution.

During clearing and grubbing and earthwork operations some dust will become airborne. Between the earthwork and paving and landscaping operations, there may be

some siltation from surface runoff. During construction, there will be trucks and equipment moving in and out of the site and this will create some minor traffic inconvenience. Also for a short period after completion of the project and until the public gets familiar with the new traffic pattern, there will be some traffic hazards.

During the sitework, the civic center site will be aesthetically displeasing.

Utility services may be disrupted for a few hours for one day when the water and electrical hookups are made.

B. Long-Term Effects

The civic center would be attracting its share of traffic to this area together with the adjacent proposed shopping center. However, as the people become familiar with this newly developed area, the trips may be combined thereby reducing the total traffic. If in the future the population increase in Windward Oahu with accompanying clientele increase creates a traffic congestion in the vicinity of the civic center, the State will be planning for a second civic center in Windward Oahu. Thus, the civic center will never be a primary cause for traffic congestion. The alternative of a parking structure may be considered.

There will be a long-term commitment for a public facility of about four acres of business/residential zoned lands and a loss of the potential tax revenues associated with the proposal to construct a regional shopping center.

The civic center will utilize additional domestic water and electricity. It will also put an additional demand on the sewage facilities.

On the positive side, there are some long-term benefits as follows:

1. Savings on time and transportation cost for the Windward Oahu clients who will travel to a more centralized location.
2. The agencies will be housed under one roof and the clients will be able to have most of their government business accomplished in one stop. This convenience will help the outreach program of the service agencies.
3. The civic center will become a focal point for the community.

ALTERNATIVES

A. Do Nothing

The alternative of "do nothing" would obviously require the continued use of existing facilities by State agencies represented in Windward Oahu. Some agencies are in State-owned facilities which are old, inefficient and costly to maintain. Other agencies are leasing office space at cost beyond that normally incurred in a State-owned facility of relatively recent construction. New agencies desiring to open offices in Windward Oahu would have to lease spaces.

However, the most serious consequence of this alternative would be that the State agencies represented in Windward Oahu will continue to be dispersed throughout the Kaneohe area. This prevents joint use of many facilities such as conference room, reproducing machines, parking areas, etc. to minimize operational costs. It also makes it inconvenient for clientele who may need to visit two or more agencies that are located in widely scattered sites.

This alternative does not imply that the State agencies proposed to be housed in the Windward Civic Center be relocated from the State Capital Complex. This is because all of the agencies proposed to be housed in the civic center are already operating in the Windward Oahu area.

As stated earlier, it is to the clientele's advantage to have a civic center in Windward Oahu because of the savings in travel time, travel costs, dealing with a smaller staff which will be servicing the Windward Oahu area, and the convenience of having various agencies in one building. The State Capital Complex is congested, lacks office space, lacks parking, service agencies are located in different buildings and generally inconvenient for clientele traveling from distant communities to receive government services. Based on the large workload in various communities, many State agencies have moved their service units to various communities and they have leased office spaces to provide the services.

The Windward Civic Center project is following the guidelines stated in the State General Plan that governmental services should be within reasonably convenient reach of all residents throughout the State. As the number of clientele increases not necessarily from population growth, the State will be evaluating the need for a civic center in other judicial districts that today lacks a civic center.

Presently, there are civic centers established in the Ewa Judicial District and Wahiawa Judicial District. Other civic centers are being planned for Waianae and Waiialua Judicial Districts. In the future, civic centers will be planned for the Kalihi-Palama area and Waipahu area where human services caseloads are highly concentrated.

B. Construct New Facilities At Separate Location For Each Agency

As was discussed in the "do nothing" alternative, this alternative would perpetuate the dispersal of State agencies in Windward Oahu. It would be uneconomical to operate in this manner and inconvenient to the clientele.

C. Lease the Facilities

This alternative proposes that the State lease a 50,000 plus sq. ft. building or a series of buildings within a block. Some of the disadvantages associated with this alternative are as follows:

1. The facility that was not designed to accommodate governmental agencies often are deficient functionally. It may be necessary to remodel certain areas which would increase the leasing cost.
2. An inventory of existing buildings in Kaneohe was made and none was large enough to accommodate all of agencies' space needs under one roof.
3. The amount of parking stalls provided in connection with leased facilities are very minimal (based on the CZC and when compared to parking provided with State-owned facilities). This will lead to ineffective service.

In view of the disadvantages, this alternative of leasing the facilities in Kaneohe was dropped from further consideration.

D. Construct New Facilities At One Location To House Each Agency

Based on the review of all the alternatives considered, this alternative of constructing new facilities (new civic center) at one location to house each agency was selected.

In order to build a new civic center to meet the 1985 office space needs, more land was needed than available at existing sites. Therefore, a site selection study

was initiated. The site selection took into account 30 sites from which only six sites were considered suitable for the civic center. The site selection study has been included herein as Appendix E.

There was a comment made that a vacant, irregularly-shaped 4.7-acre parcel (Lot Tax Map Key 4-6-30:48) on the Kailua side of the parcel from which the proposed site is recommended to be delineated from should have been considered. This site designated as Site AA in Figure D29, Appendix E was evaluated and rejected in the site selection study.

Within this alternative consideration was given to using the various State-owned lands in the Windward Oahu and within the site selection area. Appendix E, Site Selection Study, Chapter 3 under "STATE LANDS" covers this consideration.

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

The short-term effect on man's environment which the construction of the facility could cause will be offset by the long-term productivity gained by implementing the State's goal of providing necessary services for its people.

A centrally located facility in terms of the population and a one-stop facility will increase the efficiency of the agencies dispensing the services to the Windward Oahu clientele. More important, the facility will now be able to provide most of the government services available in Honolulu to the people in Windward Oahu.

MITIGATION MEASURES PROPOSED TO MINIMIZE IMPACT

A. Short-Term Effects

The dust, noise and siltation from the construction activities will be controlled by the pollution control measures that will be made part of the construction specifications.

The potential traffic congestion from the construction activities will be prevented through use of off-duty police officers to direct traffic. During the construction of the driveway connection and utility hookup, it will be necessary to close a lane of the highway. However, no lanes will be closed during peak traffic hours.

B. Long-Term Effects

The increase in the rainfall runoff will be taken care of through storm drains along Kamehameha Highway and Haiku Road.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The construction of the civic center will commit land, labor and building materials. Should the civic center be abandoned in the future, the land could be put to other use. The building could be renovated and used for other purposes. The asphaltic concrete pavement and portland cement concrete structures could be pulverized and be used for such things as land fill.

The action will require the use of energy supplies which for the most part are non-renewable resources. However, it will not irreversibly curtail the range of potential use of the environment at the civic center site or adjacent lands.

The action of this nature involving construction of an office building, parking and utility service lines will not be a potential source of an environmental accident such as oil spill, radiation leak, dam failure, etc. Also it will not be a potential source of high-impact pollutants such as industrial waste, thermal discharge, etc.

OTHER INTERESTS AND CONSIDERATIONS OF GOVERNMENTAL POLICIES THAT ARE THOUGHT TO OFFSET THE ADVERSE ENVIRONMENTAL EFFECTS

A. State General Plan

The State General Plan states that "not more than one district administrative center (civic center) should be established in each 'judicial' district, which has been established for election, education, taxation, judicial, city, county, and all other purposes specified by Chapter 10 of the Revised Laws of Hawaii 1955, as amended."

Presently there is a State civic center located at 45-260 Waikalua Road, Kaneohe adjacent to the Kaneohe Police Station and across the Ben Parker Elementary School. The building is old and the site lacks adequate parking for both clientele and staff. This site is too small for further expansion. Also only three agencies, Department of Social Services and Housing, UH Cooperative Extension Service and Judiciary are the occupants. These occupants will move to the new civic center site on the completion of construction.

The State General Plan further states that, "Each administrative center should:

Be within reasonably convenient reach of all residents.

Provide efficient administration of programs such as tax collections, welfare, employment assistance, and public health.

Contain a variety of government and community services to enable it to become the areas public focal center."

It is with this above statement in the State General Plan that the concept of a one-stop civic center facility was initiated.

B. City and County Satellite City Hall

The City and County is also in consonance with the concept of bringing governmental services to the people within a practical limit. As such they have established satellite city halls in the various rural communities. The Kaneohe Satellite City Hall is one of them and it will be included in the civic center.

C. Proposed Inclusion of Certain Facilities

One of the comments received was that the State office building in the civic center should incorporate a child care center, small conference rooms for community use, and an information center. The following are DAGS evaluations on the comments.

1. Child Care Center

The purpose of the civic center is to bring government services to the people by having the various service agencies within a site easily accessible to the bulk of the population in the service area. Under the present departmental policy covering what agencies should be housed in the civic center, a child care center whether it be privately operated or publicly operated (non-profit), will not be eligible.

If it is suggested that the concept is along the lines of a child care center operated by HCAP or some other federally subsidized agency, the City and County's Office of Human Resources should be contacted.

2. Small Conference Rooms

The present DAGS policy on use of the conference rooms in the civic centers does not address the possibility of use of conference rooms for private meetings.

The number and size of conference rooms provided in civic centers are based on the demand anticipated for government business. Thus, for the most part they are highly utilized during working hours. Nighttime use of the conference rooms will generally be made for such activities involving government-related matters such as public hearings, informational meetings, etc. The general public will have access to the conference rooms during night hours upon request and provided the rooms are not reserved for other purposes.

The Department of Education has facilities such as cafeteriums which are available to the general public. Also the libraries have large meeting rooms which are available to the general public.

3. Information Center

The State has an agency under the Governor's Office entitled "Office of Information and Youth Affairs" located in the State Capitol. Its phone number is listed in the government offices listing guide of the Hawaiian Telephone Company's directory. This agency's chief function is to provide information on where to go, what to do and whom to see. However, the agency is not staffed to handle non-English speaking information seekers. The agency, also because of its budgetary constraints, will not be able to station any employees in any civic center to man an information center.

Additionally, since the civic center will be housing the Departments of Education, Health, Labor, Social Services and Housing, UH Cooperative Extension Service and Judiciary Branch, the chances are that the information will be available at this civic center without the need for an information center. Any agency can direct clients to the appropriate agency.

D. A Second Civic Center in Windward Oahu

Depending on the future volume and source of the clientele that will be patronizing this new Windward Civic Center, the need for a second civic center will be considered. The clientele load will be periodically monitored and prior to this happening, alternatives will be evaluated to relieve the Windward Civic Center at Kaneohe. If the evaluation shows that another civic center is needed, a new civic center will be located at the location of the greatest demand. At the present time, a civic center in Kaneohe will ade-

quately serve the Windward district. This is so because the Waimanalo Human Services Center has served the Waimanalo community very well. Also an itinerant office in the proposed City and County Hauula Civic Center will provide limited service to the people in the Koolauloa district.

A comment was raised as to the possibility of serving Waimanalo out of a civic center between that community and Hawaii Kai. This is not feasible because of the following.

Geographically Hawaii Kai is not associated with Windward Oahu. In terms of service area for State agencies, Hawaii Kai is included as part of Honolulu. For example, DOE Windward District provides services from Waimanalo to Kahuku. For these reasons, Hawaii Kai was not considered in this project. A further review of the possibility of including Hawaii Kai into the study shows that it will not be feasible because of the following reasons:

1. Based on the June 12, 1976 Department of Social Services and Housing casecount data, the number of total clients on welfare were 769 and 263 for Waimanalo and Hawaii Kai respectively. It was also assumed that the ratio of clients for the other State agencies would be comparable. Therefore, the need for a civic center occurs at Waimanalo. Hawaii Kai with its more affluent population has a less demand for the types of government services we are addressing.
2. To place a civic center in between these communities would in effect penalize both communities as far as accessibility is concerned.
3. Waimanalo is currently being serviced by the Departments of Health, Labor and Industrial Relations, and Social Services and Housing at the Waimanalo Human Services Center. A civic center located between Waimanalo and Hawaii Kai would mean the relocation of the State facilities from Waimanalo.

Also from the standpoint of driving distance, there would be no advantages to the Waimanalo clientele. The driving time from about the center of Waimanalo to the proposed Windward Civic Center is about 20 minutes. The driving time from the alternative site to the proposed Windward Civic Center will range from about 25 minutes if the civic center is near Makapuu and about 35 minutes if it is located near the Hawaii Kai Golf Course area.

Of a related issue, the City and County of Honolulu will be establishing a civic center in Hauula to house their agencies. It is related to the proposed Windward Civic Center by the fact that the City will be providing a space for an itinerant office for a representative of the Department of Social Services and Housing, an agency of the State.

E. Decentralization of Government Services

The proposed civic center is to be a manifestation of decentralization of government services to the extent that each judicial district in the State having a large clientele load will have a civic center. A statewide system of civic centers have been established and more are being planned.

The Government Reorganization Commission proposed a realignment of government agencies for better government responsiveness and cost. The Commission's tentative recommendations on State executive branch did not dwell on the issue of decentralization of personnel to civic centers. However, the objective of government responsiveness does imply decentralization. The present plan of decentralization by State agencies are taken into account for the proposed Windward Civic Center.

The new innovations from the Con-Con might make the present proposal for a two or three-story building too small to accommodate additional agencies. However, it is felt that the 4-acre site is large enough to accommodate future expansions.

ORGANIZATIONS AND PERSONS CONSULTED

A. Environmental Impact Statement Notice of Determination

The following were provided with a copy of the "Notice of Determination of the Kaneohe Civic Center Site Selection, Kaneohe, Oahu" which was mailed out on November 21, 1975.

1. Individuals

Senator D. G. Anderson
Senator Mary George
Senator John J. Hulten
Representative Ralph Ajifu
Representative George Clarke
Representative Faith Evans
Representative John Medeiros
Representative Andy Poepoe
Representative Jann Yuen

2. State of Hawaii Agencies

Department of Education
Department of Health
Department of Labor and Industrial Relations
Department of Planning and Economic Development
Department of Social Services and Housing
Judiciary
Kahuku Community-School Library
Kailua Library
Kaneohe Regional Library
University of Hawaii - Cooperative Extension Service
University of Hawaii - Environmental Center
University of Hawaii - Water Resources Research Center

3. City and County of Honolulu Agencies

Board of Water Supply
Building Department
Department of General Planning
Department of Land Utilization
Department of Public Works
Department of Transportation Services
Mayor's Office of Information and Complaint

4. Public Utilities

Hawaiian Electric Company
Hawaiian Telephone Company

5. Windward Civic Organizations

Mr. Kuhio Mahaula
Waimanalo Council/Committee Organization

Mr. Bruce Howard
Kailua Community Council

Mr. George Okihiro
Kaneohe Community Council

Mr. Donald P. Yannell
Kaneohe Business Group

Mr. Robert Walden
Koolauloa Community Council

Mr. Thomas S. Nakayama
Kahuku Community Association

Mr. Robert Walden
Hauula Community Association

Mr. Creighton Mattoon
Punaluu Community Association

Mr. Roland Logan
Laie Community Association

Mr. Howard Greiger
Kaaawa Community Association

Mr. Anthony Sang
Waimanalo Hawaiian Home Association

Olomana Community Association

Mrs. Gladys Gabert
Lanikai Association

Mrs. Annette Kent
Maunawili Community Association

Mr. Lloyd Osborne
Kaaipuni Community Association

Mr. Ralf A. Patterson
Maunawili Estates Community Association

Mr. August Pange
Waimanalo Banyan Tree Association

Mr. Henry Thomas
Kaalaea View Acres Community Association

Mrs. Jayne Ellis
Haiku Plantations Association

Mr. Horace J. Leavitt
Pikoiloa Community Association

Lt. Col. Harold Dill
Tropicana Village Association

Mr. Robert Fernandez
Waiahole-Waikane Community Association

Mr. Pualoke Dela Cerna
Kahana Valley Community Association

6. Private Organization

Bishop Estate

B. Environmental Impact Statement

The following were provided with a copy of the "Environmental Impact Statement for the Proposed Windward Civic Center, Kaneohe, Oahu" Dated August 1976.

1. Individuals

Representative Ralph Ajifu

Councilman Wilbert S. Holck

Mr. David Yamashita
Windward Community College

Mr. Stanley Kanetake
228 Kuulei Road
Kailua, Hawaii 96734

2. State of Hawaii Agencies

Department of Agriculture
Department of Defense
Department of Health
Department of Land and Natural Resources
Department of Planning and Economic Development
Department of Social Services and Housing
Department of Transportation
Office of Environmental Quality Control
University of Hawaii

3. City and County of Honolulu Agencies

Board of Water Supply
Building Department
Department of General Planning
Department of Housing and Community Development
Department of Land Utilization
Department of Parks and Recreation
Department of Public Works
Department of Transportation Services

4. Federal Agencies

Army - Corps of Engineers
Army - DAFE
Army - Environmental Section
Environmental Protection Agency
Fish and Wildlife Service
Navy
Soil Conservation Service
15 ABWg/DEE

5. News Media

The Sun Press - Oahu

6. Libraries

Main Branch
Kaimuku Regional
Kaneohe Regional
Pearl City Regional
Hilo Regional
Wailuku Regional
Lihue Regional
Kailua
Sinclair - Pacific Collection
State Archives
Legislative Reference Bureau
Municipal Reference Center
Windward Community College

7. Private Organizations

Outdoor Circle
Bishop Estate
Daly and Associates
Kaneohe Business Group
Kailua Community Council
Kihalani Investment, Inc.
Kaneohe Community Council

COMMENTS AND RESPONSES MADE DURING THE CONSULTATION PROCESS

The comments and DAGS responses on the Environmental Impact Statement Preparation Notice are shown in Appendix B.

The comments and DAGS responses on the Environmental Impact Statement are shown in Appendix D.

SUMMARY OF UNRESOLVED ISSUES

From the point of view of potentially adverse environmental impact, there are no unresolved issues.

There are, however, two issues that are still unresolved from the project point of view. These are:

- The question of whether the civic center sewage system can be accommodated when the facility is completed.
- The exact location and configuration of the civic center within the parcel of land has not be determined.

LIST OF NECESSARY APPROVALS

<u>Document or Nature of Request/Application</u>	<u>Approving Agency or Office</u>	<u>Status</u>
1. Revised Environmental Impact Statement	Governor	Accepting Authority Review
2. Subdivision Request	Dept. of Land Utilization, C&C of Honolulu	Pending Site Approval
3. Driveway Connection	Highways Div., DOT or Dept. of Trans. Serv., C&C of Honolulu	Pending Site Approval & Design



APPENDIX A

Specifications on
Environmental Protection

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DIVISION 1 - GENERAL

NOTES TO ARCHITECT

SECTION 1G - ENVIRONMENTAL PROTECTION

The Contractor shall comply with the following requirements for pollution control in performing all construction activities:

Add to, delete from or modify provisions to suit your project. However, notify the Public Works Engineer in writing at or before the Pre-Fix Submittal of any proposed changes to the requirements herein.

1. RUBBISH DISPOSAL

- A. No burning of debris and/or waste materials shall be permitted on the project site.
- B. No burying of debris and/or waste material except for materials which are specifically indicated elsewhere in these specifications as suitable for backfill shall be permitted on the project site.
- C. All unusable debris and waste materials shall be hauled away to an appropriate off-site dump area. During loading operations, debris and waste materials shall be watered down to allay dust.
- D. No dry sweeping shall be permitted in cleaning rubbish and fines which can become airborne from floors or other paved areas. Vacuuming, wet mopping or wet or damp sweeping is permissible.
- E. Enclosed chutes and/or containers shall be used for conveying debris from above to ground floor level.
- F. Cleanup shall include the collection of all waste paper and wrapping materials, cans, bottles, construction waste materials and other objectionable materials, and removal as required. Frequency of cleanup shall coincide with rubbish producing events.

2. DUST

- A. Dust shall be kept within acceptable levels at all times including non-working hours, weekends and holidays in conformance with Chapter 43 - Air Pollution Control, as amended, of the State Department of Health Public Health Regulations.
- B. The method of dust control and all costs incurred therefor shall be the responsibility of the Contractor.
- C. The Contractor shall be responsible for all damage claims in accordance with Section 7.16 - "Responsibility for Damage Claims", of the General Conditions.

Job No. (Insert No.)
Page 1G1
Rev. 1/77

3. NOISE

- A. Noise shall be kept within acceptable levels at all times in conformance with Chapter 44B - Community Noise Control for Oahu, State Department of Health, Public Health Regulations. The Contractor shall obtain and pay for community noise permit from the State Department of Health when the construction equipment or other devices emit noise at levels exceeding the allowable limits.
- B. All internal combustion engine-powered equipment shall have mufflers to minimize noise and shall be properly maintained to reduce noise to acceptable levels.
- C. No blasting and use of explosives will be permitted without prior approval of the Engineer.
- D. Pile driving operations shall be confined to the period between 8:00 a.m. and 5:30 p.m., Monday through Friday. Pile driving will not be permitted on weekends and legal State and Federal holidays.

In the event the Contractor's operations require the State's inspectional and engineering personnel to work overtime, the Contractor shall reimburse the State for the cost of such services in accordance with Section 7.9 of the General Conditions.

If additional time restrictions are necessary for your project, include this paragraph wherever such restrictions are stipulated.

- E. Starting up of on-site vehicular equipment meeting allowable noise limits shall not be done prior to 6:45 a.m. without prior approval of the Engineer. Equipment exceeding allowable noise limits shall not be started up prior to 7:00 a.m.

4. EROSION

During interim grading operations the grade shall be maintained so as to preclude any damages to adjoining property from water and eroding soil. Temporary berms, cut-off ditches, and other provisions which may be required because of the Contractor's method of operation shall be installed at no cost to the State. Drainage outlets and silting basins shall be constructed and maintained as shown on the plans to minimize erosion and pollution of waterways during construction.

5. OTHERS

- A. Wherever trucks and/or vehicles leave the site and enter surrounding paved streets, the Contractor shall prevent any material from being carried onto the pavement. Waste water shall not be discharged into existing streams, waterways, or drainage systems such as gutters and catch basins unless treated to comply with Department of Health water pollution regulations.
- B. Trucks hauling debris shall be covered as required by PUC Regulation. Trucks hauling fine materials shall be covered.

Job No. (Insert No.)
Page 1G2
Rev. 1/77

- C. No dumping of waste concrete will be permitted at the job site unless otherwise permitted in the Special Provisions.
- D. Except for rinsing of the hopper and delivery chute, and for wheel washing where required, concrete trucks shall not be cleaned on the job site.
- E. Except in an emergency, such as a mechanical breakdown, all vehicle fueling and maintenance shall be done in a designated area. A temporary berm shall be constructed around the area when runoff can cause problems.
- F. When spray painting is allowed under Section 9A - Painting, such spray painting shall be done by the 'airless spray' process. Other types of spray painting will not be allowed.

6. SUSPENSION OF WORK

Violation of any of the above requirements or any other pollution control requirements which may be specified in the Technical Specifications herein shall be cause for suspension of the work creating such violation. No additional compensation shall be due the Contractor for remedial measures to correct the offense. Also, no extension of time will be granted for delays caused by such suspensions.

If no corrective action is taken by the Contractor within 72 hours after a suspension is ordered by the Engineer, the State reserves the right to take whatever action is necessary to correct the situation and to deduct all costs incurred by the State in taking such action from monies due the Contractor.

The Engineer may also suspend any operations which he feels are creating pollution problems although they may not be in violation of the above mentioned requirements. In this instance, the work shall be done by force account as described in Subsection 4.2a "ADDITIONAL WORK" of the General Conditions and paid for in accordance with Subsection 8.4b "FORCE ACCOUNT WORK" therein. The count of elapsed working days to be charged against the contract in this situation shall be computed in accordance with Subsection 7.18 "CONTRACT TIME" of the General Conditions.

Job No. (Insert No.)

Page 1G3
Rev. 1/77

APPENDIX B

Comments and Responses
to
EIS Preparation Notice



COMMENTS AND RESPONSES
TO
EIS PREPARATION NOTICE

<u>COMMENTS (Date and By)</u>	<u>DAGS RESPONSE DATE</u>
11/28/75 Department of General Planning, City and County of Honolulu	Response Not Required
12/2/75 Department of Health, State of Hawaii	4/9/76
12/3/75 Department of Public Works, City and County of Honolulu	4/8/76
12/10/75 Board of Water Supply, City and County of Honolulu	Response Not Required
12/12/75 Department of Transportation Serv- ices, City and County of Honolulu	Response Not Required
12/16/75 Department of Land Utilization, City and County of Honolulu	4/8/76
12/18/75 Department of Education, State of Hawaii	4/9/76
12/23/75 Department of Planning and Economic Development, State of Hawaii	4/23/76

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED

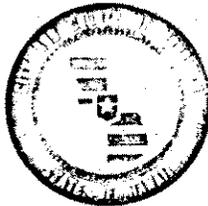
DEC 1 12 42 PM '75

PUBLIC WORKS DIV.
DAGS

ROBERT R. WAY
CHIEF PLANNING OFFICER

DGP11/75-2942 (BN)

FRANK F. FASI
MAYOR



November 28, 1975

Mr. Hideo Murakami, State Comptroller
Department of Accounting and
General Services
State of Hawaii
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

EIS Preparation Notice for the
Kaneohe Civic Center - Site Selection

We are acknowledging receipt of the above-mentioned.
Upon receipt of the Draft EIS, we will be pleased to give
it thorough review.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert R. Way". The signature is fluid and cursive, written over the typed name and title.

ROBERT R. WAY
Chief Planning Officer

RRW:fmt

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



RECEIVED

DEC 3 2 34 PM '75

STATE OF HAWAII
DEPARTMENT OF HEALTH
PUBLIC WORKS DIV.
P.O. Box 3378
HONOLULU, HAWAII 96801

December 2, 1975

GEORGE A. L. YUEN
DIRECTOR OF HEALTH

Audrey W. Mertz, M.D., M.P.H.
Deputy Director of Health

Henry N. Thompson, M.A.
Deputy Director of Health

James S. Kumagai, Ph.D., P.E.
Deputy Director of Health

In reply, please refer to:

File: EPHS - SS

Mr. Hideo Murakami
State Comptroller
Department of Accounting & General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

Subject: Request for Comments on Proposed Environmental Impact
Statement (EIS) for Kaneohe Civic Center - Site Selection

Thank you for allowing us to review and comment on the subject
proposed EIS. Please be informed that we have no comments or objections
to this project at this time.

We realize that the statements are general in nature due to
preliminary plans being the sole source of discussion. We, therefore,
reserve the right to impose future environmental restrictions on the
project at the time final plans are submitted to this office for review.

Sincerely,

A handwritten signature in cursive script, appearing to read "James S. Kumagai".

JAMES S. KUMAGAI, Ph.D.
Deputy Director for
Environmental Health

(P)1381.6

APR 9 1976

Honorable George Yuen
Director
Department of Health
State of Hawaii
Honolulu, Hawaii

Dear Mr. Yuen:

Subject: Windward Civic Center (formerly referred
to as Kaneohe Civic Center) - EIS

This is in response to your department's letter No.
EPHS-SS dated December 2, 1975.

We normally try to resolve any environmental matters
concerning any agency prior to the approval of the EIS. On
matters dealing with health regulations we will submit
prefinal plans for your department's review. We have worked
amicably with your staff on environmental matters in the
past and will continue to do so in the future.

If you have any questions, please call us at 548-5460.

Very truly yours,



HIDEO MURAKAMI
State Comptroller

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



RECEIVED
DEC 8 2 27 PM '75

PUBLIC WORKS DIV.
DAG

KAZU HAYASHIDA
DIRECTOR AND CHIEF ENGINEER

FRANK F. FASI
MAYOR

December 3, 1975

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

Gentlemen:

Subject: Environmental Impact Analysis For
Kaneohe Civic Center Site Selection
(P) 2494.5

We submit the following comments on the proposed subject project.

Solid Wastes. Normally, collection of solid waste from State facilities is provided either by the State or private refuse collectors. Depending on completion of the facility, solid wastes can be taken to the Kapaa Quarry sanitary landfill or the Palailai (Makakilo) sanitary landfill for final disposal. After 1976, another Windward Oahu disposal site may be designated.

Wastewater Disposal. Wastewater collection, treatment and disposal facilities are presently (December 1975) available and adequate for the proposed project. However, because treatment capacity in Kaneohe is limited, a connection to the municipal system cannot be assured indefinitely. A form, "Information For A Sewer Connection," has been filed by this office for you with the Sewers' Public Contact Section (Telephone 523-4408) from information provided by the EIS Preparation Notice. A sewer assessment should be anticipated as part of the sewer connection fee.

Drainage. Storm water facilities are available to serve the proposed Civic Center site. These offsite facilities are located on the makai side of Kaneohe Bay Shopping Center and

December 3, 1975

on Kamehameha Highway. Preliminary evaluation of the project site indicates that portion of it may be affected by storm runoff, hence, proper grading, and an on-site drainage system will have to be provided. A drainage plan of the proposed site, if selected, should be submitted to the Drainage Section, Division of Engineering, for review and comments.

Very truly yours,

Walker Hayashida
FOR KAZU HAYASHIDA
Director and Chief Engineer

cc: Div. of Engineering
Div. of Sewers
Div. of Refuse Collection
& Disposal

APR 8 1976

(P)1369.6

Mr. Kazuyoshi Hayashida
Director and Chief Engineer
Department of Public Works
City and County of Honolulu
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Hayashida:

Subject: Windward Civic Center (formerly referred
to as Kaneohe Civic Center) - EIS

Our responses to the comments made in your letter No.
ENV 75-425 dated December 3, 1975 are as follows:

Comment

Solid Wastes. Normally, collection of solid wastes from State facilities is provided either by the State or private refuse collectors. Depending on completion of the facility, solid wastes can be taken to the Kapaa Quarry sanitary landfill or the Palailai (Makakilo) sanitary landfill for final disposal. After 1976, another Windward Oahu disposal site may be designated.

Response

The data provided in the comment will be incorporated in the EIS.

Comment

Wastewater Disposal. Wastewater collection, treatment and disposal facilities are presently (December 1975) available and adequate for the proposed project. However, because treatment capacity in Kaneohe is limited, a connection to the municipal system cannot be assured indefinitely. A form, "Information For A Sewer Connection", has been filed by this office for you with the Sewers' Public Contact Section (Telephone 523-4408) from information provided by the EIS Preparation Notice. A sewer assessment should be anticipated as part of the sewer connection fee.

Response

The data provided in the comment will be incorporated in the EIS. During the design phase, when the demand for sewer service and project schedule are more definitive, we will coordinate the planning for sewer connection with the Division of Sewers.

Comment

Drainage. Storm water facilities are available to serve the proposed Civic Center site. These offsite facilities are located on the makai side of Kaneohe Bay Shopping Center and on Kamehameha Highway. Preliminary evaluation of the project site indicates that portion of it may be affected by storm runoff, hence, proper grading, and an on-site drainage system will have to be provided. A drainage plan of the proposed site, if selected, should be submitted to the Drainage Section, Division of Engineering, for review and comments.

Response

The data provided in the comments will be incorporated in the EIS. A drainage plan of the Civic Center shall be submitted to the Drainage Section for review and comments.

We appreciate your comments which shall be included in the Draft EIS. If you have any questions, call us at 548-5460.

Very truly yours,



RIKIO NISHIOKA
State Public Works Engineer

LT:nk 1-2

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED

DEC 18 10 25 AM '75

PUBLIC WORKS DIV.
DAGS

GEORGE S. MORIGUCHI
DIRECTOR

EIS (LU11/75-3621)
(BAM)



FRANK F. FASI
MAYOR

December 16, 1975

Mr. Hideo Murakami
State Comptroller
Department of Accounting and
General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

Environmental Impact Statement Preparation Notice
Kaneohe Civic Center - Site Selection

We have reviewed the above and feel that major environmental impacts have been adequately identified.

We recommend that both zoning and existing land uses in the surrounding area be described in detail within the Statement so that reviewers will have the information necessary to evaluate potential impact.

We also recommend consultation with the Mayor's Office of Information and Complaint in describing proposed Satellite City Hall services.

Thank you for the opportunity to review and comment on this matter.

Sincerely,

A handwritten signature in dark ink, appearing to be "Wanket".

WILLIAM E. WANKET
Acting Director

WEW:rh

APR 8 1976

Mr. George S. Moriguchi
Director
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Moriguchi:

Subject: Windward Civic Center (formerly referred
to as Kaneohe Civic Center) - EIS

Our responses to each of the comments made in your
department's letter No. EIS (LU11/75-3621) (BAM) dated
December 16, 1975 are as follows:

Comment

We recommend that both zoning and existing land uses in the
surrounding area be described in detail within the Statement
so that reviewers will have the information necessary to
evaluate potential impact.

Response

The draft will include data on both the zoning and existing
uses in the surrounding area.

Comment

We also recommend consultation with the Mayor's Office of
Information and Complaint in describing proposed satellite
city hall services.

Response

We have been in touch with the City and County on the matter
of satellite city hall locating into the Windward Civic
Center since its conception. Our latest correspondence in

Mr. George S. Moriguchi
Page 2

Ltr. No. (P)1379.6

which we had requested the projected space needs of the Kaneohe City Satellite Hall for 1980 and 1985 was on October 10, 1975. The reply was that the information requested is unavailable because they have not as yet undertaken a study to establish Satellite City Hall criteria such as sizes and types of public service to be provided. However, we will be able to describe the types of satellite city hall services based on the current operations of the Kaneohe Satellite City Hall. We will continue to coordinate the development of the civic center with the Satellite City Hall as a tenant.

We appreciate your comments which will be included in the draft EIS. If you have any questions, please call us at 548-5460.

Very truly yours,


RIKIO NISHICKA
State Public Works Engineer

LT:nk 2-1



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P. O. BOX 2360
HONOLULU 4, HAWAII

OFFICE OF THE SUPERINTENDENT

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DEC 22 2 35 PM '75

PUBLIC WORKS DIV.
DAGS

December 18, 1975

MEMO TO: Honorable Hideo Murakami, State Comptroller
Department of Accounting and General Services

F R O M: Albert H. Miyasato, Acting Superintendent
Department of Education

SUBJECT: Environmental Impact Statement for
Proposed Kaneohe Civic Center

Albert H. Miyasato

Thank you for the opportunity to review the subject EIS.

We anticipate that relocation of Windward School District Office to the proposed facility will help to eliminate operational problems associated with the current Department of Education's lease of commercial facilities. In this regard, we urge that detailed planning provide ample parking for District Office employees and persons visiting the District Office.

APR 9 1976

(P)1380.6

Honorable Charles Clark
Superintendent
Department of Education
State of Hawaii
Honolulu, Hawaii

Dear Mr. Clark:

Subject: Windward Civic Center (formerly referred
to as Kaneohe Civic Center) - EIS

Our response to the comment made to your department's
letter dated December 18, 1975 are as follows:

Comment

We urge that detailed planning provide ample parking for
District Office employees and persons visiting the District
Office.

Response

As in any other planning efforts a reasonable number of
parking space for all employees and visitors will be pro-
vided. On a preliminary basis a total of about 160 stalls
will be provided.

We appreciate your comment which will be in the draft
EIS. If you have any questions, please call us at 548-5460.

Very truly yours,

HIDEO MURAKAMI
State Comptroller



RECEIVED
DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT
DEC 23 9 17 AM '75

GEORGE R. ARIYOSHI
Governor

HIDETO KONO
Director

FRANK SKRIVANEK
Deputy Director

Kamamalu Building, 250 South King St., Honolulu, Hawaii • Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

PUBLIC WORKS DIV.

December 23, 1975

DAGS

Ref. No. 6172

MEMORANDUM

TO: The Honorable Hideo Murakami, State Comptroller
Department of Accounting and General Services

FROM: Hideto Kono, Director *[Signature]*

SUBJECT: Kaneohe Civic Center-Environmental Impact Analysis Preparation
Notice

We have reviewed your EIS preparation notice for the Kaneohe Civic Center and wish to offer the following comments for your consideration.

- a. The EIS could include further discussion on the anticipated heavy traffic on Kamehameha Highway and Mehana Street.
- b. The adequacy of proposed on-site parking for visitors and workers might be considered.
- c. A site plan of the civic center should be included in the final statement.

We appreciate the opportunity to review the subject notice.

APR 23 1976

Honorable Hideto Kono
Director
Department of Planning and
Economic Development
State of Hawaii
Honolulu, Hawaii

Dear Mr. Kono:

Subject: Windward Civic Center (formerly referred
to as Kaneohe Civic Center) - EIS

Our responses to the comments made in your letter No.
6172 dated December 23, 1975 are as follows:

Comment

The EIS could include further discussion on the anticipated
heavy traffic on Kamehameha Highway and Mehana Street.

Response

The EIS will include further discussion on traffic as
follows:

1. The civic center clientele traffic is normally concen-
trated between 9:00 a.m. and 3:00 p.m. The 1973
Traffic Summary conducted by the State Department of
Transportation indicated that the peak traffic hours on
the segment of Kamehameha Highway fronting the proposed
civic center occurs at 10:00 to 11:00 a.m. and 4:00 to
5:00 p.m. Thus, the civic center clientele traffic
will be in-phase in the morning but out-of-phase in the
afternoon. On the other hand the civic center employee
traffic (about 130 cars) will be out-of-phase in the
morning but in-phase in the afternoon.

This unusual time for the morning peak hour is probably
because the bulk of the commuter traffic in the morning
uses Kahakili Highway rather than Kamehameha Highway.

Another unusual thing about the a.m. peak traffic hour is that it is composed of only 6.7% of the ADT (average daily traffic) rather than the normal range of 9-10%.

Thus for the reasons stated above, the civic center is not expected to create a major traffic problem.

2. The civic center will be easily accessible for bus patrons from the bus line on Kanehameha Highway. This alternative mode of transportation is important for those clientele who depend on bus transportation.
3. The Kanehe Bay Shopping Center, Yim Center and post office are all within walking distance from the block in which the civic center is being proposed. Some of the clients will find it convenient to combine civic center visits and shopping at the shopping center being proposed in the same block. By combining shopping and civic center visits the clientele vehicular traffic will be minimized.

Comment

The adequacy of proposed on-site parking for visitors and workers might be considered.

Response

We will provide a reasonable number of parking spaces for visitors and workers which would be about 65% and 15% respectively on the total number of workers.

Comment

The site plan of the civic center should be included in the final statement.

Response

Since the EIS was prepared in conjunction with the site selection phase of this project, a site plan is premature at this time. The site plan will be developed during the design phase which occurs after the approval of the final EIS. Thus, the final EIS will not include a site plan.

Honorable Hideto Kono
Page 3

Ltr. No. (P)1370.6

We appreciate your comments which will be included in the draft EIS. If you have any questions, please call us at 548-5460.

Very truly yours,



HIDEO MURAKAMI
State Comptroller



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APPENDIX C

Correspondences
on
Historic Site



2

NOV 14 1972

Mr. Joseph M. Souza, Jr.
State Parks Administrator
State Parks, Outdoor Recreation
and Historic Sites Division
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Souza:

Subject: Kaneohe Civic Center - Site Selection

We are presently considering locating a civic center in Kaneohe. The site considered for this center is designated by TMK 4-6-11:por of 1 (see attached map).

Please provide us with your comments regarding natural or historical landmarks on the site.

Your early reply will be gratefully appreciated.

Very truly yours,

RIKIO NISHIOKA
State Public Works Engineer

SF:jnt

JOHN A. BURNS
GOVERNOR OF HAWAII

Nov 22 1 27 PM '72



DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF STATE PARKS
P. O. BOX 621
HONOLULU, HAWAII 96809

November 21, 1972

REF. (P)2627.2

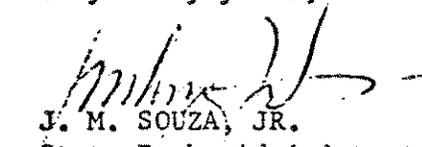
Mr. Rikio Nishioka
State Public Works Engineer
Dept. of Accounting and General Services
State of Hawaii
Honolulu, Hawaii

Dear Mr. Nishioka:

SUBJECT: Kaneohe Civic Center - Site Selection

In response to your query concerning the presence of historic or natural landmarks on the lands considered for the Kaneohe Civic Center, please be advised that this department has no record of anything of significance located on, or near, the parcel.

Very truly yours,


J. M. SOUZA, JR.
State Parks Administrator
Division of State Parks

SEP 24 1976

(P) 2049.6

Mr. Joseph M. Souza, Jr.
State Parks Administrator
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Souza:

Subject: Proposed Windward Civic Center
Site Selection

Transmitted are copies of previous correspondences as follows:

1. DAGS letter No. (P)2627.2 dated November 14, 1972.
2. DLNR Division of State Parks letter dated November 21, 1972.
3. Maps showing location of the lot, tax map key 4-6-11:1, in which the subject civic center is proposed to be located.

Please provide us with your comments regarding natural or historical landmarks on the total parcel as shown in the attached maps.

The reasons we are writing again are as follows:

1. Your letter of November 21, 1972 is not clear whether the term "parcel" used therein refers to the site proposed to be delineated for the civic center or the total site designated as tax map key 4-6-11:1.
2. The landowner has objected to the DAGS proposed site of the civic center along Kamehameha Highway and we are currently negotiating a new site still within the parcel designated as tax map key 4-6-11:1.

If you have any questions, please advise.

Very truly yours,



RY RIKIO NISHIOKA
State Public Works Engineer

LT:jnt
Attachment

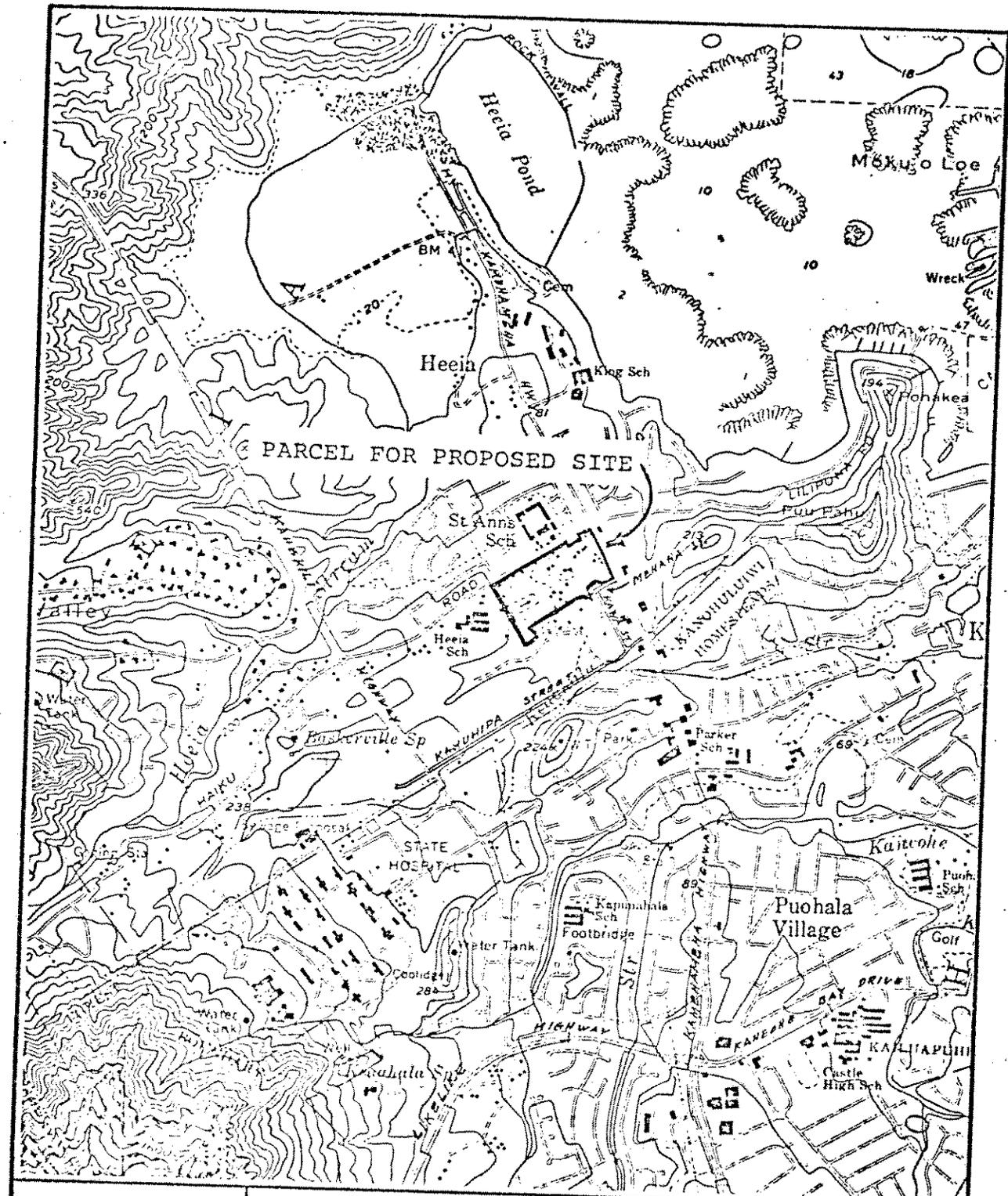
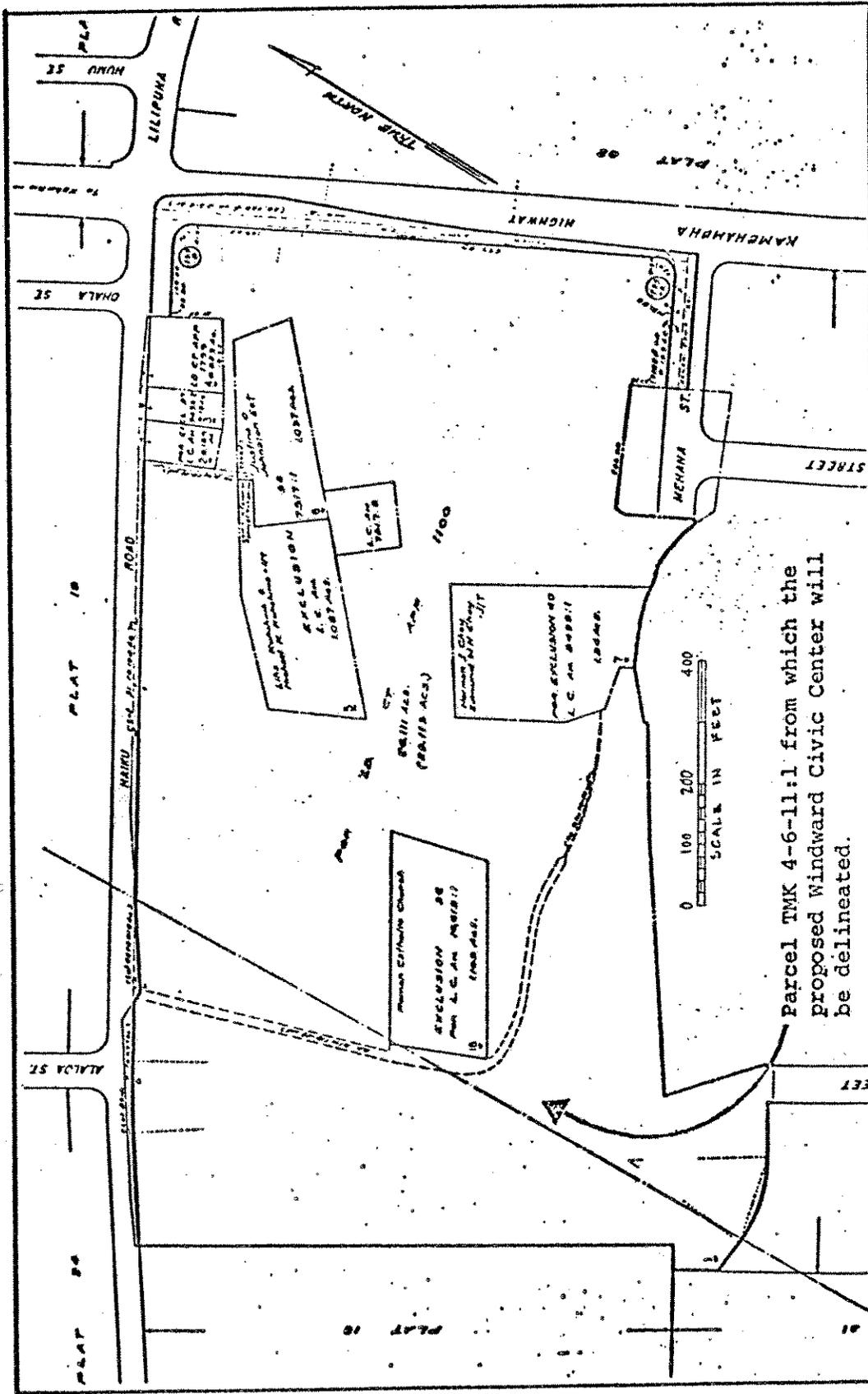


FIGURE 2

VICINITY MAP - WINDWARD CIVIC CENTER

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



Parcel TMK 4-6-11:1 from which the proposed Windward Civic Center will be delineated.

FIGURE 3

PARCEL MAP

STATE OF HAWAII
 DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
 PLANNING BRANCH

RECEIVED



GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII

OCT 28 11 58 AM '76

DIV. OF PUBLIC WORKS
DAGS

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

October 26, 1976

CHRISTOPHER COBB, CHAIRMAN
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU
DEPUTY TO THE CHAIRMAN

DIVISIONS:

CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

Mr. Rikio Nishioka
State Public Works Engineer
Department of Accounting and
General Services
Division of Public Works

Dear Mr. Nishioka:

Subject: Proposed Windward Civic Center Site
Selection, Kaneohe, Oahu Island

Existing records have been checked for archaeological and historical sites that may be affected by this undertaking. The following information and recommendation are for your consideration in processing this application:

No significant cultural sites are known for the total parcel and such sites are not likely to be present.

The staff of this office cannot render any evaluation of natural landmarks as this is outside the area of our expertise.

There are no reservations from this office for the project to proceed.

Sincerely yours,

Jane L. Silverman
Historic Preservation Officer
State of Hawaii

APPENDIX D

Comments and Responses
to
Environmental Impact Statement
(dated August 1976)



COMMENTS AND RESPONSES
ON
ENVIRONMENTAL IMPACT STATEMENT
(DATED AUGUST 1976)

<u>COMMENTS (Date and By)</u>	<u>DAGS RESPONSE DATE</u>
9/7/76 University of Hawaii WRRC, State of Hawaii	Response Not Required
9/8/76 U.S. Department of Interior	"
9/8/76 U.S. Department of Defense	"
9/8/76 Department of Public Works, City and County of Honolulu	"
9/13/76 Department of Housing and Community Development, City and County of Honolulu	"
9/13/76 Department of Health, State of Hawaii	"
9/14/76 U.S. Department of Army, Facilities Engineering	"
9/17/76 Department of General Planning, City and County of Honolulu	10/25/76
9/20/76 Department of Transportation, State of Hawaii	Response Not Required
9/20/76 Department of Land and Natural Resources, State of Hawaii	"
9/22/76 Board of Water Supply, City and County of Honolulu	10/26/76
9/24/76 Department of Social Services and Housing, State of Hawaii	Response Not Required
9/27/76 Mrs. Katherine Goodhue 45-026 Likeke Place Kaneohe, Hawaii 96744	3/21/77
9/27/76 Department of Land Utilization, City and County of Honolulu	3/18/77
9/28/76 Department of Transportation Services, City and County of Honolulu	10/25/76
10/5/76 U.S. Department of Agriculture	Response Not Required

<u>COMMENTS (Date and By)</u>	<u>DAGS RESPONSE DATE</u>
10/5/76 U.S. Department of the Air Force	Response Not Required
10/6/76 Senator Mary George, Windward District	3/15/77
10/7/76 U.S. Department of the Army, Corps of Engineers	3/18/77
10/8/76 Department of Planning and Economic Development, State of Hawaii	Response Not Required
10/8/76 University of Hawaii Environmental Center, State of Hawaii	3/23/77
10/15/76 Office of Environmental Quality Control, State of Hawaii	3/24/77
10/18/76 University of Hawaii Windward Com- munity College, State of Hawaii	Response Not Required
10/28/76 Department of Agriculture, State of Hawaii	"

RECEIVED

SEP 13 11 45 AM '76

DIV. OF PUBLIC WORKS
DAGS

September 7, 1976

MEMO TO: Office of Environmental Quality Control

Hideo Murakami —
Director, DAGS

FROM: Reginald H. F. Young
Asst. Director, WREC

SUBJECT: EIS for Proposed Windward Civic Center

We have reviewed the subject EIS and have no critical comment. Thank you for the opportunity to review the EIS, we are returning it herewith for the Environmental Quality Commission.

RH FY: jsm

Enclosure



Reference: ES

United States Department of the Interior **RECEIVED**

FISH AND WILDLIFE SERVICE
Division of Ecological Services
821 Mililani Street
Honolulu, Hawaii 96813

SEP 10 11 24 AM '76
DIV. OF PUBLIC WORKS
DACS

September 8, 1976

Interim Director
Environmental Quality Commission
550 Halekauwila Street, Rm. 301
Honolulu, Hawaii 96813

Dear Sir:

We have reviewed the environmental impact statement for proposed Windward Civic Center, Kaneohe, Oahu, Hawaii, and have no additional comments to offer. We are returning the EIS as requested.

Thank you for the opportunity to comment.

Sincerely yours,

Maurice H. Taylor

Maurice H. Taylor
Field Supervisor

Encl.

cc: Dept. Acct. & Gen. Services
ARD, AE



State of Hawaii
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
Fort Ruger, Honolulu, Hawaii 96816

HIENG

8 SEP 1978

Dr. Albert Tom, Chairman
Environmental Quality Commission
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Dr. Tom:

Windward Civic Center

Thank you for sending us a copy of the Environmental Impact Statement for the proposed "Windward Civic Center." We have received the publication and have no comments to offer.

We are returning the Environmental Impact Statement for the proposed project per your request.

Very truly yours,

WAYNE R TOMOYASU
Captain, CE, HARNG
Contr & Engr Officer

Enclosure

DEPARTMENT OF PUBLIC WORKS

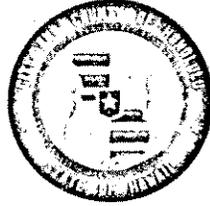
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

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DIV. OF PUBLIC WORKS
DAGS

FRANK F. FASI
MAYOR



KAZU HAYASHIDA
DIRECTOR AND CHIEF ENGINEER

ENV 76-350

September 8, 1976

Mr. Hideo Murakami, Director
Department of Accounting and
General Services
State of Hawaii
State Office Building
Honolulu, Hawaii 96813

Dear Mr. Murakami:

Subject: Environmental Impact Statement
for the Proposed Windward Civic
Center, Kaneohe, Oahu

We have reviewed the subject EIS and have no additional
comments.

Very truly yours,

Kazu Hayashida
KAZU HAYASHIDA
Director and Chief Engineer

cc: OEQC

Dept. of Housing & Community Development
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

RECEIVED

SEP 16 11 52 AM '76
DIV. OF PUBLIC WORKS
DACS

September 13, 1976

Environmental Quality Commission
550 Halekiauila Street, Rm. 301
Honolulu, Hawaii 96813

Gentlemen:

Subject: Environmental Impact Statement for
Proposed Windward Civic Center
Location: Kaneohe, Oahu, Hawaii
Tax Map Key: 4-6-11: Por. 1

The Department of Housing and Community Development has reviewed the "Environmental Impact Statement for the Proposed Windward Civic Center." We have no comments to make relating to this department's program or workload.

We thank you for the opportunity to review this matter.

We are returning the copy of the EIS for your future use.

Sincerely,

WILLIAM BLACKFIELD

WILLIAM BLACKFIELD
Director

Enc.

cc: Office of Environmental Quality Control
Mr. Hideo Murakami, Director
Dept. of Accounting & General Services

RECEIVED

SEP 17 1 13 PM '76

DIV. OF PUBLIC WORKS
DAGS

September 13, 1976

MEMORANDUM

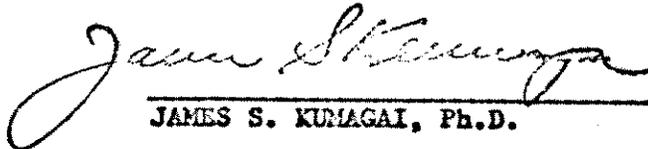
To: Dr. Richard E. Marland, Director
Office of Environmental Quality Control

From: Deputy Director for Environmental Health

Subject: Environmental Impact Statement (EIS) for Proposed Windward
Civic Center, Kaneohe, Oahu, Hawaii, TRK: 4-6-11:POR 1

Thank you for allowing us to review and comment on the subject EIS. Please be informed that we have no objections to this project.

We realize that the statements are general in nature due to preliminary plans being the sole source of discussion. We, therefore, reserve the right to impose future environmental restrictions on the project at the time final plans are submitted to this office for review.


JAMES S. KURIAGAI, Ph.D.

cc: ✓ Dept. of Accounting & General Services

DIRECTORATE OF FACILITIES ENGINEERING

AFZV-FE-EE

14 SEP 1976

Office of Environmental Quality Control
State of Hawaii
550 Halekauwila Street
Room 301
Honolulu, Hawaii 96813

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SEP 17 11 50 AM '76
DIV. OF PUBLIC WORKS
DAGS

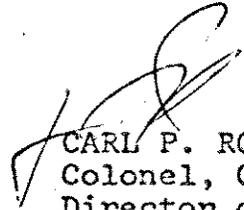
Gentlemen:

Reference is made to the Environmental Impact Statement (EIS) for Proposed Windward Civic Center, Kaneohe, Oahu, Hawaii.

We have reviewed the EIS document and have no comments to offer.

Thank you for the opportunity to review this document.

Sincerely,



CARL P. RODOLPH
Colonel, CE
Director of Facilities Engineering

CF:
✓ Hideo Murakami, Director
Dept of Acctg & General Svcs
State Office Bldg
Honolulu, HI 96813

CITY AND COUNTY OF HONOLULU

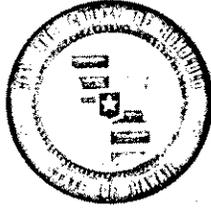
RECEIVED

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

SEP 21 12 30 PM '76

DIV. OF PUBLIC WORKS
DACS

FRANK F. FASI
MAYOR



ROBERT R. WAY
CHIEF PLANNING OFFICER

DGP9/76-2144 (JB)

September 17, 1976

Mr. Hideo Murakami, Comptroller
Department of Accounting and
General Services
State of Hawaii
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

Windward Civic Center
Draft Environmental Impact Statement

In reference to the above-captioned matter, we offer the following comments for your consideration:

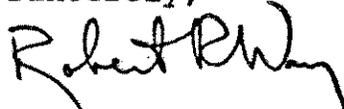
1. Examination of the land use map for the Kaneohe area maintained by this department shows several residential units affected by this proposal. In this connection, therefore, discussion relative to relocation (pages 8 and 9) ought to be expanded to indicate (a) the number of households that have already been relocated, and (b) the precise number of families still living in the area that will require relocation.
2. It should also be noted that a cemetery plot, comprising about 1.1 acres, presently stands within the proposed project site. Disposition of this land use might be described in the EIS.
3. Because of the civic center and the completion of the widening of Haiku Road, it is anticipated that a greater volume of traffic will be generated in the area of Heeia Elementary School. In this regard, the impact upon the pedestrian school traffic ought to be detailed.

Mr. Hideo Murakami
Page 2

4. Because of the increased volume of traffic anticipated by the development of a civic center complex at this location, motorists traversing over Ohala Street onto Haiku Road then to Kamehameha Highway in the direction of the Pali Golf Course during peak hours could develop a traffic hazard. Discussion on this potential problem, it would appear, seems appropriate.

Thank you for the opportunity to examine this specific draft environmental impact statement.

Sincerely,



ROBERT R. WAY
Chief Planning Officer

RRW:fmt

OCT 25 1976

Mr. Robert R. Way
Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Way:

Subject: Windward Civic Center
Environmental Impact Statement
DGP 9/76-2144 (JB)

Pursuant to Sub-Part C, Paragraph 1:52 of the Environmental Impact Statement Regulations, adopted by the Environmental Quality Commission on April 3, 1976, we herewith respond to the comments received in your letter dated September 17, 1976.

Your comments are listed below with our responses in parenthesis immediately following each comment:

1. Examination of the land use map for the Kaneohe area maintained by this department shows several residential units affected by this proposal. In this connection, therefore, discussion relative to relocation (pages 8 and 9) ought to be expanded to indicate (a) the number of households that have already been relocated, and (b) the precise number of families still living in the area that will require relocation.

(We are currently negotiating with the owner on the location of the civic center in the block bounded by Kamehameha Highway, Haiku Road, Heeia Elementary School, and Mehana Street. The location of the civic center in the block will be on a portion of land that does not have any residential units. As such, the civic center project will not have any tenant relocation. Therefore, we feel any discussion beyond that in pages 8 and 9 of

the EIS would not be necessary. For your information, the developer is proposing to construct a regional shopping center in the block. If there are any tenant relocation, it will be a private matter between the developer and the tenants.)

2. It should also be noted that a cemetery plot, comprising about 1.1 acres, presently stands within the proposed project site. Disposition of this land use might be described in the EIS.

(The latest information we have on the developer's plan for the block is that the cemetery plot will not be disturbed. A road right-of-way to the cemetery will be provided until such time as the Alaloa Street connection is completed and the cemetery will have direct access from it. In any event, no portion of the cemetery plot will be acquired for the civic center site.)

3. Because of the civic center and the completion of the widening of Haiku Road, it is anticipated that a greater volume of traffic will be generated in the area of Heeia Elementary School. In this regard, the impact upon the pedestrian school traffic ought to be detailed.

(The following information on pedestrian school traffic was obtained from Heeia Elementary School:

School hours: Except Wednesday - 7:55 a.m. to 2:05 p.m.
Wednesday - 7:55 a.m. to 1:30 p.m.

Estimated number of students:
That walk - 207
That ride bikes - 24
231

The following information on anticipated daily visitor traffic was obtained from the various governmental agencies to be housed in the civic center. The bulk of the visitors come in between 9:00 a.m. and 3:00 p.m.:

<u>No. of Vehicles</u>	<u>Minimum</u>	<u>Maximum</u>
Visitors	225	540
Employees	<u>125</u>	<u>135</u>
	350	675

Based on the current union contract setting the work hours for government offices, the office hours are between 7:45 a.m. to 4:30 p.m. The employees may stagger their working hours provided the office hours between 7:45 a.m. to 4:30 p.m. is covered.

Based on the school hours, working hours for the civic center employees, and usual hours that visitors come for services, the hours are tabulated as follows:

<u>Type of Traffic</u>	<u>A. M. Hours</u>	<u>No. of Traffic</u>	<u>P. M. Hours</u>	<u>No. of Traffic</u>
Visitor vehicles	9:00-11:50	300	12:00-3:00	215
Employee vehicles	7:25- 7:55	130	4:20-4:50	130
Student pedestrians & bicycle riders	7:25- 7:45	231	2:15-2:35	231

For the a.m. period there will be about 130 cars entering into the civic center via Haiku Road or possibly Alaloa Street and about 231 students walking or riding bicycles along Haiku Road at about the same time, say 7:30 a.m.

For the p.m. period there will be about 75 visitor vehicles entering and/or leaving the civic center and again about 231 students walking or riding bicycles along Haiku Road at about the same time, say 2:30 p.m.

Because Haiku Road will have been improved with sidewalks before the civic center is completed, the pedestrians will be protected from the vehicle traffic. We might also add that the Haiku Road improvement project also calls for a bike route on both sides of the street. This should provide additional protection to the students riding bicycles to school.

If the traffic volume conflicts to the extent that it endangers the students, the County will be asked to possibly provide for the following:

- a. Traffic lights at the critical intersections.
- b. Decrease the speed limit along Haiku Road.

- c. Increase police patrol along Haiku Road before and after school hours.

The civic center site plan would provide the following to alleviate the potential dangers:

- a. There should be no visual obstructions for the vehicles egressing and ingressing from the civic center site.
 - b. Provide for a future access from Alaloa Street when the street is constructed to prevent a concentration of traffic on one driveway.)
4. Because of the increased volume of traffic anticipated by the development of a civic center complex at this location, motorists traversing over Ohala Street onto Haiku Road then to Kamehameha Highway in the direction of the Pali Golf Course during peak hours could develop a traffic hazard. Discussion on this potential problem, it would appear, seems appropriate.

(The development of a civic center complex in the parcel would contribute minimally to the potential traffic hazard caused by motorists traversing over Ohala Street onto Haiku Road then to Kamehameha Highway in the direction of the Pali Golf Course. This is because of the following:

- a. Assuming half the employees live on the Kahuku side and the other half on the Waimanalo side of the proposed civic center site, only one-half of the employee vehicular traffic will be using Kamehameha Highway and Likelike Highway in the same direction during the peak traffic hours of 7:00 to 8:00 a.m., and 4:00 to 5:00 p.m. Of course, for those employees from the Kahuluu side (estimated at 65) they will be in the peak traffic stream only up to Haiku Road.
- b. The bulk of the visitor vehicular traffic will be arriving and departing from the civic center between 9:00 a.m. and 3:00 p.m. Since the peak

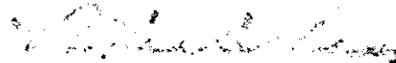
Mr. Robert Way
Page 5

Ltr. No. (P)2159.6

hours are outside this span of time, the visitor vehicular traffic also is anticipated to contribute only minimally to the peak traffic stream.)

Your comments and our responses will be appended to the statement. Thank you for your comments.

Very truly yours,



RIKIO NISHIOKA
State Public Works Engineer

LT:iy

GEORGE R. ARIYOSHI
GOVERNOR



E. ALVEY WRIGHT
DIRECTOR

DEPUTY DIRECTORS
WALLACE AOKI
RYOKICHI HIGASHIONNA
DOUGLAS S. SAKAMOTO
CHARLES O. SWANSON

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

IN REPLY REFER TO:

September 20, 1976

STP 8.3858

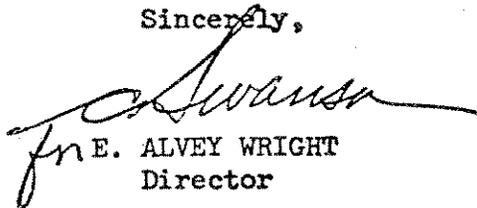
Dr. Richard E. Marland
Office of Environmental Quality
Control
Room 301, 550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Dr. Marland:

Subject: Proposed Windward Civic Center

We have reviewed the Environmental Impact Statement covering the
subject project and have no comments to make.

Sincerely,

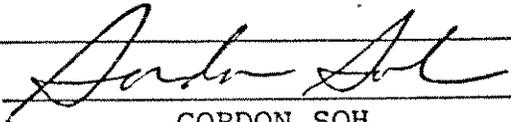

for E. ALVEY WRIGHT
Director

STATE OF HAWAII
Department of Land and Natural Resources

MEMORANDUM

TO Environmental Quality Commission DATE September 20, 1976
FROM Gordon Soh, Planning Office
SUBJECT Proposed Windward Civic Center

We have no comments to offer on this project.


GORDON SOH
Program Planning Coordinator

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
637 SOUTH BERETANIA
HONOLULU, HAWAII 96813



FRANK F. FASI, Mayor
YOSHIE H. FUJINAKA, Chairman
STANLEY S. TAKAHASHI, Vice Chairman
KAZU HAYASHIDA
EDWARD F. C. LAU
TERESITA R. JUBINSKY
E. ALVEY WRIGHT

EDWARD Y. HIRATA
Manager and Chief Engineer

September 22, 1976

Dr. Richard E. Marland, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, Hawaii 96813

Dear Dr. Marland:

SUBJECT: Environmental Impact Statement for
Proposed Windward Civic Center

We have reviewed the environmental impact statement for the proposed project and do not anticipate any adverse effects to potable groundwater resources or our water system facilities in the area.

Although we have no objections related to the project, we request that the construction plans be coordinated with us to determine the adequacy of fire protection.

Please call Mr. Lawrence Whang at 548-5221 if further information is needed.

Very truly yours,

EDWARD Y. HIRATA
Manager and Chief Engineer

cc: ✓ Mr. Hideo Murakami, Director
Dept. of Accounting & General Services
State Office Building
Honolulu, Hawaii 96813

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SEP 27 11 56 AM '76
DIV. OF PUBLIC WORKS
DACS

(P)2157.6

OCT 26 1976

Mr. Edward Hirata
Manager and Chief Engineer
Board of Water Supply
P. O. Box 3410
Honolulu, Hawaii 96801

Dear Mr. Hirata:

Subject: Windward Civic Center
Environmental Impact Statement

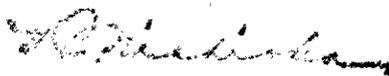
Pursuant to Sub-Part G, Paragraph 1:62 of the Environmental Impact Statement Regulations, adopted by the Environmental Quality Commission on April 3, 1976, we herewith respond to the comments received in your letter dated September 22, 1976.

The architect will be instructed to coordinate the construction plans with your office to determine the adequacy of fire protection.

Your comments and our response will be appended to the statement.

Thank you for the comments.

Very truly yours,



RIKIO NISHIOKA
State Public Works Engineer

LT:iy

GEORGE R. ARIYOSHI
GOVERNOR



ANDREW I. T. CHANG
DIRECTOR OF SOCIAL SERVICES & HOUSING

STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
P.O. Box 339
Honolulu, Hawaii 96809

September 24, 1976

MEMORANDUM

To: Environmental Quality Commission
550 Halekauwila Street., Room 301
Honolulu, Hawaii 96813

From: Andrew I. T. Chang, Director
Department of Social Services and Housing

Subject: Proposed Windward Civic Center

We have received the subject Environmental Impact Statement and have no comment to offer relating to our program areas.

We are returning the EIS for your usage. Thank you for the opportunity to review and comment on this EIS.

DIRECTOR

Attachment

cc: Office of Environmental Quality Control
✓ Hideo Murakami, Director, DAGS

September
27, 1976

RECEIVED
OCT 5 11 34 AM '76
DIV. OF PUBLIC WORKS
DAGS

Office of Environmental Quality Control
550 Halekaiwila Street
Room 301
Honolulu, HI. 96813

Hideo Murakami, Director
Dept. of Accounting & General Services
State Office Bldg.
Honolulu, HI. 96813

SUBJECT: PROPOSED WINDWARD CIVIC CENTER

We would like to reply to the FIS concerning the proposed Windward Civic Center. There are at least three more facilities and/or services needed that are not included in the presently planned structure. They are:

- 1) A child care center
- 2) Small conference rooms for community use
- 3) An "information center"

1. A child care center incorporated within the building could easily be an integral part of the other valuable services offered to Kaneohe's citizens. It should be a privately operated business, leasing space in the state building, to care for the small children of the parents who will be employed in the new complex, (the Civic Center and the Shopping Center).

Suitable environs should be assured by protected outdoor play areas - preferably not on the ground floor - and other amenities necessary for meeting the requirements of licensed day-care facilities for children. Perhaps it should be available to all and any parents on an hourly or part time/drop-off bases, not just to the parents who are working within the Center.

Such a child care center would provide nearby family care, offer employment opportunities to mothers who are not able to go to the Honolulu side to work because of family responsibilities, and allow close proximity and contact between parent and child even at lunch time and/or in case of emergency, and would also permit quick shopping and service trips for adults while children are cared for on an hourly basis for a fee.

2. One of the community's biggest needs is for more small conference rooms for civic organizations and similar groups to meet. Two or three such rooms should be included in the Civic Center Complex to answer the requirements for meeting space.

The Kaneohe Library's small auditorium is heavily used for such and very often must turn down groups desirous of space to hold public meetings. One large, acoustically good area to seat about one hundred people equipped with a proper stage and screen, together with two smaller rooms to house about thirty each would prove very beneficial and indeed, answer yet another need not addressed by the planned Center.

3. The proposed information center could be an additional service offered by the Satellite City Hall -- but it must go much farther than any traditional service presently given.

It must be open long hours and on week ends--whenever the shops or stores are open and whenever people are in the shopping center. It is to be a "finger pointing device" saying where to go, what to do and whom to see. It would be especially for the unsophisticated, the uneducated, the new immigrant and other people with a limited knowledge of English and/or the ways of governmental offices and services. The Information Center would employ staff who know the languages needed or would have available interpreters in various languages.

This would not be for shopping information or advice unless there were some language or cultural hurdles. Rather it would be the catalyst to see that the citizen gets the help he needs even to the point of personally following-up with necessary action or even seeking out people in need and contacting the proper agencies for response to such needs.

The Civic Center is the ideal site for such a service since it is to house some city and state agencies anyway. An Information Center or "catalytic" office would assure the citizen of personal help through the maze of governmental red tape and delays.

These three additional services should be planned for and incorporated into the new Civic Center. Let's do it right now while there's still time.

KC
Katherine Goodhue, Chairman
Third precinct
Twenty-fourth District

45-026 Likeke Place
Kaneohe, HI 96744
235-1184 Res.
261-4611 Ofc.

MAR 21 1977

Mrs. Katherine Goodhue
45-026 Likeke Place
Kaneohe, Hawaii 96744

Dear Mrs. Goodhue:

Subject: Windward Civic Center
Environmental Impact Statement

Pursuant to Sub-Part G, Paragraph 1:62 of the Environmental Impact Statement Regulations, adopted by the Environmental Quality Commission on April 3, 1975, we herewith respond to the comments received in your letter dated September 27, 1976. Because of the length of your comment, we will only include the heading of the comment and omit the text herein. Our responses to your comments are as follows:

1. Child Care Center

The purpose of the civic center is to bring government services to the people by having the various service agencies within a site easily accessible to the bulk of the population in the service area. Under the present departmental policy covering what agencies should be housed in the civic center, a child care center whether it be privately operated or publicly operated (non-profit), will not be eligible.

If you are thinking along the lines of a child care center operated by HCAP or some other Federally subsidized agency, we recommend you contact the City and County's Office of Human Resources who may be able to consider your proposal.

2. Small Conference Rooms

The present DAGS policy on use of the conference rooms in the civic centers does not address the possibility of use of conference rooms for private meetings.

The number and size of conference rooms provided in civic centers are based on the demand anticipated for government business. Thus, for the most part they are highly utilized during working hours. Night-time use of the conference rooms will generally be made for such activities involving government-related matters such as public hearings, informational meetings, etc. The general public will have access to the conference rooms during night hours upon request and provided the rooms are not reserved for other purposes.

For your information, the Department of Education has facilities such as cafeteriums which are available to the general public. Also the libraries have large meeting rooms which are available to the general public.

3. Information Center

The State has an agency under the Governor's Office entitled "Office of Information and Youth Affairs" located in the State Capitol. Its phone number is listed in the government offices listing guide of the Hawaiian Telephone Company's directory. This agency's chief function is to provide information on where to go, what to do and whom to see. However, the agency is not staffed to handle non-English speaking information seekers. The agency, also because of its budgetary constraints, will not be able to station any employees in any civic center to man an information center.

We will alert them to your concerns. In this regard, you may want to contact them directly.

Additionally, since the civic center will be housing the Departments of Education, Health, Labor, Social Services, Cooperation Extension Service and Judiciary Branch, the chances are that the information will be

Mrs. Katherine Goodhue
Page 3

Ltr. No. (P)2156.6

available at this civic center without the need for an information center. Any agency can direct clients to the appropriate agency.

We will append your comments and our response to the statement. Thank you for your keen interest in our project.

Very truly yours,



HIDEO MURAKAMI
State Comptroller

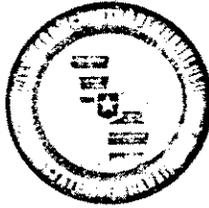
DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED

SEP 28 11 55 AM '76

FRANK F. FASI
MAYOR DIV. OF PUBLIC WORKS
DACS



GEORGE S. MORIGUCHI
DIRECTOR

EIS (JW)

September 27, 1976

Mr. Hideo Murakami, Comptroller
Department of Accounting
and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Murakami:

Environmental Impact Statement
Kaneohe Civic Center, Oahu

Our comments on the above are as follows:

1. Proposed use of existing Kaneohe Civic Center, page 7.

The proposed long-term use of the existing facility is not quite clear. It seems that it is proposed as a temporary quarters for various government agencies until the new facility is completed. What will happen to the old building when the new construction is finished and all agencies are relocated? Is eventual park or indoor recreational use contemplated?

2. Project cost, page 8.

Will land acquisition cost vary according to the actual location of the facility within the 26-acre parcel; taking into account length of major road frontage, for example?

3. Zoning classification, page 14.

Since the proposed project is a public facility, the Department of Accounting and General Services may request a waiver from height restrictions in the R-3 zone, rather than apply for a zone change to B-2.

Mr. Hideo Murakami, Director
Page 2

4. Alternatives, page 16.

There is a vacant, irregularly-shaped 4.7-acre parcel (Tax Map Key 4-6-30: 48) on the Kailua side of the proposed site. Access could be provided through the proposed site from Haiku Road or, on the other side, from Kahuhipa Street. Was this alternative site considered? If so, what were the cost-benefit factors in its rejection?

5. List of necessary approvals, page 22.

As discussed above, a zoning change would not be required for this facility. In any case, the approving body would be City Council and not the Planning Commission. Also, the Director of Land Utilization, not the Planning Commission, approves subdivision requests.

Thank you for the opportunity to review this EIS.

Very truly yours,



GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:ey

cc: Office of Environmental Quality Control

MAR 18 1977

Mr. George S. Moriguchi
Director
Department of Land Utilization
City and County of Honolulu
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Moriguchi:

Subject: Windward Civic Center
Environmental Impact EIS (JW)

Pursuant to Sub-Part G, Paragraph 1:62 of the Environmental Impact Statement Regulations, adopted by the Environmental Quality Commission on April 3, 1975, we herewith respond to the comments received in your letter dated September 27, 1976.

Your comments are listed below with our responses in parenthesis immediately following each comment:

1. Proposed use of existing Kaneohe Civic Center, page 7

The proposed long-term use of the existing facility is not quite clear. It seems that it is proposed as a temporary quarters for various government agencies until the new facility is completed. What will happen to the old building when the new construction is finished and all agencies are relocated? Is eventual park or indoor recreational use contemplated?

(The long-term use of the existing facility covers the period beyond five years after the completion of the 1st Increment which is on or about middle of 1980. The 1st Increment will be designed for the projected 1985 space needs. Thus, after 1985, we anticipate a slow growing demand for additional office space. Assuming the

present 20-year old existing facilities is still economically usable, it can be used to fulfill this need temporarily.

On or about 1985, we will again assess the office space needs at the Windward Civic Center. If our assessment shows a need for a second State office building (2nd Increment), the planning will proceed accordingly. Therefore, it would be highly speculative to consider what would happen to the building after 1985.

Your question of the use of the facility for eventual park or indoor recreational use will be addressed along with other requests for use of the existing building at the appropriate time.)

2. Project Cost, page 8

Will land acquisition cost vary according to the actual location of the facility within the 26-acre parcel; taking into account length of major road frontage, for example?

(We believe the land acquisition cost will vary according to the actual location of the facility within the 26-acre parcel. We are still negotiating with the land owner on the actual location and cannot determine the civic center site frontage. Thus, if the civic center site has a frontage on, say Haiku Road, it should cost less than if it had a frontage on Kamehameha Highway.)

3. Zoning Classification, page 14

Since the proposed project is a public facility, the Department of Accounting and General Services may request a waiver from height restrictions in the R-3 zone, rather than apply for a zone change to B-2.

(Since the publication of the EIS, we have learned that the developer of the 26-acre parcel has applied for rezoning to B-2 for portions of the parcel that is currently in residential zoning. If the developer is successful, it will eliminate the need for DAGS to apply for a

waiver. We do not object to the developer's application because the B-2 zoning will not increase the land acquisition cost as the 26-acre parcel is "General Planned" for commercial.)

4. Alternatives, page 16

There is a vacant, irregularly-shaped 4.7-acre parcel (Tax Map Key 4-6-30: 48) on the Kailua side of the proposed site. Access could be provided through the proposed site from Haiku Road or, on the other side, from Kahuhipa Street. Was this alternative site considered? If so, what were the cost-benefit factors in its rejection?

(This alternative site was considered but was rejected due to the following deficiencies when compared to the recommended site:

	<u>Recommended Site</u>	<u>TMK 4-6-30: 48</u>
Slope:	Excellent	Poor
Esthetic Value:	Good	Poor
Auto Access:	Good	Poor
Industrial & Agricultural Nuisance:	Excellent	Good

For your information, we will submit to the Environmental Quality Commission a revised EIS which will include as an appendix the site selection study we prepared prior to the EIS. The site you mentioned was evaluated in the site selection study.)

5. List of Necessary Approvals, page 22

As discussed above, a zoning change would not be required for this facility. In any case, the approving body would be City Council and not the Planning Commission. Also, the Director of Land Utilization, not the Planning Commission, approves subdivision requests.

Mr. George S. Moriguchi
Page 4

Ltr. No. (P)2155.6

(We will revise the approving body to be City Council
and not the Planning Commission.

Also for the subdivision request, we will change the
approving body to the Department of Land Utilization
and not the Planning Commission.)

Your comments and our response will be appended and/or
incorporated into the statement. Thank you for the comments.

Very truly yours,



RIKIO NISHIOKA
State Public Works Engineer

LT:iy

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED

SEP 29 12 05 PM '76

GEORGE C. VILLEGAS
DIV. OF PUBLIC WORKS
DAGS

TE9/76-1843



SEP 28 1976

FRANK F. FASI
MAYOR

Office of Environmental Quality Control
550 Halekauwila St., Rm. 301
Honolulu, Hawaii 96813

Gentlemen:

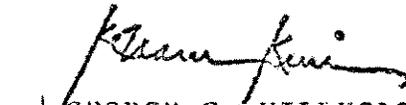
Subject: Review of Environmental Impact Statement
for Proposed Windward Civic Center

We have reviewed the subject Environmental Impact Statement and submit the following comments:

The traffic conditions discussed in several sections of this Impact Statement describe the peak hours to be between 10:00 a.m. and 11:00 a.m. and 4:00 p.m. to 5:00 p.m. Based on our traffic survey taken in May of this year, the morning peak hour should be changed to 7:00 a.m. and 8:00 a.m. to correctly reflect the existing traffic conditions on Kamehameha Highway near the proposed site.

It is further requested that the location of the driveway connection be coordinated with this office before finalizing plans.

Very truly yours,


GEORGE C. VILLEGAS
Director

cc: Hideo Murakami,
Dir. DAGS

OCT 25 1976

Mr. George Villegas
Director
Department of Transportation
Services
City and County of Honolulu
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Villegas:

Subject: Windward Civic Center
Environmental Impact Statement
TES/76-1843

Pursuant to Sub-Part G, Paragraph 1:62 of the Environmental Impact Statement Regulations, adopted by the Environmental Quality Commission on April 3, 1976, we herewith respond to the comments received in your letter dated September 28, 1976.

Your comments are listed below with our responses in parenthesis immediately following each comment:

1. Based on our traffic survey taken in May of this year, the morning peak hour should be changed to 7:00 a.m. and 8:00 a.m. to correctly reflect the existing traffic conditions on Kamehameha Highway near the proposed site. (The Environmental Impact Statement will be revised as such)
2. It is further requested that the location of the driveway connection be coordinated with this office before

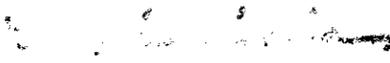
Mr. George Villegas
Page 2

Ltr. No. (P)2160.6

finalizing plans.
(The architect will be instructed to consult with your
office before completing the site design)

Your comments and our response will be appended to the state-
ment. Thank you for your comments.

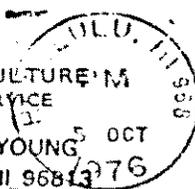
Very truly yours,


RIKIO NISHIOKA
State Public Works Engineer

LT:iy

UNITED STATES
DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

440 ALEXANDER YOUNG
HONOLULU, HAWAII 96813



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U. S. DEPARTMENT OF
AGRICULTURE
AGR-101



OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE, \$300

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
550 HALEKAUWILA ST.-RM. 301
HONOLULU, HAWAII 96813

1061976

BBPA-SCS-PORTLAND, OREG. 1978 M7-L-23136

TO: Richard E. Marland, Interim Director,
Office of Environmental Quality Control

RE: Proposed Windward Civic Center

NO COMMENTS

EIS returned: project does not pertain to SCS
activities and/or responsibilities.

EIS received: undergoing review.

Francis C. H. Lum
Francis C. H. Lum
State Conservationist

10/5/76
Date

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 15th AIR BASE WING (PACAF)
APO SAN FRANCISCO 96553



5 OCT 1976

REPLY TO
ATTN OF: DEEE (Mr. Nakashima, 4492158)

SUBJECT: Environmental Impact Statements

TO: Environmental Quality Commission
555 Halekawila St., Room 301
Honolulu, Hawaii 96813

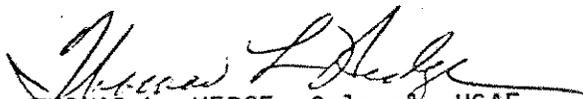
1. This Headquarters has no comment to render relative to the following Environmental Impact Statements:

Natural Energy Laboratory of Hawaii
Ke-Ahole Point, Hawaii

Mountain View Drainage Improvements
County of Hawaii

Proposed Windward Civic Center
Kaneohe, Oahu, Hawaii

2. We greatly appreciate your cooperative efforts in keeping the Air Force apprised of your development projects throughout the State and the opportunity to review the subject statements.


THOMAS L. HEDGE, Colonel, USAF
Director of Civil Engineering



RECEIVED

OCT 8 1 32 PM '76

DIV. OF PUBLIC WORKS
DAGS



MARY GEORGE

STATE SENATE
WINDWARD DISTRICT

STATE CAPITOL
HONOLULU, HAWAII 96813

October 6, 1976

Dr. Richard Marland, Director
Office of Environmental Quality Control
550 Halekauwila Street, Room 301
Honolulu, HI 96813

Dear Dr. Marland:

I apologize for a belated and lengthy response in the matter of the proposed Windward Civic Center EIS.

I must state at the outset that I am in no way opposed to the concept of the center nor to the site which has been suggested and, indeed, according to the copy of the Windward Sun Press which I received only today, already decided upon.

My extensive remarks are directed, I suppose, to the content of the EIS and its apparent after-the-fact baptism of a decision which has already been made. I have a number of specific reservations, questions and caveats about the document. In addition I have a sort of general uneasiness about the statement which I find it somewhat difficult to define even for myself. I hope you will excuse me if I respond in very non-technical language.

The objective of the document is specified (p. 1) as "to select the most suitable site and subsequently construct the civic center for Windward Oahu." But I find no attempt to make this a site selection study. No alternative sites are considered in the document, or compared with the one site detailed in the EIS.

And why is the objective defined as site selection for a civic center for "Windward Oahu?" I find no supportive evidence that Windward residents from, for example, Waimanalo or Kahuku will be best served by a state office building at the north end of Kaneohe.

There is a passing reference to a possible future second civic center site on the Windward side (p. 15). Where might it be built? If to the north of Kaneohe, would that plan suggest moving the subject of the EIS farther toward Kailua?

Should some thought be given to the possibility of serving Waimanalo out of a civic center between that community and Hawaii Kai? What is the driving time from Waimanalo to the proposed site as opposed to the drive time to alternative sites?

What is the proposed northern boundary of the area to be served? Waimea Bay? Haleiwa? Kahuku? Sunset Beach? What is the normal commuting route of the residents of the northern end of the Windward strip, and to what extent might they be expected to patronize a civic center in the proposed location?

Is the proposed civic center to be a manifestation of decentralization of government services, and if so, to what extent is this policy expected to be pursued? Has any thought been given to the possibility that the State Reorganization Commission might propose, and the implementing officials might agree to, a very much greater degree of decentralization than is now foreseen? Or, alternatively, that they might propose a tightening and indrawing of services to a central site?

Has any degree of flexibility been anticipated so that the above possibilities could be accommodated within the design criteria for the structure?

Have the authors of the EIS taken into consideration the call to a Constitutional Convention which will be on our General Election ballot? I think there is some possibility that the Con-Con might boldly decide to innovate in the area of citizen involvement and decentralization, and might the present proposal for a two or three story building turn out to be obsolete almost as soon as it is constructed?

How can an environmental impact statement have any real relevancy if it doesn't deal with the position of the structure on the piece of land under consideration, if it doesn't deal with the height or bulk or design of the structure, or its relationship (aesthetically or practically) with the adjacent shopping center?

Have the several Windward Neighborhood Boards been asked to submit comments on the EIS?

The matter of go and no-go alternatives on TH-3 as they might affect the civic center have not been considered.

If the Revised General Plan should turn out to provide for urban densities for Windward Oahu, much of the EIS would be inapplicable.

The report seems fuzzy as to whether parking would be integrated with the shopping complex or separated from it. If the former, carrying on about using the parking area for volleyball seems to me an exercise in embroidery.

Some of the state and local agencies proposed to be served are programmed for a considerable volume of walk-in trade; others are basically offices whose assignments normally are handled routinely by phone and mail and interoffice communication. Some consideration ought to be given to the appropriateness of placement of these agencies in what seems to be thought of as a personal-service situation, one where the public can meet with the representative of a government agency face-to-face. I was interested to note that the Department of Health response to the EIS, for instance, dealt only with its environmental impact, not with the suggestion that DOH's Windward office be situated there. Do they WANT to be there? What will happen with their present offices on the State Hospital grounds?

Do the other State agencies want to be relocated? (DSSH, UH - Cooperative Extension Service, Labor and Industrial Relations, DOE, DAGS --) do they WANT and LIKE the proposal? I would like to see their REAL responses.

On page 8 reference is made to the tax loss per annum if the subject parcel is put to public use as about \$15,000 - under current zoning use. It is mentioned that this figure would increase substantially if the parcel were to be rezoned to B-2. On page 14, however, the statement is made that to implement the center a zoning change to B-2 will have to be initiated. Earlier in this same paragraph we are informed that the first 150-foot strip adjacent to Kam Highway is already zoned B-2. I would like to see these inconsistencies resolved.

What consideration was given to using the various State-owned pieces of real estate on the Windward side to provide the services required?

For that matter, if indeed the subject of the EIS is site selection, what consideration was given to retaining siting for the agencies delivering the services within the state capitol complex? And what are the implications for the provision of local delivery sites for state/county services everywhere in the state where population concentration is somewhat similar to Windward?

I reiterate: I am in no way in opposition to the project. I only expect a professional approach to the analysis of the problem and the proposed solution -- and I find these deficient in the EIS which has been sent to me for my review.

Cordially,


Mary George
Senator

MAR 15 1977

(P)1207.7

Honorable Mary George
Senator
State Capitol, Room 220
Honolulu, Hawaii

Dear Senator George:

Subject: Windward Civic Center
Environmental Impact Statement

Pursuant to Sub-Part G, Paragraph 1:62 of the Environmental Impact Statement Regulations, adopted by the Environmental Quality Commission on April 3, 1975, we herewith respond to the comments received in your letter dated October 6, 1976.

We will submit to the Environmental Quality Commission a revised EIS which will include as an appendix the site selection study we prepared earlier for the subject project. You will notice that some of our responses are based on the information in the site selection study which was discussed at meetings held on August 12, 1975 and September 23, 1975 to which Windward legislators and Windward community organizations were invited to attend.

Attached is our response to your specific comments included in your letter of October 6, 1976.

Thank you for your keen interest in the project. If you have any questions on our responses, please call me at 548-3050.

Respectfully,

HIDEO MURAKAMI
State Comptroller

Attachment

THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES'
RESPONSE TO COMMENTS MADE BY SENATOR MARY GEORGE
ON THE EIS FOR THE WINDWARD CIVIC CENTER

The comments are listed below with our responses in parenthesis immediately following each response:

1. My extensive remarks are directed, I suppose, to the content of the EIS and its apparent after-the-fact baptism of a decision which has already been made. I have a number of specific reservations, questions and caveats about the document. In addition I have a sort of general uneasiness about the statement which I find it somewhat difficult to define even for myself. I hope you will excuse me if I respond in very non-technical language.

(We find it a little difficult to follow this comment. We believe that you are assuming that the decision on the site has already been made. This is not the case as we need the Governor's approval of the EIS before the decision on the site is made.)

2. The objective of the document is specified (p. 1) as "to select the most suitable site and subsequently construct the civic center for Windward Oahu." But I find no attempt to make this a site selection study. No alternative sites are considered in the document, or compared with the one site detailed in the EIS.

(The objective as stated on page 1 of the EIS refers to the objective of the project, which is to select the most suitable site and subsequently construct the civic center for Windward Oahu, rather than the objective of the EIS. Therefore, there was no intention to make the EIS document a site selection.

The site selection study for the Windward Civic Center was started in 1971 and concluded in 1975. Informational meetings were held with the Windward legislators and Windward community organizations to discuss the site selection study and solicit comments. Based on these comments the EIS was prepared.

To clarify and provide a better background the EIS will be revised to include the site selection study as an appendix. The site selection study discusses the various alternatives considered by DAGS for the proposed Windward Civic Center.)

3. And why is the objective defined as site selection for a civic center for "Windward Oahu"? I find no supportive evidence that Windward residents from, for

example, Waimanalo or Kahuku will be best served by a state office building at the north end of Kaneohe.

(The Windward Civic Center is considered regional because of the large number of State agencies to be located in the civic center. There will be at least three State agencies in the civic center that will service the entire Windward district. These are:

- a. Windward District Office, Department of Education.
- b. Koolauloa/Koolaupoko District Court, Judiciary.
- c. Cooperative Extension Service, University of Hawaii.

The human service agencies, i.e. Health, Labor and Social Services, however have offices in Waimanalo and will have an itinerant office in the proposed City and County's Hauula Civic Center. The clientele in Waimanalo and in the future for Hauula will go to their neighborhood facility to receive State assistance. Thus, additional civic centers are being located in areas of great demand for State agency services and where existing neighboring civic centers cannot meet the demand.

The Windward Civic Center is being located in Kaneohe because the Kaneohe Town is in the center of population for the Windward Oahu from Waimanalo to Kahuku. A central location is important because there are agencies previously mentioned which will have only one office in the Windward district.)

4. There is a passing reference to a possible future second civic center site on the Windward side (p. 15). Where might it be built? If to the north of Kaneohe, would that plan suggest moving the subject of the EIS farther toward Kailua?

(The second civic center site mentioned in the text of the EIS was based on a long range clientele growth in the Windward district which would overburden the Windward Civic Center. The clientele load will be periodically monitored and prior to this happening, alternatives will be evaluated to relieve the Windward Civic Center at Kaneohe. If the evaluation shows that another civic center is needed, a new civic center will be located at the location of the greatest demand. At the present time, a civic center in Kaneohe will adequately serve the Windward district. This is so because the Waimanalo Human Services Center has served the Waimanalo community very well. Also an itinerant office in the proposed City and County Hauula Civic Center will provide limited service to the people in the Koolauloa district.)

5. Should some thought be given to the possibility of serving Waimanalo out of a civic center between that community and Hawaii Kai? What is the driving time from Waimanalo to the proposed site as opposed to the drive time to alternative sites?

(Geographically Hawaii Kai is not associated with Windward Oahu. In terms of service area for State agencies, Hawaii Kai is included as part of Honolulu. For example, DOE Windward District provides services from Waimanalo to Kahuku. For these reasons, Hawaii Kai was not considered in this project. Since you posed this question, our further review of the possibility of including Hawaii Kai into the study shows that it will not be feasible because of the following reasons:

- a. Based on the June 12, 1976 Department of Social Services and Housing casecount data, the number of total clients on welfare were 769 and 263 for Waimanalo and Hawaii Kai respectively. We can also assume that the ratio of clients for the other State agencies would be comparable. Therefore, the need for a civic center occurs at Waimanalo. Hawaii Kai with its more affluent population has a less demand for the types of government services we are addressing.
- b. To place a civic center in between these communities would in effect penalize both communities as far as accessibility is concerned.
- c. Waimanalo is currently being served by the Departments of Health, Labor and Industrial Relations, and Social Services and Housing at the Waimanalo Human Service Center. A civic center located between Waimanalo and Hawaii Kai would mean the relocation of the State facilities from Waimanalo.

Your second question on driving time, we are assuming that by alternative sites, you mean potential sites between Waimanalo and Hawaii Kai. The driving time from about the center of Waimanalo to the proposed Windward Civic Center is about 20 minutes. The driving time from the alternative site to the proposed Windward Civic Center will range from about 25 minutes if the civic center is near Makapuu and about 35 minutes if it is located near the Hawaii Kai Golf Course area.)

6. What is the proposed northern boundary of the area to be served? Waimea Bay? Haleiwa? Kahuku? Sunset Beach? What is the normal commuting route of the residents of the northern end of the Windward strip, and to what extent might they be expected to patronize a civic center in the proposed location?

(The proposed northern boundary is at about Waimea Bay. However, this boundary was set only for planning purposes. The residents are not restricted by the boundary as to which civic center they may patronize.)

We do not have any statistics on the normal commuting route of the residents of the northern end of the Windward strip. As to what extent might they be expected to patronize a civic center in Kaneohe, we assume that all of the residents from Kahuku will utilize the Windward Civic Center. The residents along Haleiwa, Sunset Beach and Waimea Bay will most likely patronize the Wahiawa Civic Center. A Waialua Civic Center will be constructed in the future.)

7. Is the proposed civic center to be a manifestation of decentralization of government services, and if so, to what extent is this policy expected to be pursued? Has any thought been given to the possibility that the State Reorganization Commission might propose, and the implementing officials might agree to, a very much greater degree of decentralization than is now foreseen? Or, alternatively, that they might propose a tightening and indrawing of services to a central site?

Has any degree of flexibility been anticipated so that the above possibilities could be accommodated within the design criteria for the structure?

Have the authors of the EIS taken into consideration the call to a Constitutional Convention which will be on our General Election ballot? I think there is some possibility that the Con-Con might boldly decide to innovate in the area of citizen involvement and decentralization, and might the present proposal for a two or three-story building turn out to be obsolete almost as soon as it is constructed?

(The proposed civic center is to be a manifestation of decentralization of government services to the extent that each judicial district in the State having a large clientele load will have a civic center. A statewide system of civic centers have been established and more are being planned.)

The Government Reorganization Commission proposed realignment of government agencies for better government responsiveness and cost. The Commission's tentative recommendations on State executive branch did not dwell on the issue of decentralization of personnel to civic centers. However, the objective of government responsiveness does imply decentralization. The present plan of decentralization by State agencies are taken into account for the proposed Windward Civic Center.

Future addition of office space has been anticipated and the design of the first building will provide for future expansion.

We agree with you that the new innovations from the Con-Con might make the present proposal for a two or three-story building too small to accommodate additional agencies. However, we feel that the 4-acre site is large enough to accommodate future expansions.)

8. How can an environmental impact statement have any real relevancy if it doesn't deal with the position of the structure on the piece of land under consideration, if it doesn't deal with the height or bulk or design of the structure, or its relationship (aesthetically or practically) with the adjacent shopping center?

(At the time of the drafting of the EIS, it was impossible to determine the position of the structure because the specific 4-acre site to be delineated from the block was and still is being negotiated with the developer.

The EIS did not deal with the height or bulk or design of the structure, or its relationship with the adjacent shopping center because it is too premature to discuss these detail issues. After the EIS is approved by the Governor and land acquisition and building design initiated, a detailed design review will be made by the State. During this review, if the State finds that the building design would cause substantial change to any item in this EIS, a Supplemental Statement will be made. This procedure is outlined in Sub-Part k. Supplemental Statements, page 23 of the Environmental Impact Statement Regulations published by the Environmental Quality Commission. The City and County of Honolulu will also review the design of this project through their proposed Special Design District Ordinance which will probably be in affect by the time this project is under design.)

9. Have the several Windward Neighborhood Board been asked to submit comments on the EIS?

(We have not directly asked the several Windward Neighborhood Boards to submit comments on the EIS. However, the EIS has been widely publicized in the Sun Press, EQC Bulletin and available at the Kaneohe, Kailua, and Windward Community College Libraries.

For your information, we wrote to all of the community organizations twice concerning this matter. Once when we had a presentation on the site selection study at the Castle High School Cafetorium on September 23, 1975. Your office was also informed of this presen-

tation. A second time was when we transmitted a copy of the notice of determination to all of the same organizations. Pages 19, 20, 21 of the EIS shows the list of organizations and persons consulted which totals 54.)

10. The matter of go and no-go alternatives on TH-3 as they might affect the civic center have not been considered.

(We are not quite certain of the impact of TH-3 in relation to the civic center that you are concerned with. Our study was based on population projections based on projected development in land use designations already zoned for such purposes. If TH-3 is not constructed, development may take place at a slower rate. But this fact should not affect the fact that we need a civic center now and the need will not diminish in the future.)

The other impact of TH-3 on the civic center is the possibility of clients bypassing the Windward Civic Center and proceeding to Honolulu for services. We believe that this will not happen because most of the human services agencies will decentralize their operations and it would be more convenient to go to the closest civic center for government services.)

11. If the Revised General Plan should turn out to provide for urban densities for Windward Oahu, much of the EIS would be inapplicable.

(The Revised General Plan does provide urban densities for Windward Oahu as follows:

<u>Area</u>	<u>Revised General Plan Year 2000 Population</u>	<u>Site Selection Study - 1985 Population</u>
#5 Kailua	49,000	48,200
#6 Kaneohe-Ahuimanu	69,000	78,000
#10 Waimanalo	12,500	9,500
#11 Kahaluu-Kahuku	20,000	45,000
	<u>150,500</u>	<u>180,700</u>

The population densities for Windward Oahu were less than those projected by the Department of Planning and Economic Development which was used in the site selection study to compute the center of population. The center of population using DPED's projections and the Revised General Plan's projections show that both centroids fall very close to Coconut Island in Kaneohe Bay. Thus, the site selection area for the Windward Civic Center does not change with the new projections.

The increase in population from the present to those shown in the Revised General Plan will in all probability increase the number of State and City and County employees in the Windward Civic Center. These increases can be accommodated by building an additional building on the proposed Windward Civic Center site and/or creating new civic centers if needed. The Revised General Plan, therefore, does not make the EIS inapplicable as you have stated.)

12. The report seems fuzzy as to whether parking would be integrated with the shopping complex or separated from it. If the former, carrying on about using the parking area for volleyball seems to me an exercise in embroidery.

(By County ordinance, the parking for the civic center must be separate from the shopping complex. During the design of the civic center, DAGS will approach the shopping center developer to determine whether it would be mutually beneficial to provide a connecting driveway between the civic center and the shopping center parking lot.)

13. Some of the state and local agencies proposed to be served are programmed for a considerable volume of walk-in trade; others are basically offices whose assignments normally are handled routinely by phone and mail and interoffice communication. Some consideration ought to be given to the appropriateness of placement of these agencies in what seems to be thought of as a personal-service situation, one where the public can meet with the representative of a government agency face-to-face. I was interested to note that the Department of Health response to the EIS, for instance, dealt only with its environmental impact, not with the suggestion that DOH's Windward office be situated there. Do they WANT to be there? What will happen with their present offices on the State Hospital grounds?

Do the other State agencies want to be relocated? (DSSH, UH-Cooperative Extension Service, Labor and Industrial Relations, DOE, DAGS --) do they WANT and LIKE the proposal? I would like to see their REAL responses.

(Your comment regarding the occupancy in the civic center of two different types of service agencies, i.e. one with high clientele volume and the other of an administrative nature with low clientele volume, has been considered by DAGS. Although the two types of agencies may cater to different types of clientele, they do not conflict in terms of office space usage. Usually the low volume clientele agencies, e.g. Depart-

ment of Education, Windward District Office, will be located on higher floors of a multi-story building away from the high volume clientele agencies which will be located on lower floors so that the elevator need not be the limiting factor in clientele traffic flow. For public convenience, it would be preferable to locate as many government agencies in one area as can be accommodated. The civic center will become one of the focal point of the community and readily identifiable by the people.

The Department of Health informed DAGS in writing that it would be advantageous for the Public Health Nurses to be situated in the same location as the Unemployment and Welfare offices. They stated that the relocation of the nurses to the civic center will not adversely affect their Health programs. The vacated facilities at the Health Center can be utilized by other programs. DAGS has also corresponded with the Department of Health regarding the amount of office the Windward Public Health Nurse Program will require. The Department of Social Services and Housing officials also informed DAGS that it is important to have both the Public Health Nurses and Labor offices in the civic center.

Your concern as to whether the State agencies WANT and LIKE the proposed site can best be answered by explaining the applicable steps taken by DAGS in initiating this project. The planning process involves many agencies and many community groups as well as individuals like yourself. DAGS has corresponded with and met with many interested parties doing the formulation stages of this project. The EIS is only one of many other activities DAGS was involved with before deciding on a recommended location for the civic center.

First, there must be a need for office space as requested by State agencies before a civic center is even considered. In the Windward area, seven of the agencies mentioned in the EIS have offices in Kaneohe. Of the seven agencies, three State agencies are leasing 11,300 sq. ft. of office space and the satellite city hall is also located in leased space of approximately 2,000 sq. ft. DAGS have corresponded with each of the agencies regarding their present and future office space and have prepared a project development report to document their office space needs.

Based on the office space needs of various State agencies, a site selection study was initiated. The results of the site selection study was discussed at a meeting held with the various agencies. The agencies were in agreement with the selected site as presented at the

meeting. On August 12, 1975 and September 23, 1975, meetings were held with elected officials and the public to discuss the site selection of the Windward Civic Center. The meetings were held to obtain as much public input to the site selection study as possible to aid DAGS in its attempt to select the best site for the civic center. The agencies were also given a copy of (1) Notice of Determination, (2) EIS Preparation Notice, and (3) EIS document for comments.

Therefore, you can see that this site selection process was not done in a vacuum but was indeed given the exposure required by the Environmental Impact Statement Regulations.)

14. On page 8, reference is made to the tax loss per annum if the subject parcel is put to public use as about \$15,000 - under current zoning use. It is mentioned that this figure would increase substantially if the parcel were to be rezoned to B-2. On page 14, however, the statement is made that to implement the center a zoning change to B-2 will have to be initiated. Earlier in this same paragraph we are informed that the first 150-foot strip adjacent to Kam Highway is already zoned B-2. I would like to see these inconsistencies resolved.

(Appropriate changes will be made to the items above in the revised EIS.)

15. What consideration was given to using the various State-owned pieces of real estate on the Windward side to provide the services required?

(For this comment, we refer you to the site selection report, Chapter 3, under "STATE LANDS" where we considered State-owned lands potentially available in the site selection area.)

16. For that matter, if indeed the subject of the EIS is site selection, what consideration was given to retaining siting for the agencies delivering the services within the State Capital Complex? And what are the implications for the provision of local delivery sites for state/county services everywhere in the state where population concentration is somewhat similar to Windward?

(As was stated in our response to your Comment No. 13, all of the agencies proposed to be housed in the civic center are already operating in the Windward Oahu area.

As stated earlier, it is to the clientele's advantage to have a civic center in Windward Oahu because of the savings in travel time, travel costs, dealing with a smaller staff which will be servicing the Windward

area, and the convenience of having various agencies in one building. The State Capital Complex is congested, lacks office space, lacks parking, service agencies are located in different buildings and generally inconvenient for clientele traveling from distant communities to receive government services. Based on the large workload in various communities, the State agencies have moved their service units to various communities and they have leased office spaces to provide the services.

For your information, we are following the guidelines stated in the State General Plan that governmental services should be within reasonable convenience reach of all residents throughout the State. As the number of clientele increases and not necessarily population growth, the State will be evaluating the need for a civic center in other judicial districts that today lacks a civic center.

Presently, there are civic centers established in the Ewa Judicial District and Wahiawa Judicial District. Other civic centers are being planned for Waianae and Waiialua Judicial Districts. In the future, civic centers will be planned for the Kalihi-Palama area and Waipahu area where human services caseloads are highly concentrated.



DEPARTMENT OF THE ARMY
HONOLULU DISTRICT, CORPS OF ENGINEERS
BLDG. 230, FT. SHAFTER
APO SAN FRANCISCO 96558

PODED-P

7 October 1976

Mr. Hideo Murakami, Director
Department of Accounting and General Services
State Office Building
Honolulu, Hawaii 96813

Dear Mr. Murakami:

We have reviewed the environmental impact statement for the Proposed
Windward Civic Center. The statement appears to address most of the
significant impacts; however, the significance and nature of the
unresolved issue of sewage disposal is not fully discussed (p. 22).
Some explanation of this issue should be provided.

Thank you for the opportunity to review this statement.

Sincerely yours,

Kisuk Cheung
for KISUK CHEUNG
Chief, Engineering Division

Copy furnished:
Office of Environmental Quality
Control, 550 Halekauwila St.
Honolulu, Hawaii 96813

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DIV. OF PUBLIC WORKS
DAGS



MAR 18 1977

Department of the Army
Corps of Engineers
Honolulu District
Building 230, Fort Shafter
APO San Francisco 96558

Gentlemen:

Subject: Windward Civic Center
Environmental Impact Statement

Pursuant to Sub-Part G, Paragraph 1:62 of the Environmental Impact Statement Regulations adopted by the Environmental Quality Commission on April 3, 1975, we herewith respond to the comments received in your letter dated October 7, 1976.

The significance and nature of the unresolved issue could not have been fully discussed at the time the EIS was written because of the circumstances existing at that time and generally so, even today. There are actually two issues involved; namely, the capacity of the sewer treatment plant and degree of treatment of the effluent as required by the U.S. Environmental Protection Agency. We will discuss the issue of capacity first.

Like any other private development, the State files with the City an "Information for Sewer Connection" for any of its major developments during the planning stage. One of the main purposes is to alert the City of the future potential sewer connection. The City then evaluates the data and makes a determination of whether the sewer system that will be serving the development is adequate, inadequate or not available at the desired time of the sewer connection. In December of 1975 when an "Information for Sewer Connection" was filed for the Proposed Windward Civic Center, we received a determination that the sewer

system was adequate for the connection. This determination was valid for one year after the initial filing. Because our filing has been more than a year, we will file another "Information for Sewer Connection". We have had informal discussions with the City on this matter and have learned that because of the economic conditions in the past few years, very few developments were completed. As a result, the actual load on the sewer treatment plant has not exceeded the design capacity. We should again be able to obtain a determination of adequacy for one year, but for the estimated required sewer connection date of March 1980, there is no assurance.

The following is the discussion on degree of treatment:

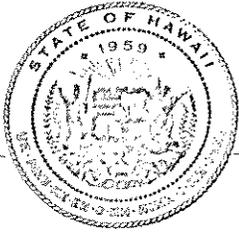
The City is advising all applicants for sewer connection that the City may not be allowed to permit any new connections after July 1, 1977. Under the requirements of the National Pollutant Discharge Elimination System (NPDES) Permit, the City is required to improve the sewage treatment facility to secondary treatment after July 1, 1977. The City cannot meet that date. The Windward Civic Center will be connecting to such a sewage treatment facility. We have had discussions with the City on this matter and have learned that the earliest time that the Kaneohe Sewage Treatment Plant can be improved to provide secondary treatment is in 1982. Depending on the availability of funds from the Federal Government and State, this date may be further pushed back. Thus, there is also no assurance of sewer connection because of this issue of degree of treatment that has yet to be resolved between the City and the U.S. Environmental Protection Agency.

In conclusion, the State will proceed with the planning of the civic center under the assumption that connection can be made to the existing sewer at the estimated required sewer connection date in 1980. If during the design we learn that such sewer connection is not possible, we will investigate other alternatives such as primary treatment with cesspools. In any case, if this project is not allowed to connect to the sewer system, we will file a supplementary statement to this EIS on the alternative being considered or the project may be suspended.

We will append your comments and our responses to the EIS.

Very truly yours,


RIKIO NISHIOKA
State Public Works Engineer
D-54



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

GEORGE R. ARIYOSHI
Governor

HIDETO KONO
Director

FRANK SKRIVANEK
Deputy Director

Kamamalu Building, 250 South King St., Honolulu, Hawaii • Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

October 8, 1976

Ref. No. 2122

MEMORANDUM

TO: The Honorable Hideo Murakami, State Comptroller
Department of Accounting and General Services

FROM: *for* Hideto Kono, Director *Frank Skrivaneck*

SUBJECT: Environmental Impact Statement for the Proposed Windward Civic
Center, Kaneohe, Oahu, Hawaii

Our staff has reviewed the subject statement and find it to be reasonably adequate in its consideration of environmental impacts anticipated with the proposed development. The concerns expressed by this office during the initial consultation phase have been satisfactorily addressed.

We have no other comments to offer at this time, but appreciate the opportunity to review this document.

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OCT 14 11 46 AM '76

DIV. OF PUBLIC WORKS
DAGS

University of Hawaii at Manoa

Environmental Center
Crawford 317 • 2550 Campus Road
Honolulu, Hawaii 96822
Telephone (808) 948-7361

RE:0210

Office of the Director

October 8, 1976

Mr. Hideo Murakami, Director
Dept. of Accounting & General Services
State Office Building
Honolulu, HI 96813

Dear Mr. Murakami:

Proposed Windward Civic Center

The Environmental Center has been assisted in the review of the above cited Environmental Impact Statement by Hiroshi Kato, Windward Community College; John M. Knox, Social Science and Linguistic Institute; and Margaret Stanzone of the Environmental Center.

The following potential impacts have been identified by our reviewers and we would suggest that these items be discussed in greater detail.

p. 5. Sewer and Drainage System

This section is inadequate and should be expanded to provide a more definite statement on sewage planning for this project. Sewer and drainage service is an essential element of the project design and therefore should be simultaneously addressed from the beginning of the planning. The project should not proceed until there is a clear assurance that adequate sewer services can be provided. A more definite statement on an independent sewer and drainage facility and its time schedule should be a part of this section.

pp. 5-6. Building Size and Occupants

In a civic center it would be appropriate to provide facilities, such as conference rooms and assembly halls, for use by the general public. Will the agency conference rooms be available for community meetings? It is not stated in the EIS whether or not the public will have access to these facilities.

p. 12. Air, Noise and Water Pollution

It is stated that "once the civic center site is improved, there will be an increase in the amount of rainfall runoff." The precise numerical value is not particularly important, but a rough estimate should be provided. What is

Mr. Hideo Murakami, Director

2

October 8, 1976

important is whether the increased runoff, even though modest, will exceed the existing storm drainage system and if so what modification will be necessary to accommodate the increased runoff. What effect will the increased runoff have on Kaneohe Bay? These drainage questions should be discussed in the EIS.

p. A-2 Noise

In Appendix A, "Specifications on Environmental Protection" Section 3 states that "Pile driving operations shall be confined to the period between 8:00 am and 5:30 pm, Monday through Friday" and "equipment exceeding allowable noise limits shall not be started up prior to 7:00 am." What effect will this construction noise have on nearby Heeia and St. Ann's schools?

We appreciate the opportunity to review this EIS.

Yours very truly,


Doak C. Cox
Director

cc: OEQC
Hiroshi Kato, Windward Community College
John Knox, SSLI

MAR 23 1977

Dr. Doak C. Cox
Director
Environmental Center
University of Hawaii
2550 Campus Road
Honolulu, Hawaii 96822

Dear Dr. Cox:

Subject: Windward Civic Center
Environmental Impact Statement

Pursuant to Sub-Part G, Paragraph 1:62 of the Environmental Impact Statement Regulations, adopted by the Environmental Quality Commission on April 3, 1975, we herewith respond to the comments received in your letter dated October 8, 1976.

Your comments are listed below with our responses in parenthesis immediately following each comment:

1. p. 5. Sewer and Drainage System

This section is inadequate and should be expanded to provide a more definite statement on sewage planning for this project. Sewer and drainage service is an essential element of the project design and therefore should be simultaneously addressed from the beginning of the planning. The project should not proceed until there is a clear assurance that adequate sewer services can be provided. A more definite statement on an independent sewer and drainage facility and its time schedule should be a part of this section.

(A more definite statement on an independent sewer and drainage facility and its time schedule was not included when the EIS was written because of the circumstances existing at that time and generally so, even today. On the questions of sewer services, there are actually two

issues involved; namely, the capacity of the sewer treatment plant and degree of treatment of the effluent as required by the U.S. Environmental Protection Agency.

We will discuss the issue of capacity first.

Like any other private development, the State files with the City an "Information for Sewer Connection" for any of its major developments during the planning stage. One of the main purposes is to alert the City of the future potential sewer connection. The City then evaluates the data and makes a determination of whether the sewer system that will be serving the development is adequate, inadequate or not available at the desired time of the sewer connection. In December of 1975 when an "Information for Sewer Connection" was filed for the Proposed Windward Civic Center, we received a determination that the sewer system was adequate for the connection. This determination was valid for one year after the initial filing. Because our filing has been more than a year, we will file another "Information for Sewer Connection". We have had informal discussions with the City on this matter and have learned that because of the economic conditions in the past few years, very few developments were completed. As a result, the actual load on the sewer treatment plan has not exceeded the design capacity. We should again be able to obtain a determination of adequacy for one year, but for the estimated required sewer connection date of March 1980, there is no assurance.

The second issue is the degree of treatment.

The City is advising all applicants for sewer connection that the City may not be allowed to permit any new connections after July 1, 1977. Under the requirements of the National Pollutant Discharge Elimination System (NPDES) Permit, the City is required to improve the sewage treatment facility to secondary treatment after July 1, 1977. The City cannot meet that date. The Windward Civic Center will be connecting to such a sewage treatment facility. We have had discussions with the City on this matter and have learned that the earliest time that the Kaneohe Sewage Treatment Plant can be improved to provide secondary treatment is in 1982. Depending on the availability of funds from the Federal government and State, this date may be further pushed back. Thus, there is also no assurance of sewer connection because of this issue of degree of treatment that has yet to be resolved between the City and the U.S. Environmental Protection Agency.

Although there is no clear assurance that adequate sewer services can be provided, the State will proceed with the planning of the civic center under the assumption that sewer connection can be made to the existing sewer at the estimated required sewer connection date in 1980. If during the design we learn that such sewer connection is not possible, we will investigate other alternatives such as primary treatment with cesspools. In any case, if this project is not allowed to connect to the sewer system, we will file a supplementary statement to this EIS on the alternative being considered or the project may be suspended.

As for the adequacy of the drainage facility, we have had informal discussions with the City. We have learned that the City has designed and constructed storm drains along Kamehameha Highway, Haiku Road and the future Alaloa Street Extension to accommodate the drainage of the entire parcel of land from which the civic center site will be delineated. The City has assured us that the civic center will be able to tie into the City's storm drain system.)

2. pp. 5-6. Building Size and Occupants

In a civic center it would be appropriate to provide facilities, such as conference rooms and assembly halls, for use by the general public. Will the agency conference rooms be available for community meetings? It is not stated in the EIS whether or not the public will have access to these facilities.

(The present DAGS policy on use of the conference rooms in the civic centers does not address the possibility of use of conference rooms for private meetings.

The number and size of conference rooms provided in civic centers are based on the demand anticipated for government business. Thus, for the most part they are highly utilized during working hours. Nighttime use of the conference rooms will generally be made for such activities involving government-related matters such as public hearings, informational meetings, etc. The general public will have access to the conference rooms during night hours upon request and provided the rooms are not reserved for other purposes.

For your information, the Department of Education has facilities such as cafeteriums which are available to the general public. Also the libraries have large meeting rooms which are available to the general public.)

3. p. 12. Air, Noise and Water Pollution

It is stated that "once the civic center site is improved, there will be an increase in the amount of rainfall runoff." The precise numerical value is not particularly important, but a rough estimate should be provided. What is important is whether the increased runoff, even though modest, will exceed the existing storm drainage system and if so what modification will be necessary to accommodate the increased runoff. What effect will the increased runoff have on Kaneohe Bay? These drainage questions should be discussed in the EIS.

(See the last paragraph for Comment No. 1.)

4. p. A-2 Noise

In Appendix A, "Specifications on Environmental Protection" Section 3 states that "Pile driving operations shall be confined to the period between 8:00 am and 5:30 pm, Monday through Friday" and "equipment exceeding allowable noise limits shall not be started up prior to 7:00 am." What effect will this construction noise have on nearby Heeia and St. Ann's schools?

(At this point in time without any investigation of the soil conditions of the building foundation, it is uncertain whether or not the construction will require pile driving operations. If such operations are required, the contractor's actions will be governed by DOH regulations. The contractor must adhere to the regulations in terms of the time of operation and allowable noise levels. Thus, the surrounding developments would have a limited noise increase.

The University of Hawaii Land Study Bureau's Urban Land Classification Soil Character Code for the proposed project site is "I" which is described as non-expanding soil, non-rocky, surface well-drained. This soil has good bearing capacity and is suitable for multi-story structures with minor foundation work. The design consultant, however, will take soil borings to determine if piles will be needed.

Construction noise will be mitigated and should have minimum effect on Heeia and St. Ann's schools.)

Very truly yours,

RIKIO NISHIOKA
State Public Works Engineer

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STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OFFICE OF THE GOVERNOR
550 HALEKAUWILA ST.
ROOM 301
HONOLULU, HAWAII 96813

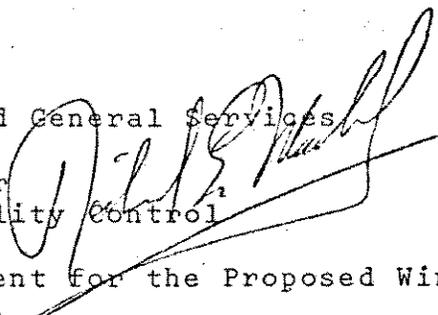
October 15, 1976

MEMORANDUM

TO: Hideo Murakami, Director
Department of Accounting and General Services

FROM: Richard E. Marland, Director
Office of Environmental Quality Control

SUBJECT: Environmental Impact Statement for the Proposed Windward
Civic Center, Kaneohe, Oahu.



This Office has reviewed the subject EIS and offers the following comments:

1. Page 1. Another objective of this project is to provide governmental services to the residents of windward Oahu. What is the population that the facilities will be designed to service? Is the service area from Waimanalo to Kahuku, or just the Koolaupoko District?
2. Page 5. The statement, "...because treatment capacity in Kaneohe is limited, a connection to the municipal system cannot be assured indefinitely," is quite disconcerting. Does this mean that an alternative method of sewage disposal might be necessary? Is this problem also associated with other potential sites for the civic center?
3. Page 8. Can and estimate be given on how many government employees may be re-located from working in Honolulu to Kaneohe due to this project?
4. Page 9. How was the figure of 160 parking stalls for 1985 arrived at? What is the employee/public user parking stall ratio? Does this figure allow for adequate on-site parking for the users of the facility?
5. Page 5. What type of soils are found on the project site? Will they influence the design of the structure?

Is the project site in a flood plain? What water courses and receiving water bodies will be affected by the increased runoff from the project site?

6. Page 14. Does a public facility, such as the civic center, require a zoning change or is it a permitted use under the present zoning?
7. Page 14. Shore-Term Effects. The potential environmental impacts of noise, dust and construction truck traffic on the two nearby schools should be discussed. Disruption of teaching and children safety should be of concern and covered in the statement.
8. Page 14. Long-Term Effects. What are the projected traffic increases on the nearby and on-site roads that will be generated by the implementation of this project? Will there be a significant increase in the production of air pollution due to the traffic?

What is the anticipated change in the noise levels for the area? Will this increase in noise have a significant effect on nearby residences and schools?

Mention could be made of the long-term benefits that the facility would provide the community.

A serious deficiency of the EIS is the lack of site plans, building dimensions, size, bulk or a description of on-site locational relationships. It is not possible, at present, to evaluate the aesthetic impact of the project. These design details are required to be in the contents of the EIS as published in the EIS Regulations, section 1:42 (b) (6), which states, "summary technical data; diagrams; and other information necessary to permit an evaluation on potential environmental impact by commenting agencies and the public." It thus appears advisable that a "pre-final" EIS be prepared.

9. Page 18. A correction should be made to the statement that non-renewable resources will not be used. Energy supplies, for the most part, are non-renewable resources and will undoubtedly be used during the construction of this project.
10. Alternatives. Stated on page 1 is the objective of the project which is, "to select the most suitable site and subsequently construct the civic center for Windward Oahu." The site selection process should thus be a prime discussion topic in the statement, and especially in the section on alternatives. The only mention of alternate sites is the paragraph under Use of Public Funds or Lands, where one other public owned site is considered.

As required in the EIS Regulations, section 1:42 (g), "A rigorous exploration and objective evaluation of the environmental impacts of all reasonable alternative actions, particularly those that might enhance environmental quality or avoid or reduce some or all of the adverse environmental benefits, costs, and risks shall be included in the agency review process in order not to prematurely foreclose options which might enhance environmental quality or have less detrimental effects." The regulations state further that, "In each case, the analysis shall be sufficiently detailed to allow the comparative evaluation of the environmental benefits, costs, and risks of the proposed action and each reasonable alternative.

We cite these to emphasize the goal of an environmental impact statement as that of a decision-making tool. We therefore recommend that adequate coverage be given the topics of: the location, ownership, accessibility with and without vehicles and especially the attendant environmental impacts for each of the alternative locations.

11. Page 18. The relationship of the proposed civic enter to the proposed Hauula Civic Center should be discussed.

The EIS Regulations allow the accepting authority or his authorized representative to consider responses received after the fourteen day response period. This Office will exercise the option and will consider responses after the fourteen day period.

Please find attached a list of comments that this Office has received to date.

For brevity and fairness, this Office did not attempt to summarize comments made by other reviewers. Instead, we strongly recommend that careful consideration be given to each comment made by the reviewers. We also recommend that a copy of the revised statement be provided to those persons and agencies that have provided substantive comments on the EIS.

We trust that our comments will be helpful to you in the preparation of the revised statement. Thank you for the opportunity to review this EIS.

List of commentors for the Environmental Impact Statement for the Proposed Windward Civic Center, Kaneohe, Oahu, Dept. of Accounting and General Services.

State Agencies

Comment date

*Dept. of Defense	9/8/76
Dept. of Health	9/13/76
*Dept. of Land and Natural Resources	9/20/76
*Dept. of Social Services and Housing	9/24/76
*Dept. of Transportation	9/20/76

University of Hawaii

*Water Resources Research Center	9/7/76
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Federal Agencies

Fish and Wildlife Service	9/8/76
*U.S. Army-DAFE	9/14/76
*Soil Conservation Service	10/5/76
U.S. Air Force-15th ABW	

City and County of Honolulu Agencies

Board of Water Supply	9/22/76
*Dept. of Housing and Community Dev.	9/13/76
Dept. of Land Utilization	9/27/76
Dept. of Public Works	9/8/76
Dept. of Transportation Services	9/28/76

Others

Senator Mary George	10/6/76
Katherine Goodhue	9/27/76

*denotes no comments

MAR 24 1977

(P) 1292.7

Dr. Richard Marland
Director
Office of Environmental
Quality Control
550 Halekauwila Street
Honolulu, Hawaii

Dear Dr. Marland:

Subject: Windward Civic Center
Environmental Impact Statement

Pursuant to Sub-Part G, Paragraph 1:62 of the Environmental Impact Statement Regulations, adopted by the Environmental Quality Commission on April 3, 1975, we herewith respond to the comments received in your letter dated October 15, 1976.

We will submit to the Environmental Quality Commission a revised EIS which will include as an appendix the site selection study we prepared earlier for the subject project. You will notice that some of our responses are based on the information in the site selection study which was discussed at meetings held on August 12, 1975 and September 23, 1975 to which Windward legislators and Windward community organizations were invited to attend.

Attached is our response to your specific comments included in your letter of October 15, 1976.

Thank you for your keen interest in the project. If you have any questions on our responses, please call me at 548-3050.

Very truly yours,

HIDEO MURAKAMI
State Comptroller

Attachment

THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES'
RESPONSE TO COMMENTS MADE BY DR. RICHARD MARLAND
ON THE EIS FOR THE WINDWARD CIVIC CENTER

The comments are listed below with our responses in parenthesis immediately following each comment:

1. Page 1. Another objective of this project is to provide governmental services to the residents of Windward Oahu. What is the population that the facilities will be designed to service? Is the service area from Waimanalo to Kahuku, or just the Koolaupoko District?

(The population that the facilities will be designed to service is the Department of Planning and Economic Development's projected 1985 population of Windward Oahu.

The service area is from Waimanalo to Kahuku comprising both the Koolaupoko and Koolauloa Districts.)

2. Page 5. The statement, "... because treatment capacity in Kaneohe is limited, a connection to the municipal system cannot be assured indefinitely," is quite disconcerting. Does this mean that an alternative method of sewage disposal might be necessary? Is this problem also associated with other potential sites for the civic center?

(Although remotely it does mean that an alternative method of sewage disposal might be necessary. This is because there are two issues involved; namely, the capacity of the sewer treatment plant and degree of treatment of the effluent as required by the U.S. Environmental Protection Agency.

We will discuss the issue of capacity first.

Like any other private developer, the State files with the City an "Information for Sewer Connection" for any of its major developments during the planning stage. One of the main purposes is to alert the City of the future potential sewer connection. The City then evaluates the data and makes a determination of whether the sewer system that will be serving the development is adequate, inadequate or not available at the desired time of the sewer connection. In December of 1975 when an "Information for Sewer Connection" was filed for the Proposed Windward Civic Center, we received a determination that the sewer system was adequate for the connection. This determination was valid for one year after the initial filing. Because our filing has been more than a year, we will file another "Information for

Sewer Connection". We have had informal discussions with the City on this matter and have learned that because of the economic conditions in the past few years, very few developments were completed. As a result, the actual load on the sewer treatment plant has not exceeded the design capacity. We should again be able to obtain a determination of adequacy for one year, but for the estimated required sewer connection date of March 1980, there is no assurance.

The second issue is the degree of treatment.

The City is advising all applicants for sewer connection that the City may not be allowed to permit any new connections after July 1, 1977. Under the requirements of the National Pollutant Discharge Elimination System (NPDES) Permit, the City is required to improve the sewage treatment facility to secondary treatment after July 1, 1977. The City cannot meet that date. The Windward Civic Center will be connecting to such a sewage treatment facility. We have had discussions with the City on this matter and have learned that the earliest time that the Kaneohe Sewage Treatment Plant can be improved to provide secondary treatment is in 1982. Depending on the availability of funds from the Federal government and State, this date may be further pushed back. Thus, there is also no assurance of sewer connection because of this issue of degree of treatment that has yet to be resolved between the City and the U.S. Environmental Protection Agency.

In conclusion, the State will proceed with the planning of the civic center under the assumption that connection can be made to the existing sewer at the estimated required sewer connection date in 1980. If during the design we learn that such sewer connection is not possible, we will investigate other alternatives such as primary treatment with cesspools. In any case, if this project is not allowed to connect to the sewer system, we will file a supplementary statement to this EIS on the alternatives being considered or the project may be suspended.

This situation is also associated with other potential sites for the civic center. This is because the alternative sites all fall within a two-mile radius site selection area which is being served by the same municipal sewer system.)

3. Page 8. Can an estimate be given on how many government employees may be relocated from working in Honolulu to Kaneohe due to this project?

(We cannot provide an estimate on how many government employees may be relocated from working in Honolulu to Kaneohe due to this project. However, we do know that most of the employees are and will be working out of Windward Oahu at the time the civic center is opened because all of the agencies planning to be located in the civic center have offices in Kaneohe. As the staffing increases, employees living in Windward Oahu but working in Honolulu, will have the opportunity to fill the positions assigned to the Kaneohe offices of their respective agencies.)

4. Page 9. How was the figure of 160 parking stalls for 1985 arrived at? What is the employee/public user parking stall ratio? Does this figure allow for adequate on-site parking for the users of the facility?

(The figure of 160 parking stalls for 1985 has been revised to 201 subsequent to the publication date of the EIS. Therefore, our responses to your comments will be on the basis of the 201 stalls.

The figure of 201 parking stalls was arrived, thusly:

Employee Parking:

65% of projected 1985 staffing of 212 = 138

Public User Parking:

20% of projected 1985 staffing of 212 = 42

State Car Parking:

10% of projected 1985 staffing of 212 = $\frac{21}{201}$ stalls

The employee/public user parking stall ratio is 3.3 to 1.

The 201 stalls for on-site parking are adequate because of the following:

- a. This figure is about nine (9) stalls more than required by the CZC.
 - b. The figure was derived using parking lot usage data from comparable civic centers in Oahu.
 - c. We intend to work out an agreement between the civic center and shopping center for reciprocal use of their respective parking areas.)
5. Page 5. What type of soils are found on the project site? Will they influence the design of the structure? Is the project site in a flood plain? What water

courses and receiving water bodies will be affected by the increased runoff from the project site?

(The University of Hawaii Land Study Bureau's Urban Land Classification Soil Character Code for the proposed project site is "I" which is described as non-expanding soil, non-rocky, surface well-drained. This soil has good bearing capacity and is suitable for one to two-story structures with minor foundation work. Although the State office building is being planned for three stories, no soil problems are anticipated.)

The project site is not in a flood plain. The increased runoff from the project site will be taken care of by storm drains along the frontage road. The storm drain will eventually convey the runoff to Kaneohe Bay.)

6. Page 14. Does a public facility, such as the civic center, require a zoning change or is it a permitted use under the present zoning?

(The civic center can be constructed under the present zoning with a waiver from the height restrictions of the present zoning, R-3. However, the landowner, through its developer, has applied for a zoning change to B-2 from R-3 for the entire parcel from which the civic center will be delineated. Therefore, by the time the civic center site is acquired, we are assuming that the zoning will be B-2.)

7. Page 14. Short-Term Effects. The potential environmental impacts of noise, dust and construction truck traffic on the two nearby schools should be discussed. Disruption of teaching and children safety should be of concern and covered in the statement.

(As in any other construction, the contractor's activities will be controlled by the construction specifications of the contract. The specifications have been based on the many types of regulations of the various State agencies. We believe our construction specifications are adequate enough to keep the adverse effects within tolerable limits.)

8. Page 14. Long-Term Effects. What are the projected traffic increases on the nearby and on-site roads that will be generated by the implementation of this project? Will there be a significant increase in the production of air pollution due to the traffic?

What is the anticipated change in the noise levels for the area? Will this increase in noise have a significant effect on nearby residences and schools?

Mention could be made of the long-term benefits that the facility would provide the community.

A serious deficiency of the EIS is the lack of site plans, building dimensions, size, bulk or a description of on-site locational relationships. It is not possible, at present, to evaluate the aesthetic impact of the project. These design details are required to be in the contents of the EIS as published in the EIS Regulations, Section 1:42 (b)(6), which states, "summary technical data; diagrams, and other information necessary to permit an evaluation on potential environmental impact by commenting agencies and the public". It thus appears advisable that a "pre-final" EIS be prepared.

(The projected traffic increases on the nearby and on-site roads that will be generated by the implementation of this project is estimated to range from 350 to 675 vehicles per day. This number of vehicles will not create a significant increase in the production of air pollution. Factors contributing to air pollutions go beyond the volume of vehicles such as climatological conditions, speed of the vehicles, engine idle time, etc.

The anticipated change in the noise levels for the area is estimated to be insignificant. The greatest noise impact which is fortunately temporary would be from the construction activities. The day-to-day operations at the civic center will not create any significant adverse effect on the nearby residences and schools.

The long-term benefits that the facility would provide the community would be as follows:

- a. Savings on time and transportation cost for the Windward Oahu clients who will travel to a more centralized location.
- b. The agencies will be housed under one roof and the clients will be able to have most of their governments business accomplished in one stop. This convenience will help the outreach program of the service agencies.
- c. The civic center will become a focal point for the community.

At the time of the drafting of the EIS, it was impossible to determine the position of the structure on the site because the specific four-acre site to be delineated from the block was still being negotiated with the developer. The EIS did not deal with building dimensions, size, bulk, or description of on-site relation-

ships with the shopping center because it is too premature to discuss these detail issues. After the EIS is accepted by the Governor and land acquisition and building design initiated, a detailed design review will be made by the State. During this review, if the State finds that the building design would cause substantial change to any item in this EIS, a Supplemental Statement will be made. This procedure is outlined in Sub-Part k. Supplemental Statements, page 23 of the Environmental Impact Statement Regulations published by the Environmental Quality Commission. The City and County of Honolulu will also review the design of this project through their proposed Special Design District Ordinance which will probably be in affect by the time this project is under design.)

9. Page 18. A correction should be made to the statement that non-renewable resources will not be used. Energy supplies, for the most part, are non-renewable resources and will undoubtedly be used during the construction of this project.

(The correction will be made.)

10. Alternatives. Stated on page 1 is the objective of the project which is, "to select the most suitable site and subsequently construct the civic center for Windward Oahu." The site selection process should thus be a prime discussion topic in the statement and especially in the section on alternatives. The only mention of alternate sites is the paragraph under Use of Public Funds or Lands, where one other public-owned site is considered.

As required in the EIS Regulations, Section 1:42(g), "A rigorous exploration and objective evaluation of the environmental impacts of all reasonable alternative actions, particularly those that might enhance environmental quality or avoid or reduce some or all of the adverse environmental benefits, costs, and risks shall be included in the agency review process in order not to prematurely foreclose options which might enhance environmental quality or have less detrimental effects". The Regulations state further that, "In each case, the analysis shall be sufficiently detailed to allow the comparative evaluation of the environmental benefits, costs, and risks of the proposed action and each reasonable alternative.

We cite these to emphasize the goal of an environmental impact statement as that of a decision-making tool. We, therefore, recommend that adequate coverage be given the topics of: the location, ownership, accessibility with and without vehicles and especially the

attendant environmental impacts for each of the alternative locations.

(The site selection study for the Windward Civic Center was started in 1971 and concluded in 1975. Informational meetings were held with the Windward legislators and Windward community organizations to discuss the site selection study and solicit comments. Based on these comments, the EIS was prepared.

To clarify and provide a better background, the EIS will be revised to include the site selection study as an appendix. The site selection study discusses the various alternatives considered by DAGS for the proposed Windward Civic Center.)

11. Page 18. The relationship of the proposed civic center to the proposed Hauula Civic Center should be discussed.

(Please be advised that the proposed Hauula Civic Center is a City and County facility. It is related to the proposed Windward Civic Center by the fact that the City will be providing a space for an itinerant office for a representative of the Department of Social Services and Housing, an agency of the State.)

WINDWARD COMMUNITY COLLEGE

University of Hawaii

Office of the Provost

October 18, 1976

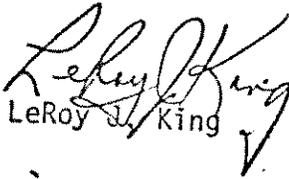
MEMORANDUM

TO: Environmental Quality Commission

SUBJECT: Proposed Windward Civic Center

The opportunity to review and comment upon the cited project is very much appreciated.

We have reviewed the attached Environmental Impact Statement but do not wish to submit any comments. Because we do not have any further use for the EIS, we are returning it per your request.


LeRoy J. King

LJK:dst
Attachment

GEORGE R. ARIYOSHI
GOVERNOR



JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

October 28, 1976

MEMORANDUM

To: Environmental Quality Commission

Subject: Environmental Impact Statement for
Proposed Windward Civic Center
Kaneohe, Oahu, Hawaii TMK: 4-6-11:Por 1

The proposed project will have no primary or secondary impact on agricultural activities in the region. Subject Environmental Impact Statement is herewith returned per your request.

Thank you for the opportunity to comment.

A handwritten signature in cursive script that reads "John Farias, Jr." followed by a period.

JOHN FARIAS, JR.
Chairman, Board of Agriculture

Enc.



APPENDIX E

A Staff Study on the
Site Selection for the
Kaneohe Civic Center



A
STAFF STUDY
ON
THE SITE SELECTION
FOR
THE KANEHOE CIVIC CENTER
DAGS JOB NO. 02-10-0901

PREPARED BY
PLANNING BRANCH

DIVISION OF PUBLIC WORKS
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
OCTOBER 1976

PREFACE

Originally six sites (Sites 1, 2, 3, 4, Civic Center site, and Servco Pacific site) were selected by the Department of Accounting and General Services as alternative sites for the civic center. These six sites and the method of their selection and evaluation were presented to the Department of Planning and Economic Development for review and comment. One of the major comments by the Department of Planning and Economic Development of the draft report was that it should include potential sites in the vicinity of Likelike-Kamehameha Highway intersection and possibly towards the H-3 Halekou Interchange nearer the Kaneohe-Kailua boundary and sites near the State Hospital, where the Windward Health Center was being constructed. Besides the comments from the Department of Planning and Economic Development, comments on specific sites in Kaneohe were received from the Kaneohe Business Group and Kaneohe Community Council.

The site selection study was, thus, expanded to include 28 additional sites which included the Windward Shopping Center Complex. Of the additional 28 sites evaluated, only two sites (Sites A and X) displayed characteristics favorable enough to be considered for a civic center site. Sites A and X were further evaluated along with Sites 1, 2, 3, Civic Center site, and Servco Pacific site. Site 4 was dropped from consideration since it has been extensively developed during the course of preparing the site selection study. Thus, this site selection study analyzed seven sites in detail before reaching a recommendation.

Also with this study being finalized in October 1976 and the bulk of the data amassed prior to June 1975, some of the data used herein have changed. However, where these changes have not affected the site selection process and ultimately the analysis and recommendation, the study was not revised.

Some of the changes that occurred since June 1975 but did not affect the site selection process in terms of the recommendation are:

1. The Department of Health has moved out from the present Kaneohe State Office Building. The Judiciary (Koolaupoko/Koolauloa District Court) is using some of the vacated spaces in the basement. The Department of Social Services and Housing and University of Hawaii Cooperative Extension Service have expanded into the Department of Health vacated space on the first floor.
2. The Kaneohe Statellite City Hall is now planned to be located in this civic center. This will not affect the land area requirements.

3. The Department of Social Services and Housing 1976 caseload data (June 12, 1976) when compared to the 1973 caseload data used in this study showed an average increase of 52% ranging from -4% to 217% by census tract. However, a cursory review of the data indicates that these changes in the Department of Social Services and Housing caseload will not change the "case center" to the extent that it will invalidate the site selection area.
4. The Department of Planning and Economic Development 1985 population projections used in this study in 1973 is now five years old. However, population growth has not significantly deviated in terms of number and location from the projection to revise the center of population calculation.
5. In the description of the developments found in the major urban centers in Windward Oahu, there has been some minor changes.
6. The bus routes, stops and schedules are always being revised to provide more efficient service to the riders and operate more economically.
7. The widening project of Haiku Road has commenced and is scheduled for completion in 1977.
8. The land acquisition and construction costs have increased but are assumed to have increased proportionately amongst the alternative sites. Thus, the figures are generally valid for the purposes of comparison.
9. The civic center will be co-located in the parcel with a regional shopping center comparable to the Ala Moana and Pearlridge Shopping Centers.
10. The new civic center was originally referred to as the Kaneohe Civic Center but is now being referred to as the Windward Civic Center.
11. The total required gross area of the State office building was updated to be about 54,000 sq. ft. from 48,360 sq. ft. The parking stalls needs were also updated to 201 from 127.
12. This publication, "A Staff Study on the Site Selection for Kaneohe Civic Center" was originally intended to be a separate document from the Environmental Impact Statement. As it is now included as an Appendix E in the Environmental Impact Statement, the reference to Chapters, Figures and Tables made in this Appendix E will only apply to Appendix E itself.

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A
STAFF STUDY
ON
THE SITE SELECTION
FOR
THE KANEHOE CIVIC CENTER

CHAPTER I
INTRODUCTION

BACKGROUND

The present Kaneohe Civic Center is located along Waikalua Road across from Ben Parker Elementary School. The 19-year old building on a 24,306 sq. ft. lot has a net area (assignable) of 2,090 sq. ft. in the basement and 3,300 sq. ft. in the first floor. The following State agencies are presently located in the building:

- A. Department of Health
- B. Department of Social Services and Housing, Public Welfare Division
- C. University of Hawaii, Cooperative Extension Service

Also considered as part of the Kaneohe Civic Center Complex are the Department of Education's Windward Oahu District Office presently leasing floor space in the Kaneohe Ventures Building and the Judiciary's Koolaupoko/Koolauloa District Court located in the Kaneohe Police Station building.

The new Kaneohe Civic Center is being planned to house the following agencies:

- A. Department of Accounting and General Services
- B. Department of Education
- C. Department of Health
- D. Judiciary Branch, District Court
- E. Department of Labor and Industrial Relations
- F. Department of Social Services and Housing
- G. University of Hawaii, Cooperative Extension Service

The consolidation of as many State agencies in one location provides certain advantages, such as:

- A. Public convenience when transacting business involving more than one agency;
- B. More efficient contacts among public officials;
- C. Joint use of parking and other facilities;
- D. Centralized maintenance services; and
- E. Creation of a civic symbol.

Tables 1 and 2 summarize the office space and parking needs for each agency.

It becomes readily apparent from inspection of the tables that the assignable office space (5,390 sq. ft.) and parking area (14 stalls) at the present civic center are grossly inadequate. With the need for a new civic center thus established, this study was initiated to find a "best" site for the new civic center complex to accommodate the State agencies and their expanding services to the growing windward community.

USER AGENCIES

This section presents a brief summary of some of the functions of the various agencies to be housed in the new civic center.

A. Department of Accounting and General Services (DAGS)

The function of DAGS is to plan, direct, and conduct centralized accounting, auditing, data processing, property management, and purchasing programs; manage a variety of general services that include central records storage, records management assistance, operation and maintenance of State buildings and grounds, and the design, engineering, and construction of public works. DAGS will be providing the following services:

- 1. Janitorial, maintenance and security services for the buildings and grounds;
- 2. Public buildings management; and
- 3. Parking control.

B. Department of Education (DOE)

The function of the DOE is to provide public educational services to the children, youth, and adults of the State and to render statewide library services. The DOE's Windward Oahu District Office serves the administrative needs of all of the public schools in the Koolaupoko/Koolauloa Districts. The office will be providing the following services:

Table 1

OFFICE SPACE NEEDS
KANEHOE CIVIC CENTER

Agency	Present	1980	1985
Accounting & General Services	450 s.f.	450 s.f.	450 s.f.
Education	6,961	7,506	8,166
Health	1,360	1,500	1,700
Judiciary	6,925	6,925	6,925
Labor & Industrial Relations	3,915	3,915	6,260
Social Services & Housing	1,375	3,765	4,465
U. of H. Extension Service	1,135	1,545	3,190
Joint Use Facilities	1,080	1,080	1,080
Net Totals	23,201 s.f.	26,686 s.f.	32,241 s.f.
Gross Area (Net x 1.5)	34,800 s.f.	40,030 s.f.	48,360 s.f.

Table 2

PARKING NEEDS
KANEHOE CIVIC CENTER

Agency	Present Needs	Estimated 1980	Estimated 1985
Accounting & General Services	0	3	3
Education	0	14	17
Health	7	10	12
Judiciary	2	6	6
Labor (State)	0	2	4
(Federal)	0	10	18
Social Services	7	19	23
U. of H. Extension Service	3	6	6
Total Employee	19	70	89
Official Vehicles	12	14	15
Public Parking	6	18	23
Total	37	102	127

1. Personnel, fiscal, and business services;
2. Development of curriculum plans; and
3. Development of supporting services, including counseling, health education, and services to special groups such as mentally retarded children.

C. Department of Health (DOH)

The function of the DOH is to administer programs designed to protect, preserve, care for and improve the physical and mental health of the public. The DOH will be providing the following services:

1. Nursing service required to implement the community public health programs in maternal and child health, crippled children, communicable disease control, chronic diseases and dental health, which are intended to maintain optimum health;
2. Home and school visits by public health nurses;
3. Clinic services; and
4. Health education programs.

D. Judiciary Branch

The Koolauloa/Koolaupoko District Court which is a part of the judicial system will handle civil cases when the amount involved is small and hear criminal cases punishable by fine or by imprisonment not exceeding one year. The court will not hear cases by jury, since such cases originate with the circuit courts.

E. Department of Labor and Industrial Relations (DLIR)

The function of the DLIR is to plan, direct, and coordinate programs of apprenticeship, employment security, labor law enforcement, workmen's compensation, and industrial safety to increase the economic security, working conditions, and productivity of workers, and to improve labor-management relations. The DLIR will be providing the following services:

1. Plan, direct, and coordinate the administration and enforcement of the workmen's compensation law;
2. Direct and coordinate unemployment insurance programs as provided by the laws of the State and Federal governments; and
3. Direct and coordinate job placement operations.

F. Department of Social Services and Housing (DSSH)

The function of the DSSH is to improve the social well-being and productivity of the people by concerning itself with problems of human behavior, adjustment, and daily living. The DSSH will be providing the following services:

1. Family, child, and adult services to improve the well being of families and to safeguard the welfare of children;
2. Economic assistance to alleviate financial distress; and
3. Rehabilitation toward self-care and support of persons with social, vocational, emotional, and physical handicaps.

G. UH - Cooperative Extension Service

The function of the Cooperative Extension Service is to provide instruction and practical demonstration in agriculture, home economics, and related matters. The Extension Service will be providing the following services:

1. Inform farmers, ranchers, and urban residents of new developments in the technologies relevant to agriculture and home economics;
2. Act as liason between farmers and homemakers and the research staff of the College of Tropical Agriculture by informing researchers of problems which require further research; and
3. Educate young people in the arts and techniques of agriculture and home economics through the 4-H clubs.

METHODOLOGY OF STUDY

In order to select the most suitable site for the new civic center in terms of meeting the program requirements of the user agencies and minimizing capital costs, the following steps of study have been formulated:

- A. Determine the optimum location of each of the seven user agencies.
- B. Determine the optimum location of the civic center complex.
- C. Define a site selection area (two-mile radius centered on optimum location).
- D. Prepare a list of criteria for the evaluation of alternative sites.

- E. Collect applicable data for a site selection, i.e. inventory of State-owned land, zoning, utilities, etc.
- F. Determine alternative sites that potentially can meet the criteria.
- G. Evaluate alternative sites in terms of the criteria and cost.
- H. Investigate alternatives to developing a new site, i.e. acquiring an existing office building or rebuilding the civic center on the existing site.
- I. Prepare a recommendation and narrative substantiating the recommendation.

CHAPTER 2
SITE EVALUATION CRITERIA

GENERAL

Criteria for the Kaneohe Civic Center were established as ideal standards with which to evaluate each of the alternative sites. All alternative sites, however, must meet certain minimum criteria as established by the Department of Accounting and General Services. Sites not meeting the minimum criteria will be eliminated from further evaluation.

MINIMUM SITE CRITERIA

A. Size

The site must be large enough to accommodate a complex with enough floor area to meet the 1985 needs of the seven user agencies. Furthermore it must be large enough to allow for a future expansion of 50% of the 1985 needs (24,000 gross sq. ft.). Finally the site must be large enough so that the City and County zoning code requirements regarding parking spaces, building setbacks, height limitations, etc. can be met.

B. Tsunami

The site must not be in a tsunami inundation zone as established by the Tsunami Research Center of the Hawaii Institute of Geophysics.

C. Flood

The site must not be in a major flood plain exposed to excessive storm water runoff if adequate drainage provisions, i.e. culverts, lined channels, etc. cannot be made at a reasonable cost.

D. Landslide

The site must not be located within a known or potential landslide area.

E. Traffic

The site must not be located in an area hazardous from the standpoint of pedestrian and traffic safety unless adequate safety provisions can be made.

F. Timing

The acquisition of the site must be possible early enough to allow enough construction time to meet the scheduled target date.

G. Location

The site must be within the site selection area.

GENERAL SITE CRITERIA

A. Physical Characteristics of the Site

1. Shape - The shape should generally be rectangular.

a. Excellent - Length-width ratio 1:1 to 1-1/2:1.

b. Good - Length-width ratio 1-1/2:1 to 2:1.

c. Poor - Length-width ratio 2:1 to 3:1.

2. Slope

a. Excellent - The major slope of the site is between 1 and 5%.

b. Good - The major slope of the site is greater than 5 but does not exceed 10%.

c. Poor - The major slope of the site is greater than 10%.

3. Aesthetic Value

a. Excellent - The site has natural beauty in the form of trees, plants, lakes, brooks, rock formations, etc. which can be preserved and integrated into the civic center. The site is not crossed by overhead utility lines.

b. Good - The site lacks most of the desirable natural beauty but still has the potential of becoming a beautiful center through proper landscaping. The site is not crossed by overhead utility lines.

c. Poor - The site has no natural beauty whatsoever. The site is crossed by overhead utility lines.

B. Accessibility to the Site

1. Automobile

a. Excellent - Site fronts on a major (more than 60' wide) roadway passing through the service area. The roadway is free of blind corners, sight obstructions, or any other factor which may create approach or exit hazards.

b. Good - Access to the site is via an improved col-

lector street (56' wide) that connects to a major roadway passing through the service area.

- c. Poor - Access to the site is via a dead end street or from a roadway with conditions which may create approach or exit hazards.

2. Bus

- a. Excellent - The site is served by a bus line running through the service area.
- b. Good - Bus line passes within reasonable (1/2-mile) distance of the site.
- c. Poor - Bus service is not available within 1/2-mile distance of the site.

C. Environmental Effects

1. Industrial and Agricultural Nuisances

- a. Excellent - The site is free from noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities.
- b. Good - The noise, dust, odors, smoke, etc. nuisances from industrial or agricultural activities are at worst sporadic but well within Department of Health's regulations.
- c. Poor - The above mentioned nuisances cause considerable discomfort and hamper the activities of the agencies.

2. Aircraft Noise

- a. Excellent - The site is more than a mile away from the normal aircraft flight patterns into and out of airports and air bases.
- b. Good - The site is distant enough (1/2 to 1 mile) from the normal flight patterns to keep the noise level down to a level where normal conversation can be heard.
- c. Poor - The site is directly under (0 to 1/2 mile) the approach and takeoff pattern.

3. Rain

- a. Excellent - The site has a median annual rainfall less than 30".
- b. Good - The site has a median annual rainfall between 30" to 43".

- c. Poor - The site has a median annual rainfall greater than 43".
- D. Land Use Designations by Public Agencies
- 1. State Land Use District Map
 - a. Excellent - The site is within an urban district.
 - b. Good - The site is within a rural district.
 - c. Poor - The site is within an agricultural or conservation district.
 - 2. City and County General Plan Detailed Land Use Map (DLUM)
 - a. Excellent - The site is designated for civic center use on the DLUM.
 - b. Good - The site is designated for residential, apartment, or commercial use.
 - c. Poor - The site is designated for resort, industrial, park, agricultural, preservation, or open space.
- E. Community Effects
- 1. Interference with Other Community Institutions
 - a. Excellent - The site is farther than 1/4 mile from hospitals, rest homes, or any other institution which may be disturbed by the activities of the center.
 - b. Good - The site is distant enough (1/8 to 1/4 mile) from any hospital, rest home, etc. so that any disturbance to the institution by the activities of the center will be minimal.
 - c. Poor - The site is adjacent to a hospital, rest home, or similar institution which may be disturbed by the activities of the center.
 - 2. Relocation of Displacees
 - a. Excellent - The site may be acquired without relocating any family, farm, or business.
 - b. Good - The site may be acquired without relocating any farm or business and with a minimum relocation of families and living units.
 - c. Poor - The site cannot be acquired without the relocation of farms, businesses, and a minimum number of families.

3. Land Owners

- a. Excellent - The site is entirely owned by the State or County government.
 - b. Good - The site is owned by less than three individuals or business corporations.
 - c. Poor - The site is owned by three or more individuals or business corporations.
4. Existing Use - In changing the existing use of the site to civic center use, there should be a minimum amount of disruption to the existing pattern of living of the community.
- a. Excellent - The site is vacant and unused.
 - b. Good - The site is being used for government agencies or institutions.
 - c. Poor - The site is being used for agriculture, residences or private businesses.

COST CONSIDERATIONS

A major consideration in any site evaluation study is the relative costs associated with the land acquisition and site development of each alternative site.

A. Land Acquisition

The following items are included in the land acquisition costs:

1. Land Acquisition

For privately owned land, the estimated fair market value of the building and land is used. This is obtained by using the Tax Office appraised value of the building and land together with an analysis of recent sales in the area.

2. Relocation Cost of Displacees

Included in this item are the relocation payments to all tenants, owners, farms, and businesses that are displaced. Consultant and staff costs are included since they vary with the number of tenants to be relocated.

B. Site Development

The following items are the major cost items included in the site development costs:

1. Grading

Cost of grading, excavation and/or fill necessary to adapt the existing topographic features for buildings, parking areas, and other facilities.

2. Utilities

Cost of making the necessary utility connections, viz. water and sewer.

3. Drainage

Cost of constructing drainage facilities.

4. Clearing

Cost of removing existing structures.

5. Landscaping

Cost of landscaping the site to include grassing, plants, trees, etc.

6. Access Roads

Cost of constructing necessary access roadways to the site if none is available.

7. Parking

Cost of constructing the required parking area.

C. Building

The following items are included in the building cost:

1. New Construction

Cost of constructing a new structure or an addition to an existing structure.

2. Renovation

Cost of remodeling an existing structure to adapt it for civic center use.

3. Contingency

Cost factor, usually a percentage of the construction cost to cover the uncertainties that may arise during construction.

D. Engineering - Consultants and Staff

1. Design

Consultant and staff costs associated with the planning and design of the facility.

2. Inspection

Cost of inspection during construction.

CHAPTER 3
DATA FOR SITE SELECTION

SERVICE AREA

The service area as outlined in Figure 1 for the Kaneohe Civic Center extends from Pupukea Road to Makapuu Point and includes the Koolauloa and Koolaupoko Judicial Districts. The area coincides with Census Tracts 101 through 113.

The major urban centers within the service area are:

- Kahuku
- Laie
- Hauula
- Punaluu-Kaaawa
- Waiahole-Kahaluu
- Kaneohe
- Kailua
- Waimanalo

A. Kahuku

Kahuku is a plantation town characterized by the rows of faded houses and gravel roads. Community facilities include an elementary school, a high school, a retail shopping area, a hospital, a post office and a bank. The 1970 population of Kahuku was approximately 3,100.

The fate of the community depends on the Campbell Estate's plans for the area since the operations of the Kahuku Plantation has terminated. The complexion of Kahuku is changing from a plantation to a residential and recreation area.

B. Laie

The town of Laie is primarily owned by the Mormon Church. Community facilities include an elementary school, a couple of grocery stores, a post office, a barber and beauty shop, and a bank.

The 1970 population of Laie was approximately 3,000. A substantial number of residents find employment in the community at the Polynesian Cultural Center, the Church College of Hawaii, the Mormon Temple, and the Laniloa Inn.

Future development will probably consist of single family dwellings and low density apartments.

C. Hauula

The Hauula community consists largely of residents employed in the construction industry. An elementary school, post office, police and fire station, some grocery stores, and a

small shopping center comprise the community's facilities. The 1970 population of Hauula was approximately 1,400.

D. Punaluu-Kaaawa

The towns of Punaluu and Kaaawa have not yet been caught in the urbanization moving along the coast from Kaneohe. They still remain small rural areas. It is not inconceivable, however, that rezoning of the land for housing tract, multi-family, and resort use will change the characteristics of these towns. Community facilities include an elementary school, two grocery stores and a restaurant. The 1970 population of Punaluu-Kaaawa was approximately 3,000.

E. Waiahole-Kahaluu

Kahaluu, once dominated by agricultural crops, pasture lands, and open fields, is rapidly changing its complexion. Residential subdivisions as the Club View Estates, Ahuimanu, Kahaluu Terrace Garden, and Tropicana Village have contributed to the conversion of this former rural community to a bedroom community for commuters.

The 1970 population of Waiahole-Kahaluu was approximately 7,600. The ethnic composition is similar to Kaneohe. The newer residents in Kahaluu are generally in the upper-middle income bracket.

The direction of long term growth is toward the Waiahole area with the present urbanization occurring between Heeia and Kahaluu.

F. Kaneohe

Kaneohe also is a growing urban center. Beginning with development along Kaneohe Bay, Kaneohe is expanding mauka toward the Koolau Mountains and along Kahekili Highway. Some residential neighborhoods in Kaneohe are: Keapuka, Alii Shores, Pikoiloa, Kapunahala, Crown Terrace, Alii Bluffs, Haiku Plantations, and Haiku Village. The Hawaii Housing Authority has recently completed its low income housing development called "Koolau Village".

The 1970 population of Kaneohe was approximately 30,900. A variety of ethnic groups is represented with the larger ethnic groups being part-Hawaiian, Japanese, and Caucasian. Middle to upper-middle income brackets predominate.

The improved highway system to Kaneohe from Honolulu will continue to encourage development. Indications are that the development will generally be housing for the upper-middle income bracket.

G. Kailua

Kailua has grown rapidly in the sixties into a sprawling urban center. Beginning with earlier development along Kailua Bay, Kailua has expanded to include such new neighborhoods as: Enchanted Lakes, Kalaheo Village, Maunawili Estate, Aikahi Park, Kailua Heights, and Mokapu.

The 1970 population of Kailua was approximately 47,000. Here the ethnic composition is primarily Caucasian. Middle to upper-middle income brackets predominate. Because of a large percentage of military families in Kailua the turnover of families has been high.

The outlook for Kailua appears to be one of continued growth although at a pace slower than that of the sixties. Single family dwellings should continue with a trend toward townhouses and apartments. Because of the availability of urban-zoned land, it is possible that attempts to urbanize lands presently designated for conservation use will be made.

H. Waimanalo

Waimanalo is still basically underdeveloped with the exception of the beach frontage and the Hawaiian Homes community. The major residential neighborhoods in Waimanalo are: the Hawaiian Homestead area, the beach frontage area, the old plantation village area, and the Waimanalo Core area.

The 1970 population of Waimanalo was approximately 6,800. The Hawaiians and part-Hawaiians comprise the larger ethnic groups. Families are generally of low and average socioeconomic status and averages 5.4 persons per family. Waimanalo has a high potential for residential development and current indications are that it shall primarily consist of low-middle income family housing.

SITE SELECTION AREA

Since the service area is long and narrow, approximately 35 miles long by 4 miles wide, an attempt to define a site selection area from which to conduct a detailed site selection study was made. This area is defined by a two-mile radius centered on the theoretical optimum location of the civic center. The theoretical optimum location is determined by an analysis of the optimum location of each of the seven user agencies.

The optimum locations of the seven agencies are as follows:

<u>Agency</u>	<u>Optimum Location</u>
Accounting and General Services	Not applicable
Education	Centroid of Windward Oahu District schools

Health	Data not available
Judiciary	Centroid of population or business district
Labor & Industrial Relations	Centroid of population or business district
Social Services & Housing	Centroid of caseloads
UH, Cooperative Extension Service	Centroid of population or business district

The site selection area as determined by the described method is shown in Figure 2. It is generally bounded by King Intermediate on the north, the State Hospital on the west, Kaneohe Elementary on the south, and by Kaneohe Bay on the east. Centered within the site selection area is the Kaneohe Business District.

The computations of the various centroids are included in Appendix A.

STATE LANDS

To aid in the selection of alternative sites within the site selection area a list of the State-owned lands in the area was prepared. The parcels are listed and located in Appendix B. For various reasons contained in the comments in Appendix B, none with the exceptions of TMK 4-5-23:1 (Site X) and the present Civic Center site can be considered as alternative sites.

ALTERNATIVE SITES

The search for alternative sites within the site selection area was done by investigating the following categories of land and buildings:

- A. State-owned Lands
- B. Privately-owned Lands
- C. Present Civic Center Site
- D. Existing Buildings

Of the State-owned lands only Site X was found suitable for further evaluation. Of the privately-owned lands only four sites were selected as the best possible sites for further evaluation. These sites were Sites 1, 2, 3 and A. The present Civic Center site (Site CC) was considered and an evaluation of this site is included in Chapter 5. Evaluations of existing buildings were made and is presented in Chapter 6. Of the eleven buildings evaluated only the Servco Pacific Inc. Building (Site SP) meets the minimum requirements of the civic center.

In selecting the sites, preference was given to sites close to Kamehameha Highway because of the need for identification and

accessibility of a civic center in a community. The image of the civic center as the focal point and source of pride for the community is further enhanced by locating it where the people normally pass by and can see it. The civic center must also be serviced by a bus line. Sites along Kahekili Highway were also investigated.

STATE LAND USE DISTRICT

A portion of the State Land Use District Map covering the proposed site selection area for the Kaneohe Civic Center is shown in Figure 3. The map is a portion of the Kaneohe quadrangle map O-12, prepared by the State Land Use Commission.

The district symbols used on State Land Use District Maps are as follows:

- C - Conservation District
- A - Agricultural District
- R - Rural District
- U - Urban District

The permissible uses within each of the above districts are covered in the State Land Use District Regulations of the State Land Use Commission.

All of the alternative sites are within the urban district.

DETAILED LAND USE

The Detailed Land Use Map (DLUM) covering the Kaneohe area is shown in Figure 4. It is a portion of the DLUM for Kaneohe, Heeia, Kahaluu, Waihee, Kaalaea, Hakipuu, and Kualoa, which was adopted by the City and County of Honolulu under Ordinance 2473 on July 29, 1964.

ZONING

Tabulated below are the zoning designations for each of the alternative sites. The permissible uses and regulations pertaining to each zone are covered in the City and County's Comprehensive Zoning Code (CZC).

<u>Alternative Site</u>	<u>Zone</u>
1	I-1 (Light Industrial District)
2	Parcel 6 - B-2 (Community Business District) Parcels 5, 7, 9, & 10 - R-5 (Residential District)
3	150' strip parallel to Kam Hwy - B-2 (Community Business District) Rest of Site - R-3 (Residential District)

- A Parcels 27, 29, 30, 34, 35, 36 - B-2 (Community Business District)
- X R-5 (Residential District)
- CC R-4 (Residential District)
- SP B-2 (Community Business District)

TSUNAMI ZONE

The alternative sites are outside the potential tsunami (tidal wave) inundation area delineated in Bulletin B15, Volume II, "Flood Control and Flood Water Conservation in Hawaii", which was published by the Department of Land and Natural Resources, Division of Water and Land Development, State of Hawaii. These areas, shown in Figure 5, were established by the Hawaii Institute of Geophysics, University of Hawaii, under the direction of Dr. Doak C. Cox, geophysicist-in-charge of the tsunami research program.

TRAFFIC

The existing major highways running through the service area are Kamehameha and Kalaniana'ole Highways. Kalaniana'ole is a four-lane divided highway from Olomana Golf Course to Kailua Junction and Pali Junction. There upon it becomes known as Kamehameha Highway. The highway through the Kaneohe Business District up to Hee'ia Street has already been widened to four lanes. Kamehameha Highway from Hee'ia Street intersection in Kaneohe to Kahuku is a two-lane highway.

Five proposed major additions and improvements to the roadway system are delineated in Figure 6. The major additions are the H-3 Interstate Highway through the Koolau Range and the new interchange at Kahekili and Likelike Highway. The Kahekili Interchange is being planned while the future of the proposed H-3 highway is uncertain at this time.

Major proposed roadway improvements are the widening of Kahekili Highway from Likelike to Ahuimanu, the widening of Kam Highway from Lilipuna Road to Haiku Road, the widening of Kam Highway from Haiku Road to Hee'ia Bridge, and the widening of Haiku Road. The widening to four lanes of Kam Highway from Lilipuna Road to Haiku Road is under construction and scheduled to be completed in late 1975. Timetables for the other widening projects have not yet been determined.

BUS SERVICE

The City and County of Honolulu Bus System services both the Windward and Central areas. On Figure 7 are drawn the four bus routes that service the Windward area. The current bus fare within the Windward areas is 25 cents. Because bus schedules are revised periodically, they were not included.

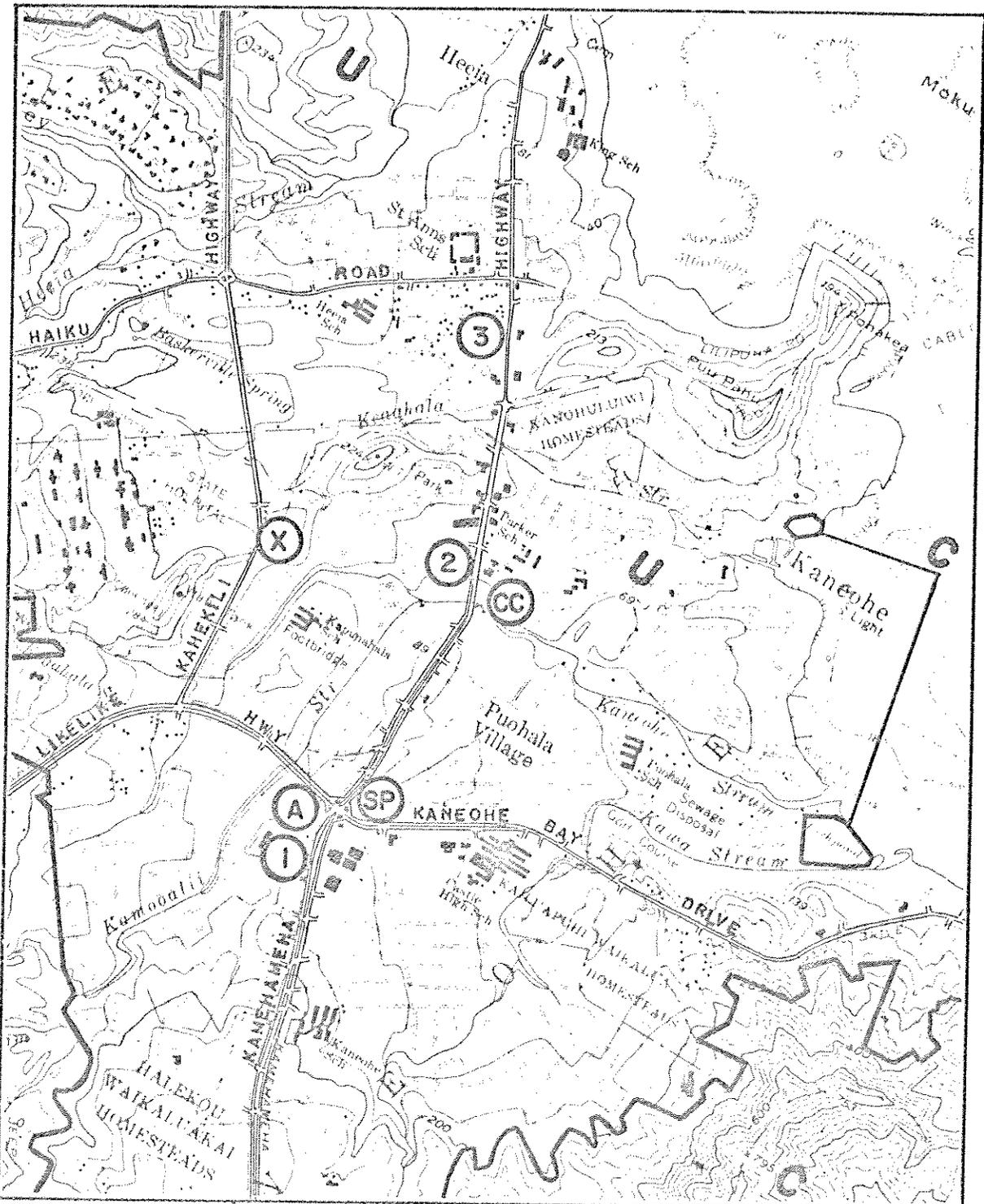


FIGURE 3

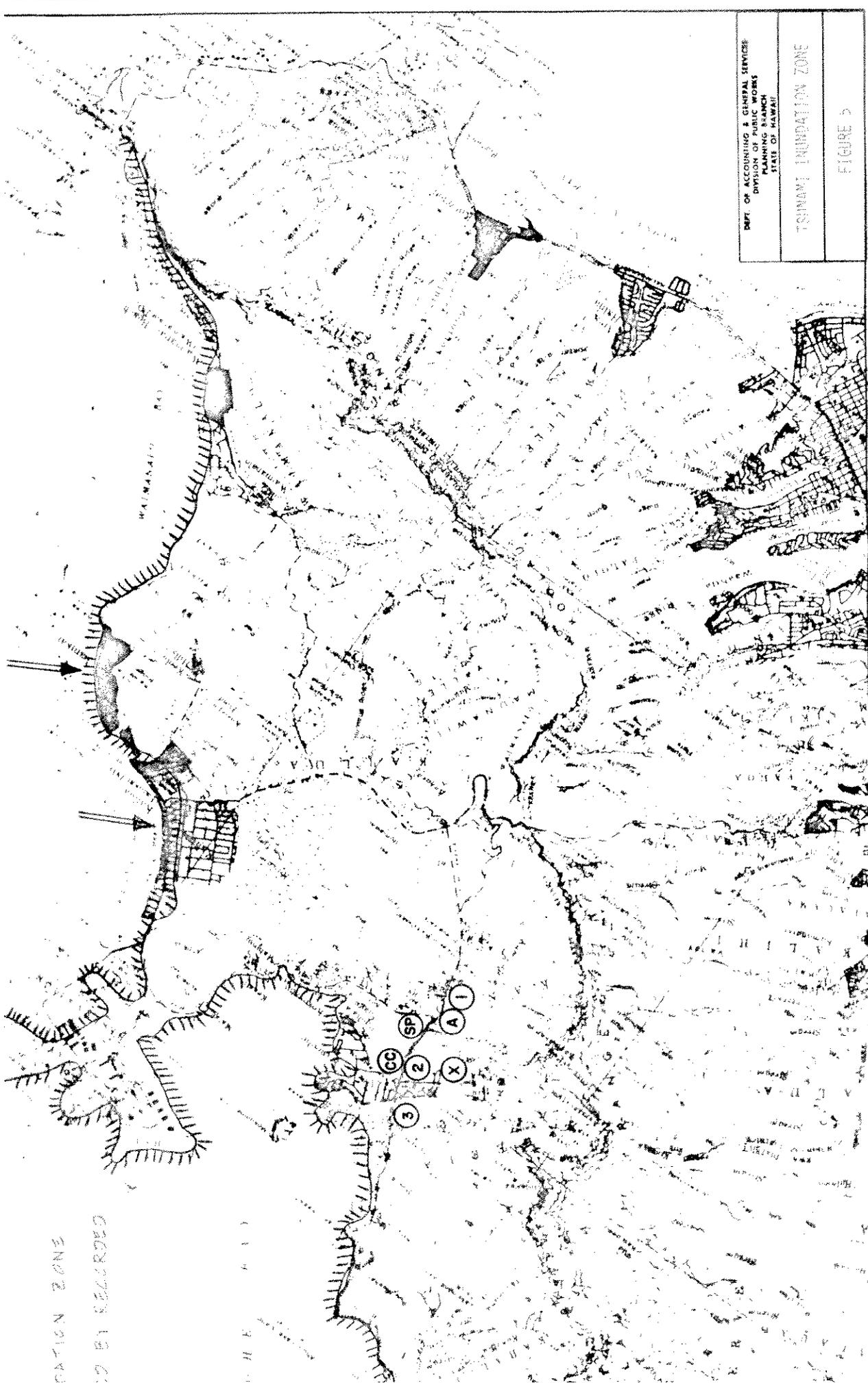
STATE LAND USE DISTRICT

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

PLANNING BRANCH



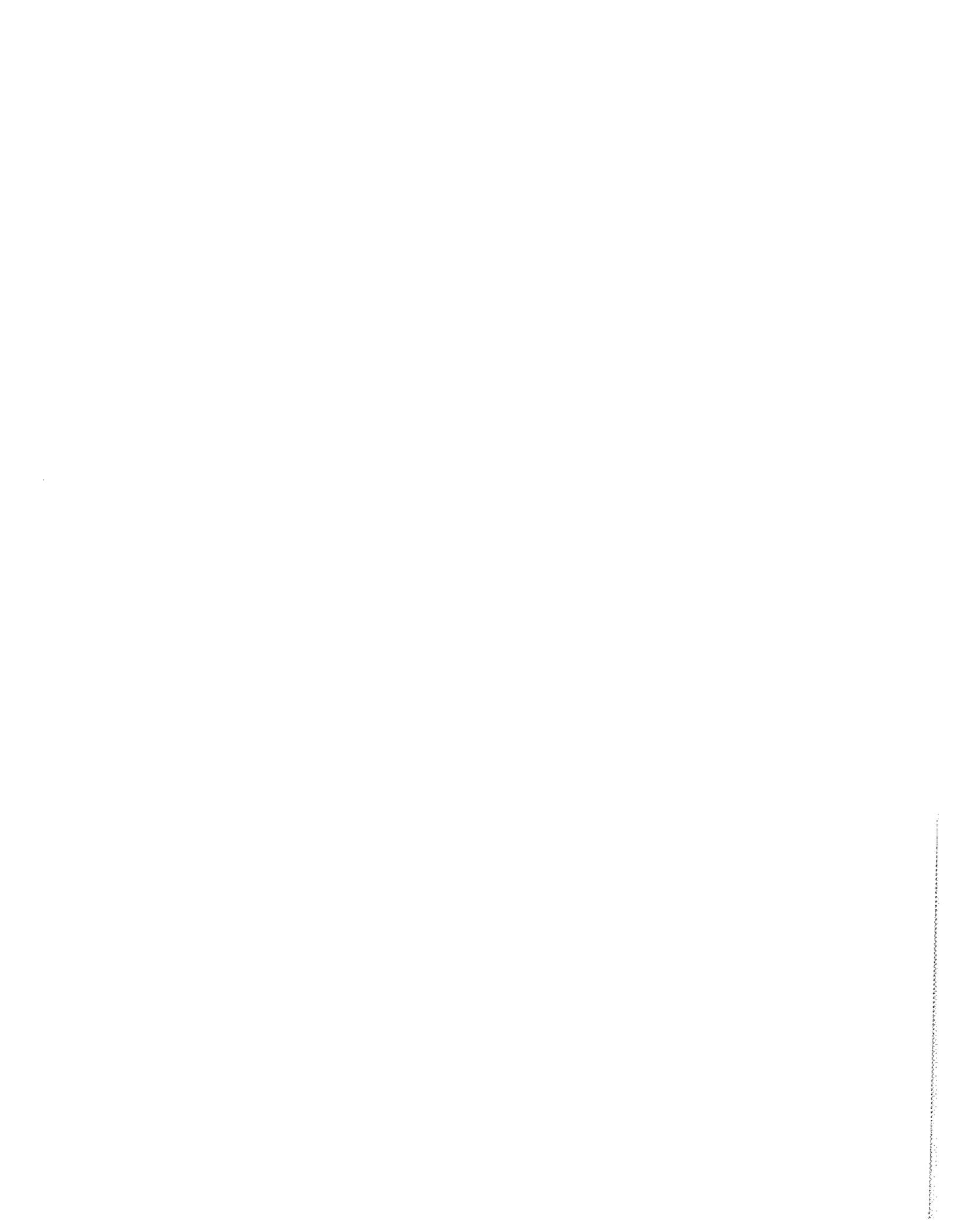
CATION ZONE
 10 51 RECORDED

DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS
PLANNING BRANCH
STATE OF HAWAII

FUTURE ROADWAY IMPROVEMENTS

FIGURE 6





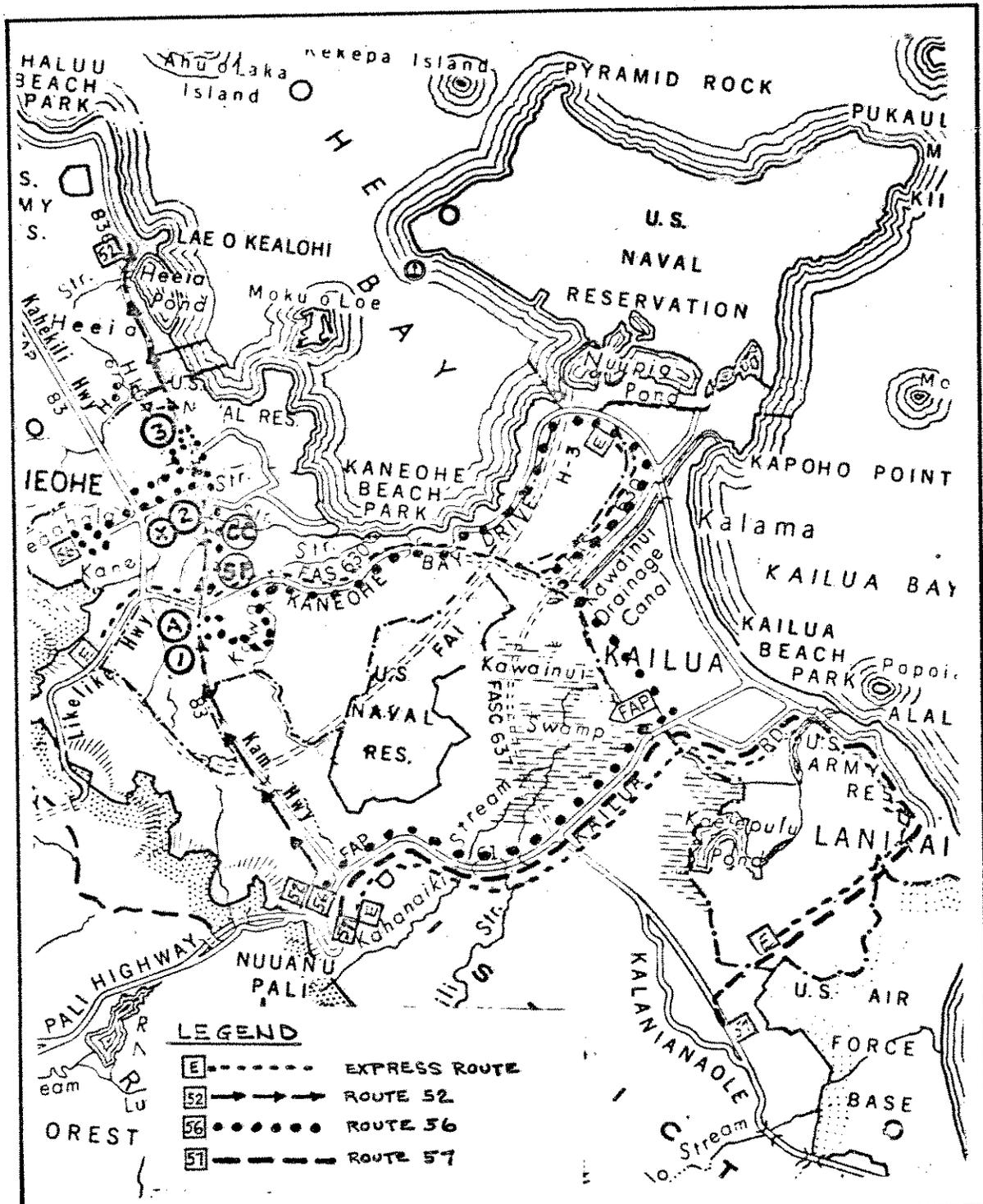


FIGURE 7

BUS ROUTES

STATE OF HAWAII DEPT. OF ACCOUNTING & GENERAL SERVICES
 DIVISION OF PUBLIC WORKS PLANNING BRANCH

The Honolulu-Wahiawa-Kaneohe-Honolulu (Route 52) provides service from Honolulu to Wahiawa and Kaneohe, back to Honolulu (Ala Moana Shopping Center). The bus stops at strategic points at every community along the way, i.e. Kahuku, Laie, Hauula, Punaluu, Kahana, Kaaawa, Waikane, Waiahole, Kaalaea, and Kahaluu.

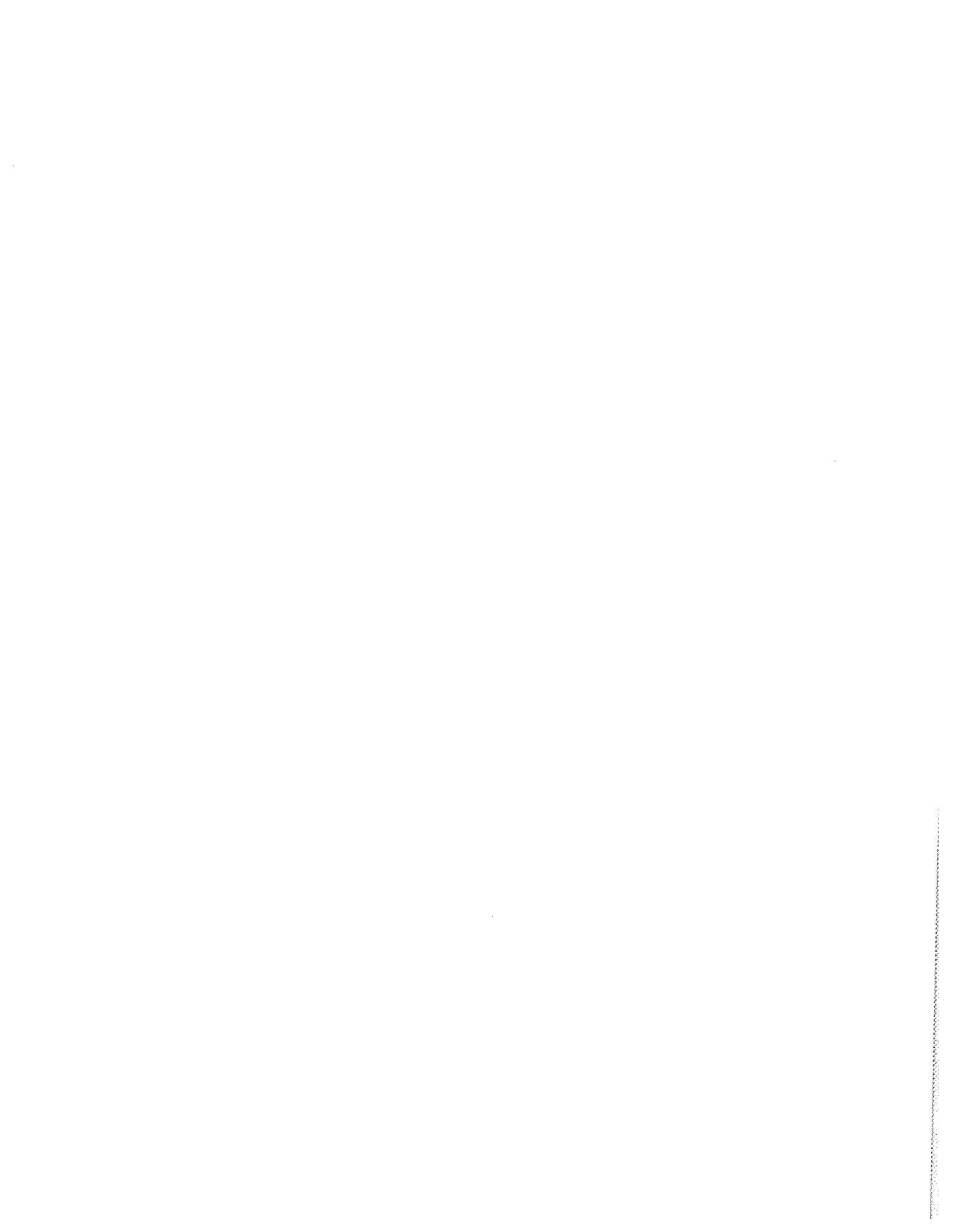
The Windward-Honolulu system has three routes, 56, 57, and Express as shown in Figure 7. Route 56 provides service from Honolulu, through Kailua to Kaneohe, and back to Honolulu. Route 57 provides service from Honolulu, through Kailua to Waimanalo, and back to Honolulu. As with Route 52, the Honolulu terminal for Routes 56 and 57 is the Ala Moana Shopping Center. To get to Kaneohe from Waimanalo, a transfer must be made at the Kailua-Oneawa Street intersection from Route 57 to Route 56. The reverse is true for the return trip.

The Express route provides morning and afternoon express service from Kaneohe Bay Drive and Kailua to and from the University of Hawaii, Chaminade College, and Kapiolani Community College.

UTILITIES

Portions of the City and County Board of Water Supply and sewer systems are shown in Figure 8. As can be seen from the figure, all of the alternative sites are in close proximity to both water and sewer service. Furthermore, because all of the alternative sites are adjacent to developed areas, electrical and telephone service is readily available.





CHAPTER 4
EVALUATION OF ALTERNATIVE SITES

GENERAL

This chapter covers the evaluation of the five alternative sites for the Kaneohe Civic Center in terms of the site evaluation criteria and comparative costs. These sites were selected by the Department of Accounting and General Services as the best possible sites available.

The remarks in parenthesis indicate whether or not the particular site is excellent, good, or poor with regard to a particular criterion. Table 6 in Chapter 7 summarizes in tabular form the rating of each site and the comparative costs involved.

ALTERNATIVE SITE 1

A. Minimum Site Criteria

1. Size - The size of this site is 86,249 sq. ft. It is designated by Tax Map Key 4-5-39:25, 26, and 37. A site plan is shown in Figure 9.
2. Tsunami - The site is outside of the tsunami inundation zone.
3. Flood - The site is not in a flood plain.
4. Landslide - The site is not located within a known landslide area.
5. Traffic - The site is not located in a hazardous traffic area.
6. Timing - The acquisition of this site is possible early enough to meet the target date.
7. Location - The site is within the site selection area. It fronts on Kam Highway across from the Windward Shopping Center and next to the Kaiser Foundation Clinic.

B. General Site Criteria

1. Physical Characteristics of the Site
 - a. Shape (Poor) - The length to width ratio is approximately 2.5 to 1 as shown in Figure 9.
 - b. Slope (Excellent) - The major slope of the site is about 3-1/2%.
 - c. Aesthetic Value (Good) - The site lacks natural

beauty but may be developed into a beautiful center through proper landscaping.

2. Accessibility to the Site

- a. Automobile (Excellent) - The site fronts on a major roadway (Kam Hwy) running through the service area. The highway is divided at the point and is free of any factors which may create entrance or exit hazards.
- b. Bus (Excellent) - Regular bus service is available to the site.

3. Environmental Effects

- a. Industrial and Agricultural Nuisances (Good) - Although in an industrial zone, the site is surrounded by a medical clinic, a high rise apartment, and a service station. Any nuisances created by the service station should only be sporadic.
- b. Aircraft Noise (Excellent) - The site is more than a mile from the normal aircraft flight patterns, into and out of the Kaneohe Marine Corps Air Station.
- c. Rain (Poor) - The median annual rainfall is approximately 69 inches.

4. Land Use Designations

- a. State Land Use Law (Excellent) - The site is designated as urban.
- b. City and County DLUM (Poor) - The site is designated for industrial use.

5. Community Effects

- a. Interference with Other Community Institutions (Good) - The site is adjacent to the Kaiser Foundation Clinic but because it is an out-patient type clinic, any disturbance to the clinic by the activities of the center will be very minimal.
- b. Relocation of Displacees (Poor) - One family and four businesses will have to be relocated.
- c. Land Owners (Good) - The site is owned by two individuals.
- d. Existing Use (Poor) - There are four businesses and one residence on the site. Located on the site are the Pizza Hut restaurant, two warehouses, and an old

dwelling. A portion of the site is vacant.

C. Cost Considerations

Cost computations for the site are included in Appendix C.

1. Land Acquisition Costs	\$829,300
2. Site Development Costs	\$233,500
3. Building	\$2,575,000
4. Consultants & Staff	\$205,000
Total	\$3,842,800

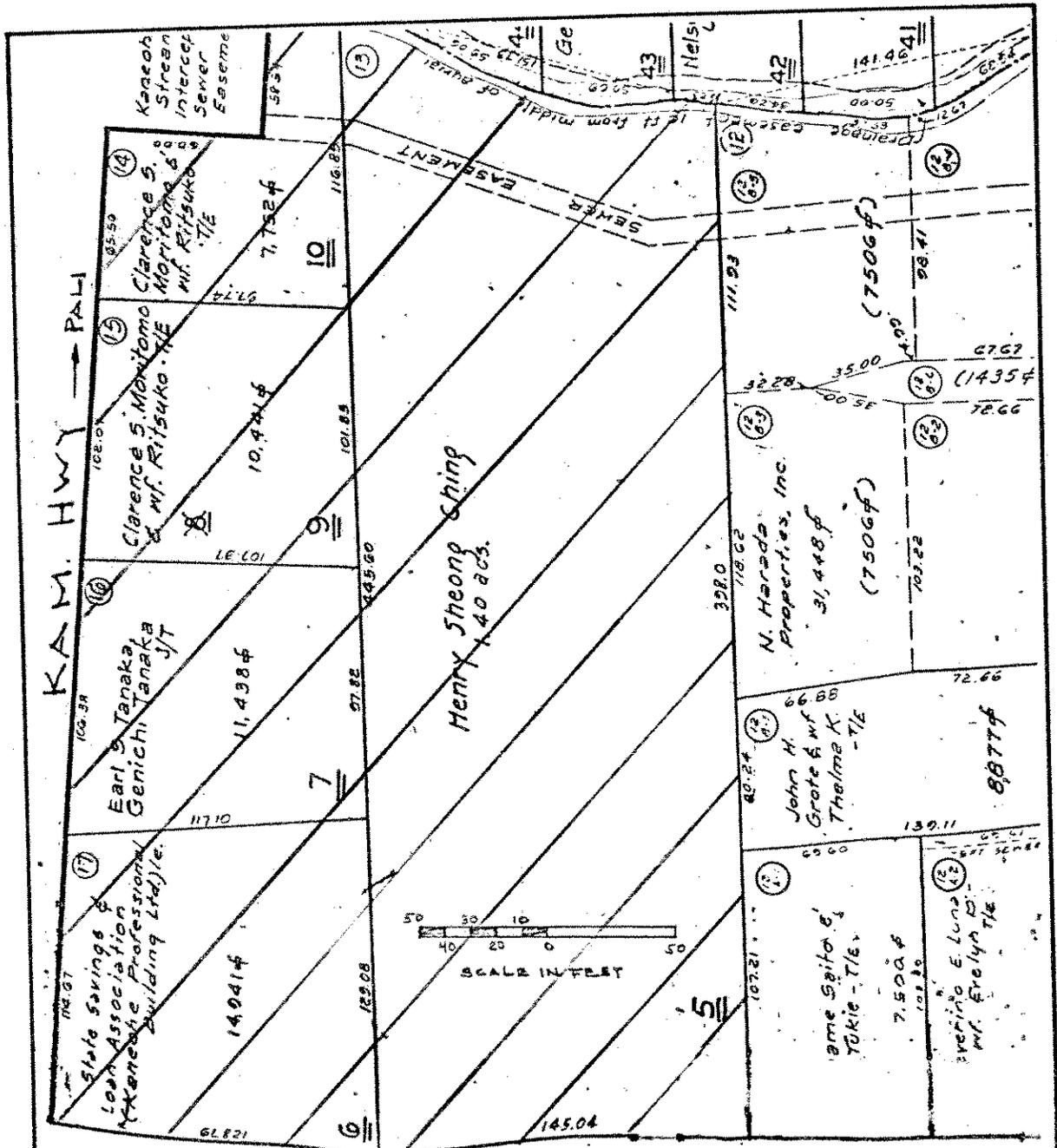
ALTERNATIVE SITE 2

A. Minimum Site Criteria

1. Size - The size of this site is 105,556 sq. ft. It is designated by TMK 4-5-20:5, 6, 7, 9, and 10. A site plan is shown in Figure 10.
2. Tsunami - The site is outside of the tsunami inundation zone.
3. Flood - The site is not in a flood plain.
4. Landslide - The site is not located within a known landslide area.
5. Traffic - The site is not located in a hazardous traffic area.
6. Timing - The acquisition of this site is possible early enough to meet the target date.
7. Location - The site is within the site selection area. It fronts on Kam Highway and is across from the Kaneohe Regional Library.

B. General Site Criteria

1. Physical Characteristics of the Site
 - a. Shape (Excellent) - The length to width ratio is approximately 1.5 to 1 as shown in Figure 10.
 - b. Slope (Good) - The major slope of the site is about 6%.
 - c. Aesthetic Value (Poor) - The site lacks natural beauty and is surrounded by old residences. The



PALEKA → MAUKA

FIGURE 10 ALTERNATIVE SITE 2

STATE OF HAWAII DEPT. OF ACCOUNTING & GENERAL SERVICES
 DIVISION OF PUBLIC WORKS PLANNING BRANCH

site is depressed about 9' from the adjoining highway.

2. Accessibility to the Site
 - a. Automobile (Excellent) - The site fronts on a major roadway (Kam Hwy) running through the service area. The highway has already been widened to four lanes at that point and is free of any serious hazards.
 - b. Bus (Excellent) - Regular bus service is available to the site.
3. Environmental Effects
 - a. Industrial and Agricultural Nuisances (Excellent) - The site is free from nuisances of this nature.
 - b. Aircraft Noise (Excellent) - The site is more than a mile from the normal aircraft flight patterns into and out of the Kaneohe Marine Corps Air Station.
 - c. Rain (Poor) - The median annual rainfall is approximately 49 inches.
4. Land Use Designations
 - a. State Land Use Law (Excellent) - The site is designated as urban.
 - b. City and County DLUM (Good) - About 85% of the site is designated for residential use. One parcel is designated for commercial use.
5. Community Effects
 - a. Interference with Other Community Institutions (Excellent) - The site is away from any institution that the center may interfere with.
 - b. Relocation of Displacees (Poor) - Approximately 14 families and several businesses will have to be relocated.
 - c. Land Owners (Poor) - The site is owned by three individuals and one corporation.
 - d. Existing Use (Poor) - There are four businesses and 14 residences on the site. There is a new office complex on parcel 6 which includes the State Savings and Loan Association.

C. Cost Considerations

Cost computations for the site are included in Appendix C.

1. Land Acquisition	\$1,061,300
2. Site Development Cost	\$218,620
3. Building	\$2,289,000
4. Consultants & Staff	\$188,000
Total	\$3,756,900

ALTERNATIVE SITE 3

A. Minimum Site Criteria

1. Size - The size of this site is 98,000 sq. ft. It is designated by Tax Map Key 4-6-11:portion 1. A site plan is shown in Figure 11.
2. Tsunami - The site is outside of the tsunami inundation zone.
3. Flood - The site is in a flood prone area. However, a drainage channel was constructed to alleviate flooding in this area.
4. Landslide - The site is not located within a known landslide area.
5. Traffic - The site is not located in a hazardous traffic area.
6. Timing - The acquisition of this site is possible early enough to meet the target date.
7. Location - The site is within the site selection area. It is on the mauka side of Kam Highway and next to Zippy's Kaneohe Drive Inn.

B. General Site Criteria

1. Physical Characteristics of the Site
 - a. Shape (Excellent) - The length to width ratio is approximately 1.5 to 1 as shown in Figure 11.
 - b. Slope (Excellent) - The major slope of the site is about 1-1/2%.
 - c. Aesthetic Value (Good) - The site is presently a green pasture and has the potential of becoming a beautiful center through good landscaping.

2. Accessibility to the Site

- a. Automobile (Excellent) - The site fronts on a major roadway (Kam Hwy) running through the service area. The highway has been recently widened to four lanes.
- b. Bus (Excellent) - Regular bus service is available to the site.

3. Environmental Effects

- a. Industrial and Agricultural Nuisances (Excellent) - The site is free from nuisances of this nature.
- b. Aircraft Noise (Excellent) - The site is more than a mile from the normal aircraft flight patterns into and out of the Kaneohe Marine Corps Air Station.
- c. Rain (Poor) - The median annual rainfall is about 55 inches.

4. Land Use Designations

- a. State Land Use Law (Excellent) - The site is designated as urban.
- b. City and County DLUM (Good) - The site is designated for commercial use.

5. Community Effects

- a. Interference with Other Community Institutions (Excellent) - The site is more than 1/2 mile from any community institution the civic center may disturb.
- b. Relocation of Displacees (Excellent) - No family, farm, or business will have to be relocated.
- c. Land Owners (Good) - The site is owned by one individual.
- d. Existing Use (Excellent) - The site is vacant and unused.

C. Cost Considerations

Cost computations for the site are included in Appendix C. For this site a cost comparison was made for alternate site schemes. The computations are included in Appendix D.

1. Land Acquisition	\$935,000
2. Site Development Cost	\$210,500

3. Building	\$2,575,000
4. Consultants & Staff	\$203,000
Total	\$3,923,500

ALTERNATIVE SITE A

A. Minimum Site Criteria

1. Size - The size of this site is 91,310 sq. ft. It is designated by Tax Map Key 4-5-39:22, 29, 30 through 36. A site plan is shown in Figure 12.
2. Tsunami - The site is outside of the tsunami inundation zone.
3. Flood - The site is not in a flood plain.
4. Landslide - The site is not located within a known landslide area.
5. Traffic - The site is not located in a hazardous traffic area.
6. Timing - The acquisition of this site is possible early enough to meet the target date.
7. Location - The site is within the site selection area. It is on the corner of Kam Highway and Likelike Highway adjacent to Site 1.

B. General Site Criteria

1. Physical Characteristics of the Site
 - a. Shape (Good) - The length to width ratio is approximately 1.6 to 1 as shown in Figure 12.
 - b. Slope (Excellent) - The major slope of the site is about 3%.
 - c. Aesthetic Value (Good) - The site lacks natural beauty but may be developed into a beautiful center through proper landscaping.
2. Accessibility to the Site
 - a. Automobile (Excellent) - The site fronts on a major roadway (Kam Highway) running through the service area.
 - b. Bus (Excellent) - Regular bus service is available to the site.

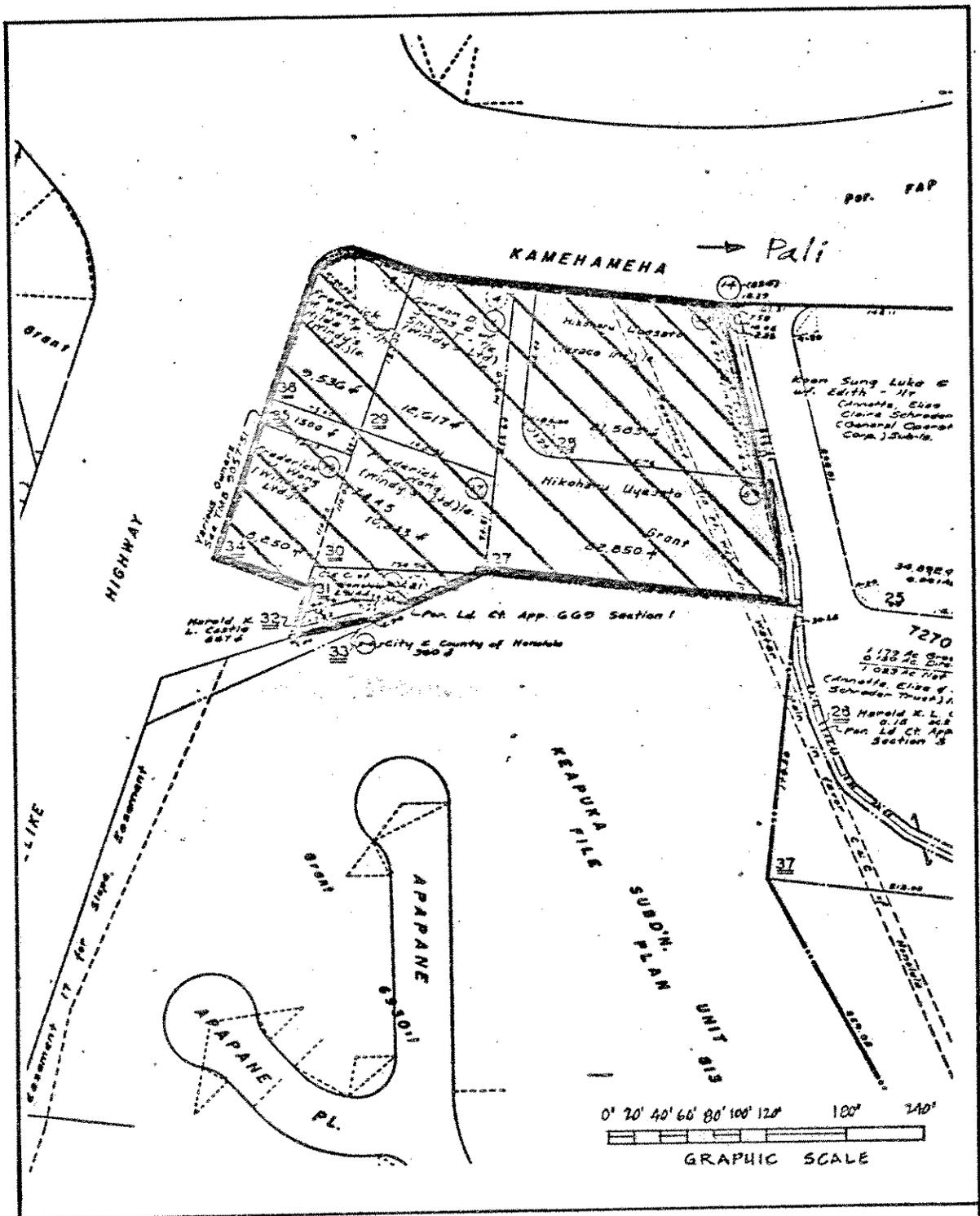


FIGURE 12

ALTERNATIVE SITE A

STATE OF HAWAII	DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS	PLANNING BRANCH

3. Environmental Effects

- a. Industrial and Agricultural Nuisances (Excellent) - The site is free from noise, dust, odors, smoke, and other nuisances created by industrial and agricultural activities.
- b. Aircraft Noise (Excellent) - The site is more than a mile away from the normal aircraft flight patterns into and out of the Kaneohe Marine Corps Air Station.
- c. Rain (Poor) - The median annual rainfall is approximately 69 inches.

4. Land Use Designations

- a. State Land Use Law (Excellent) - The site is designated as urban.
- b. City and County DLUM (Good) - The site is designated for commercial and residential use.

5. Community Effects

- a. Interference with other Community Institutions (Good) - The site is close to the Kaiser Clinic but its out-patient type service will be minimally affected by the activities of the center.
- b. Relocation of Displacees (Poor) - Two families and several businesses will have to be relocated.
- c. Land Owners (Poor) - The site is owned by four different owners.
- d. Existing Use (Poor) - There are four businesses and two residences on the site. Located on the site is Windy's Drive Inn, a service station/car wash, a shop and two dwellings.

C. Cost Considerations

Cost computations for the site are included in Appendix C.

1. Land Acquisition	\$1,055,300
2. Site Development	\$207,600
3. Building	\$2,575,000
4. Consultants & Staff	\$203,000
Total	\$4,040,900

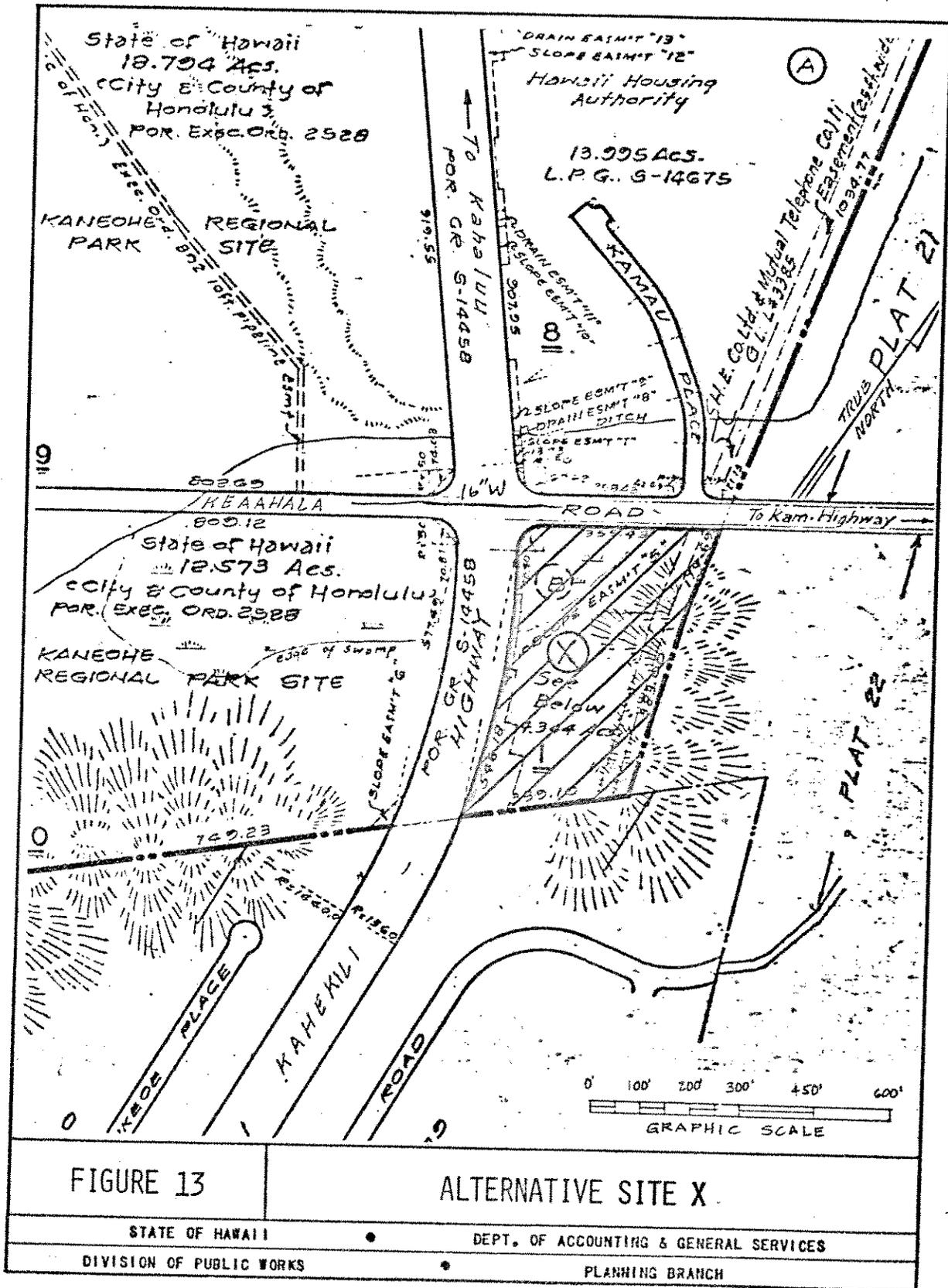
ALTERNATIVE SITE X

A. Minimum Site Criteria

1. Size - The size of this site is 190,000 sq. ft. It is designated by Tax Map Key 4-5-23:1. A site plan is shown in Figure 13.
2. Tsunami - The site is outside of the tsunami inundation zone.
3. Flood - The site is not in a flood plain.
4. Landslide - There is a highway slope easement with a 30'+ high embankment on one edge of the site. However, the hazard of landslide to the site is non-existent.
5. Traffic - The site is not located in a hazardous traffic area.
6. Timing - The acquisition of this site is possible early enough to meet the target date.
7. Location - The site is within the site selection area.

B. General Site Criteria

1. Physical Characteristics of the Site
 - a. Shape (Good) - The length to width ratio is approximately 2 to 1.
 - b. Slope (Poor) - The site consists of a high mound that covers over half of the total area.
 - c. Aesthetic Value (Good) - The site lacks natural beauty but may be developed into a beautiful center through proper landscaping.
2. Accessibility to the Site
 - a. Automobile (Excellent) - The site fronts on a future major roadway (Kahekili Hwy) passing through the service area. The highway will be widened to six lanes and is being planned by the Department of Transportation.
 - b. Bus (Excellent) - Regular bus service is available to the site.
3. Environmental Effects
 - a. Industrial and Agricultural Nuisances (Excellent) - The site is free from noise, dust, smoke, odors and



other nuisances.

- b. Aircraft Noise (Excellent) - The site is more than a mile away from the normal aircraft flight patterns into and out of the Kaneohe Marine Corps Air Station.
- c. Rain (Poor) - The median annual rainfall is approximately 49 inches.

4. Land Use Designations

- a. State Land Use Law (Excellent) - The site is within an urban district.
- b. City and County DLUM (Poor) - The site is designated for park use.

5. Community Effects

- a. Interference with other Community Institutions (Excellent) - The site is farther than 1/4 mile from the Hawaii State Hospital and Windward Community College.
- b. Relocation of Displacees (Excellent) - The site may be acquired without relocating any family, farm, or business.
- c. Land Owners (Excellent) - The site is owned by the State of Hawaii.
- d. Existing Use (Excellent) - The site is vacant and unused.

C. Cost Considerations

Cost computations for the site are included in Appendix C.

1. Land Acquisition	\$148,800
2. Site Development	\$176,100
3. Building	\$3,525,000
4. Consultants & Staff	\$269,000
Total	\$4,118,900

OTHER ALTERNATIVE SITES

As stated in the Preface, 28 additional sites besides the original six sites (Sites 1, 2, 3, 4, Civic Center site and Servco Pacific site) were selected for evaluation. Also as stated in the Preface, Site 4 was dropped from consideration since it has been extensively developed during the course of preparing the site selection study. Of the 28 additional sites, only Sites A

and X displayed characteristics favorable enough to be considered for a civic center site. These sites were evaluated in this chapter. The 28 sites (sites A through Z, Windward Shopping Center and site AA) were briefly evaluated and listed in Appendix D.

To complete the evaluation of various options for the civic center location, the discussion of the present civic center site and Servco Pacific site will be presented in Chapters 5 and 6 respectively.

CHAPTER 5
EVALUATION OF EXISTING FACILITY AND SITE

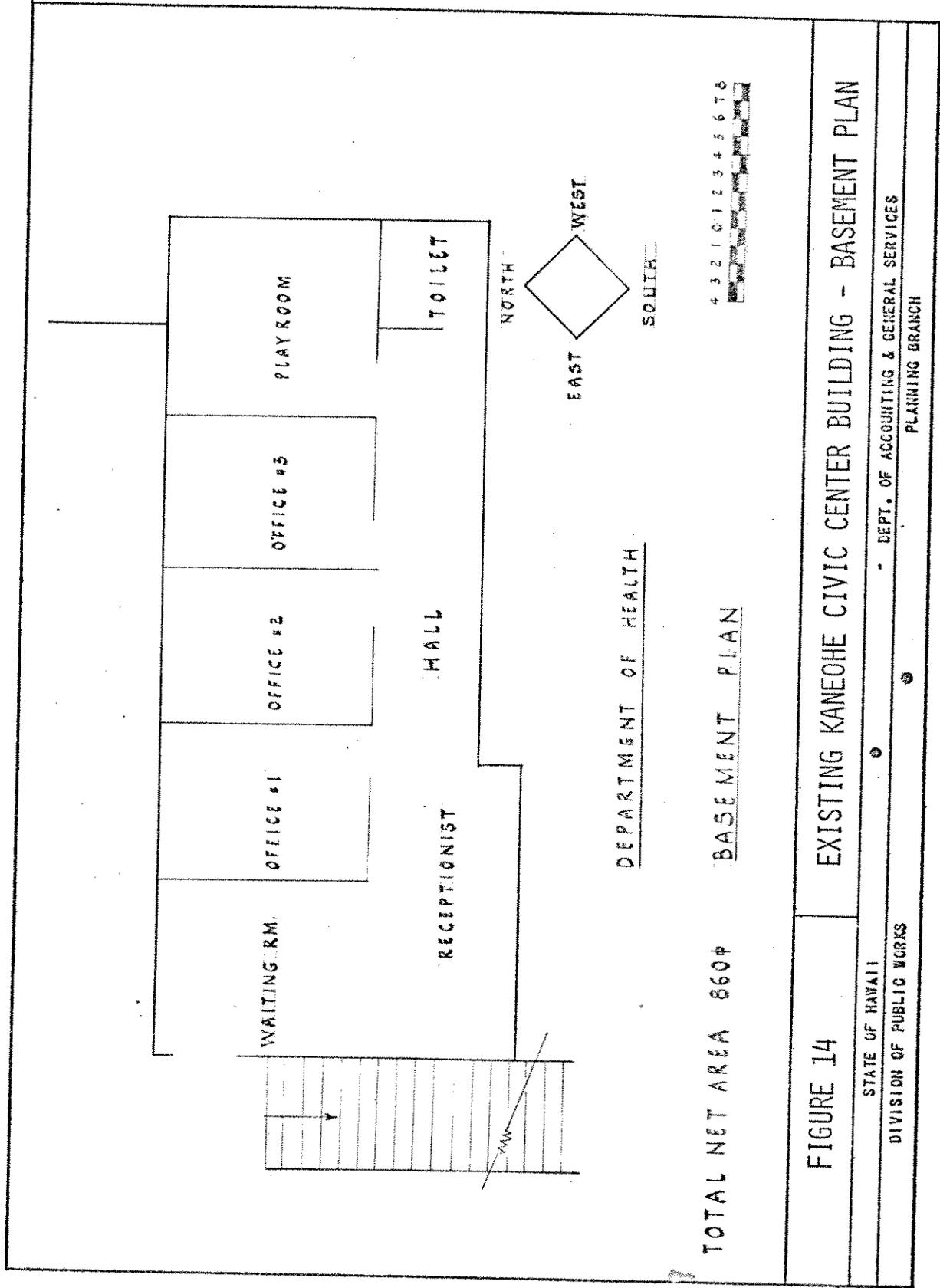
GENERAL

Presented in this chapter is the evaluation of the existing civic center building and site from the standpoint of accommodating the present and future requirements of the seven user agencies. A scheme for a new building and parking structure is presented along with an evaluation with respect to the general criteria for site evaluation and to capital costs.

EXISTING CIVIC CENTER BUILDING

The civic center is located on Waikalua Road adjacent to the Kaneohe Police Station. Figures 14 and 15 show the basement and first floor plans of the building. Additional data relating to the building are summarized below.

Address:	45-260 Waikalua Road
Tax Map Key:	4-5-18:03
Zoning:	R-4 (Residential District)
Land Owner:	State of Hawaii
Occupants:	Department of Health Department of Social Services and Housing Cooperative Extension Service
Building Size:	5,390 net sq. ft.
Land Area:	24,306 sq. ft.
Parking:	Asphalt concrete lot with 14 stalls
Structural Framing:	Timber, hollow tile, and plas- tered walls
General Condition and Appearance:	Fair
No. of Stories:	1-story plus basement
Age of Building:	19 years, 1956
Use of Adjacent Land:	Front: Ben Parker Elementary School across Waikalua Road Side: Police station, residence Rear: City and County park



TOTAL NET AREA 860P

BASEMENT PLAN

FIGURE 14

EXISTING KANEOHE CIVIC CENTER BUILDING - BASEMENT PLAN

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

The net floor area of the present civic center is less than 20% of the present requirements of the seven agencies. Furthermore, the 14-car parking lot is only 38% of that presently required. Therefore in view of the limited floor space available, the age of the structure, and the general condition and appearance of the facility, it is proposed that a new structure be built if the site is to be considered for the new civic center.

EVALUATION OF EXISTING SITE

Presented here is the evaluation of the existing site with respect to the general criteria and costs. One possible site and building scheme is shown in Figure 16.

A. Physical Characteristics of the Site

1. Shape (Excellent) - The length to width ratio is approximately 1.2 to 1.
2. Slope (Poor) - The major slope of the site is about 22%.
3. Aesthetic Value (Poor) - The site possesses no natural beauty. Furthermore, the topographic characteristics of the site limits the possibility of having a beautifully landscaped ground visible to people passing by. This is evident from Figure 16.

B. Accessibility to the Site

1. Automobile (Good) - Access to the site is via a collector street (Waikalua) that intersects a major roadway (Kam Hwy) running through the service area.
2. Bus (Excellent) - Regular bus service is available within a one block distance of the site.

C. Environmental Effects

1. Industrial and Agricultural Nuisances (Excellent) - The site is free from nuisances of this nature.
2. Aircraft Noise (Excellent) - The site is more than a mile from the normal aircraft flight patterns into and out of the Kaneohe Marine Corps Air Station.
3. Rain (Poor) - The median annual rainfall is approximately 49 inches.

D. Land Use Designations

1. State Land Use Law (Excellent) - The site is designated for urban use.
2. City and County DLUM (Excellent) - The site is designated

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DATE: 11/20/2011
OFFICE:

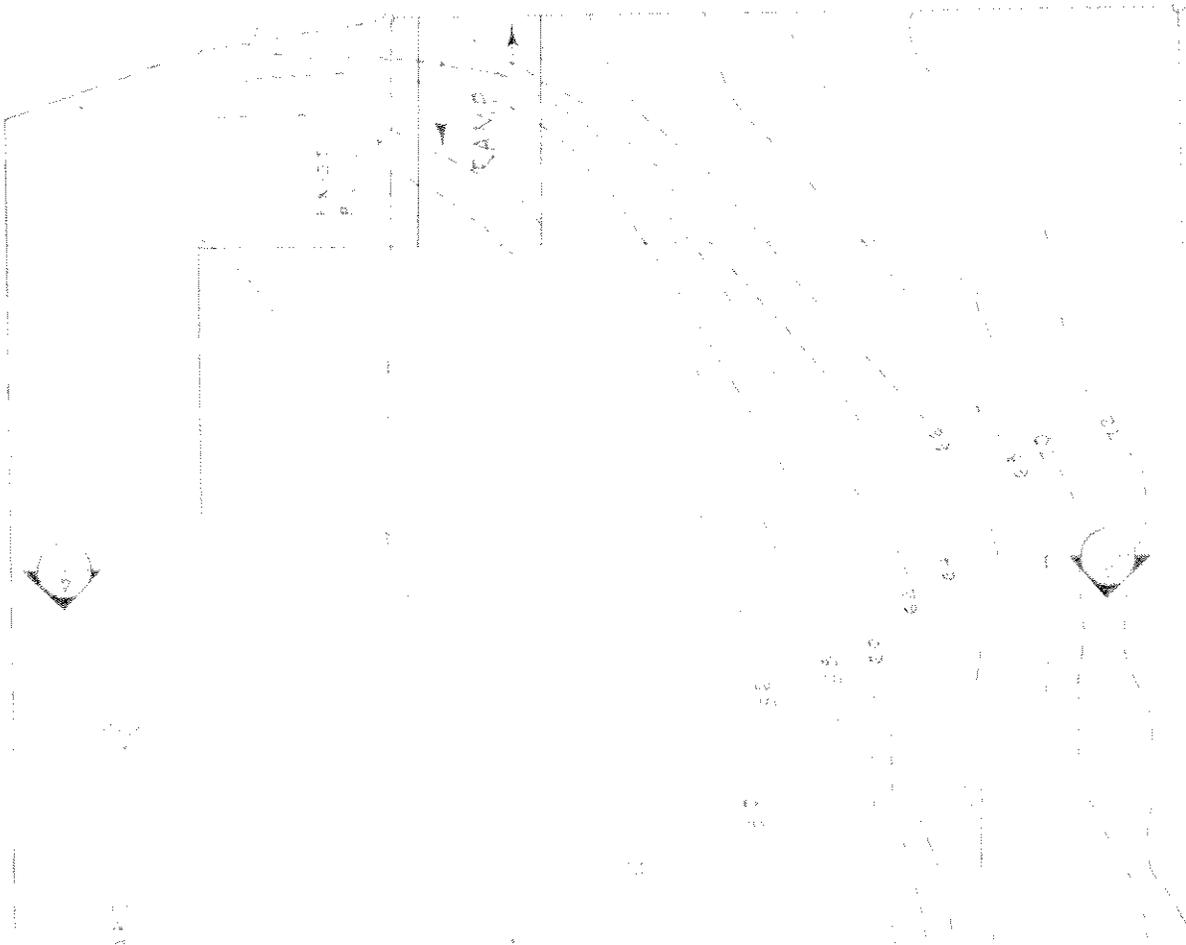
SECTION A
11/20

PARKING
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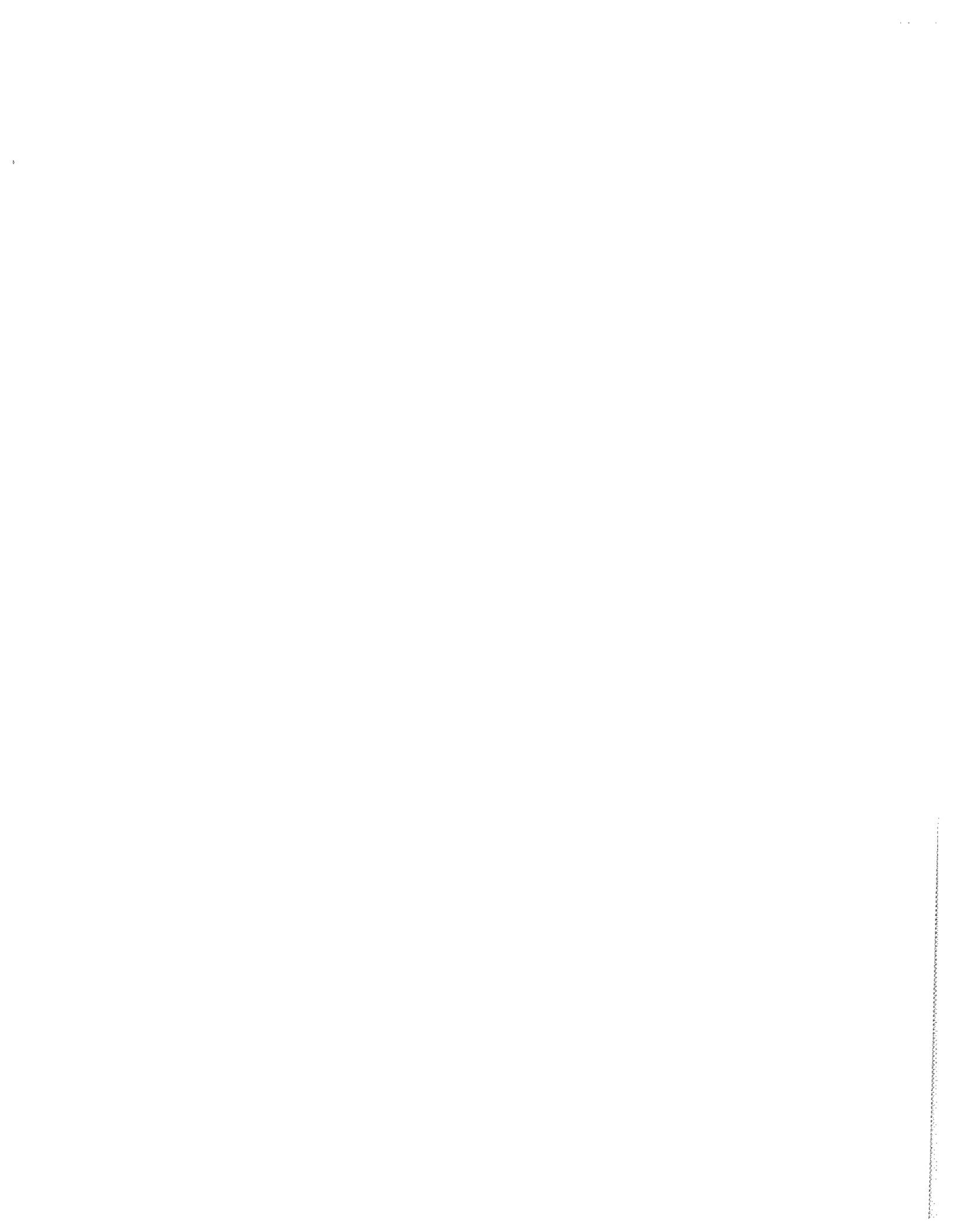
OFFICE
OFFICE

OFFICE

NEW



WAIKALUA ROAD



for civic center use.

E. Community Effects

1. Interference with Other Community Institutions (Excellent)- The site is away from any institution that the civic center may interfere with.
2. Relocation of Displacees (Excellent) - No family, farm, or business will have to be relocated.
3. Land Owners (Excellent) - The site is owned by the State of Hawaii and the City and County of Honolulu.
4. Existing Use (Good) - The site is being used for civic center purposes. However, approximately 19,700 sq. ft. of the adjacent City and County park will have to be taken for the civic center. See Figures 17 and 18. In return, it is proposed that the park area be extended towards the Kaneohe Stream by filling the area up to the stream and by constructing a retaining wall as shown in Figure 18. The filled area will add approximately 13,700 sq. ft. resulting in a net loss of 6,000 sq. ft. of park area due to development of the civic center. The park will still be large enough to have two softball fields.

F. Cost Considerations

Cost computations for the site are included in Appendix C - Site CC.

1. Land Acquisition	\$626,500
2. Site Development	\$232,400
3. Building	\$3,525,000
4. Consultants & Staff	\$269,000
Total	\$4,652,000

CHAPTER 6
EVALUATION OF EXISTING BUILDINGS
IN SITE SELECTION AREA

GENERAL

A review of the existing office buildings within the site selection area along Kamehameha Highway is presented. The buildings are analyzed with the possibility of acquiring one of them and converting it for civic center use in mind.

INVENTORY OF EXISTING OFFICE BUILDINGS

All of the office buildings along Kam Highway between the Windward Shopping Center and King Intermediate School were considered for possible use as a civic center. Figure 19 shows the approximate location of each building. A brief description and floor plan of each building are presented in Figures 20 through 30.

MINIMUM STANDARDS FOR BUILDINGS

The following list of criteria were established as minimum standards with which to evaluate each of the existing office buildings for possible use as a civic center complex. Buildings not meeting the minimum standards will not be considered for further evaluation. Buildings meeting the minimum standards will be evaluated against the general criteria established for evaluating alternative sites.

A. Size

The building must presently contain enough floor area to meet 75% the present space requirements, i.e. 26,100 sq. ft. Furthermore, the site must be large enough so that additions to the building can be made to meet the projected 1985-space requirements (48,360 sq. ft.).

B. Parking

The building site must presently contain enough off-street parking stalls to satisfy the present parking requirements (37 stalls). Also, the site must be large enough so that additional parking stalls can be added to meet the projected 1985 parking requirements (127 stalls).

C. Design Loads

The design live loads for the existing building must not be less than 50 pounds per square foot which is the required design live load for office buildings.

D. Tsunami

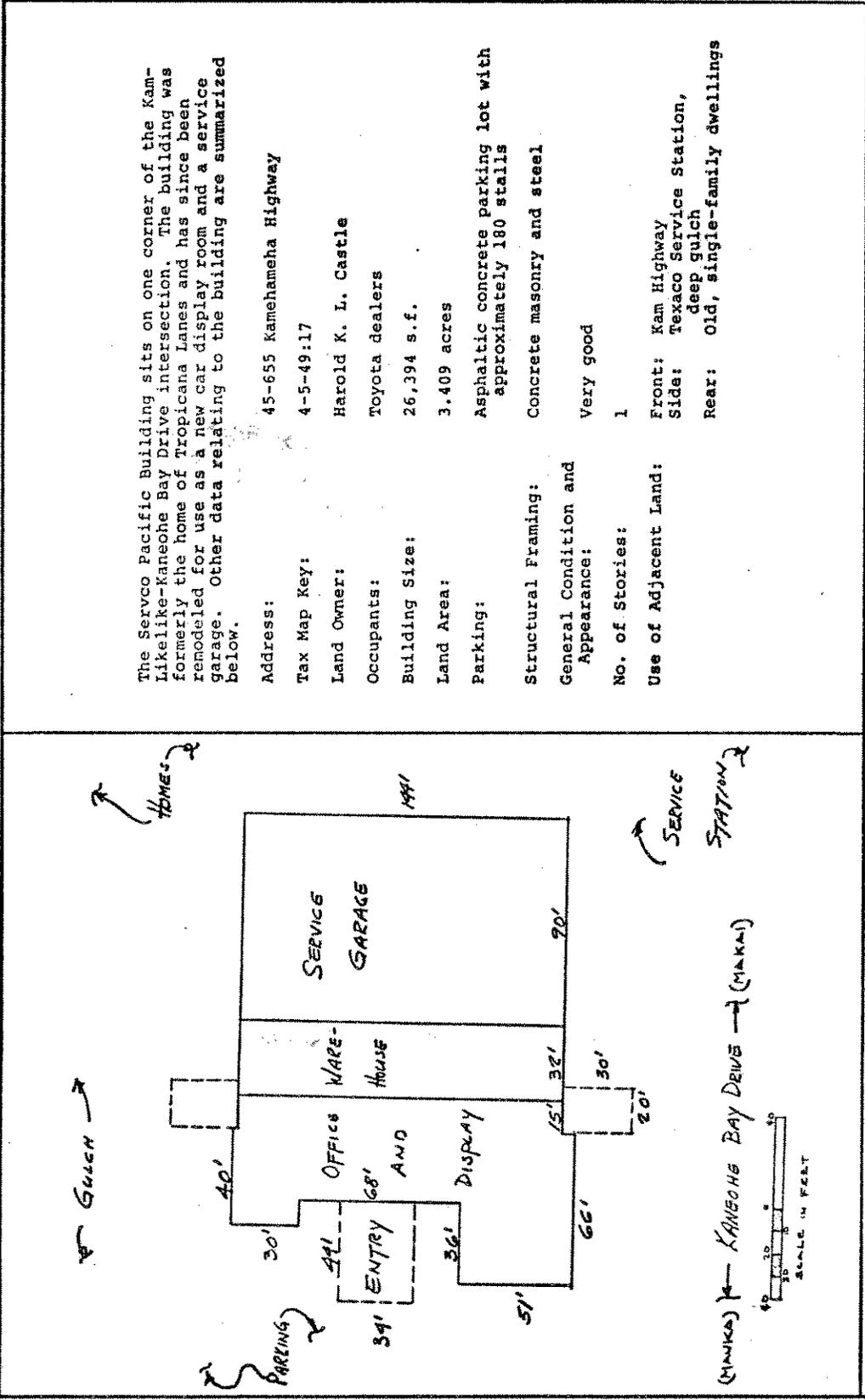
The buildings must not be in a tsunami inundation zone.



BUREAU OF ACCOUNTING & GENERAL SERVICES
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 OFFICE OF DESIGN
 1500 KALANIKULANI DRIVE
 HONOLULU, HAWAII 96813

EXISTING OFFICE BUILDINGS

FIGURE 10



The Servco Pacific Building sits on one corner of the Kam-Likelike-Kaneohe Bay Drive intersection. The building was formerly the home of Tropicana Lanes and has since been remodeled for use as a new car display room and a service garage. Other data relating to the building are summarized below.

Address: 45-655 Kamehameha Highway
 Tax Map Key: 4-5-49:17
 Land Owner: Harold K. L. Castle
 Occupants: Toyota dealers
 Building Size: 26,394 s.f.
 Land Area: 3,409 acres
 Parking: Asphaltic concrete parking lot with approximately 180 stalls
 Structural Framing: Concrete masonry and steel
 General Condition and Appearance: Very good
 No. of Stories: 1
 Use of Adjacent Land: Front: Kam Highway
 Side: Texaco Service Station, deep gulch
 Rear: Old, single-family dwellings

FIGURE 20

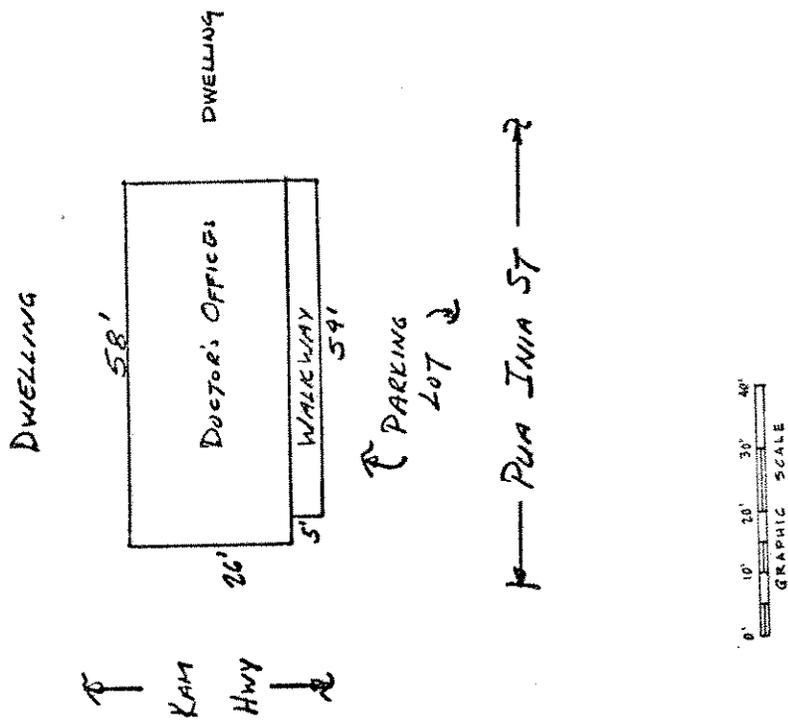
SERVCO PACIFIC BUILDING

STATE OF HAWAII
 DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
 PLANNING BRANCH

The Frong Clinic Building is on the corner of Kam Highway and Pua Inia Street. Other data relating to the building are summarized below.

Address: 45-461 Pua Inia Street
 Tax Map Key: 4-5-28:01
 Land Owner: F. I. J. Reppun, etal
 Occupants: 3 Doctors
 Building Size: 1,508 s.f.
 Land Area: 5,250 s.f.
 Parking: Asphalt concrete parking lot with 9 stalls
 Structural Framing: Masonry
 General Condition and Appearance: Fair
 No. of Stories: 1
 Age of Building: 20 years
 Use of Adjacent Land: Front: Pua Inia Street
 Side: Kam Highway, residential dwelling
 Rear: Dwelling



FRONG CLINIC BUILDING

FIGURE 21

STATE OF HAWAII
 DEPT. OF ACCOUNTING & GENERAL SERVICES
 DIVISION OF PUBLIC WORKS
 PLANNING BRANCH

The Kaneohe Medical Building is in the central business district across from Times Supermarket. Other data relating to the building are summarized below.

Address: 45-939 Kamehameha Highway

Tax Map Key: 4-5-17:03

Land Owner: Y. Ah Lin, Ltd.

Occupants: 15 Doctors' Offices
Windward Clinical Lab
Massage Studio
Beauty Shop

Building Size: 11,430 s.f.

Land Area: 17,071 s.f.

Parking: Asphaltic concrete parking lot with approximately 26 stalls

Structural Framing: Concrete and hollow tile

General Condition and Appearance: Good

No. of Stories: 2

Age of Building: 18 years

Use of Adjacent Land:
Front: Kam Highway
Side: Ben Parker Elementary School, lined drainage ditch
Rear: Ben Parker Elementary School

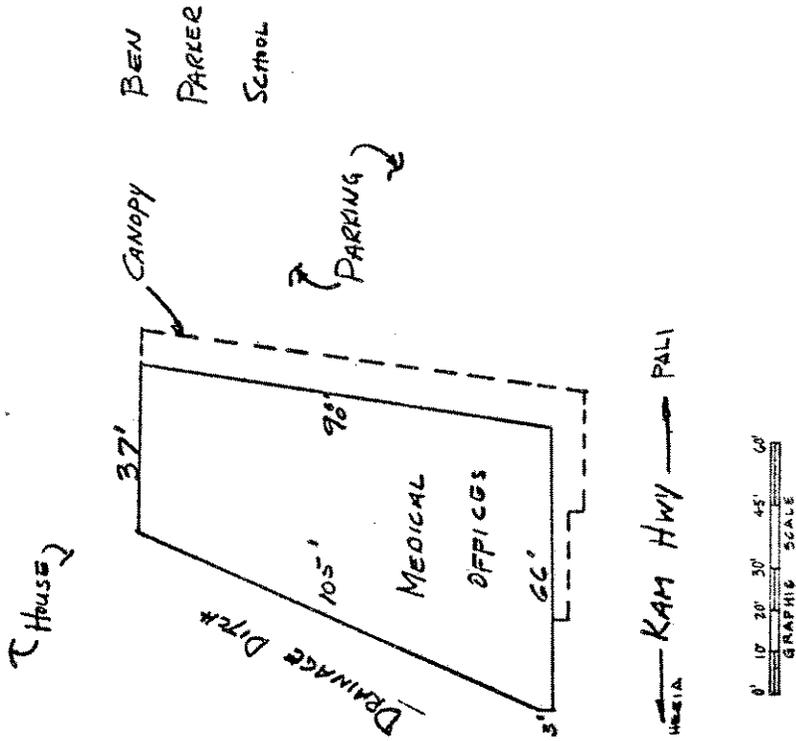


FIGURE 22 KANEOHE MEDICAL BUILDING

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

The Kaneohe Ventures Building is in the heart of town and at the corner of Kam Highway and William Henry Road. It is the tallest office building in the business district. Other data relating to the building are summarized below.

Address: 45-955 Kamehameha Highway

Tax Map Key: 4-5-17:5 and 6

Land Owner: Parcel 5 - Toshiyuki & Yoshiko Okabayashi

Parcel 6 - Iki Hatayama

Occupants: Barber Shop, 2 Financial Institutions Restaurant, Drug Store Public Accountant, Realty Company Health Food Store, Beauty Shop Dressmaking Shop DOE Windward Oahu District Office

Building Size: 22,932 s.f. 5,676 s.f. (basement parking)

Land Area: 17,717 s.f.

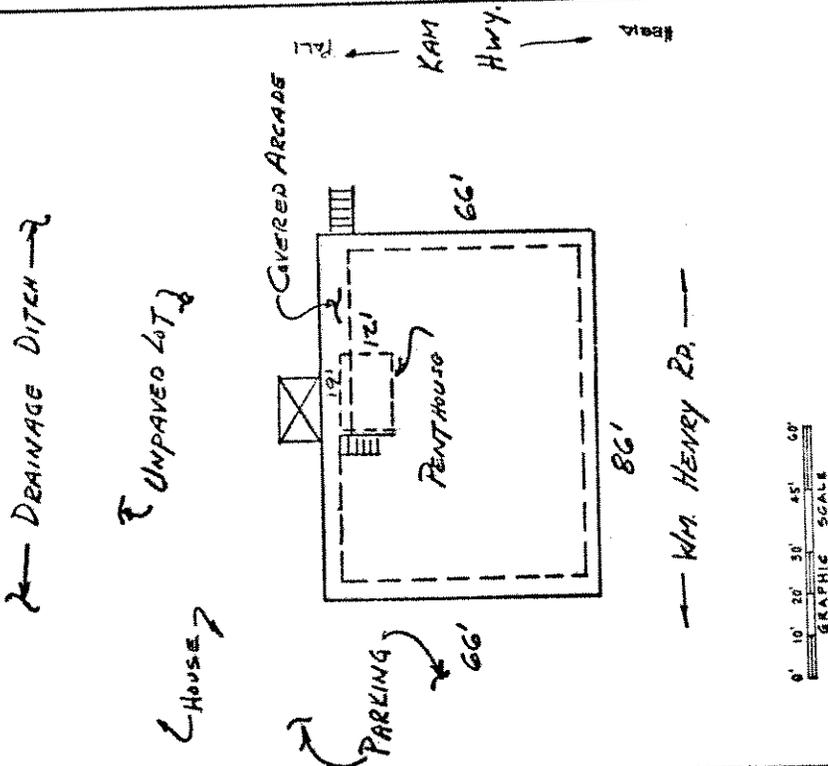
Structural Framing: Concrete

General Condition and Appearance: Good exterior appearance but interior (hallways, stairwells, elevator, etc.) does not appear to be very well maintained.

No. of Stories: 4 plus basement

Age of Building: 10 years

Use of Adjacent Land: Front: Kam Highway William Henry Road, vacant Side: unpaved lot currently used for parking by medical staff in Kaneohe Medical Building Rear: Single-family building



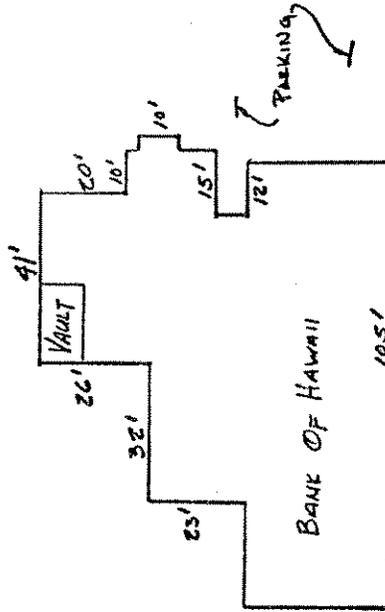
KANEOHE VENTURES BUILDING

FIGURE 23

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

CENTRAL PACIFIC BANK



Wm HENRY RD. → HAWAII



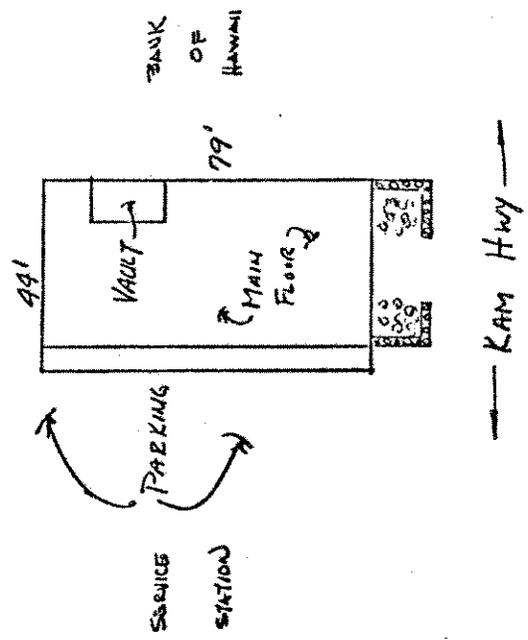
The Bank of Hawaii Building is at the corner of Kam Highway and William Henry Road. Other data relating to the building are summarized below.

Address: 45-1001 Kamehameha Highway
 Tax Map Key: 4-5-15:07
 Land Owner: Bank of Hawaii
 Occupants: Bank of Hawaii
 Building Size: 6,420 s.f. - Main Floor
 8,045 s.f. - Basement Parking
 Land Area: 27,380 s.f.
 Parking: Asphalt concrete parking lot with approximately 32 stalls
 Structural Framing: Concrete
 General Condition and Appearance: Very good
 No. of Stories: 1 plus basement
 Age of Building: 9 years
 Use of Adjacent Land: Front: Kam Highway
 Side: Central Pacific Bank, steel warehouse, William Henry Road
 Rear: Single-family dwellings

FIGURE 24

BANK OF HAWAII BUILDING

STEEL
WAREHOUSE



The Central Pacific Bank Building is adjacent to the Bank of Hawaii on Kam Highway. Other data relating to the building are summarized below.

Address: 45-1015 Kamehameha Highway
 Tax Map Key: 4-5-15:06
 Land Owner: Isami & Hazel Umaki
 Occupants: Central Pacific Bank
 Electronics Shop
 Building Size: 3,476 s.f.
 Land Area: 9,000 s.f.
 Parking: Asphalt concrete lot with 25 stalls
 Structural Framing: Concrete
 General Condition and Appearance: Good
 No. of Stories: 1
 Age of Building: 11 Years
 Use of Adjacent Land: Front: Kam Highway
 Side: Bank of Hawaii, service station
 Rear: Steel warehouse

FIGURE 25

CENTRAL PACIFIC BANK BUILDING

STATE OF HAWAII
 DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
 PLANNING BRANCH

The T. Yogi Building is a multi-use building with small businesses on ground floor and apartments above. Other data relating to the building are summarized below.

Address: 45-1048 Kamehameha Highway

Tax Map Key: 4-5-19:09

Land Owner: Shinyei Yogi, etal

Occupants:
 Financial Institution
 Delicatessen
 Dentist
 Dry Cleaners
 Business Machines Shop
 Radio/TV Shop
 Farm Supply Store
 Beauty Shop
 Shoe Repair Shop
 Realty Company
 7 Apartments

Building Size: 9,828 s.f.

Land Area: 20,000 s.f.

Parking: Asphalt concrete lot with 24 stalls

Structural Framing: Concrete and masonry

General Condition and Appearance: Good

No. of Stories: 2

Age of Building: 10 years

Use of Adjacent Land:
 Front: Kam Highway
 Side: American Security Bank Building, Yee Building (bakery, restaurant, cleaners)
 Rear: 15-20 ft. CRM retaining wall

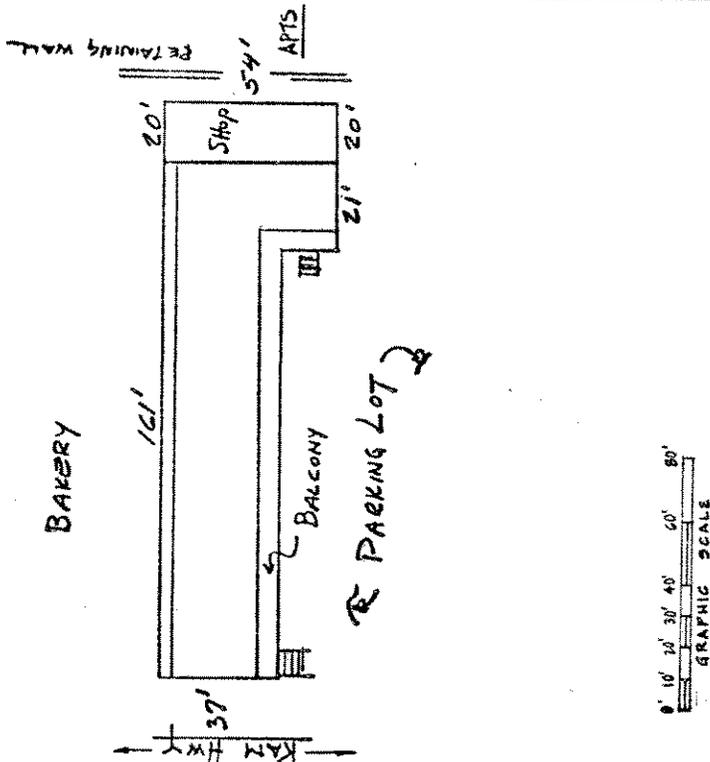
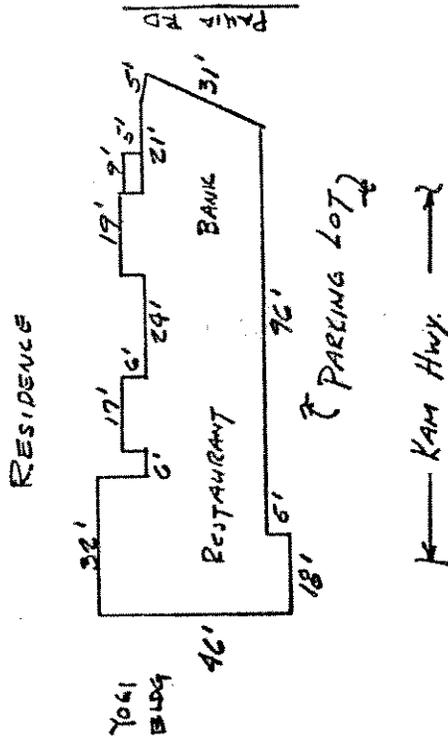


FIGURE 26

T. YOGI BUILDING

STATE OF HAWAII
 DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
 PLANNING BRANCH



The American Security Bank Building is on the corner of Kam Highway and Pahia Road. Other data relating to the building are summarized below.

Address: 45-1054 Kamehameha Highway
 Tax Map Key: 4-5-19:08
 Land Owner: Kam Oi and Kam Chai Sue
 Occupants: Branch Bank
 Chinese Restaurant
 Dining Hall for Restaurant
 1 Apartment
 Building Size: 8,546 s.f.
 Land Area: 11,612 s.f.
 Parking: Asphalt concrete lot with 19 stalls
 Structural Framing: Concrete and masonry
 General Condition and Appearance: Good
 No. of Stories: 2
 Age of Building: 10 years
 Use of Adjacent Land: Front: Kam Highway
 Side: T. Yogi Building, Pahia Road
 Rear: Residence (20 ft. above)

FIGURE 27

AMERICAN SECURITY BANK BUILDING

STATE OF HAWAII
 DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
 PLANNING BRANCH

The Honolulu Savings and Loan Building is on the mauka side of Kam Highway near the outskirts of Kaneohe Town. Other data relating to the building are summarized below.

Address: 45-1144 Kamehameha Highway
 Tax Map Key: 4-5-19:19
 Land Owner: Honolulu Savings and Loan Company Ltd.
 Occupants: Honolulu Savings and Loan Kaneohe Branch
 Building Size: 1,700 s.f.
 Land Area: 21,895 s.f.
 Parking: Asphalt concrete lot with 15 stalls
 Structural Framing: Steel
 General Condition and Appearance: Very good
 No. of Stories: 1
 Age of Building: 13 years
 Use of Adjacent Land: Front: Kam Highway
 Side: Service station, paint store
 Rear: Dwellings

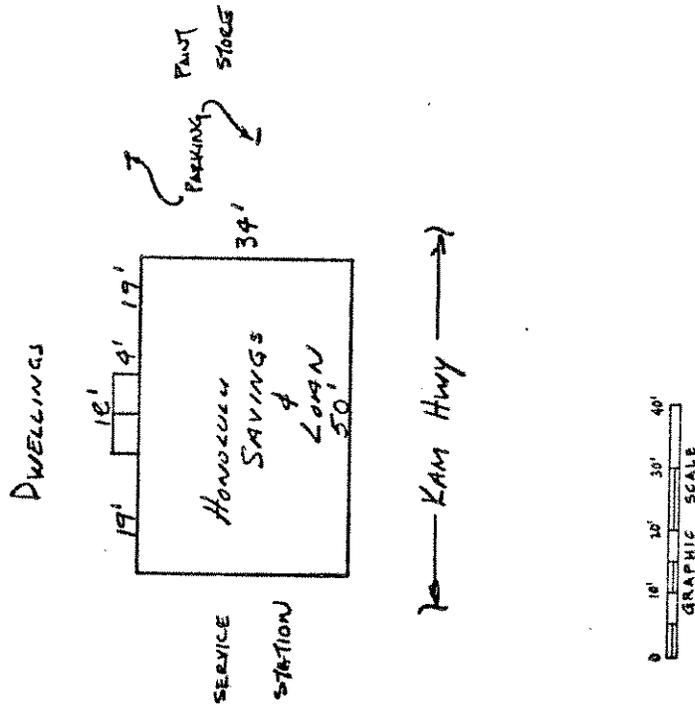


FIGURE 28

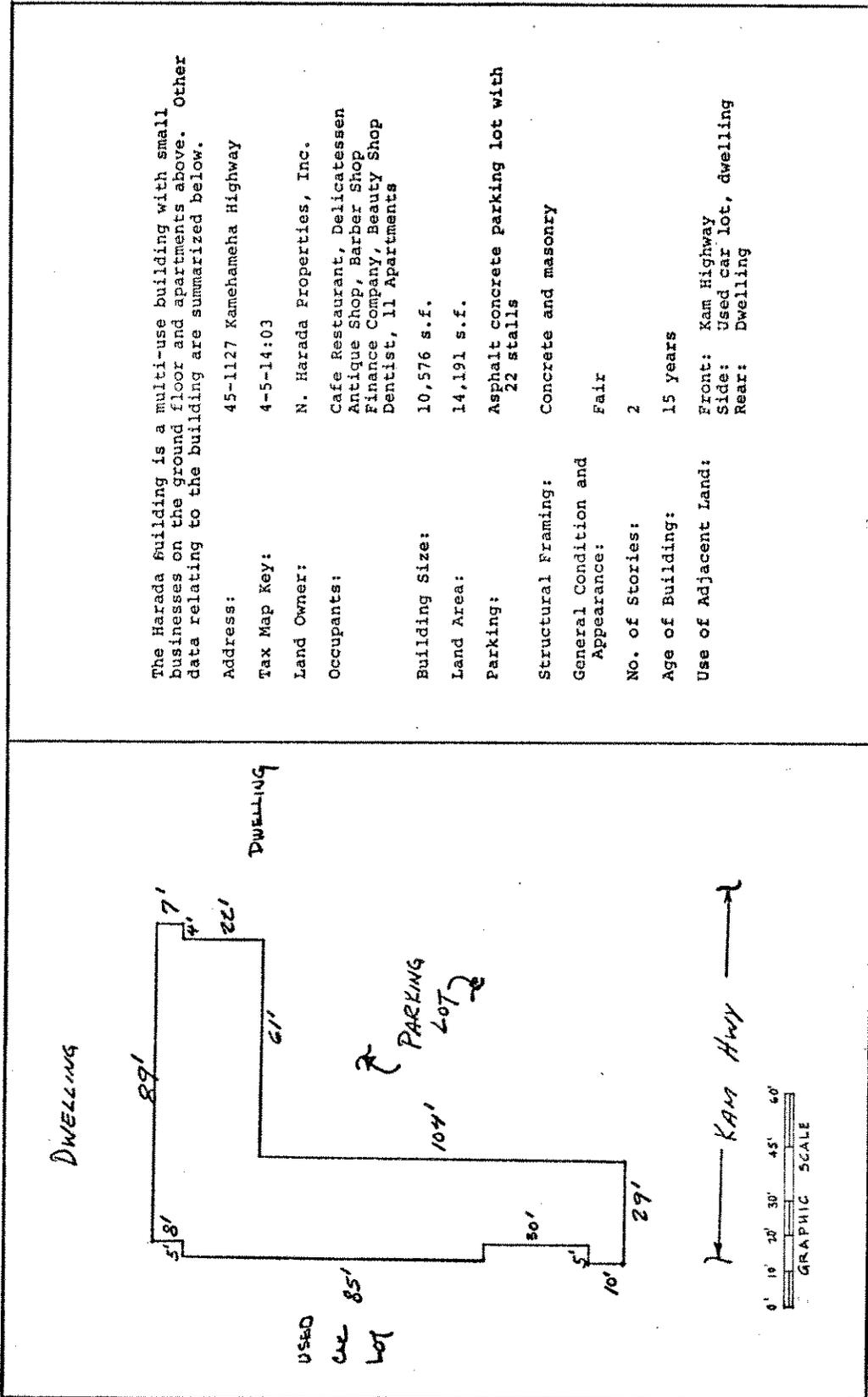
HONOLULU SAVINGS & LOAN BUILDING

STATE OF HAWAII

DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES

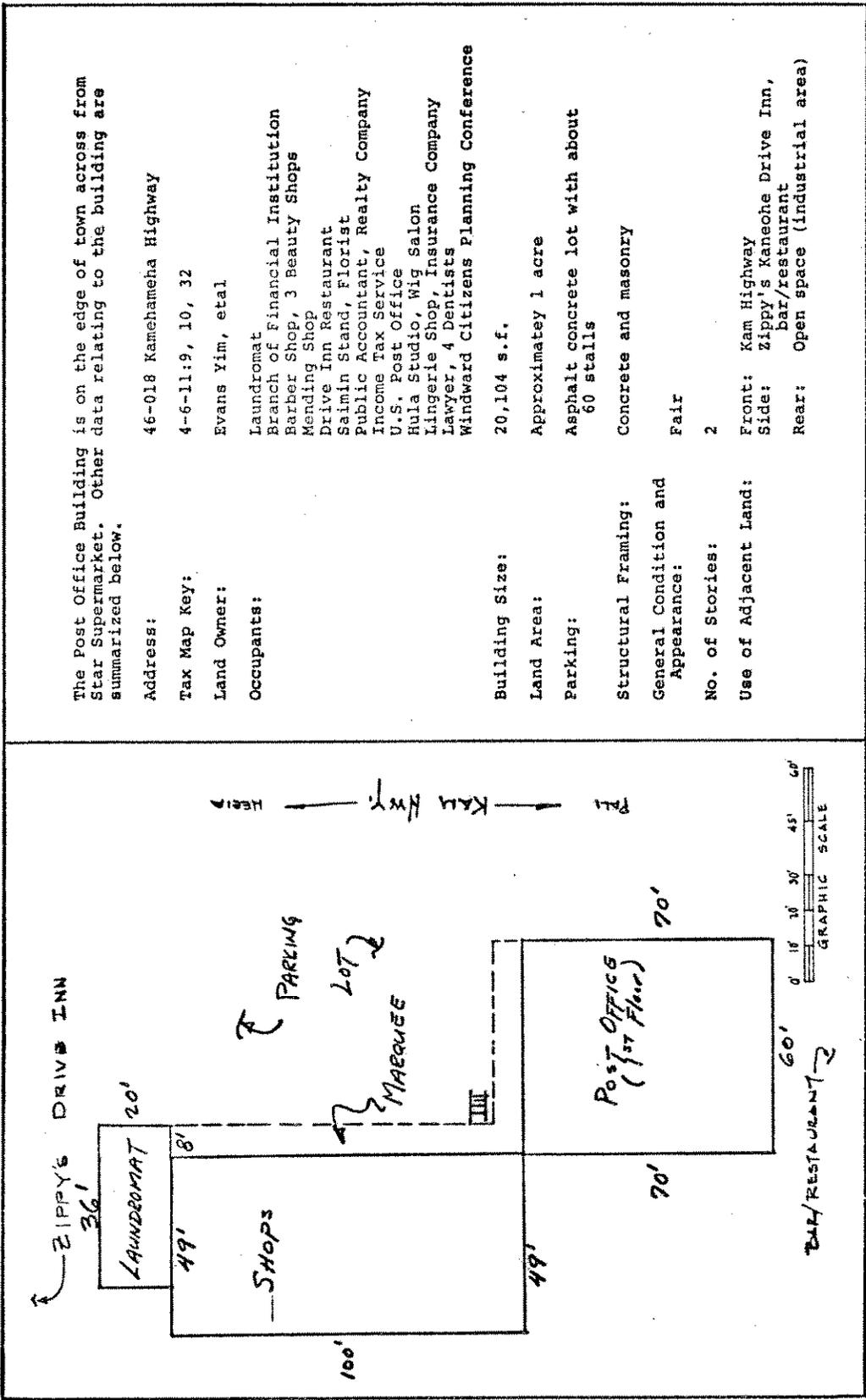
PLANNING BRANCH



The Harada Building is a multi-use building with small businesses on the ground floor and apartments above. Other data relating to the building are summarized below.

Address: 45-1127 Kamehameha Highway
 Tax Map Key: 4-5-14:03
 Land Owner: N. Harada Properties, Inc.
 Occupants: Cafe Restaurant, Delicatessen, Antique Shop, Barber Shop, Finance Company, Beauty Shop, Dentist, 11 Apartments
 Building Size: 10,576 s.f.
 Land Area: 14,191 s.f.
 Parking: Asphalt concrete parking lot with 22 stalls
 Structural Framing: Concrete and masonry
 General Condition and Appearance: Fair
 No. of Stories: 2
 Age of Building: 15 years
 Use of Adjacent Land: Front: Kam Highway, Side: Used car lot, dwelling, Rear: Dwelling

FIGURE 29 HARADA BUILDING



The Post Office Building is on the edge of town across from Star Supermarket. Other data relating to the building are summarized below.

Address: 46-018 Kamehameha Highway
 Tax Map Key: 4-6-11:9, 10, 32
 Land Owner: Evans Yim, etal
 Occupants: Laundromat
 Branch of Financial Institution
 Barber Shop, 3 Beauty Shops
 Mending Shop
 Drive Inn Restaurant
 Saimin Stand, Florist
 Public Accountant, Realty Company
 Income Tax Service
 U.S. Post Office
 Hula Studio, Wig Salon
 Lingerie Shop, Insurance Company
 Lawyer, 4 Dentists
 Windward Citizens Planning Conference

Building Size: 20,104 s.f.
 Land Area: Approximately 1 acre
 Parking: Asphalt concrete lot with about 60 stalls
 Structural Framing: Concrete and masonry
 General Condition and Appearance: Fair
 No. of Stories: 2
 Use of Adjacent Land: Front: Kam Highway
 Side: Zippy's Kaneohe Drive Inn, bar/restaurant
 Rear: Open space (industrial area)

FIGURE 30

POST OFFICE BUILDING

STATE OF HAWAII
 DEPT. OF ACCOUNTING & GENERAL SERVICES
 DIVISION OF PUBLIC WORKS
 PLANNING BRANCH

E. Flood

The buildings must not be in a major flood plain.

F. Landslide

The buildings must not be located within a known landslide area.

G. Location

The building must be within the site selection area.

EVALUATION OF EXISTING BUILDINGS

A. Servco Pacific Inc. (Toyota)

The Servco Pacific Building is currently used for the sales and service of Toyota cars. The building has an area of 26,394 sq. ft. or about 76% of the present requirement. The off-street paved parking lot has approximately 180 stalls or 500% of the present requirement and 142% of the 1985 parking requirement. See Figure 31.

This building basically meets the minimum size standard. Furthermore, it is adaptable for expansion to meet future needs. The additional 21,966 sq. ft. of building area required for 1985 can be obtained at the expense of about 70 parking stalls. This leaves about 110 parking stalls left in 1985 which is less than the 127 required. The site is large enough to construct the additional parking. No acquisition of additional land is anticipated to meet the required parking needs.

The Servco Pacific Building meets all of the minimum established standards and will be evaluated and considered as a possible civic center complex.

1. General Site Criteria

a. Physical Characteristics of the Site

- 1) Shape (Poor) - The length to width ratio is approximately 2.1 to 1 as shown in Figure 31.
- 2) Slope (Excellent) - The major slope of the site is less than 5%.
- 3) Aesthetic Value (Good) - The site lacks natural beauty but may be developed into a beautiful center through proper landscaping.

b. Accessibility to the Site

- 1) Automobile (Excellent) - The site is at the intersection of two major roadways running through the service area, viz. Kam Highway and Kaneohe Bay Drive.
- 2) Bus (Excellent) - Regular bus service is available to the site.

c. Environmental Effects

- 1) Industrial and Agricultural Nuisances (Good) - The site is adjacent to a service station. However, any nuisances created by it should be minimal and sporadic.
- 2) Aircraft Noise (Excellent) - The site is more than a mile from the normal aircraft flight patterns into and out of the Kaneohe Marine Corps Air Station.
- 3) Rain (Poor) - The median annual rainfall is about 69 inches.

d. Land Use Designations

- 1) State Land Use Law (Excellent) - The site is designated as urban.
- 2) City and County DLUM (Good) - The site is designated for commercial use.

e. Community Effects

- 1) Interference with Other Community Institutions (Excellent) - The site is more than 1/4 mile from any of the community institutions that may be bothered by the activities of the civic center.
- 2) Relocation of Displacees (Poor) - One big car dealership will have to be relocated.
- 3) Land Owners (Good) - The site has one owner.
- 4) Existing Use (Poor) - The site is being used for private business.

2. Cost Considerations

Cost computations for the site are included in Appendix C - Site SP.

a. Land Acquisition	\$2,386,800
b. Site Development	\$53,300
c. Building	\$1,690,000
d. Consultants & Staff	\$140,000
Total	\$4,270,100

B. Fronk Clinic

The Fronk Clinic Building is a small masonry structure in an area primarily residential. The building has a floor area of 1,508 sq. ft. which is less than 5% of the presently required 34,800 sq. ft. Also the available parking is grossly inadequate for the needs of the civic center. It is estimated that 11 surrounding lots will have to be acquired to gain the required space. Furthermore, a new building and parking lot will have to be designed and constructed.

Since this building does not meet the minimum standards, it is dropped from further consideration.

C. Kaneohe Medical Building

The Kaneohe Medical Building is a two-story structure in the central business district. The building has a floor area of 11,430 sq. ft. or about 33% of that presently required. The 26-car parking lot is only 70% of that presently required. The possibility of expanding the site appears extremely remote. The site is bordered by a lined drainage ditch and Ben Parker Elementary School. The school site is about 10 acres which is the minimum site size for an elementary school with a 1,000-student enrollment.

Since this building does not meet the minimum standards, it is dropped from further consideration.

D. Kaneohe Ventures Building

The Kaneohe Ventures Building is a four-story structure with basement parking. The building has a floor area of 22,932 sq. ft. or about 66% of the present requirement and only 47% of the 1981 requirement. There is off-street parking for 35 cars or 95% of the present need.

This building and site cannot be effectively utilized as a civic center unless the adjacent four parcels be acquired. Another tower about the same size as the existing building will have to be built but will probably have to front on William Henry Road because of the short frontage along Kam

Highway. This arrangement is not conducive to the creation of a civic symbol that the community can see and pride themselves in. The present tenants of the building are very dissatisfied with the general maintenance of the building. The deteriorating and dirty hallways, staircases, restrooms together with the noisy and slow elevator amply justify their complaints.

Since this building does not meet the minimum standards, it is dropped from further consideration.

E. Bank of Hawaii

The Bank of Hawaii Building is too small for the civic center with only 19% of the presently required 34,802 sq. ft. floor space available. The available off-street parking is 93% of that presently required.

Since this building does not meet the minimum standards, it is dropped from further consideration.

F. Central Pacific Bank

The Central Pacific Bank Building is adjacent to the Bank of Hawaii and is also too small for conversion into a civic center. The building has only 3,476 sq. ft. of floor space or 10% of the present requirements. The possibility of using both the Central Pacific Bank and Bank of Hawaii buildings was investigated. But since the combined floor area represents only 29% of the present needs, the idea was abandoned.

Since this building does not meet the minimum standards, it is dropped from further consideration.

G. T. Yogi Building

The T. Yogi Building is currently used as a business and apartment building. The building has 9,828 sq. ft. of floor space or about 28% of the present requirement. The available parking represents 65% of the present needs. Furthermore, the design live load for the second floor is less than that required for office floors since the second floor was designed for apartment use.

Since this building does not meet the minimum standards, it is dropped from further consideration.

H. American Security Bank

The American Security Bank Building has 8,546 sq. ft. of floor space or about 25% of the present requirements. The available parking space is also inadequate with only 50% of the present needs available. The possible integration of

this building with the adjacent T. Yogi Building was considered but the combined floor area is only 53% of the present requirements. Furthermore, there is no room for expansion. Therefore, the idea was dropped.

Since this building does not meet the minimum standards, it is dropped from further consideration.

I. Honolulu Savings and Loan

The Honolulu Savings and Loan Building is grossly inadequate with respect to building size. The available floor area is only 5% of the present requirements. The parking lot has space for 15 cars or 40% of the present civic center needs.

Since this building does not meet the minimum standards, it is dropped from further consideration.

J. Harada Building

The Harada Building, like the Yogi Building, is a multi-use building with small businesses on the ground floor and apartments above. The building has only 30% of the present civic center space requirements and 60% of the present parking requirements. The second floor of this building was designed for apartment use and may be subjected to serious overloading if converted to office use.

Since this building does not meet the minimum standards, it is dropped from further consideration.

K. Post Office

The Post Office Building has 58% of the present civic center space requirements and only 42% of the 1985 requirements. Should this building be acquired, 15 businesses, 7 professional offices, and a branch post office will have to be relocated.

Since this building does not meet the minimum standards, it is dropped from further consideration.

CHAPTER 7 ANALYSIS AND RECOMMENDATION

ANALYSIS

The five alternative sites (1, 2, 3, A, and X) selected for consideration were evaluated against the site evaluation criteria. Furthermore, an alternative to constructing a new building on the existing civic center site and to purchase existing office buildings within the site selection area were also evaluated against the site evaluation criteria. The results of this evaluation are summarized in Table 3. It should be emphasized here that the items in the evaluation table do not carry the same weight; however, the evaluation process is simplified.

While all five alternative sites and the present Civic Center site meet the minimum established criteria, only the Servco Pacific Inc. (Toyota) Building meets the minimum standard among the various existing office buildings in Kaneohe Town evaluated in Chapter 6.

Alternative Site 1 was eliminated from further consideration because it had one of the most number of undesirable and least number of desirable characteristics among the alternatives.

Alternative Site 2 involves the displacing of 14 family units and 4 businesses - a most unfavorable situation in light of increased public concern over the shortage of housing units in the State. Therefore, since Alternative Site 2 does not offer a distinct advantage in terms of criteria and only a slight cost advantage, it is eliminated from further consideration.

Alternative Site A also involves the displacing of 2 residences and 4 businesses. Since it offers no distinct advantage in terms of criteria and cost, and for the same reasons stated for Site 2, it is eliminated from further consideration.

The Servco Pacific site has the lowest site development cost. However, due to high land (and building) acquisition costs, in addition to extensive renovation costs, this alternative is one of the costliest. Since a civic center in an existing, renovated building is not the best solution, the Servco Pacific site is also eliminated from further consideration.

The remaining three sites (Sites 3, X, and the existing Civic Center site) have the most desirable features. However, the existing Civic Center site has the highest development costs. Other major drawbacks of the existing Civic Center site are its severely sloping terrain, its poor aesthetic characteristics, the necessity to relocate temporarily those agencies now occupying the center, and the necessity to acquire portions of the adjacent City and County park. It is felt that the acquisition of park lands will not be compatible with the community's needs in light of a shortage of park area in the community. Also, in

Table 3
EVALUATION TABLE

Criteria	Alternative Sites						
	1	2	3	A	X	SP	CC
A. Minimum Site Criteria							
1. Size	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Tsunami	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. Flood	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4. Landslide	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5. Traffic	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6. Timing	Yes	Yes	Yes	Yes	Yes	Yes	Yes
7. Location	Yes	Yes	Yes	Yes	Yes	Yes	Yes
B. General Site Criteria							
1. Physical Characteristics							
a. Shape	-	+	+	0	+	-	+
b. Slope	+	0	+	+	-	+	-
c. Aesthetic Value	0	-	0	0	0	0	-
2. Accessibility to the Site							
a. Automobile	+	+	+	+	+	+	0
b. Bus	+	+	+	+	+	+	+
3. Environmental Effects							
a. Industrial & Agricultural Nuisances	0	+	+	+	+	0	+
b. Aircraft Noise	+	+	+	+	+	+	+
c. Rain	-	-	-	-	-	-	-
4. Zoning & Land Use Designations							
a. State Land Use Law	+	+	+	+	+	+	+
b. City & County DLUM	-	0	0	0	-	0	+
5. Community Effects							
a. Interference with Institutions	0	+	+	0	+	+	+
b. Relocation of Displacees	-	-	+	-	+	-	+
c. Land Owners	0	-	0	-	+	0	+
d. Existing Use	-	-	+	-	+	-	0
Totals of General Site Criteria							
	+	5	7	10	6	10	6
	0	4	2	3	4	1	4
	-	5	5	1	4	3	3
Cost Considerations							
A. Land Acquisition	829.3	1061.3	935.0	1055.3	148.8	2386.8	626.5
B. Site Development	233.5	218.6	210.5	207.6	176.1	53.3	232.4
C. Building	2575.0	2289.0	2575.0	2575.0	3525.0	1690.0	3525.0
D. Consultants & Staff	205.0	188.0	203.0	203.0	269.0	140.0	269.0
Totals (Thousands of Dollars)	3842.8	3756.9	3923.5	4040.9	4118.9	4270.1	4652.9
Land Area (Sq. Ft.)	86,249	105,556	98,000	91,310	190,000	148,700	98,006

Legend: Yes Site meets minimum criteria
 No Site does not meet minimum criteria
 + Indicates an excellent characteristic
 0 Indicates a good characteristic
 - Indicates a poor characteristic
 SP Servco Pacific Building
 CC Regent Civic Center Site

exchange to acquiring a portion of the civic center, a retaining wall and some fill must be constructed next to the Kaneohe Stream to provide the park with enough land area for two baseball fields. In view of the foregoing reasons, the Civic Center site is eliminated from further consideration.

In comparing Site 3 and Site X, the following differences are noted:

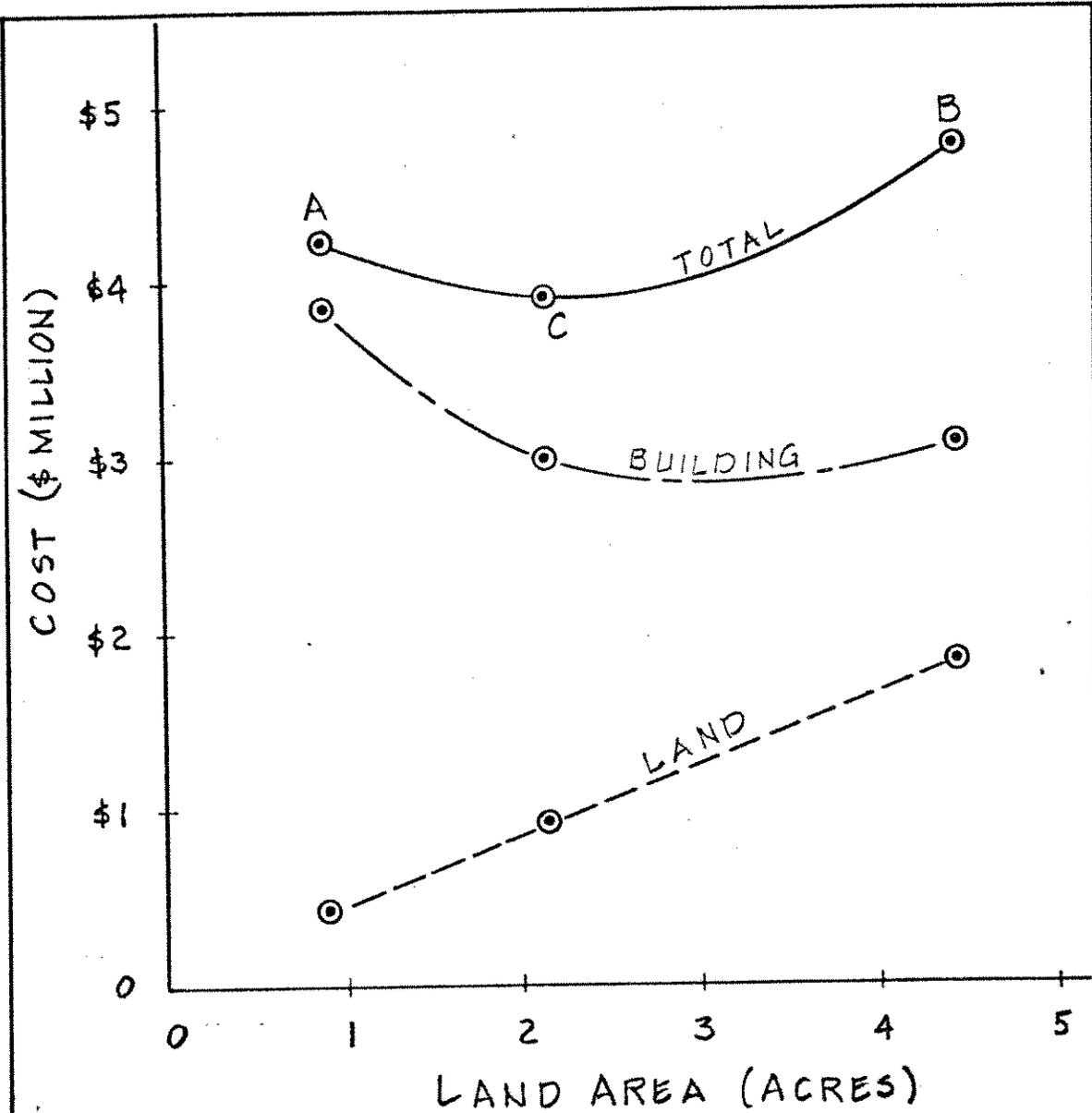
- A. Alternative Site 3 has less undesirable features.
- B. Alternative Site 3 has the better shape and terrain from the standpoint of site design flexibility. Alternative Site X will require terracing. Also, a parking structure will be needed.
- C. Alternative Site X is on State-owned land. However, it is designated for park use in the City and County General Plan.
- D. Alternative Site 3 has the lower development cost.

RECOMMENDATION

Since Alternative Site 3 meets all the minimum criteria, has the least number of undesirable features, and has a lower development cost than Alternative Site X, it is recommended as the site for the new Kaneohe Civic Center.

The site is owned by the Bishop Estate which has a contractual agreement with Heeia Development Company. Bishop Estate indicated that the development will be commercial and that plans for its implementation will be within four years.

An economic analysis to determine the optimum site size for the civic center at Alternative Site 3 was made. The analysis essentially consisted of a cost evaluation for the option of purchasing a minimum amount of land and constructing a high rise building with a parking structure and the option of purchasing more land and constructing a single-story structure with surface parking. The computations are shown in Appendix E. Figure 32 shows the variation of costs with land area. It can be readily deducted that a multi-story building with surface parking will be the most economical.



NOTE

1. Relative cost based on 1974 estimates.
2. Type of Building:
 - Bldg. A - 6-story office building and 4-story parking garage.
 - Bldg. B - Two 1-story building (1-story for Judiciary and 1-story for offices) with surface parking.
 - Bldg. C - 2-story building with surface parking.

FIGURE 32

LAND AREA vs. COST

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

PLANNING BRANCH

APPENDIX A
Optimum Locations

CALCULATION - CENTER OF POPULATION

C.T.	X (Miles)	Y (Miles)	1970 Census Pop.		1985 Projected Pop.		DSS 1973 Caseload			
			No. A*	AY	No. B*	BX	No. C	CX	CY	
101	15.8	7.3	3.5	55.30	5.1	60.58	3723	378	5972	2759
102	11.9	5.5	7.1	84.49	12.4	147.56	6820	566	6735	3113
103	8.2	2.9	10.9	89.38	36.7	300.94	10693	527	4321	1528
104	6.4	1.9	0.6	3.84	0.8	5.12	1.52	56	358	106
105	6.4	2.5	12.5	80.00	27.8	177.92	69.50	569	3642	1423
106	6.0	1.9	8.3	49.80	10.5	63.00	19.95	211	1266	460
107	5.4	2.5	6.1	32.14	14.7	79.38	36.75	121	653	303
108	5.4	4.0	7.9	42.66	7.9	42.66	31.60	20	108	80
109	4.8	3.0	17.6	70.08	15.8	75.84	47.40	511	2453	1533
110	4.1	1.8	3.9	15.99	7.5	30.75	13.50	61	250	110
111	3.8	2.5	13.4	50.92	23.2	88.16	58.00	260	983	650
112	4.2	3.0	7.2	30.24	8.8	36.96	26.40	131	550	393
113	2.5	1.9	6.8	17.00	9.5	23.75	18.05	529	1323	1005
			102.8	622.64	180.7	1152.62	537.53	3940	28619	13403

A) 1970 Pop. Center $\bar{X} = \frac{622.64}{102.8} = 6.06$ $\bar{Y} = \frac{310.06}{102.8} = 3.02$

B) 1985 Pop. Center $\bar{X} = \frac{1152.62}{180.7} = 6.38$ $\bar{Y} = \frac{534.53}{180.7} = 2.96$

C) D.S.S. Case Center $\bar{X} = \frac{28,619}{3940} = 7.26$ $\bar{Y} = \frac{13,403}{3940} = 3.40$

* Population in thousands $\left(\frac{\text{Millions}}{10^1} \right)$ $\bar{X} = \frac{22,647}{3562} = 6.36$ $\bar{Y} = \frac{10,644}{3562} = 2.99$

CENTROID OF WINDWARD DISTRICT SCHOOLS

SCHOOL	X1	Y1	1971		1985	
			WT*	WY	WT'	WY'
KAHUKU HIGH	4.2	7.9	3	42.6	3	72.6
LAI ELEM	12.5	7.4	1	12.5	1	12.5
HAUULA ELEM	11.3	6.4	1	11.3	1	11.3
KAAHAWA ELEM	8.7	5.6	1	8.7	1	6.7
WAIHAOLE ELEM INT.	7.6	3.5	3	22.8	3	22.8
KAAALAEA ELEM	7.3	3.0	0	0	1	7.3
KAHALOU ELEM	6.9	2.8	1	6.9	1	6.9
AHUMAHU ELEM.	6.3	2.3	0	0	1	6.3
HEENA INT.	5.7	2.3	0	0	2	11.4
HEENA ELEM	5.2	2.3	1	5.2	1	5.2
KING INT.	5.3	2.5	2	10.6	3	15.9
PARKER ELEM.	4.8	2.3	1	4.8	2	9.6
CASTLE HIGH INT.	4.5	2.1	5	22.5	1	9.0
PUNAHALA ELEM.	4.4	2.3	1	4.4	1	4.4
KAPUNAHALA ELEM	4.8	2.0	1	4.8	2	9.6
KEAPUKA INTER.	4.8	1.7	0	0	1	4.8
KANEHOE ELEM.	4.5	1.8	1	4.5	1	4.5
KEAPUKA ELEM	4.7	1.5	0	0	1	4.7
KANEHOE 2ND HIGH	4.2	1.9	0	0	3	12.6
MOKAPI ELEM	3.9	4.0	1	3.9	1	3.9
AIKAI ELEM	3.7	3.4	1	3.7	1	3.7
KALAEHILLSIDE INT.	3.6	2.8	2	7.2	2	7.2
KAINALU ELEM.	3.3	2.8	1	3.3	1	3.3
KAILUA ELEM.	2.8	2.6	1	2.8	1	2.8
KAILUA INT.	2.7	2.6	2	5.4	2	5.4
LANIKAI ELEM	2.5	2.7	1	2.5	1	2.5
ENCHANTEO LK. ELEM.	2.4	2.6	1	2.4	1	2.4
KEOLU ELEM	2.3	2.3	1	2.3	1	2.3

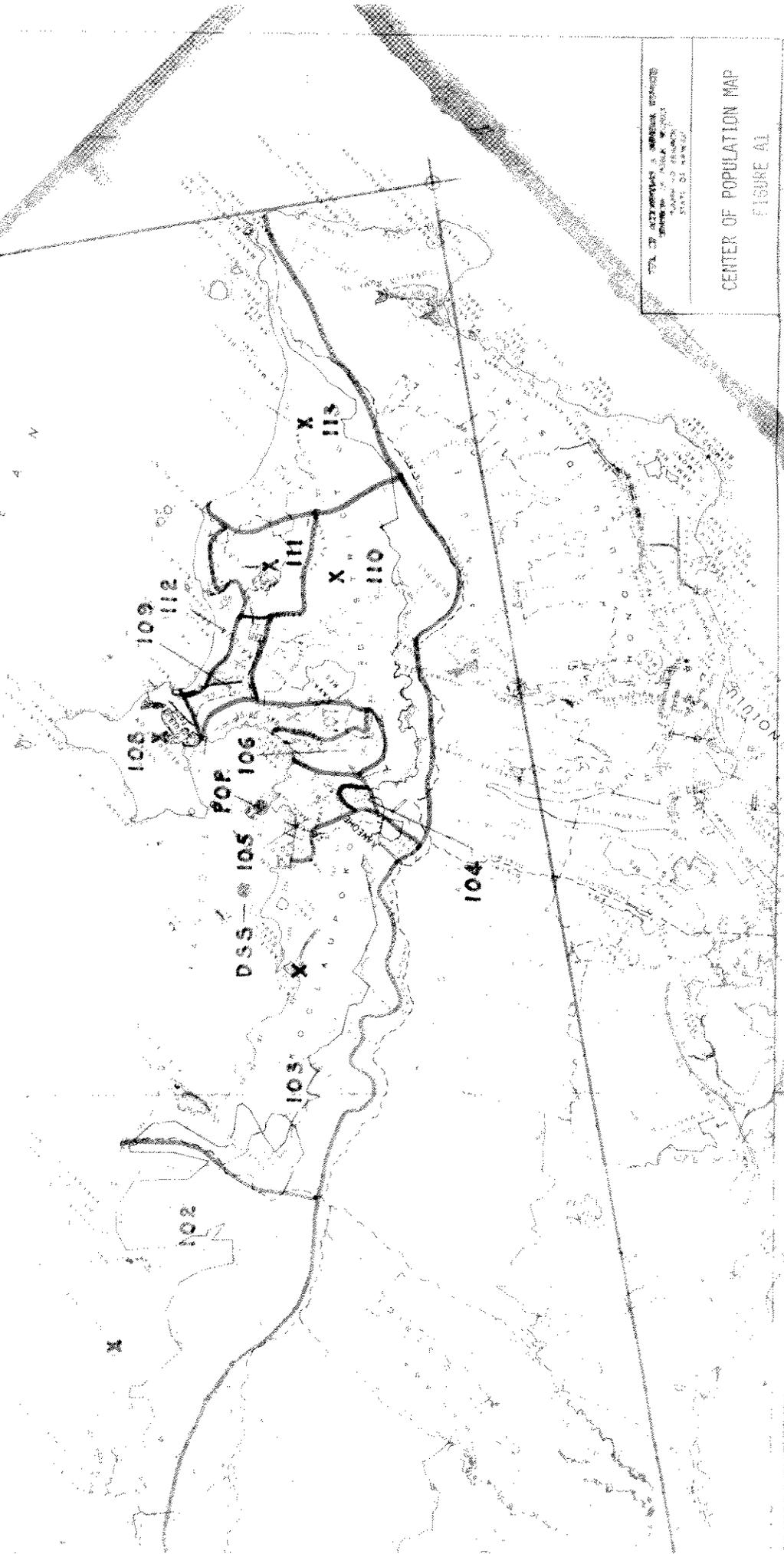


1. CENTER OF POPULATION DENSITY GRADY
 2. CENTER OF POPULATION DENSITY GRADY
 3. CENTER OF POPULATION DENSITY GRADY

P A C I F I C

O C E A N

Y



U.S. GEOLOGICAL SURVEY
 WASHINGTON, D.C. 20541

CENTER OF POPULATION MAP
 FIGURE A1

CENTROID OF WINDWARD DISTRICT SCHOOLS (cont.)

SCHOOL	X	Y	1971		1985		W'Y
			WT	WY	WT'	WY'	
MAHANAHI ELEM	3.0	1.9	1	1.9	1	3.0	1.9
KEOLA 2ND ELEM	2.6	2.3	0	0	1	2.6	2.3
KAILUA HIGH	2.8	2.2	3	6.6	3	8.4	6.6
KAILUA 2ND HIGH	2.8	2.0	0	0	3	8.4	6.0
KAILUA 2ND INT.	2.8	1.9	0	0	2	5.6	3.8
KAELEPILU ELEM.	2.8	2.1	0	0	1	2.8	2.1
WAIMANALO ELEM (INT)	1.8	1.3	3	3.9	3	5.4	3.9
WAIMANALO HIGH	2.0	1.4	0	0	3	6.0	4.2
POPE ELEM	0.5	1.2	1	1.2	1	0.5	1.2
			41	27.4	59	281.5	164.5

* HIGH SCHOOL Wt = 3
 INTER " Wt = 2
 ELEM " Wt = 1

A) 1971 $\bar{X} = \frac{212.4}{41} = 5.18$ $\bar{Y} = \frac{127.4}{41} = 3.11$

B) 1985 $\bar{X} = \frac{281.5}{59} = 4.77$ $\bar{Y} = \frac{164.5}{59} = 2.79$



APPENDIX B
Inventory of State Lands

STATE LANDS

No.	T.M.K.	Area	Agency	Comments
1	4-5-1:104	1,238 s.f.	DLNR	Waterfront. Too small.
2	4-5-6:01	38,967 s.f.	C & C	Kaneohe Beach Park
3	4-5-6:38	4,735 s.f.	DLNR	Beach Reserve
4	4-5-6:39	3,365 s.f.	DLNR	Waterfront. Too small.
5	4-5-6:54	4,676 s.f.	DLNR	Too small. Triangular shape.
6	4-5-7:68	2,320 s.f.	DLNR	Too small. Triangular shape.
7	4-5-13:04	0.56 Ac.	DLNR	Road Reserve
8	4-5-17:01	5.545 Ac.	DLNR	Benjamin Parker School
9	4-5-18:03	0.558 Ac.	DAGS	Present civic center site
10	4-5-18:52	40,000 s.f.	DAGS	Kaneohe Branch Library
11	4-5-20:36	40,542 s.f.	DLNR	Canal
12	4-5-23:1	4.419 Ac.	DOT	Kaneohe Baseyard.
13	4-5-23:02	252.806 Ac.	DOH	Hawaii State Hospital
14	4-5-23:03	90.04 Ac.	DINR	Conservation Land. Mountain.
15	4-5-23:08	14.683 Ac.		Hawaii Housing Authority Low income housing
16	4-5-28:40	32,458 s.f.	DLNR	Kaneohe Stream
17	4-5-31:93	504 s.f.	DOT	Under water. Kaneohe Bay.

STATE LANDS
(cont.)

No.	T.M.K.	Area	Agency	Comments
18	4-5-32:02	10.654 Ac.	DLNR	Conservation Area
19	4-5-33:02	89.50 Ac		Lease to Santos Dairy.
20	4-5-38:13	0.06	DLNR	Small hill
21	4-5-42:03	1.50 Ac.	DLNR	Conservation Land
22	4-5-42:04	16.321 Ac.		Conservation Land
23	4-5-42:05	0.08 Ac.	DLNR	Halekou water tank site
24	4-5-43:04	4,938 s.f.		Too small. Narrow strip.
25	4-5-43:07	4,426 s.f.		Too small. Narrow strip.
26	4-5-52:26	758 s.f.	DLNR	Small triangular piece
27	4-5-55:66	1.894 Ac.	DLNR	Roadways
28	4-5-64:35	7,287 s.f.		Too small
29	4-5-69:09	894 s.f.	DLNR	Halekou Trig Station
30	4-5-84:58	3,312 s.f.		Too small. Adjacent to Kawa Stream.
31	4-6-1:51	16.30 Ac.	DLNR	Coconut Island
32	4-6-6:64	0.938 Ac.	DOT	Wharf

County of ...

DEPARTMENT OF AGRICULTURE
OFFICE OF THE STATE ENGINEER
STATE OF MASSACHUSETTS

STATE LANDS
FIGURE 11



APPENDIX C
Cost Computations



UNIT PRICES (\$)

Relocation Costs (Replacement Housing and Moving)

Tenant-Occupant	1750 ea.
Owner-Occupant	5300 ea.
Farm or Business	5000 ea.
Staff Costs	550/occupant

Sitework

Mobilization	2% of construction cost
Clearing and Grubbing	1000/acre
Demolition	
Wood Frame	.90/s.f.
Masonry	2.40/s.f.
Unclassified Excavation	2.40-7.20/c.y. <u>a/</u>
Unclassified Fill	2.40-7.20/c.y. <u>a/</u>
Top Soil (6")	.17/s.f.
Grassing, small areas, 5000 s.f.	.36/s.f.
Grassing, large areas, over 5000 s.f.	.24/s.f.
Landscaping (mall, including preparation work)	2.15/s.f.

Roadway, Parking, Walks

Concrete Curbing	3.00/ft.
Roads & Parking (2" A.C. + 6" basecourse)	10.80/s.y.
Select Borrow (varies w/size, job & distance)	3.60-8.40/c.y.
Concrete Sidewalk	1.90/s.f.

Drainage System

30" RCP	45.00 <u>b/</u>	45.00 <u>b/</u>
24" RCP		42.00 <u>b/</u>
18" RCP		36.00 <u>b/</u>
15" RCP		36.00 <u>b/</u>
12" RCP		30.00 <u>b/</u>
Trench Excavation		21.00/c.y.
Catch Basin		240.00/ft.
DMH		240.00/ft.
Head Wall		240.00/c.y.

Sewer System

Cesspool & Appurtenances	240.00/ft.
8' diameter & 30' depth	
Sewer Manhole - Up to 12'	240.00/ft.
Sewer Connection to Existing Main	
6" Sewer Pipe (including cradles, trenching)	16.20/ft.

a/ Depends on size, job, distance to haul.
b/ Normal 3' cover.

Water System

8" Water Line (including trenching)	24.00/l.f.
8" Valve	240.00/valve
6" Water Line (including trenching)	20.40/l.f.
6" Valve	180.00/valve
1-1/2" Water Line (including trenching)	7.20/l.f.
Fire Hydrant	960.00 ea.
Sprinkler System	10,800.00/acre

Electrical System

Electric Pullbox	600.00
Electric Handhole	1000.00
Electric Ductline & Cable	
1-4"	9.00
2-4"	19.00
3-4"	28.00
1-3"	8.50
2-3"	17.00
3-3"	24.00
1-2"	7.00
2-2"	14.00
Relocate Hawaiian Electric Co.'s Poles	1200.00
Area Light on Aluminum Pole	720.00
Transformer Pad	480.00
Secondary Switchboard	12,000.00
Hawaiian Electric Charge	4800.00

Office Building

Office Building, w.o./a.c.	46
Office Building, w/a.c.	52
Loft Space - Office Building, w/a.c.	37
Interior Work - Office Building	20
Renovation Work - Normal to Major	13-22
Air Conditioning	8

Parking

Parking Garage	17
Parking Garage, Underground	34

SITE 1

Land Cost (Based on Tax Office Assessment Values)

TMK	AREA (s.f.)	LAND <u>a/</u> (\$)	LAND <u>b/</u> (\$)	BLDG <u>c/</u> (\$)	TOTAL (\$)
4-5-39:25	34,892	116,016	157,782	41,438	199,220
:26	6,534	1,604	2,181	-	2,181
:37	44,823	94,817	128,951	95,640	224,591
TOTALS	<u>86,249</u>		<u>288,914</u>	<u>137,078</u>	<u>425,992</u>

a/ 1972-73 assessed value of land from Tax Office.

b/ Land value from a/ escalated 24 mos. @ 1-1/2% per mo., or 36%.

c/ 1974-75 assessed value of building from Tax Office.

Updated Tax Office Assessment Value

Estimated Value of Land	= \$288,914 x 1.43	= \$413,147
Estimated Value of Bldgs	= \$137,078 x 1.43	= <u>196,022</u>
Total Tax Office Assessment Value		<u>\$609,169</u>

Current Market Value

Estimated Value of Land (based on current fair market value for industrial zone) 86,249 s.f. x \$7.00/s.f. = \$603,743

A. Land Acquisition (using higher land value)

Estimated Value of Land (based on fair market value)	\$603,743
Estimated Value of Bldgs (from Tax Office assessment)	196,022
Appraisal Fee	5,000
Relocation - 4 Businesses @ 5000	20,000
1 Tenant-Occupant @ 1750	1,750
Staff Costs	2,750
Estimated Land Acquisition Cost	<u>\$829,265</u>

B. Site Development

Sitework

Mobilization	\$ 52,000
Clearing & Grubbing 2 ac. @ 1000	2,000
Demolition	
Wood Frame 1050 s.f. @ 0.90	950
Masonry/Steel/Stone 16,400 s.f. @ 2.40	39,360
Earthwork 6000 c.y. @ 5.00	30,000
Top Soil (6") 20,000 s.f. @ 0.17	3,400
Grassing 10,000 s.f. @ 0.24	2,400
Landscaping	10,000

Roadway, Parking, Walks

Concrete Curbing 1000 l.f. @ 3.00	3,000
Roads & Parking (2" ac. + 6" basecourse) 4600 s.y. @ 10.80	49,680
Select Borrow 1000 c.y. @ 5.00	5,000
Concrete Sidewalk 1200 s.f. @ 1.90	2,280

Drainage System

Inlet 3 @ 240.00	720
12" RCP 700 l.f. @ 30.00	21,000
DME 2 @ 240.00	480

Sewer System

Manhole 1 @ 240.00	240
Connection	500
6" VC Sewer Pipe 120 l.f. @ 16.20	1,950

Water System

6" Water Line 120 l.f. @ 20.40	2,450
Connection	550
Chlorination	350
Meter, Valve, etc.	200

Electrical System

Lump Sum	5,000
Subtotal	\$233,510

C. Building

New Office Building, w/a.c. 48,360 s.f. @ 52	\$2,514,700
Contingency	60,300
Subtotal	\$2,575,000

D. Engineering

Estimated Construction Cost = \$2,748,200	
Design Cost	\$141,000
Inspection Cost	64,000
Subtotal	\$205,000
TOTAL	\$3,842,775

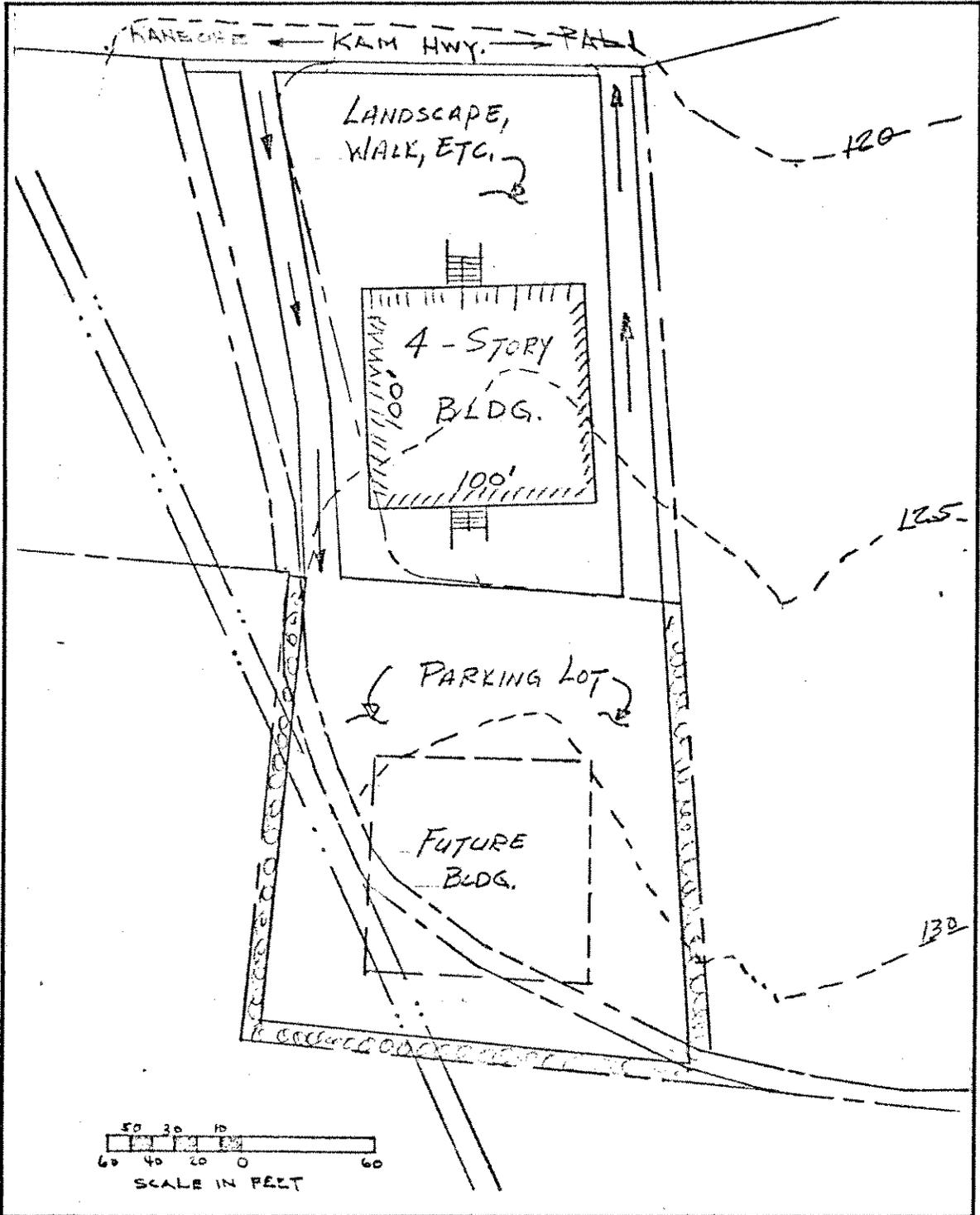


FIGURE C 1

SITE SCHEME - ALTERNATIVE SITE 1

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

PLANNING BRANCH

SITE 2

Land Cost (Based on Tax Office Assessment Values)

TMK	AREA (s.f.)	LAND <u>a/</u> (\$)	LAND <u>b/</u> (\$)	BLDG <u>c/</u> (\$)	TOTAL (\$)
4-5-20:5	60,984	75,059	102,080	88,209	190,289
:6	14,941	-	69,040	170,480	239,520
:7	11,438	19,833	26,775	11,300	38,075
:9	10,441	18,699	25,431	6,536	31,967
:10	7,752	15,302	20,811	37,222	58,033
TOTALS	<u>105,556</u>		<u>244,137</u>	<u>313,747</u>	<u>557,884</u>

a/ 1972-73 assessed value of land from Tax Office.

b/ Land value from a/ escalated 24 mos. @ 1-1/2% per mo., or 36%.

c/ 1974-75 assessed value of building from Tax Office.

Updated Tax Office Assessment Value

Estimated Value of Land = \$244,137 x 1.43 = \$349,116
 Estimated Value of Bldgs = \$313,747 x 1.43 = 448,658
 Total Tax Office Assessment Value \$797,774

Current Market Value

Estimated Value of Land (based on Tax Office appraisal of July 1971 and escalation of 1-1/2% per mo., or 59%)
 \$339,000 x 1.59 = \$539,010

A. Land Acquisition (using higher land value)

Estimated Value of Land (from Tax Office appraisal)	\$ 539,010
Estimated Value of Bldgs (from Tax Office assessment)	448,658
Appraisal Fee	5,000
Relocation - 4 Businesses @ 5000	20,000
4 Owner-Occupants @ 5300	21,200
10 Tenant-Occupants @ 1750	17,500
Staff Costs	9,900
Subtotal	<u>\$1,061,268</u>

B. Site Development

Sitework

Mobilization	\$ 52,000
Clearing & Grubbing 2.4 ac. @ 1000	2,400
Demolition	
Wood Frame 18,000 s.f. @ 0.90	16,200
Earthwork 10,000 c.y. @ 5.00	50,000
Top Soil (6") 20,000 s.f. @ 0.17	3,400
Grassing 10,000 s.f. @ 0.24	2,400
Landscaping	10,000

Roadway, Parking, Walks

Concrete Curbing 600 l.f. @ 3.00	1,800
Roads & Parking (2" ac. + 6" basecourse) 4000 s.y. @ 10.80	43,200
Select Borrow (varies w/size, job & distance) 1000 c.y. @ 5.00	5,000
Concrete Sidewalk 600 s.f. @ 1.90	1,140

Drainage System

Inlet 2 @ 240.00	480
12" RCP 600 l.f. @ 30.00	18,000
DMH 2 @ 240.00	480

Sewer System

Manhole 1 @ 240.00	240
Connection	500
6" VC Sewer Pipe 200 l.f. @ 16.20	3,240

Water System

6" Water Line 100 l.f. @ 20.40	2,040
Connection	550
Chlorination	350
Meter, Valve, etc.	200

Electrical System

Lump Sum	5,000
----------	-------

Subtotal \$218,620

C. Building

New Office Building, w/a.c. 40,800 s.f. @ 52	\$2,121,600
Renovation Work - Normal to Major 5040 s.f. @ 22	110,880
	<u>\$2,232,480</u>
Contingency	56,520
Subtotal	<u>\$2,289,000</u>

D. Engineering

Estimated Construction Cost = \$2,507,620

Design Cost

\$129,000

Inspection Cost

59,000

Subtotal

\$188,000

TOTAL

\$3,756,888

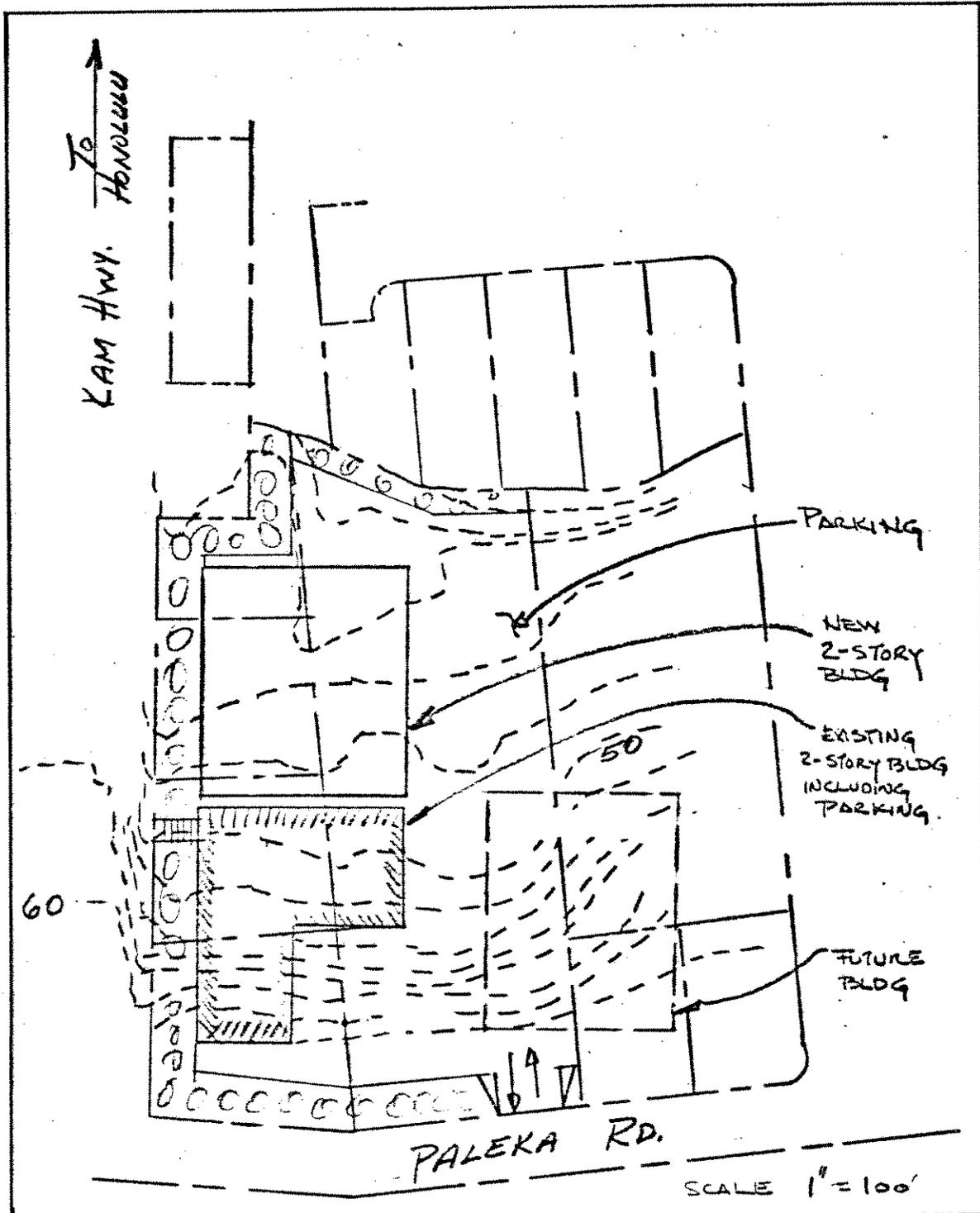


FIGURE C2

SITE SCHEME - ALTERNATIVE SITE 2

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

PLANNING BRANCH

SITE 3

Land Cost (Based on Tax Office Assessment Values)

TMK	AREA (s.f.)	LAND <u>a/</u> (\$)	LAND <u>b/</u> (\$)	BLDG <u>c/</u> (\$)	TOTAL (\$)
4-6-11:1 (portion)	98,000	352,800	479,808	-	479,808

a/ 1972-73 assessed value of land from Tax Office.

b/ Land value from a/ escalated 24 mos. @ 1-1/2% per mo., or 36%.

c/ 1974-75 assessed value of building from Tax Office.

Updated Tax Office Assessment Value

Estimated Value of Land = \$479,808 x 1.43 = \$686,125	
Estimated Value of Bldgs	-
Total Tax Office Assessment Value	<u>\$686,125</u>

Current Market Value

Estimated Value of Land (based on current fair market value for business zone) 98,000 s.f. x \$9.00/s.f. = \$882,000

A. Land Acquisition (using higher land value)

Estimated Value of Land (based on fair market value)	\$882,000
Estimated Value of Bldgs (from Tax Office assessment)	0
Appraisal Fee	3,000
Relocation	0
Improvement District Assessment	50,000
Subtotal	<u>\$935,000</u>

B. Site Development

Sitework

Mobilization	\$ 52,000
Clearing & Grubbing 2.2 ac. @ 1000	2,200
Earthwork 10,000 c.y. @ 5.00	50,000
Top Soil (6") 20,000 s.f. @ 0.17	3,400
Grassing 10,000 s.f. @ 0.24	2,400
Landscaping	10,000

Roadway, Parking, Walks

Concrete Curbing 500 l.f. @ 3.00	1,500
Roads & Parking (2" ac. + 6" basecourse) 4000 s.y. @ 10.80	43,200
Select Borrow 1000 c.y. @ 5.00	5,000
Concrete Sidewalk 300 s.f. @ 1.90	570

Drainage System

Inlet 3 @ 240.00	720
12" RCP 700 l.f. @ 30.00	21,000
DMH 2 @ 240.00	480

Sewer System

Manhole 1 @ 240.00	240
Connection	500
6" VC Sewer Pipe 250 l.f. @ 16.20	4,050

Water System

6" Water Line 250 l.f. @ 20.40	5,100
Connection	550
Chlorination	350
Meter, Valve, etc.	200

Electrical System

Lump Sum	7,000
----------	-------

Subtotal \$210,460

C. Building

New Office Building, w/a.c. 48,360 s.f. @ 52	\$2,514,700
Contingency	60,300
Subtotal	<u>\$2,575,000</u>

D. Engineering

Estimated Construction Cost = \$2,725,160	
Design Cost	\$140,000
Inspection Cost	63,000
Subtotal	<u>\$203,000</u>
TOTAL	<u>\$3,923,460</u>

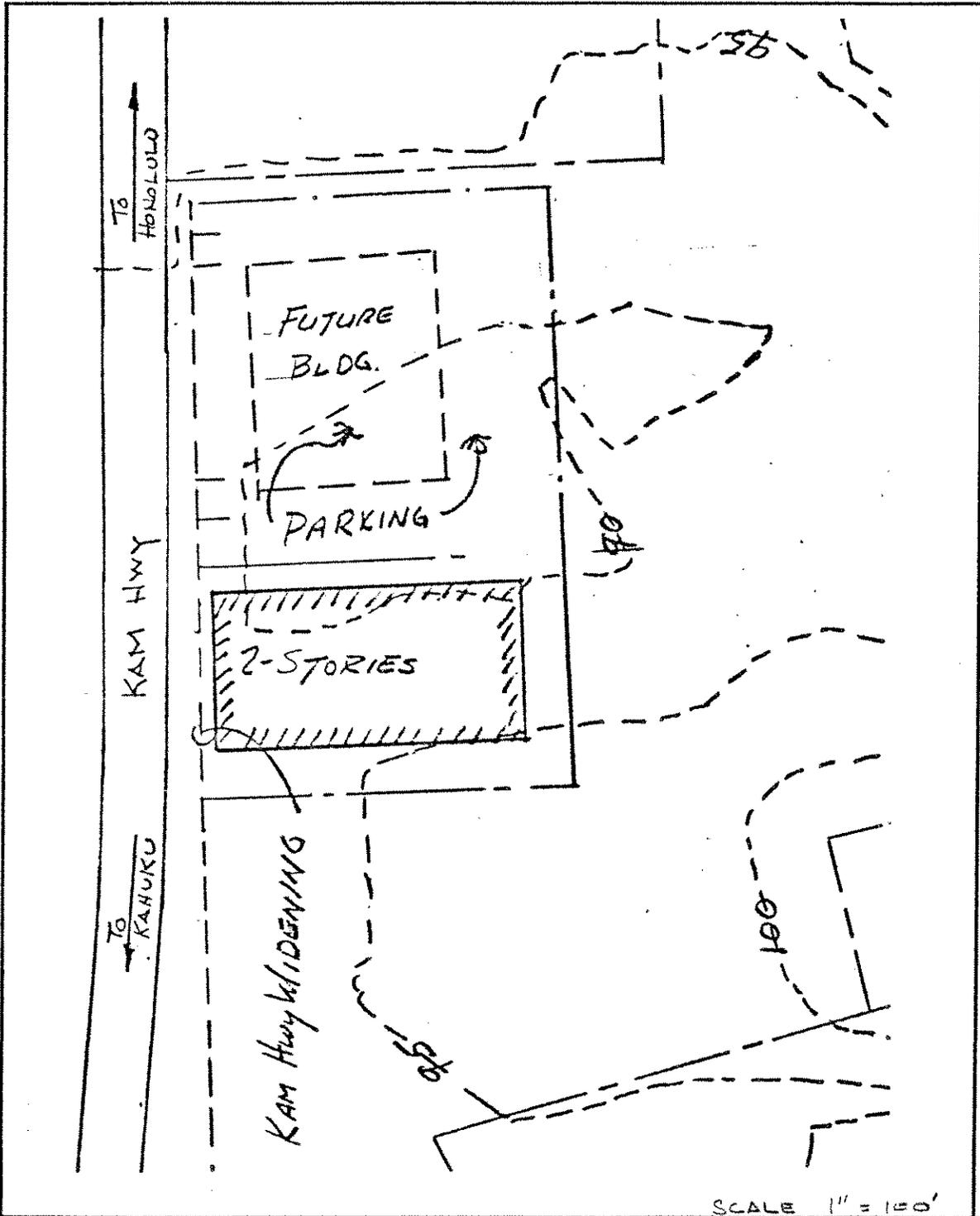


FIGURE C3 SITE SCHEME - ALTERNATIVE SITE 3

STATE OF HAWAII DEPT. OF ACCOUNTING & GENERAL SERVICES
 DIVISION OF PUBLIC WORKS PLANNING BRANCH

SITE A

Land Cost (Based on Tax Office Assessment Values)

TMK	AREA (s.f.)	LAND a/ (\$)	LAND b/ (\$)	BLDG c/ (\$)	TOTAL (\$)
4-5-39:27	44,433	127,444	173,324	53,855	227,179
:29	12,617	44,689	60,777	-	60,777
:30	10,833	37,536	51,049	-	51,049
:31	2,914	2,040	2,774	-	2,774
:32	867	-	-	-	-
:33	360	101	137	-	137
:34	8,250	28,586	38,877	-	38,877
:35	1,500	-	-	-	-
:36	9,536	38,879	52,875	86,120	138,955
TOTALS	<u>91,310</u>		<u>379,813</u>	<u>139,975</u>	<u>519,788</u>

a/ 1972-73 assessed value of land from Tax Office.

b/ Land value from a/ escalated 24 mos. @ 1-1/2% per mo., or 36%.

c/ 1974-75 assessed value of building from Tax Office.

Updated Tax Office Assessment Value

Estimated Value of Land = \$379,813 x 1.43 = \$543,133
 Estimated Value of Bldgs = \$139,975 x 1.43 = 200,164
 Total Tax Office Assessment Value \$743,297

Current Market Value

Estimated Value of Land (based on current fair market value for business zone) 91,310 s.f. x \$9.00/s.f. = \$821,790

A. Land Acquisition (using higher land value)

Estimated Value of Land (from fair market value)	\$ 821,790
Estimated Value of Bldgs (from Tax Office assessment)	200,164
Appraisal Fee	5,000
Relocation - 3 Businesses @ 5000	15,000
2 Owner-Occupant @ 5300	10,600
Staff Costs	<u>2,750</u>
Subtotal	<u>\$1,055,304</u>

B. Site Development

Sitework

Mobilization	\$ 52,000
Clearing & Grubbing 2.1 ac. @ 1000	2,100
Demolition	
Wood Frame 6000 s.f. @ 0.90	5,400
Masonry 6500 s.f. @ 2.40	15,600
Earthwork 6000 c.y. @ 5.00	30,000
Top Soil (6") 20,000 s.f. @ 0.17	3,400
Grassing 10,000 s.f. @ 0.24	2,400
Landscaping	10,000

Roadway, Parking, Walks

Concrete Curbing 1500 l.f. @ 3.00	4,500
Roads & Parking (2" ac. + 6" basecourse) 4500 s.y. @ 10.80	48,600
Select Borrow (varies w/size, job & distance) 1000 c.y. @ 5.00	5,000
Concrete Sidewalk 1000 s.f. @ 1.90	1,900

Drainage System

Inlet 2 @ 240.00	480
12" RCP 500 l.f. @ 30.00	15,000
DMH 3 @ 240.00	720

Sewer System

Manhole I @ 240.00	240
Connection	500
6" VC Sewer Pipe 100 l.f. @ 16.20	1,620

Water System

6" Water Line 100 l.f. @ 20.40	2,040
Connection	550
Chlorination	350
Meter, Valve, etc.	200

Electrical System

Lump Sum	5,000
Subtotal	\$207,600

C. Building

New Office Building, w/a.c. 48,360 s.f. @ 52	\$2,514,700
Contingency	60,300
Subtotal	\$2,575,000

D. Engineering

Estimated Construction Cost = \$2,722,300	
Design Cost	\$140,000
Inspection Cost	63,000
Subtotal	\$203,000
TOTAL	\$4,040,904

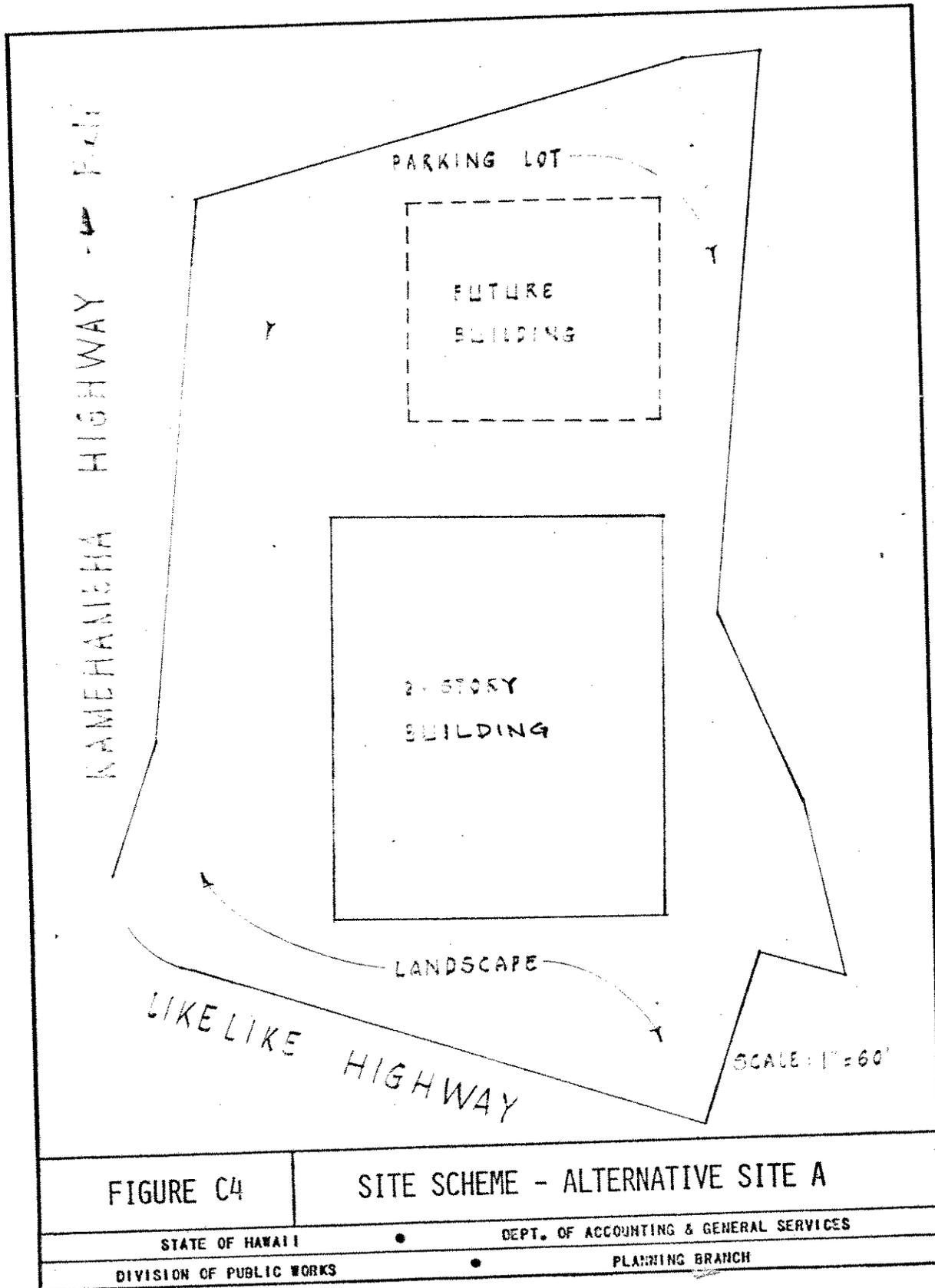


FIGURE C4

SITE SCHEME - ALTERNATIVE SITE A

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

PLANNING BRANCH

SITE X

Land Cost (Based on Tax Office Assessment Values)

TMK	AREA (s.f.)	LAND <u>a/</u> (\$)	LAND <u>b/</u> (\$)	BLDG <u>c/</u> (\$)	TOTAL (\$)
4-5-23:1	190,000	76,020	103,387	-	103,387

a/ 1972-73 assessed value of land from Tax Office.

b/ Land value from a/ escalated 24 mos. @ 1-1/2% per mo., or 36%.

c/ 1974-75 assessed value of building from Tax Office.

Updated Tax Office Assessment Value

Estimated Value of Land = \$103,387 x 1.43 = \$147,843

Estimated Value of Bldgs

Total Tax Office Assessment Value \$147,843

Current Market Value

Land is zoned for residential use, but is unfeasible for such development, therefore no fair market value was established for this site.

A. Land Acquisition

Estimated Value of Land
(from Tax Office assessment) \$147,843

Estimated Value of Bldgs
(from Tax Office assessment) -

Appraisal Fee 1,000

Relocation -

Subtotal \$148,843

B. Site Development

<u>Sitework</u>	\$ 74,000
Mobilization	3,500
Clearing & Grubbing 3.5 ac. @ 1000	30,000
Earthwork 6000 c.y. @ 5.00	3,400
Top Soil (6") 20,000 s.f. @ 0.17	2,400
Grassing 10,000 s.f. @ 0.24	10,000
Landscaping	30,000
Retaining Walls Lump Sum	
<u>Roadway, Parking, Walks</u>	
Concrete Curbing 500 l.f. @ 3.00	1,500
Roads & Parking (2" ac. + 6" basecourse) 150 s.y. @ 10.80	1,620
Select Borrow (varies w/size, job & distance) 50 c.y. @ 5.00	250
Concrete Sidewalk 1000 s.f. @ 1.90	1,900
<u>Drainage System</u>	
Inlet 1 @ 240.00	240
12" RCP 150 l.f. @ 30.00	4,500
DMH 1 @ 240.00	240
<u>Sewer System</u>	
Manhole 1 @ 240.00	240
Connection	500
6" VC Sewer Pipe 100 @ 16.20	1,620
<u>Water System</u>	
6" Water Line 100 l.f. @ 20.40	2,040
Connection	550
Chlorination	350
Meter, Valve, etc.	200
<u>Electrical System</u>	
Lump Sum	7,000
Subtotal	<u>176,050</u>

C. Building

New Office Building, w/a.c. 48,360 s.f. @ 52	\$2,514,700
Parking Garage 36,000 s.f. @ 26	936,000
	<u>3,450,700</u>
Contingency	74,300
Subtotal	<u>\$3,525,000</u>

D. Engineering

Estimated Construction Cost = \$3,701,050	\$187,000
Design Cost	82,000
Inspection Cost	<u>\$269,000</u>
Subtotal	
TOTAL	<u>\$4,118,893</u>

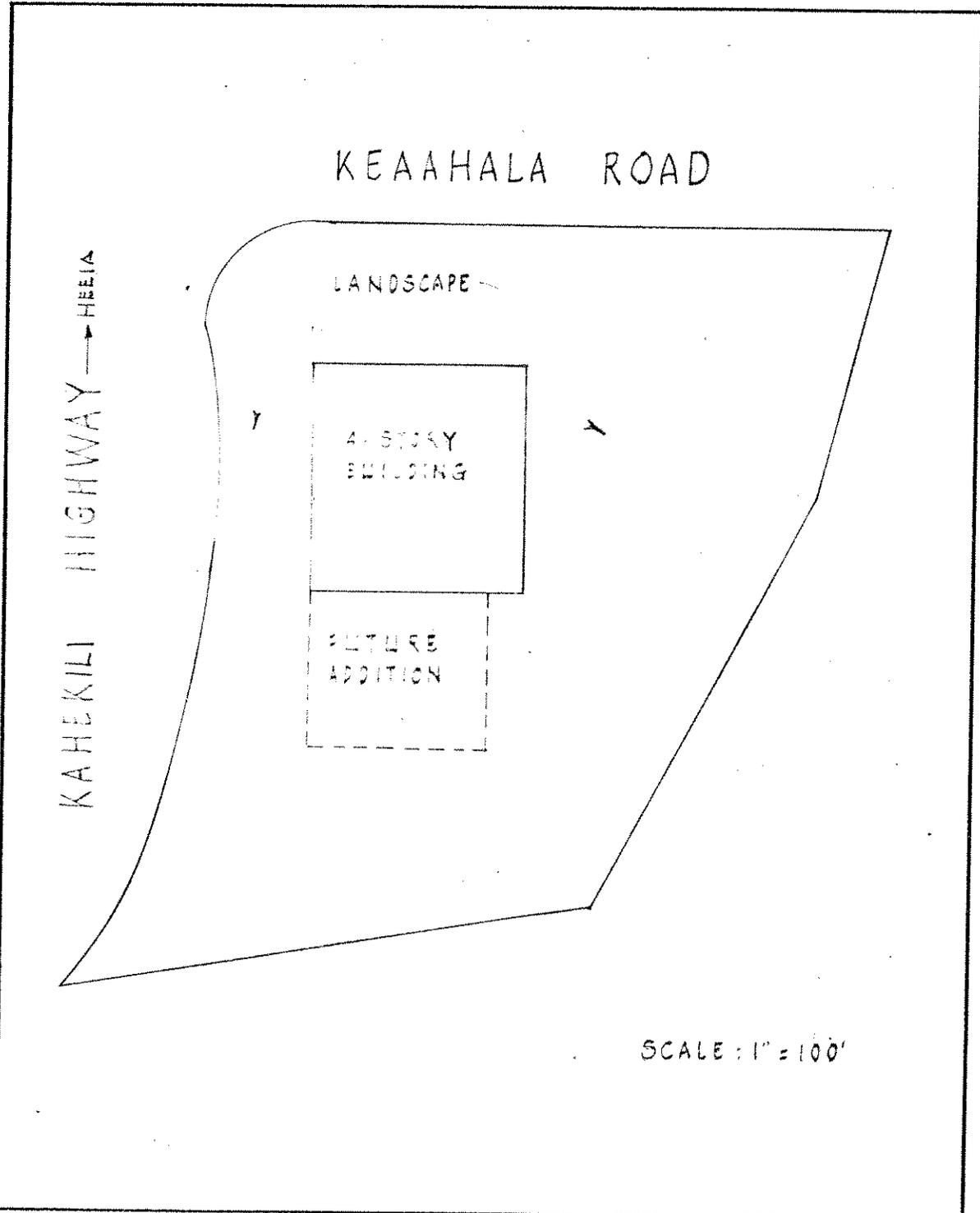


FIGURE C5

SITE SCHEME - ALTERNATIVE SITE X

STATE OF HAWAII

DEPT. OF ACCOUNTING & GENERAL SERVICES

DIVISION OF PUBLIC WORKS

PLANNING BRANCH

SITE SP

Land Cost (Based on Tax Office Assessment Values)

TMK	AREA (s.f.)	LAND <u>a/</u> (\$)	LAND <u>b/</u> (\$)	BLDG <u>c/</u> (\$)	TOTAL (\$)
4-5-49:17	148,700	265,661	361,299	340,780	702,079

a/ 1972-73 assessed value of land from Tax Office.

b/ Land value from a/ escalated 24 mos. @ 1-1/2% per mo., or 36%.

c/ 1974-75 assessed value of building from Tax Office.

Updated Tax Office Assessment Value

Estimated Value of Land = \$361,299 x 1.43 = \$ 516,658
 Estimated Value of Bldgs = \$340,780 x 1.43 = 487,315
 Total Tax Office Assessment Value \$1,003,973

Current Market Value

Estimated Value of Land (based on Tax Office appraisal of July 1971, and escalation of 1-1/2% per mo., or 59%)
 \$1,188,000 x 1.59 = \$1,888,920

A. Land Acquisition (using higher land value)

Estimated Value of Land (from Tax office appraisal	\$1,888,920
Estimated Value of Bldgs (from Tax Office assessment)	487,315
Appraisal Fee	5,000
Relocation - 1 Business @ 5000	5,000
Staff Costs	550
Subtotal	<u>\$2,386,785</u>

B. Site Development

Sitework

Mobilization	\$34,000
Clearing & Grubbing 1 ac. @ 1000	1,000
Top Soil (6") 10,000 s.f. @ 0.17	1,700
Grassing 5000 s.f. @ 0.36	1,800
Landscaping	7,000

Roadway, Parking, Walks

Concrete Curbing 200 l.f. @ 3.00	600
Concrete Sidewalk 800 s.f. @ 1.90	1,520

Sewer System

6" VC Sewer Pipe 100 l.f. @ 16.20	1,620
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Water System

6" Water Line 100 l.f. @ 20.40	2,040
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Electrical System

Lump Sum	2,000
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Subtotal \$53,280

C. Building

Net Office Building, w/a.c. 19,360	
19,360 s.f. @ 52	\$1,006,720
Renovation Work - Normal to Major	
29,000 s.f. @ 18	522,000
Air Conditioning	
15,000 s.f. @ 8	120,000
	<u>\$1,648,720</u>
Contingency	41,280
	<u>\$1,690,000</u>
Subtotal	

D. Engineering

Estimated Construction Cost = \$1,702,000	
Design Cost	\$ 94,000
Inspection Cost	46,000
	<u>\$140,000</u>
Subtotal	
TOTAL	\$4,270,065

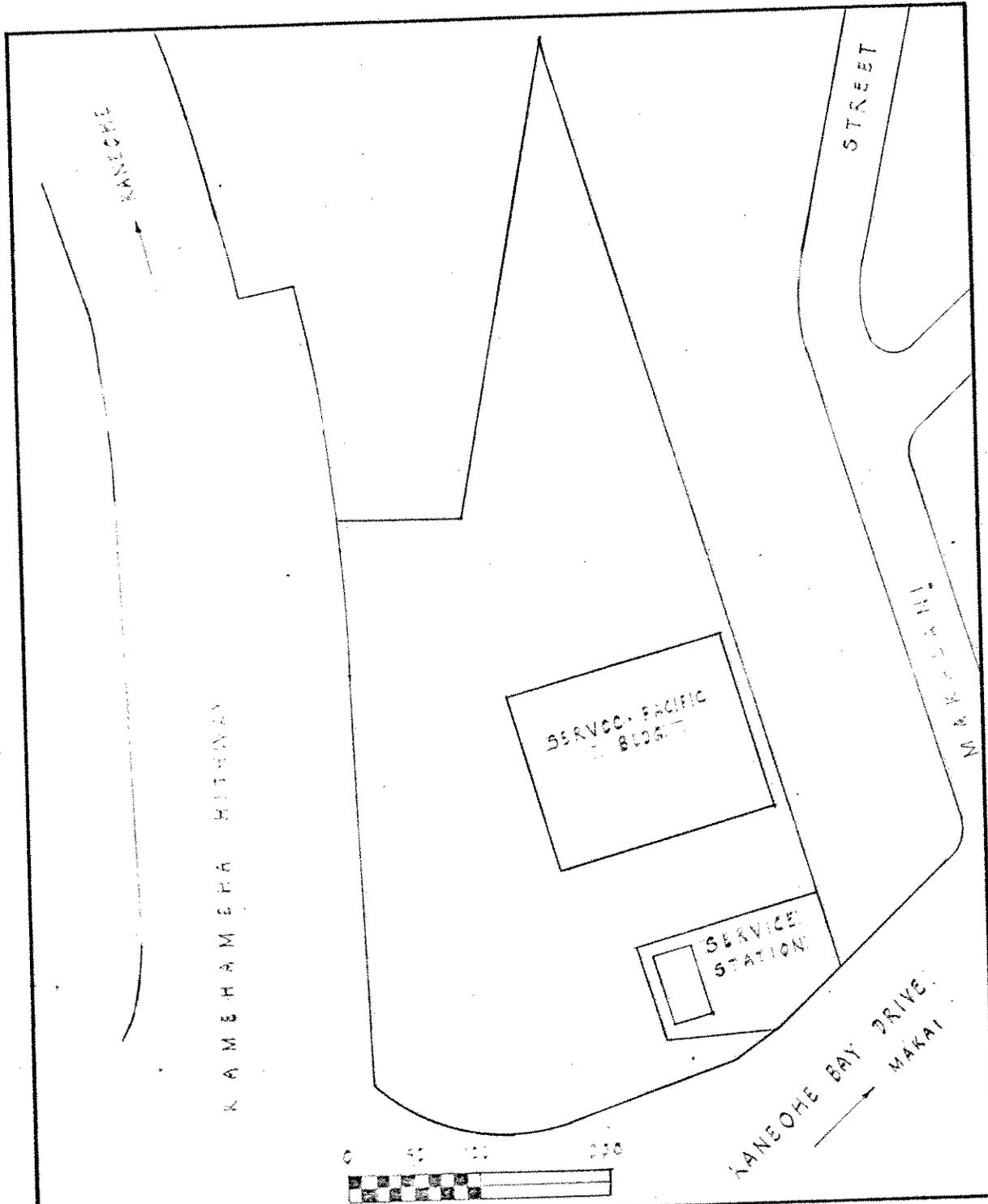


FIGURE C6

SITE SCHEME - ALTERNATIVE SITE SP

STATE OF HAWAII	DEPT. OF ACCOUNTING & GENERAL SERVICES
DIVISION OF PUBLIC WORKS	PLANNING BRANCH

SITE CC

Land Cost (Based on Tax Office Assessment Values)

TMK	AREA (s.f.)	LAND a/ (\$)	LAND b/ (\$)	BLDG c/ (\$)	TOTAL (\$)
4-5-18:3	24,306	68,057	92,558	77,965	170,523
4-5-18:12 (portion)	73,700	118,000	160,666	-	160,666
TOTALS	<u>98,006</u>		<u>253,224</u>	<u>77,965</u>	<u>331,189</u>

a/ 1972-73 assessed value of land from Tax Office.

b/ Land value from a/ escalated 24 mos. @ 1-1/2% per mo., or 36%.

c/ 1974-75 assessed value of building from Tax Office.

Updated Tax Office Assessment Value

Estimated Value of Land = \$253,224 x 1.43 = \$362,110
 Estimated Value of Bldgs = \$77,965 x 1.43 = 111,490
 Total Tax Office Assessment Value \$473,600

Current Market Value

Estimated land value (based on current fair market value for residential zone, TMK 4-5-18:12) 73,700 s.f. x \$4.50/s.f. = \$331,650

A. Land Acquisition (using higher land value)

Estimated Value of Land, TMK 4-5-18:3
 (from Tax Office assessment)
 \$92,558 x 1.43 \$132,358

Estimated Value of Land, TMK 4-5-18:2
 (from fair market value) 331,650

Estimated Value of Bldgs
 (from Tax Office assessment) 111,490

Appraisal Fee 3,000

Relocation (Leasing)
 5000 s.f. x \$.40/s.f./mo. x 24 mos. 48,000
 Subtotal \$626,498

B. Site Development

1. Sitework for Civic Center

Mobilization	\$ 62,000
Clearing & Grubbing 2.2 ac. @ 1000	2,200
Demolition	
Masonry 5770 s.f. @ 2.40	13,850
Earthwork 6000 c.y. @ 5.00	30,000
Top Soil (6") 20,000 s.f. @ 0.17	3,400
Grassing 10,000 s.f. @ 0.24	2,400
Landscaping	10,000
Retaining Walls Lump Sum	20,000
<u>Roadway, Parking, Walks</u>	
Concrete Curbing 200 l.f. @ 3.00	600
Roads & Parking (2" ac. + 6" base-course) 150 s.y. @ 10.80	1,620
Select Borrow (varies w/size, job & distance)	250
Concrete Sidewalk 1000 s.f. @ 1.90	1,900
<u>Sewer System</u>	
Manhole 1 @ 240.00	240
Connection	500
6" VC Sewer Pipe 60 l.f. @ 16.20	970
<u>Water System</u>	
6" Water Line 60 l.f. @ 20.40	1,220
Connection	550
Chlorination	350
Meter, Valve, etc.	200
<u>Electrical System</u>	
Lump Sum	5,000
Subtotal	<u>\$157,250</u>

2. Sitework for Park Extension

Mobilization	\$ 1,483
Clearing & Grubbing	1,000
CRM Wall 365 c.y. @ 120.00	43,800
Unclassified Fill 3500 c.y. @ 5.00	17,500
Top Soil (6") 13,700 s.f. @ .17	2,329
Grassing 13,700 s.f. @ .24	3,288
Fencing 320 l.f. @ 10.00	3,200
Sprinkler System Lump Sum	500
Relocation of Backstops 2 @ 1000	2,000
Subtotal	<u>\$75,100</u>

C. Building

New Office Building, w/a.c.	
48,360 s.f. @ 52	\$2,514,700
Parking Garage 36,000 s.f. @ 26	936,000
	<u>\$3,450,700</u>

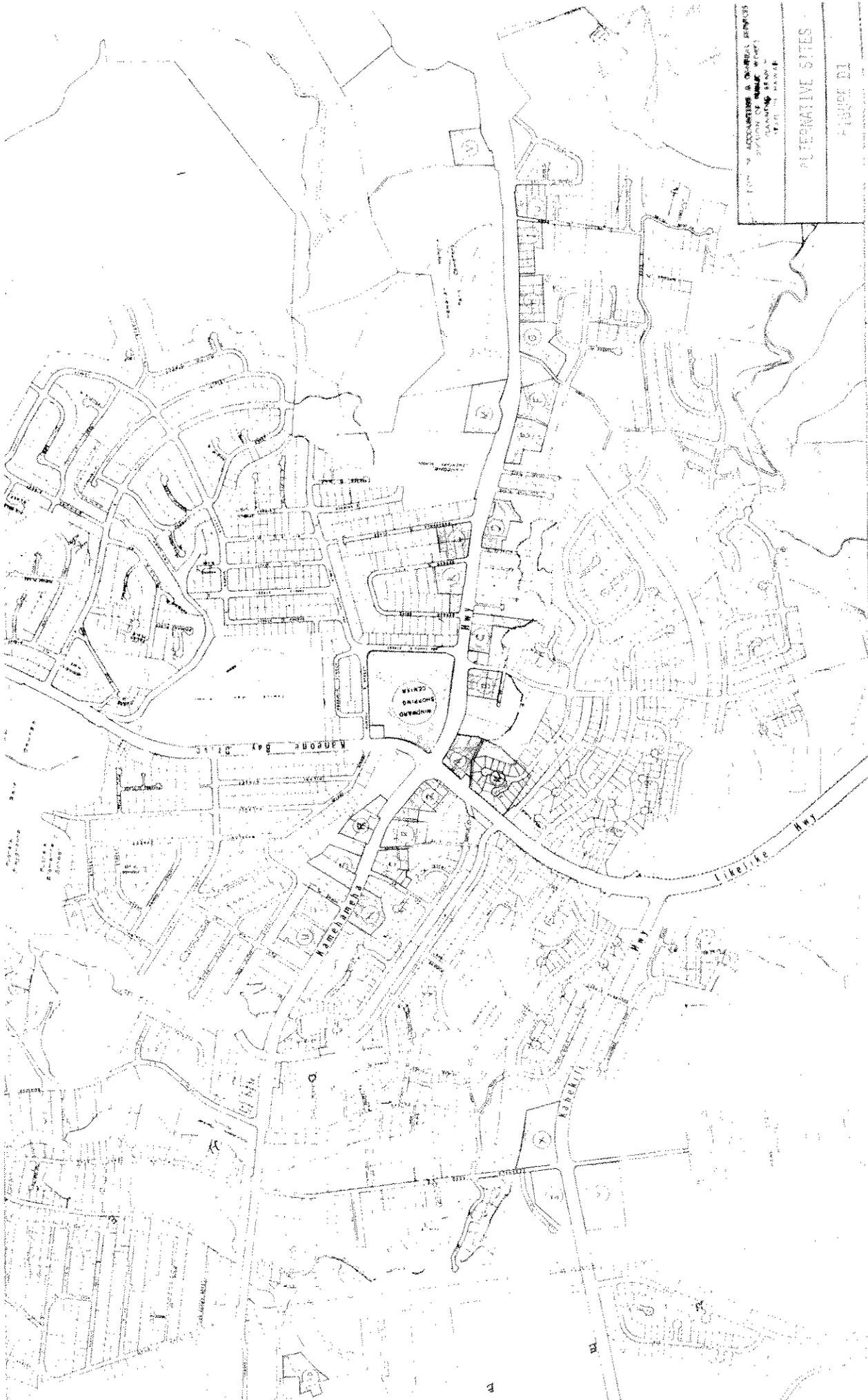
Contingency		
	Subtotal	<u>74,300</u>
		\$3,525,000
D. <u>Engineering</u>		
Estimated Construction Cost =	\$3,757,350	
Design Cost		\$187,000
Inspection Cost		<u>82,000</u>
	Subtotal	\$269,000
	TOTAL	\$4,652,848

APPENDIX D

Evaluation of 28 Alternative Sites
Sites A Through Z,
Windward Shopping Center
and Site AA



THE CITY OF ALBUQUERQUE, NEW MEXICO
PLANNING DEPARTMENT
YEAR 2000
ALTERNATIVE SITES
FIGURE D1



TAX MAP KEY	AREA	OWNER
4-5-39:36	9,536	Wong & Wife
:29	12,617	Simms & Wife
:35	1,500	Various
:30	10,833	Wong
:31	2,914	City & County Honolulu
:34	8,250	Wong
:32	867	Castle
:33	360	City & County Honolulu
:27 & 28	44,433	Uyesato
TOTAL AREA		91,310

MINIMUM SITE CRITERIA	MENTS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape		X	
Slope	X		
Aesthetic Value		X	
Auto Access	X		
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		X
Rain			
State Land Use	X		
City & County DUDM		X	
Interference with Institutions		X	
Relocation of Displaces			X
TOTAL	6	4	2

COMMENTS:

Acquisition involves the condemnation and relocation of 4 businesses (Windy's Drive Inn, Kaneohe Car Wash, Kaneohe Auto Supply, and a bicycle shop) and 1 residence.

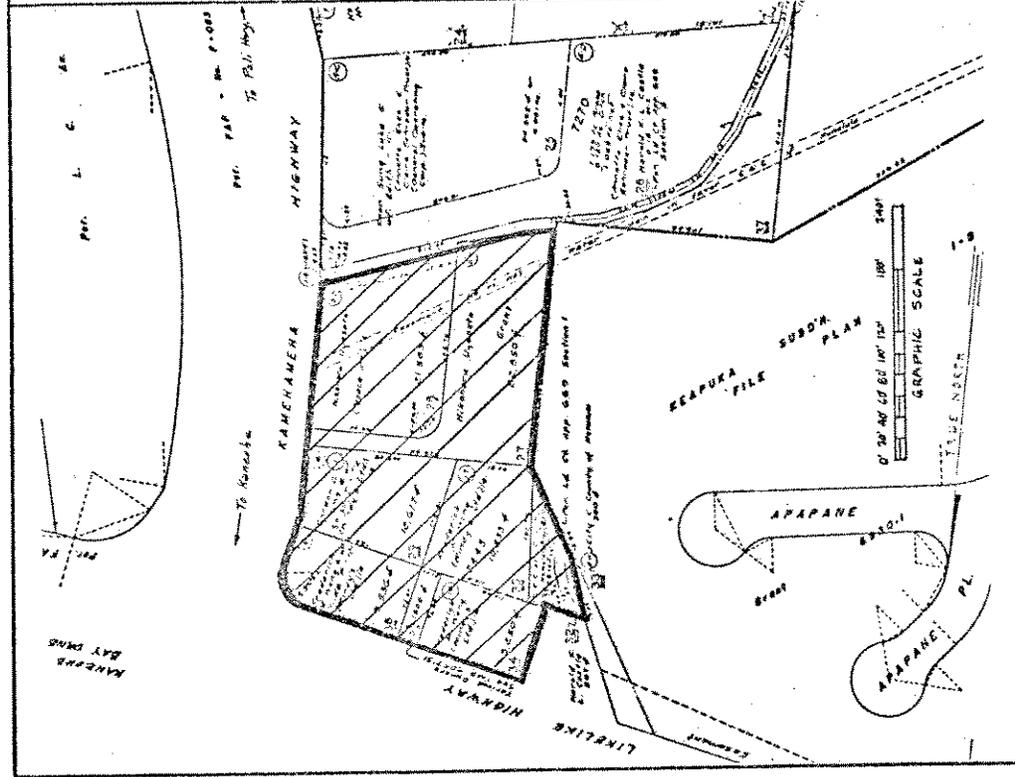
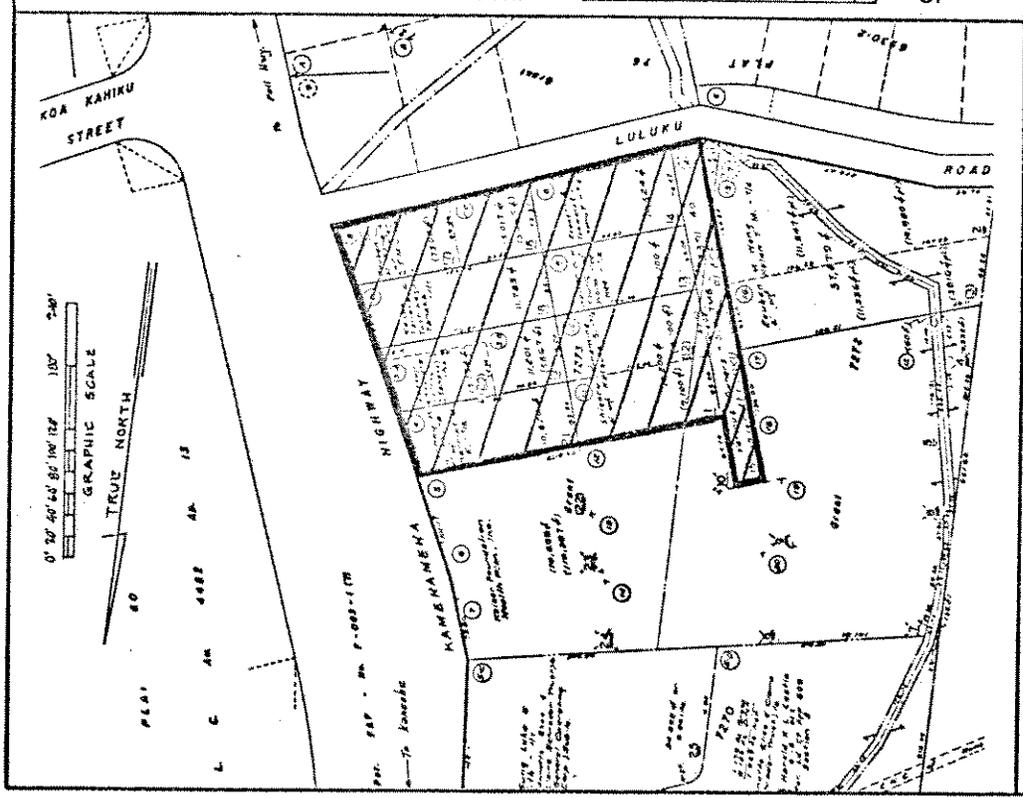


FIGURE D2

ALTERNATIVE SITE A



TAX MAP KEY	AREA	OWNER
4-5-39:21	10,620	Akuna & Wife
:19	11,201	Asahara
:18	11,783	Tanaka
:16	13,017	Wong & Wife
:11	18,200	Yonamine & Wife
:13	9,100	Young & Wife
:14	10,524	Ishimoto & Wife
:15	10,159	Various Owners
TOTAL AREA		94,604

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope	X		
Aesthetic Value		X	
Auto Access	X		
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain	X		
State Land Use			X
City & County DIRM		X	
Interference with Institutions			X
Relocation of Displaces			X
TOTAL	7	2	1

COMMENTS:
 Acquisition involves displacing 8 families and 1 business (Windward Market).

FIGURE D3

ALTERNATIVE SITE B

STATE OF HAWAII
 DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
 PLANNING BRANCH

TAX MAP KEY	AREA	OWNER
4-5-76:43	32,660	Standard Oil Co. (lease)
:44	20,000	City Mill Co. (lease)
:45	52,683	Alliance Co. (lease)
TOTAL AREA	102,333	

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape			X
Slope	X		
Acesthetic Value			X
Auto Access	X		
Bus Access	X		
Nuisances		X	
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County DLDM			X
Interference with Institutions	X		
Relocation of Displacces			X
TOTAL	6	1	5

COMMENTS:

1. Shape of site is very odd and will hinder attempts to place the facilities in their optimum arrangement.
2. Acquisition involves condemnation of 3 big businesses (Chevron Service Station, City Mill Warehouse, and D. & L. Collision Service Center).

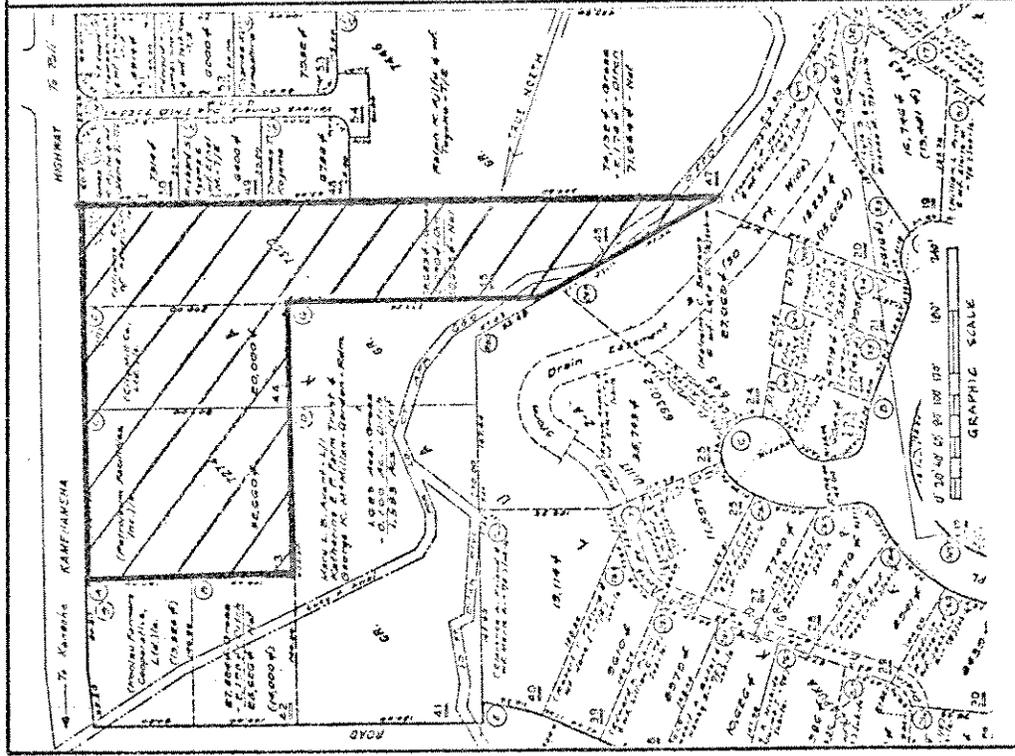
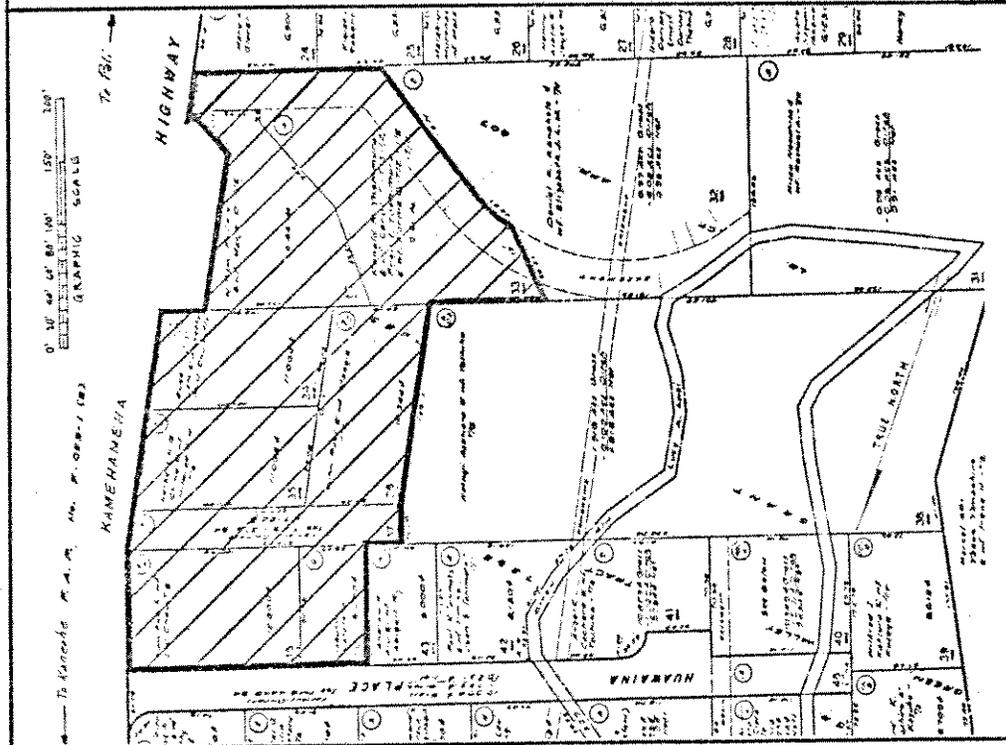


FIGURE D4

ALTERNATIVE SITE C

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



TAX MAP KEY	AREA	OWNER
4-5-77:45	12,600	Foo & Wife
:44	5,000	Makasono
:37	7,124	Various Owners
:35	11,063	Ching & Wife
:34	11,064	Lam & Chun
:36	12,644	Paul & Wife
:33	0.32 Ac.	Coleman & Wife
	0.61 Ac.	Yoshimura, et al
TOTAL AREA	100,005	

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	X

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape			X
Slope			X
Aesthetic Value		X	X
Auto Access		X	X
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		X
Rain	X		
State Land Use		X	
City & County Dlum		X	
Interference with Institutions	X		
Relocation of Displacces			X
TOTAL	4	3	5

COMMENTS:

1. Site does not meet minimum criteria because of its location along a hazardous curve in Kam Highway. A safety problem is anticipated there if heavy access is permitted because of the limited line of site.
2. Site has steep down slope away from highway.

FIGURE D5

ALTERNATIVE SITE D

TAX MAP KEY	AREA	OWNER
4-5-36:8	7,500	Kashiwabara & Wife
:9	7,336	Sako & Wife
:7	7,418	Abram
:6	22,254	Carreira
:5	22,253	Costa, et al
:12	22,633	Lum & Wife
:13	2,500	State of Hawaii
:14	16,018	Ching, et al
:14 Por	2,940	Lum & Wife
TOTAL AREA		110,852

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope		X	X
Aesthetic Value		X	
Auto Access		X	
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County DLUM		X	
Interference with Institutions	X		
Relocation of Displacees			X
TOTAL	6	3	3

COMMENTS:

1. Direct access to the site is a problem because site is elevated about 10' from the highway.
2. Acquisition involves displacing 5 families.
3. Site has steep up slope away from the highway.

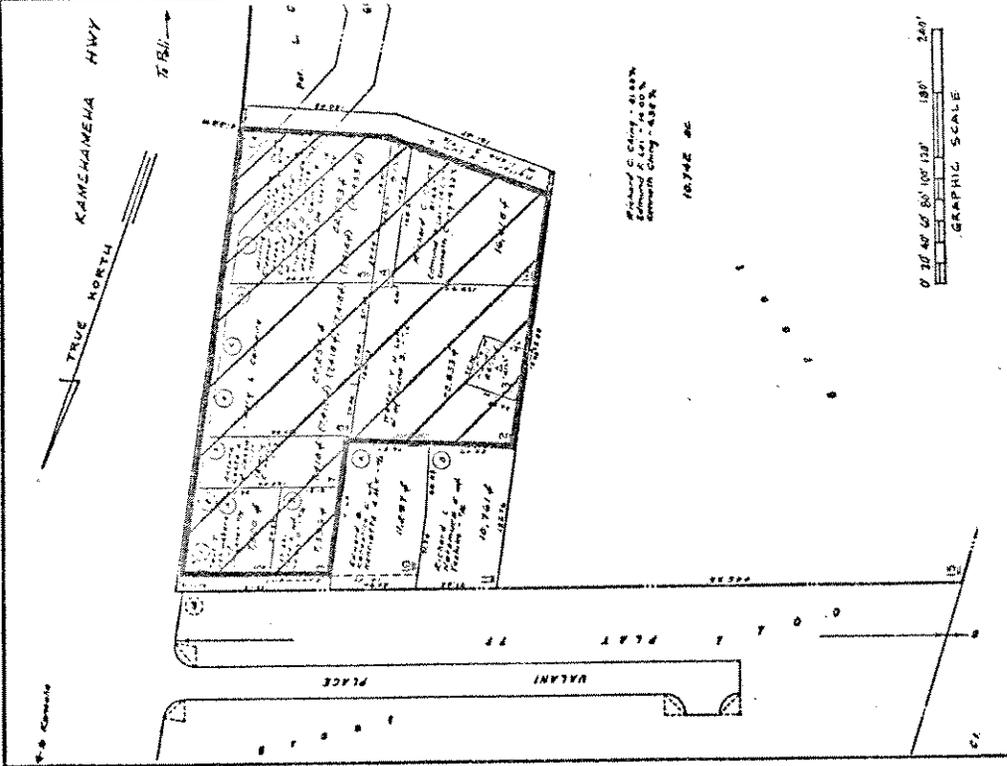
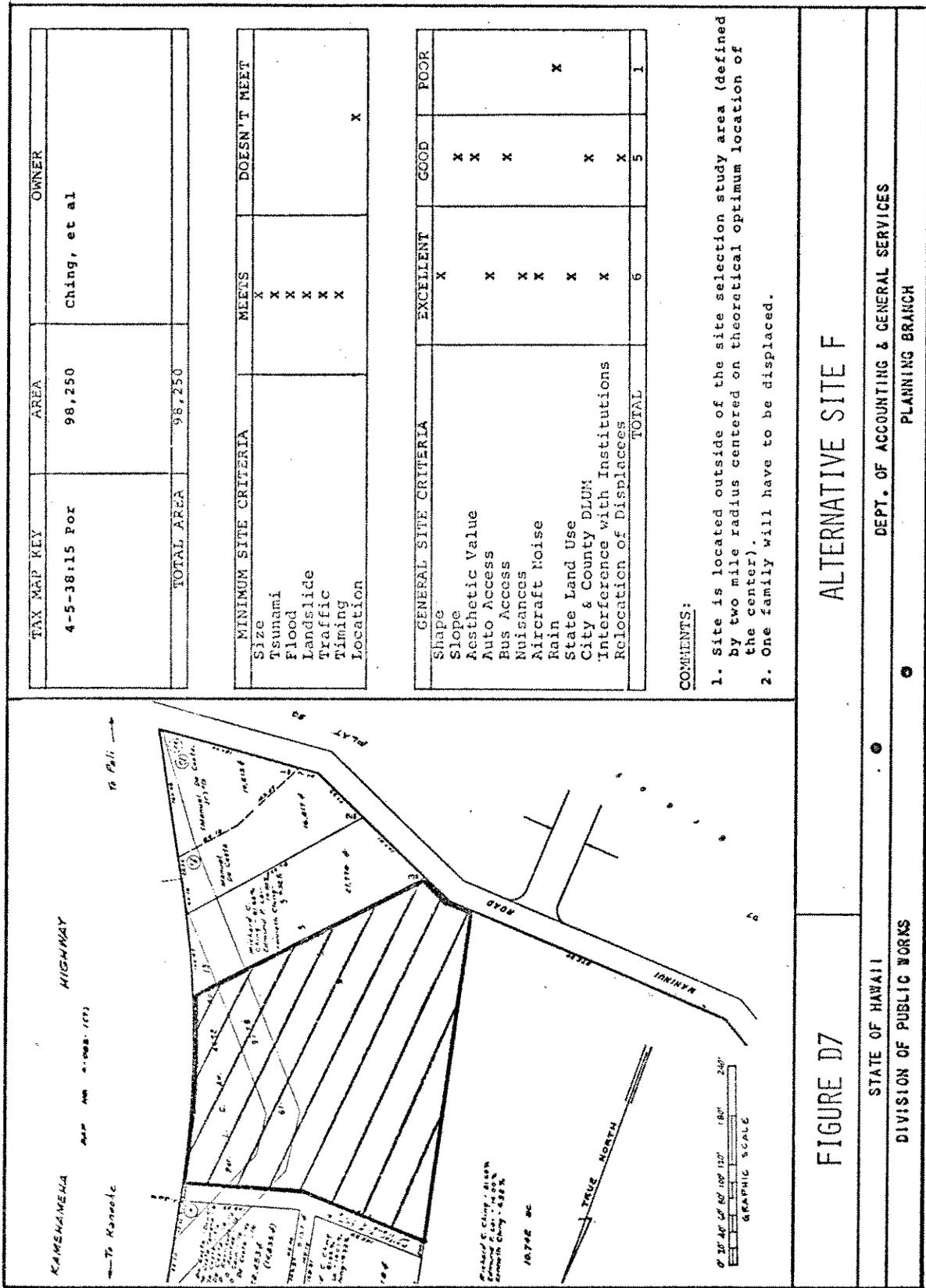


FIGURE D6

ALTERNATIVE SITE E

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



TAX MAP KEY	AREA	OWNER
4-5-38.15 Por	98,250	Ching, et al
TOTAL AREA	98,250	

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location		X

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope		X	
Aesthetic Value		X	
Auto Access	X		
Bus Access		X	
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County DUM		X	
Interference with Institutions	X		
Relocation of Displaces		X	
TOTAL	6	5	1

COMMENTS:

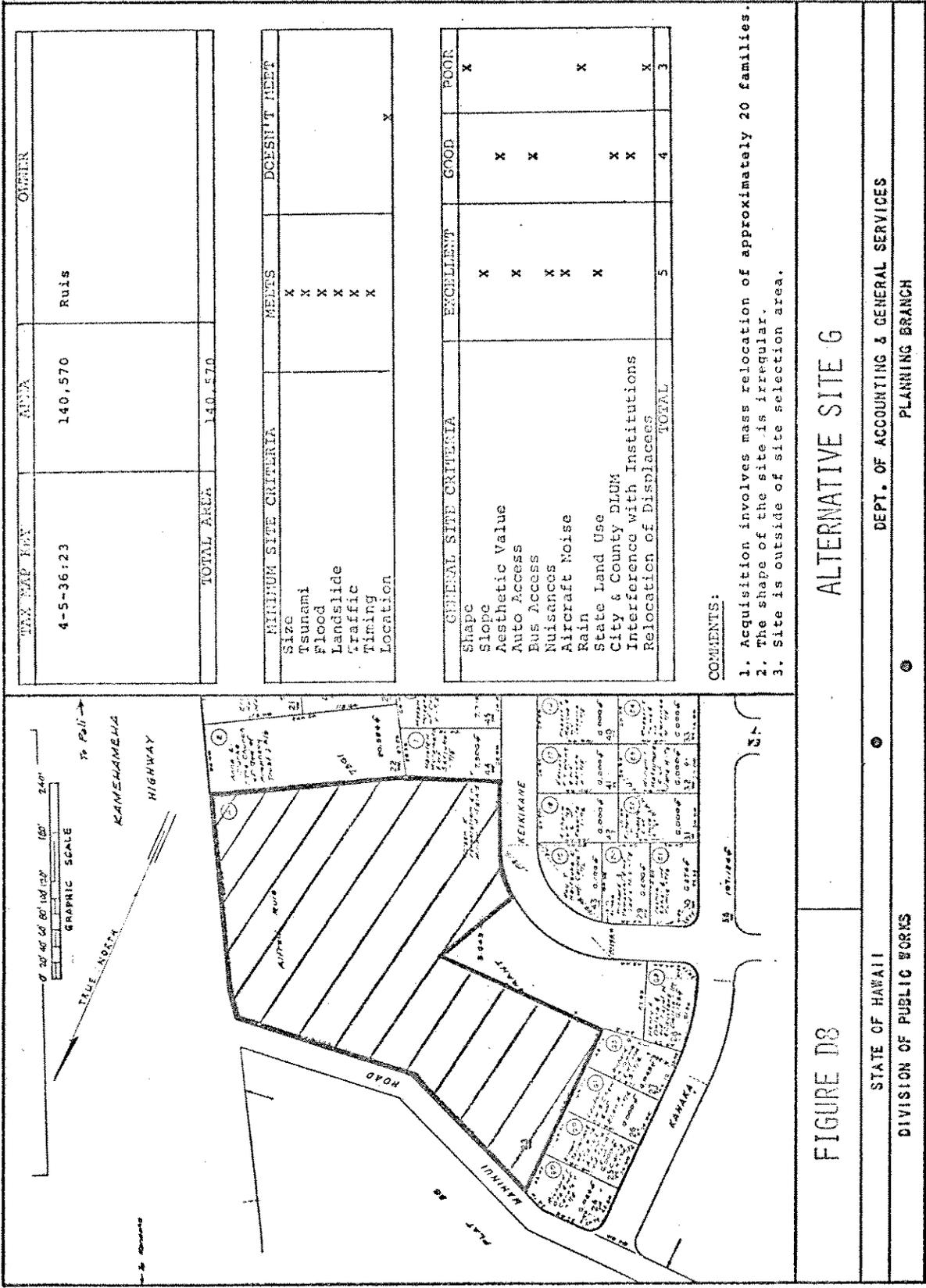
1. Site is located outside of the site selection study area (defined by two mile radius centered on theoretical optimum location of the center).
2. One family will have to be displaced.

FIGURE D7

ALTERNATIVE SITE F

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



TAX MAP KEY	APNA	OWNER
4-5-36:23	140,570	Ruis
TOTAL AREA		140,570

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location		X

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		X
Slope	X		
Aesthetic Value	X		
Auto Access	X		
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain	X		
State Land Use	X		
City & County DLUM		X	
Interference with Institutions		X	
Relocation of Displacees		X	
TOTAL	5	4	3

COMMENTS:

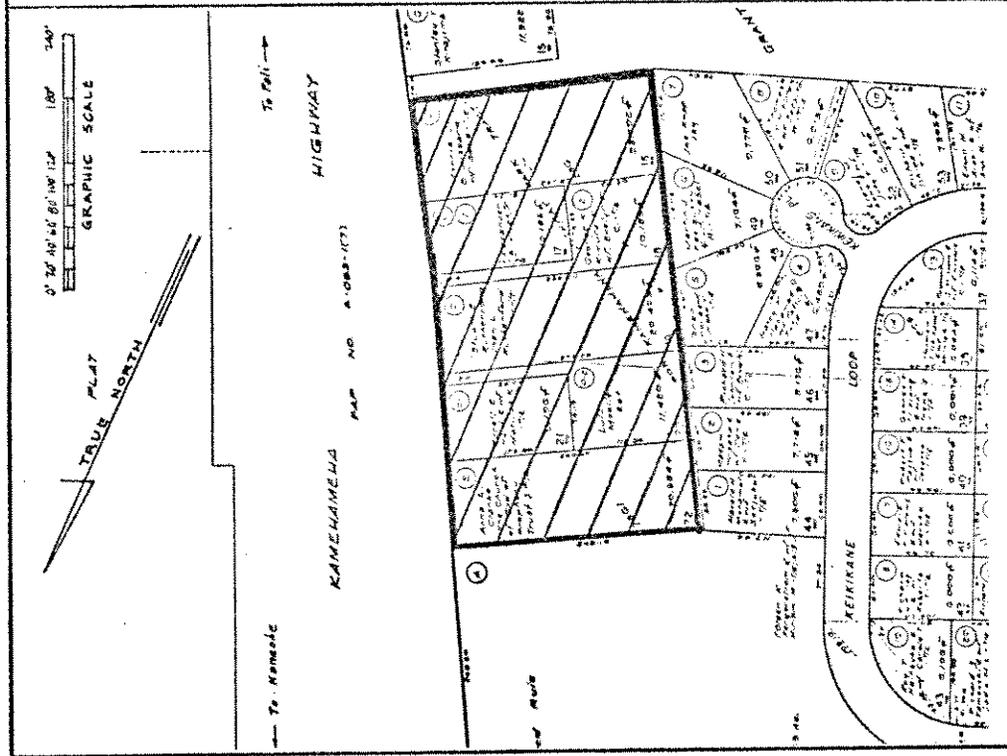
1. Acquisition involves mass relocation of approximately 20 families.
2. The shape of the site is irregular.
3. Site is outside of site selection area.

FIGURE D8

ALTERNATIVE SITE G

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



TAX MAP KEY	AREA	OWNER
4-5-36:22	20,584	Clarke
:21	9,196	Hart & Wife
:20	11,420	Moeller Estate
:19	20,405	Rutherford
:18	10,185	Kimura & Wife
:17	10,185	Miles
:16	23,792	Broussard & Wife
TOTAL AREA	195,737	

MINIMUM SITE CRITERIA	MENTS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing		X
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape		X	
Slope		X	
Aesthetic Value		X	X
Auto Access		X	
Bus Access		X	
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County PLUM		X	
Interference with Institutions		X	
Relocation of Displacements		X	X
TOTAL	3	6	3

COMMENTS:

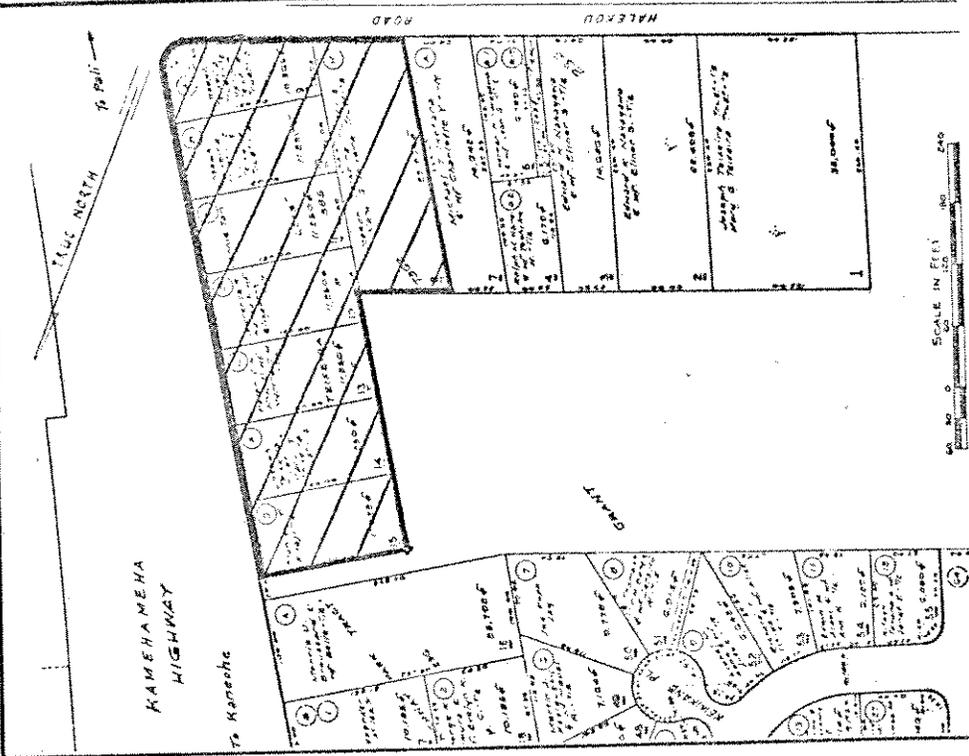
1. Site is along side a bad verticle curve in Kam Highway that will make access to the site hazardous.
2. The site is outside of the site selection area.
3. Acquisition involves condemnation of 1 church (Church of God of Prophecy) and 6 families.

FIGURE D9

ALTERNATIVE SITE H

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



TAX MAP KEY	AREA	OWNER
4-5-36:8	22,565	Teixeira Trust
:9	10,365	Teixeira Trust
:10	11,250	Teixeira Trust
:11	11,250	Tam
:12	11,250	Kanoa & Wife
:13	11,250	Hew & Wife
:14	11,250	Teixeira Trust
:15	11,322	Kitajima
TOTAL AREA		100,502

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location		X

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		X
Slope		X	X
Aesthetic Value		X	
Auto Access		X	
Bus Access	X		
Nuisances	X		
Aircraft Noise			X
Rain		X	
State Land Use		X	
City & County DLUM		X	
Interference with Institutions		X	
Relocation of Displaces			X
TOTAL	5	3	4

COMMENTS:

1. Site outside of site selection area.
2. Acquisition involves relocation of 6 families.
3. Possible traffic hazard due to adjacent vertical curve in Kam Highway.

FIGURE D10

ALTERNATIVE SITE I

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

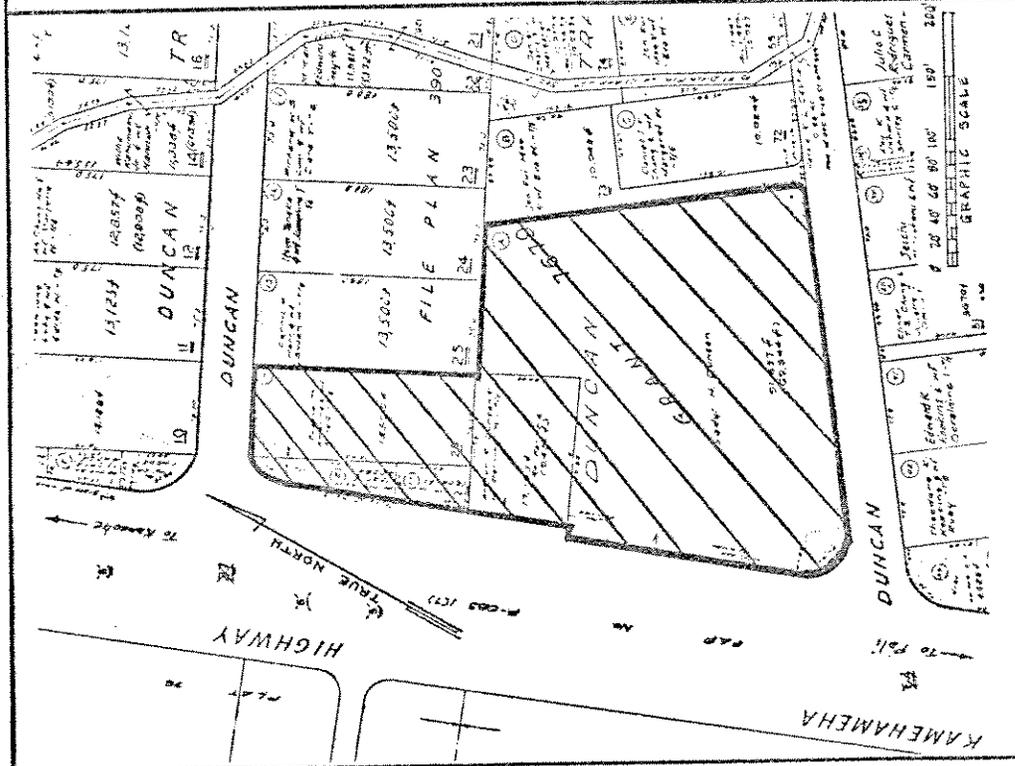
TAX MAP KEY	AREA	OWNER
4-5-43:63 :66 :14 :26	69,544 9,421 4,938 13,500	Duncan Duncan State of Hawaii Amorine & Wife
TOTAL AREA 97,403		

MINIMUM SITE CRITERIA	MENTS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape			X
Slope			X
Aesthetic Value		X	
Auto Access	X		
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County DIRM	X		
Interference with Institutions	X		
Relocation of Displacees	X		
TOTAL	6	3	3

COMMENTS:

1. Site largely vacant with relocation of only 1 family necessary.
2. Steep drop between parcels 26 and 66 may hinder site design.
3. Site has irregular shape.



ALTERNATIVE SITE K

FIGURE D12

STATE OF HAWAII
DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

TAX MAP PLY	AREA	OWNER
4-5-43:1 :53 :52 :71	11,421 13,125 13,125 7,455	Young Hopkins & Wife Hopkins & Wife Chung
4-5-44:19 :21 :22 :23	15,083 13,022 12,916 12,809	Arcong Estate Lum Young NAkahara
TOTAL AREA	98,956	

MINOR SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope			X
Aesthetic Value			X
Auto Access	X		
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain	X		
State Land Use		X	
City & County Plan		X	
Interference with Institutions		X	
Relocation of Displacees		X	
TOTAL	6	2	4

COMMENTS:

1. Site slopes approximately 10% away from the highway.
2. Acquisition involves relocation of 8 homes.

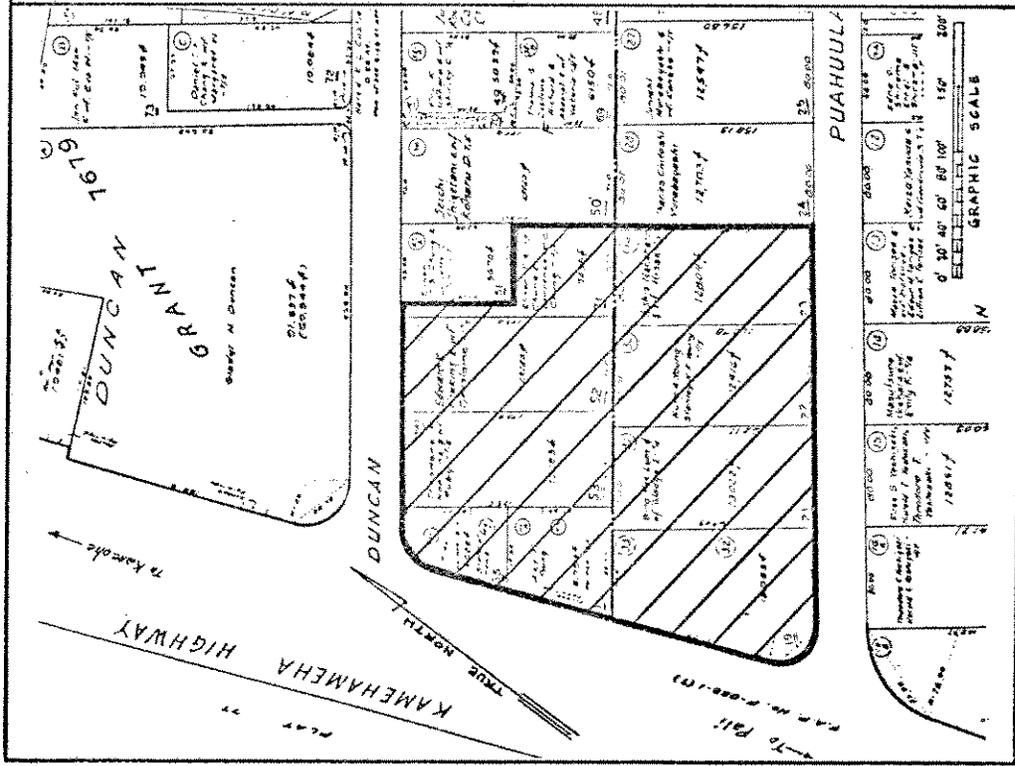


FIGURE D13

ALTERNATIVE SITE L

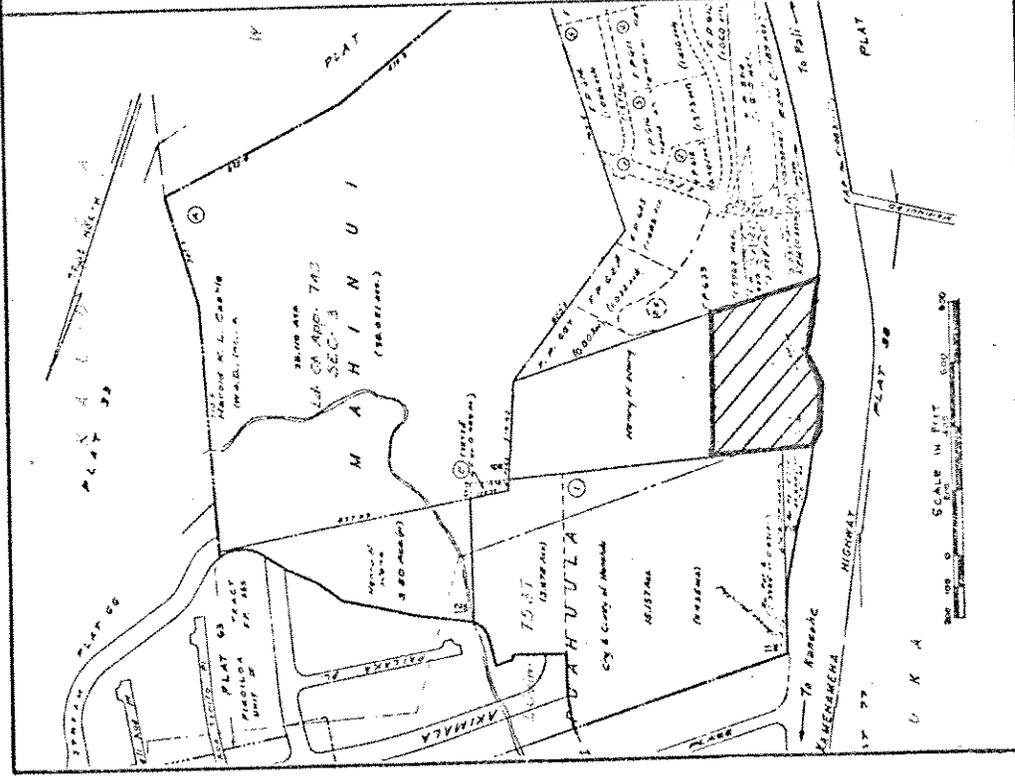
TAX MAP CITY	AREA	OWNER
4-5-34: 1 POR	135,000	Wong
TOTAL AREA		135,000

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location		X

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope		X	X
Aesthetic Value		X	X
Auto Access		X	X
Bus Access		X	X
Nuisances	X		
Aircraft Noise	X		
Rain	X		
State Land Use		X	
City & County DLUS		X	
Interference with Institutions	X		
Relocation of Displaces	X		
TOTAL	6	4	2

COMMENTS:

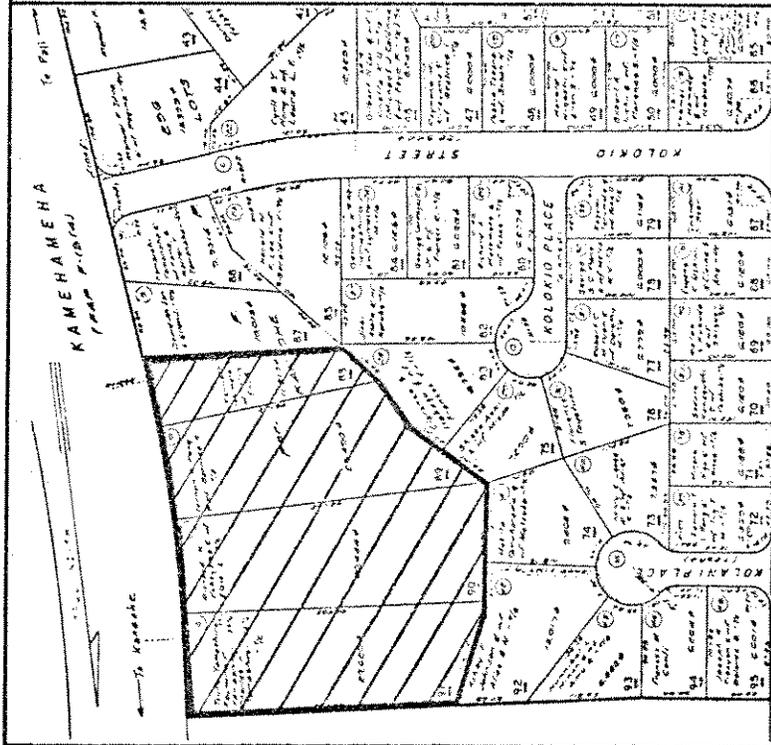
1. The slope of the site is very steep and irregular.
2. The site slopes down and away from the highway so it will be difficult to see the civic center from the highway.



ALTERNATIVE SITE M

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



KAPUNAHALA

SCALE IN FEET

17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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TAX MAP KEY	AREA	OWNER
4-5-71:91	27,620	Yamashiro
:90	30,444	Yokoyama & Wife
:89	25,890	Kong & Wife
:88	11,717	Ishimoto & Wife
TOTAL AREA	95,171	

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope	X		
Aesthetic Value		X	
Auto Access		X	
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain	X		
State Land Use	X		
City & County DLUH	X		
Interference with Institutions	X		
Relocation of Displaces		X	
TOTAL	7	2	3

COMMENTS:

- Acquisition involves relocation of estimated 8 families.
- Autos coming from Kailua-Waimanalo area have bothersome U-turn to make.

FIGURE D15

ALTERNATIVE SITE N

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

TAX MAP REV	AREA	OWNER
4-5-71:47	6,000	Kitayama & Wife
:46	8,249	Caldonetti & Wife
:45	12,329	Ishikawa & Wife
:44	13,399	Silva & Wife
:43	13,504	Silva
:42	20,356	Maitsuka & Shimada
:41	10,105	Horner & Wife
:40	10,006	Toquchi & Wife
TOTAL AREA		93,948

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape		X	
Slope		X	
Aesthetic Value	X	X	
Auto Access		X	
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain		X	
State Land Use		X	
City & County Plumb		X	
Interference with Institutions	X		
Relocation of Displaces			X
TOTAL		6	4
			2

COMMENTS:

1. Site has good shape but long axis should preferably be parallel to the highway for more site exposure.
2. Acquisition involves relocation of 8 homes.
3. Poor traffic circulation for cars coming from Kailua-Waimanalo direction.

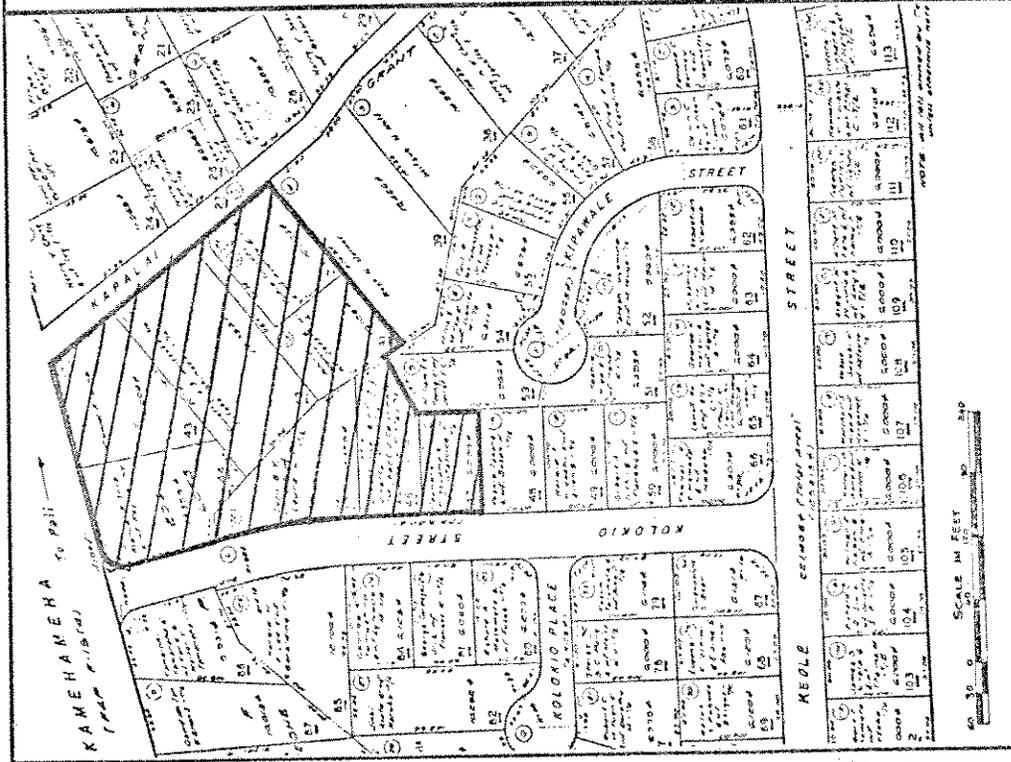
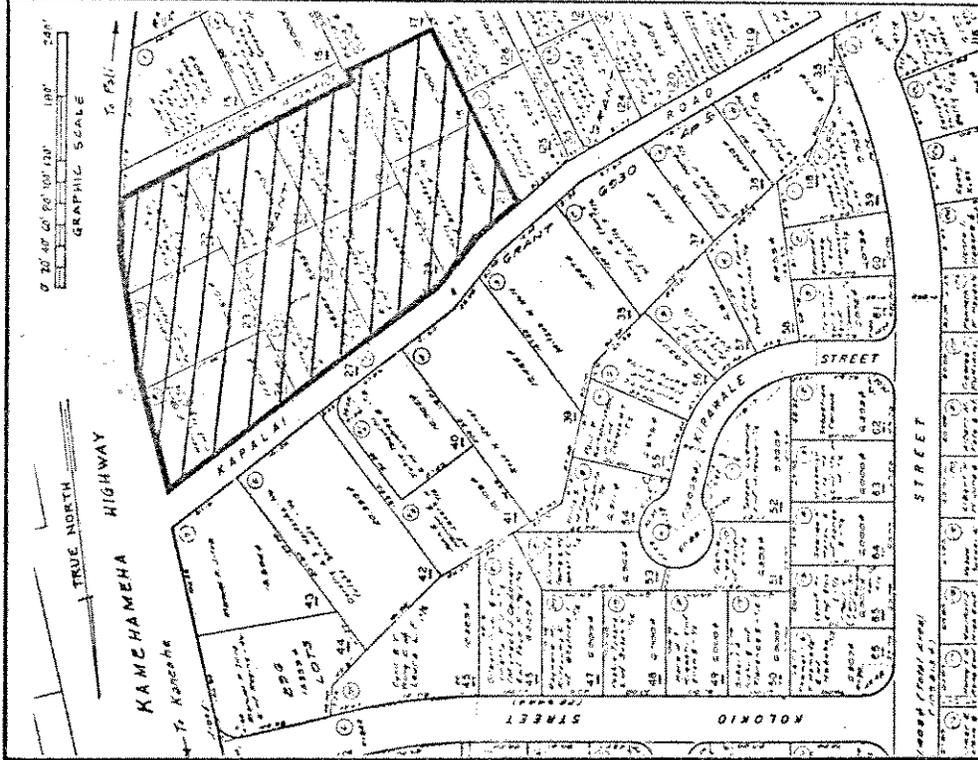


FIGURE D16

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

ALTERNATIVE SITE 0

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



TAX MAP KEY	AREA	OWNER
4-5-71-25	5,856	Ako, et al
:26	5,856	Ako, et al
:27	771	Various Owners
:18	10,000	Soken
:19	9,900	Ah Nee
:21	9,900	Andaya
:22	7,705	Luzinas & Wife
:29	10,520	Soken
:28	10,585	Takamori & Wife
:23	11,965	Watson
:24		Ching
TOTAL AREA	93,173	

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape		X	
Slope	X		
Aesthetic Value		X	
Auto Access		X	
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County DLM		X	
Interference with Institutions	X		
Relocation of Displacees			X
TOTAL	6	4	2

COMMENTS:

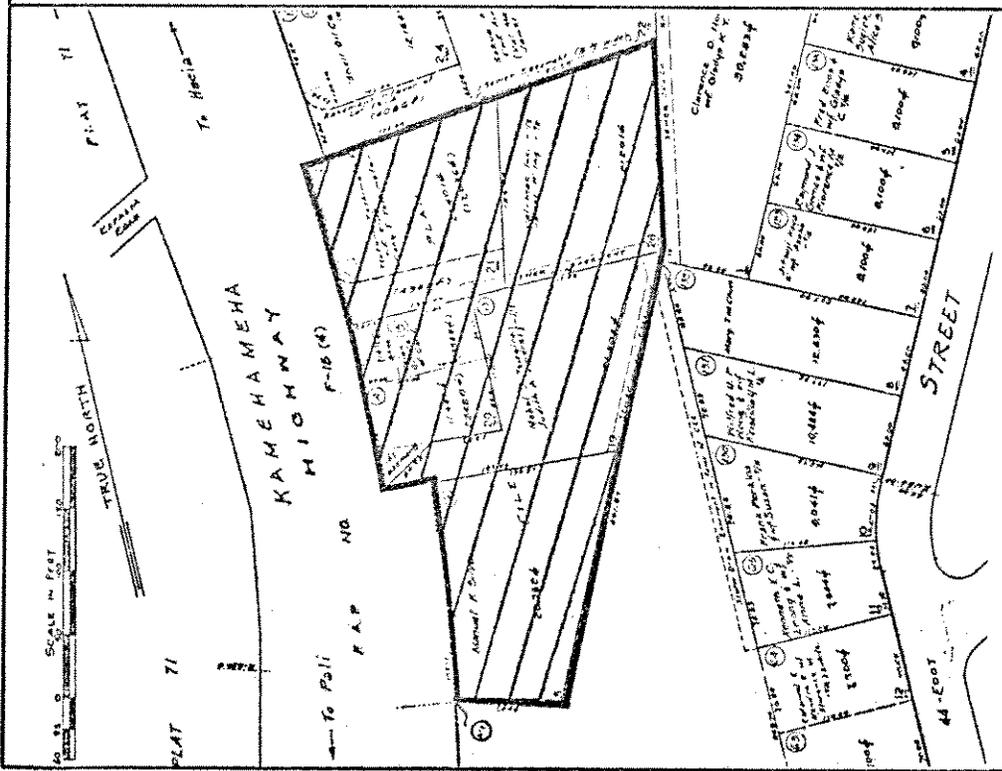
1. Acquisition involves relocating 10 families.
2. Poor Traffic circulation for cars coming from Kailua-Waimanalo.

FIGURE D17

ALTERNATIVE SITE P

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



TAX MAP KEY	AREA	OWNER
4-5-49:18	22,762	Teixeira
:19	21,204	Teixeira
:20	11,489	Union Oil of California
:21	21,401	Yoshimoto & Wife
:26	21,201	Valdez & Ing
TOTAL AREA	98,057	

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	X

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape		X	
Slope		X	
Aesthetic Value		X	X
Auto Access		X	
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use		X	
City & County DLUH		X	
Interference with Institutions	X		
Relocation of Displacees			X
TOTAL	5	4	3

COMMENTS:

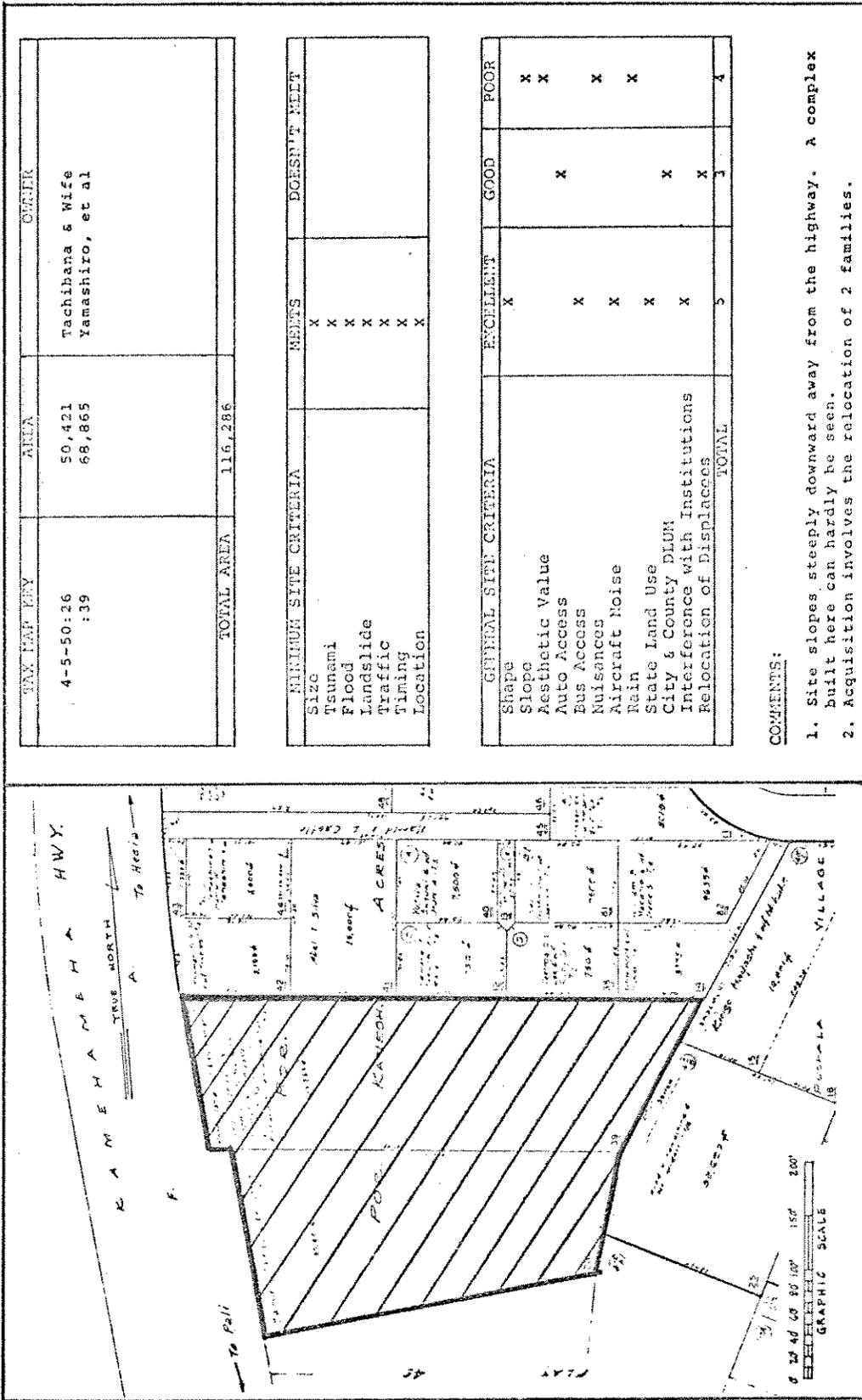
1. Site is in a flood plain.
2. Site has sewer and roadway easements running through it which will greatly hamper site's design.
3. Acquisition involves condemnation of 2 businesses (Union Service Station and First Federal Savings), a 30-unit apartment and one home.

FIGURE D19

ALTERNATIVE SITE R

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



WAY MAP KEY	AREA	OWNER
4-5-50:26 :39	50,421 68,865	Tachibana & Wife Yamashiro, et al
TOTAL AREA		116,286

MINIMUM SITE CRITERIA		MEETS	DOESN'T MEET
SIZE		X	
Tsunami		X	
Flood		X	
Landslide		X	
Traffic		X	
Timing		X	
Location		X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope			X
Aesthetic Value		X	
Auto Access			X
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County PLUM	X		
Interference with Institutions	X		
Relocation of Displaces		X	
TOTAL	5	1	4

COMMENTS:

1. Site slopes steeply downward away from the highway. A complex built here can hardly be seen.
2. Acquisition involves the relocation of 2 families.

FIGURE D20

ALTERNATIVE SITE S

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

TAX MAP KEY	AREA	OWNER
4-5-50:48 :46 :59	31,870 21,750 53,650	Lutheran Church Matsukawa & Wife Lutheran Church
TOTAL AREA 107,270		
MINIMUM SITE CRITERIA		
MEETS	DOESN'T MEET	
Size		X
Tsunami		X
Flood		X
Landslide		X
Traffic		X
Timing		X
Location		X
GENERAL SITE CRITERIA		
EXCELLENT	GOOD	POOR
Shape		
Slope	X	
Aesthetic Value		X
Auto Access	X	X
Bus Access	X	
Nuisances	X	
Aircraft Noise	X	
Rain	X	
State Land Use	X	
City & County PLUM	X	
Interference with Institutions	X	
Relocation of Displaces	X	
TOTAL	6	3

COMMENTS:

1. Acquisition involves condemnation of Lutheran Church and 1 home.
2. Sewer easement runs through the site.
3. The site has a steep slope in back of the church.

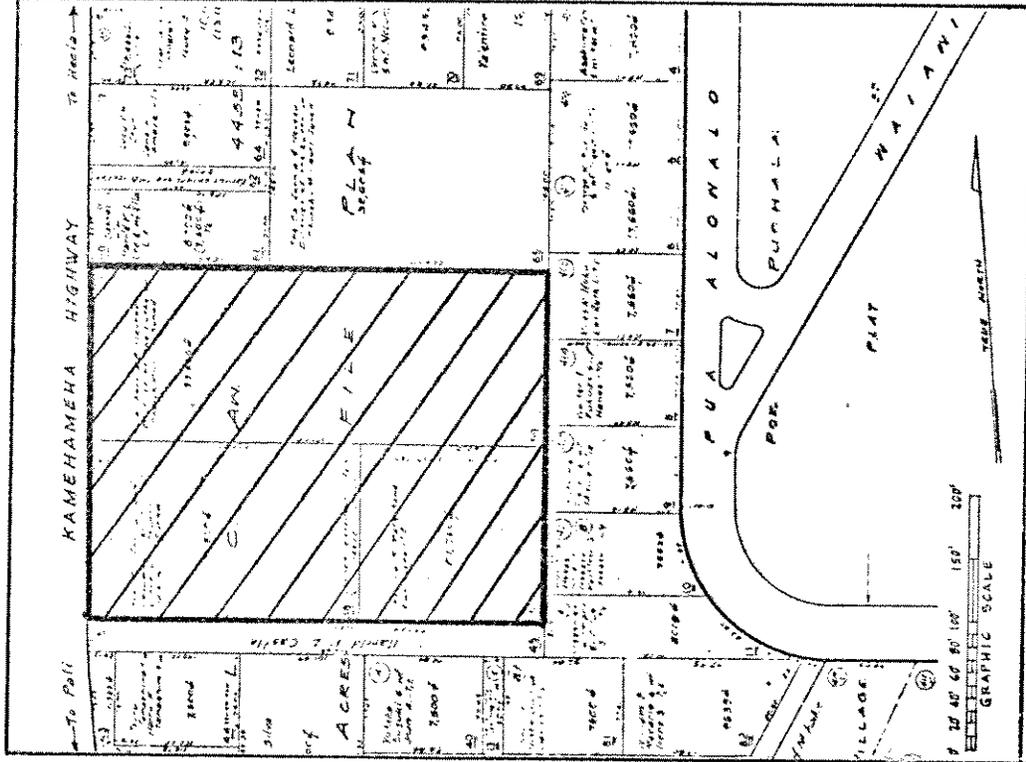


FIGURE D21

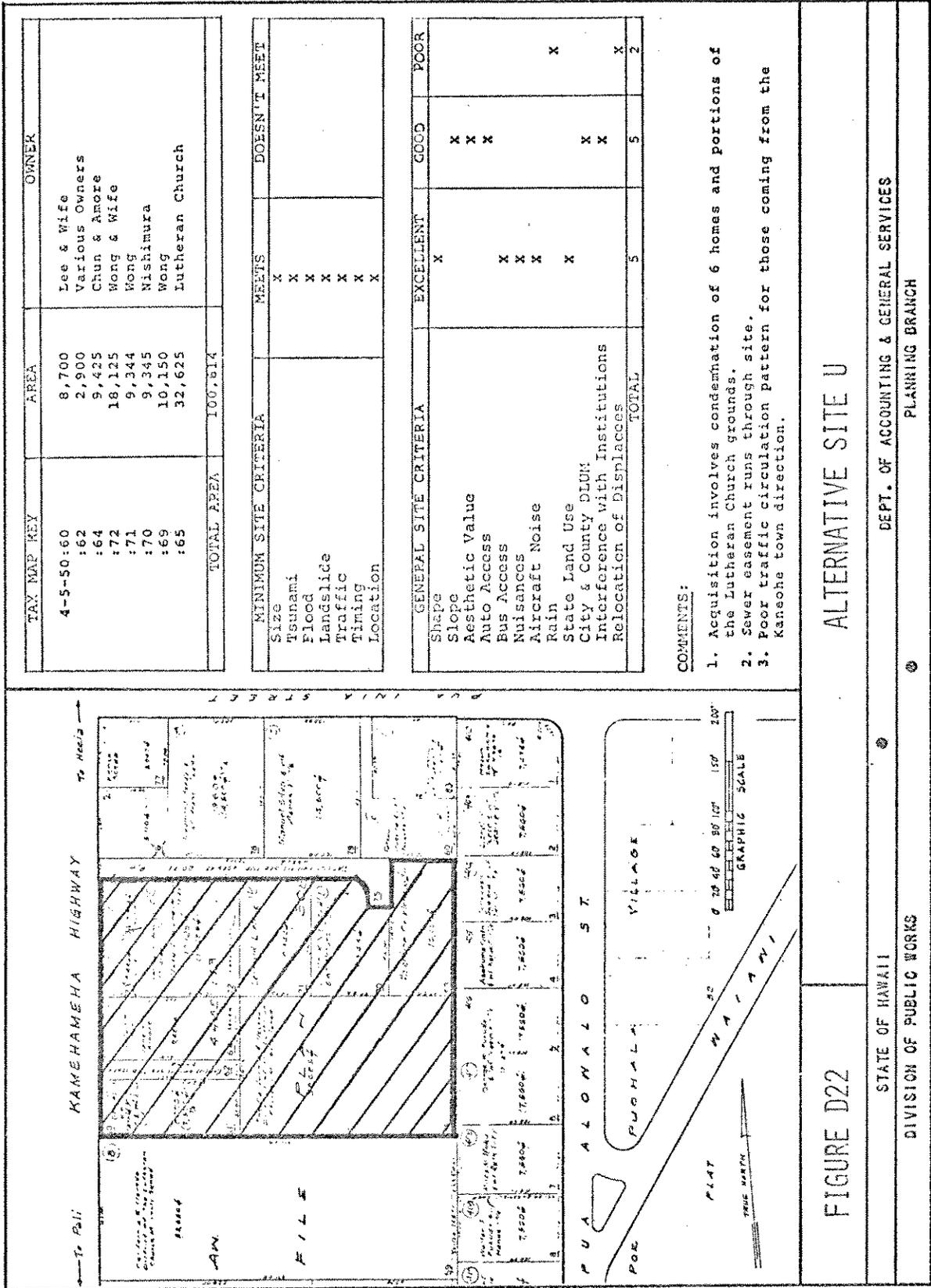
ALTERNATIVE SITE T

STATE OF HAWAII

DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES

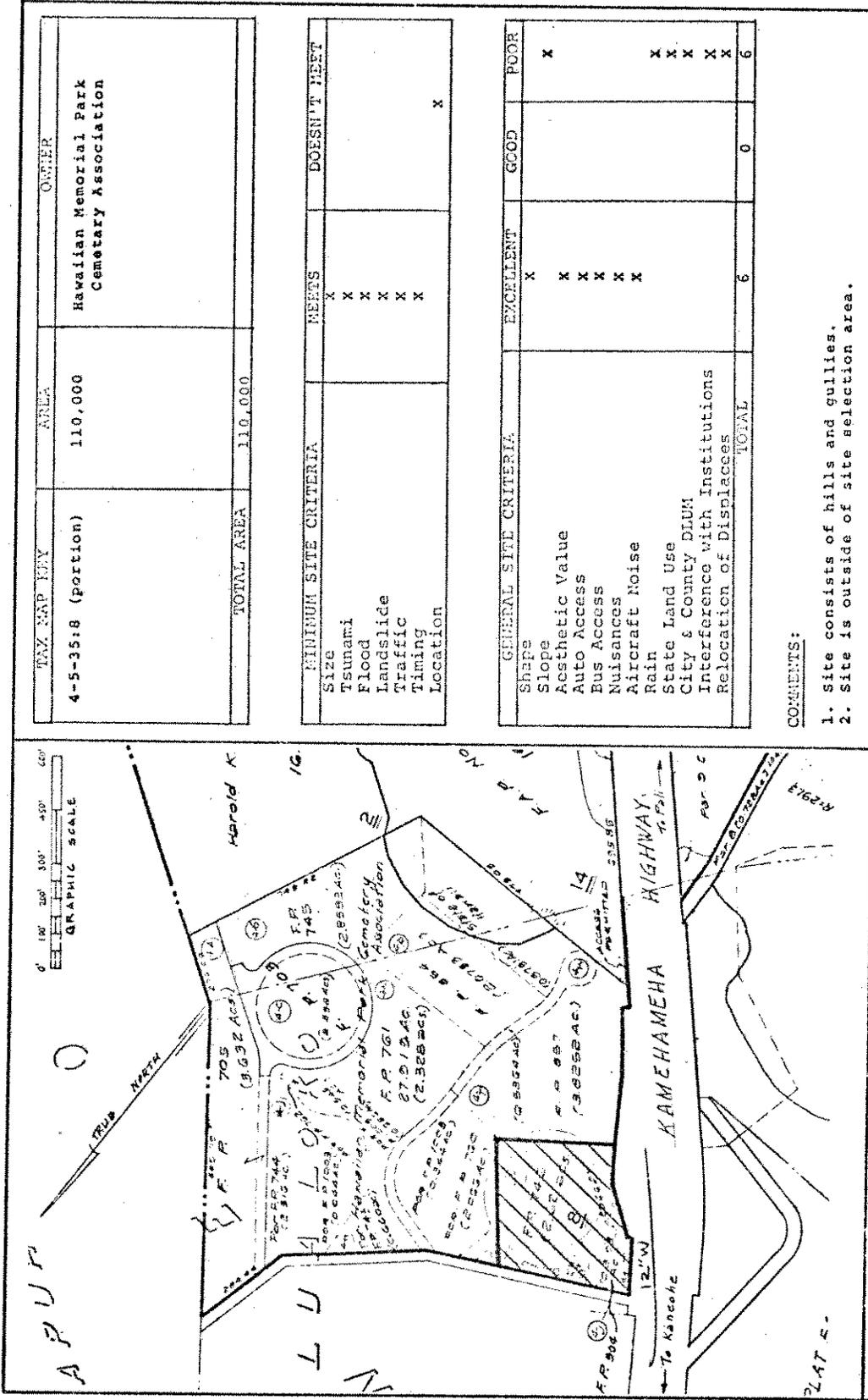
PLANNING BRANCH



ALTERNATIVE SITE U

FIGURE D22

STATE OF HAWAII
 DEPT. OF ACCOUNTING & GENERAL SERVICES
 DIVISION OF PUBLIC WORKS
 PLANNING BRANCH



TAX MAP KEY	AREA	OWNER
4-5-35:8 (portion)	110,000	Hawaiian Memorial Park Cemetery Association
TOTAL AREA		110,000

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
SIZE	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location		X

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope			X
Acesthetic Value	X		
Auto Access	X		
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use			X
City & County DIRM			X
Interference with Institutions			X
Relocation of Displaces			X
TOTAL	6	0	6

COMMENTS:
 1. Site consists of hills and gullies.
 2. Site is outside of site selection area.

ALTERNATIVE SITE V

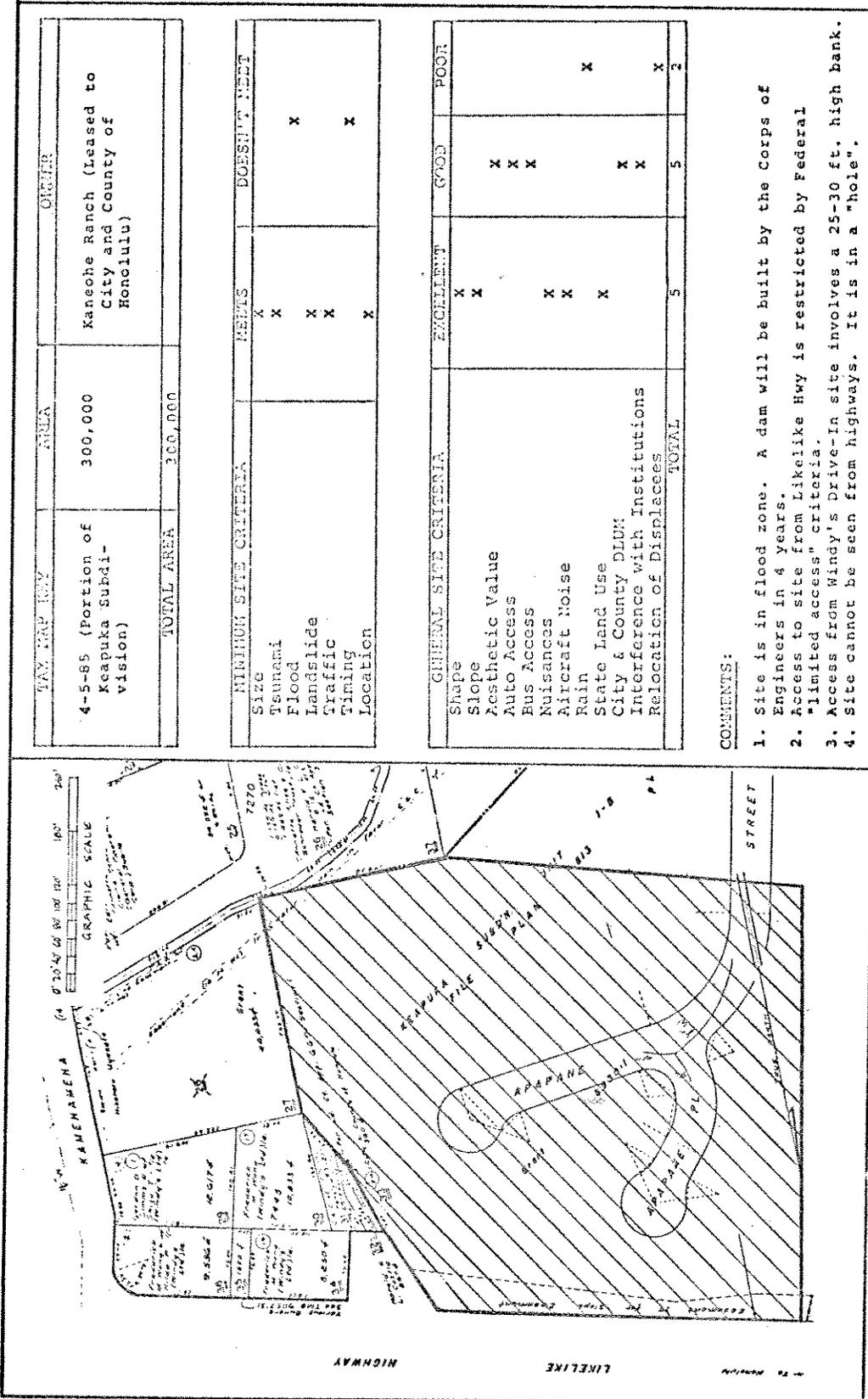
FIGURE D23

STATE OF HAWAII

DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES

PLANNING BRANCH



TAX MAP KEY	AREA	OWNER
4-5-85 (Portion of Keapuka Subdi-vision)	300,000	Kaneohe Ranch (Leased to City and County of Honolulu)
TOTAL AREA	200,000	

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	X
Landslide	X	
Traffic	X	
Timing	X	
Location	X	X

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope	X		
Aesthetic Value		X	
Auto Access		X	
Bus Access		X	
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County DLUM		X	
Interference with Institutions		X	
Relocation of Displaces		X	
TOTAL	5	5	2

COMMENTS:

1. Site is in flood zone. A dam will be built by the Corps of Engineers in 4 years. Access to site from Likeli Hwy is restricted by Federal "limited access" criteria.
2. Access from Windy's Drive-in site involves a 25-30 ft. high bank. Site cannot be seen from highways. It is in a "hole".

FIGURE D24

ALTERNATIVE SITE W

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

TAX MAP KEY	AREA	OWNER
4-5-23:1	190,000	State of Hawaii
TOTAL AREA		190,000

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	X
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape		X	
Slope		X	
Aesthetic Value	X		
Auto Access			X
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County DLUM	X		
Interference with Institutions	X		
Relocation of Displaces	X		
TOTAL	6	2	4

COMMENTS:

- There is a highway slope easement on the site with a 30 ft. high embankment.
- Buildable area on site is approximately one acre.

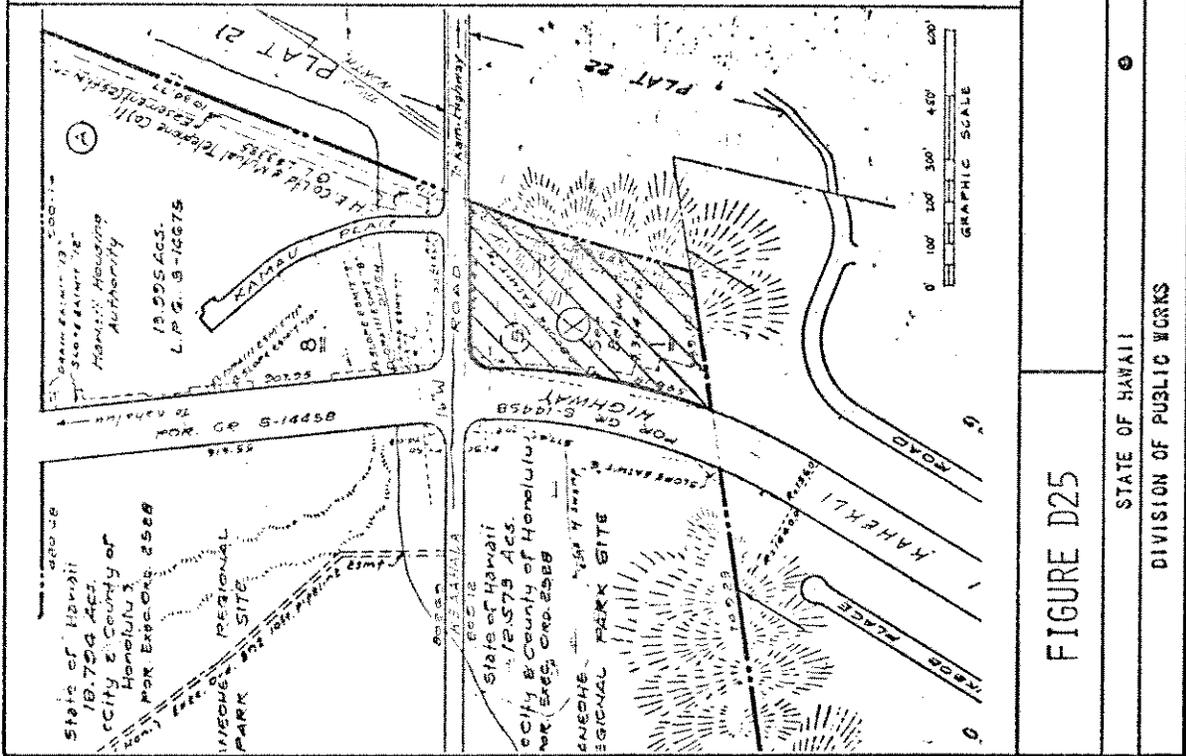
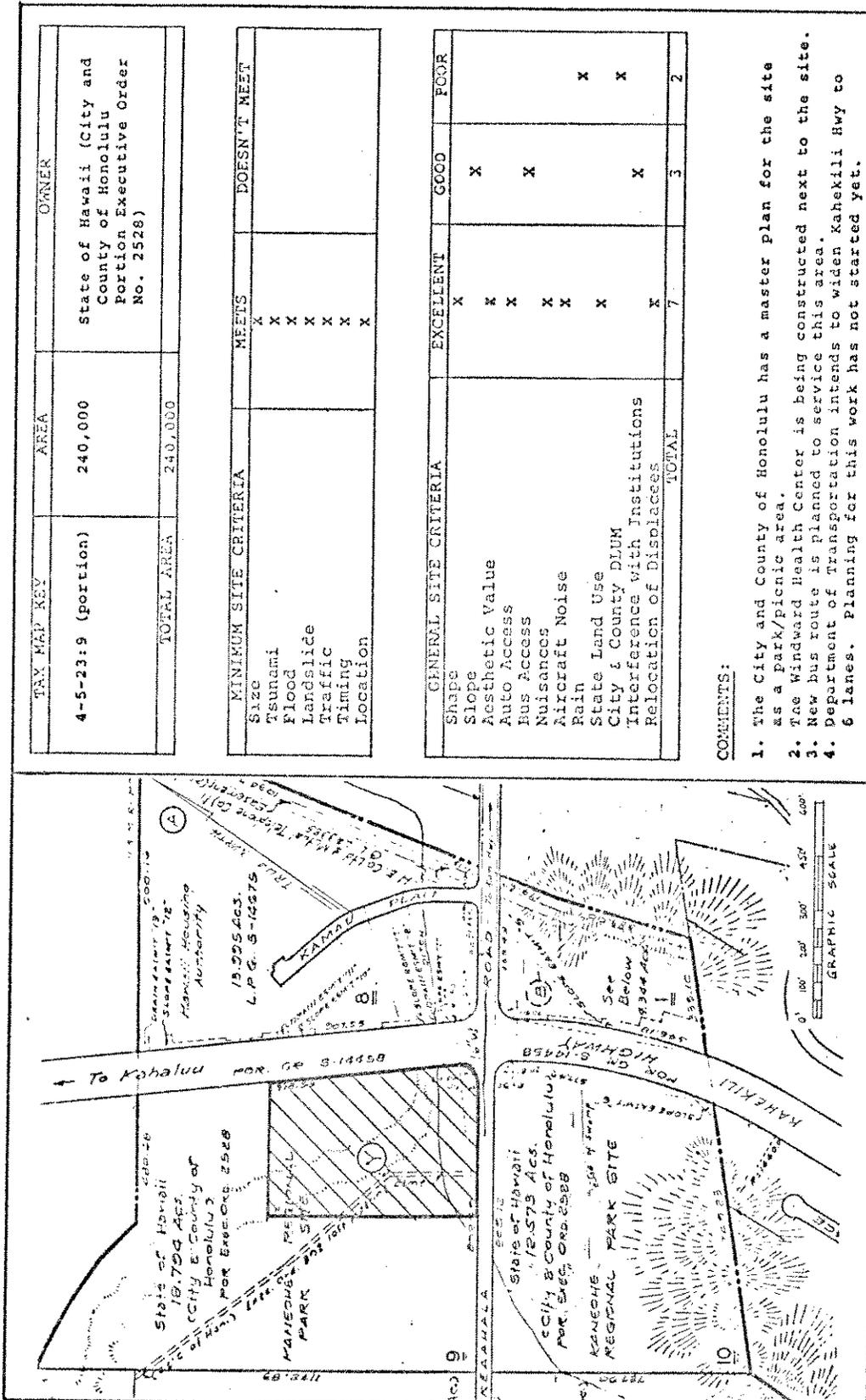


FIGURE D25

ALTERNATIVE SITE X

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



TAX MAP KEY	OWNER
4-5-23:9 (portion)	State of Hawaii (City and County of Honolulu Portion Executive Order No. 2528)
TOTAL AREA	240,000

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
SIZE	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

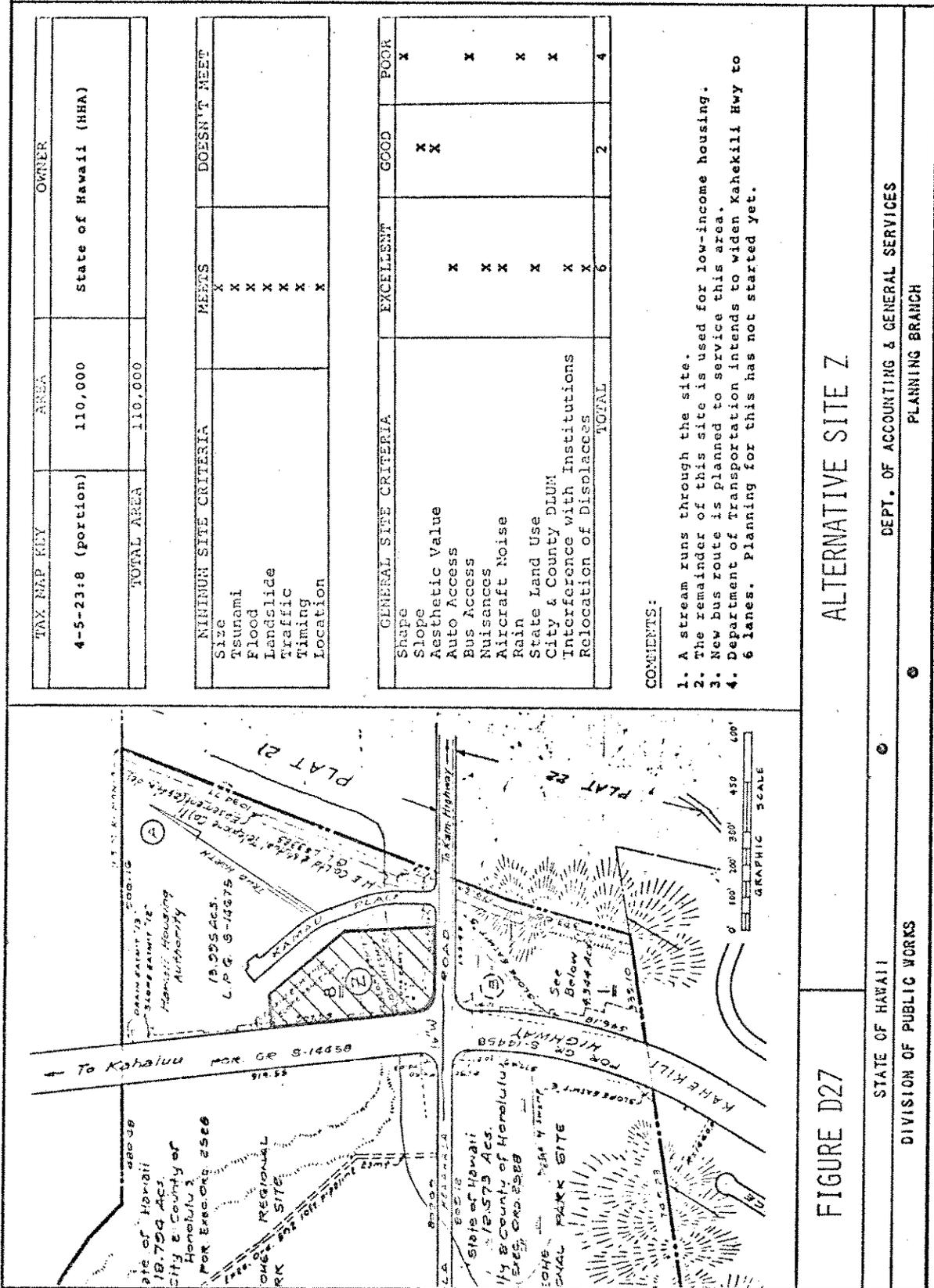
GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope	X	X	
Aesthetic Value	X	X	
Auto Access	X		
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain	X		
State Land Use	X		X
City & County DUM	X		X
Interference with Institutions	X	X	
Relocation of Displaces	X		
TOTAL	7	3	2

COMMENTS:

1. The City and County of Honolulu has a master plan for the site as a park/picnic area.
2. The Windward Health Center is being constructed next to the site.
3. New bus route is planned to service this area.
4. Department of Transportation intends to widen Kahekili Hwy to 6 lanes. Planning for this work has not started yet.

FIGURE D26

ALTERNATIVE SITE Y



TAX MAP KEY	AREA	OWNER
4-5-23:8 (portion)	110,000	State of Hawaii (HHA)
TOTAL AREA	110,000	

NIHINUIH SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape			X
Slope		X	
Aesthetic Value		X	
Auto Access	X		
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain	X		
State Land Use	X		
City & County DNUM	X		
Interference with Institutions	X		
Relocation of Displaces	X		
TOTAL	6	2	4

COMMENTS:

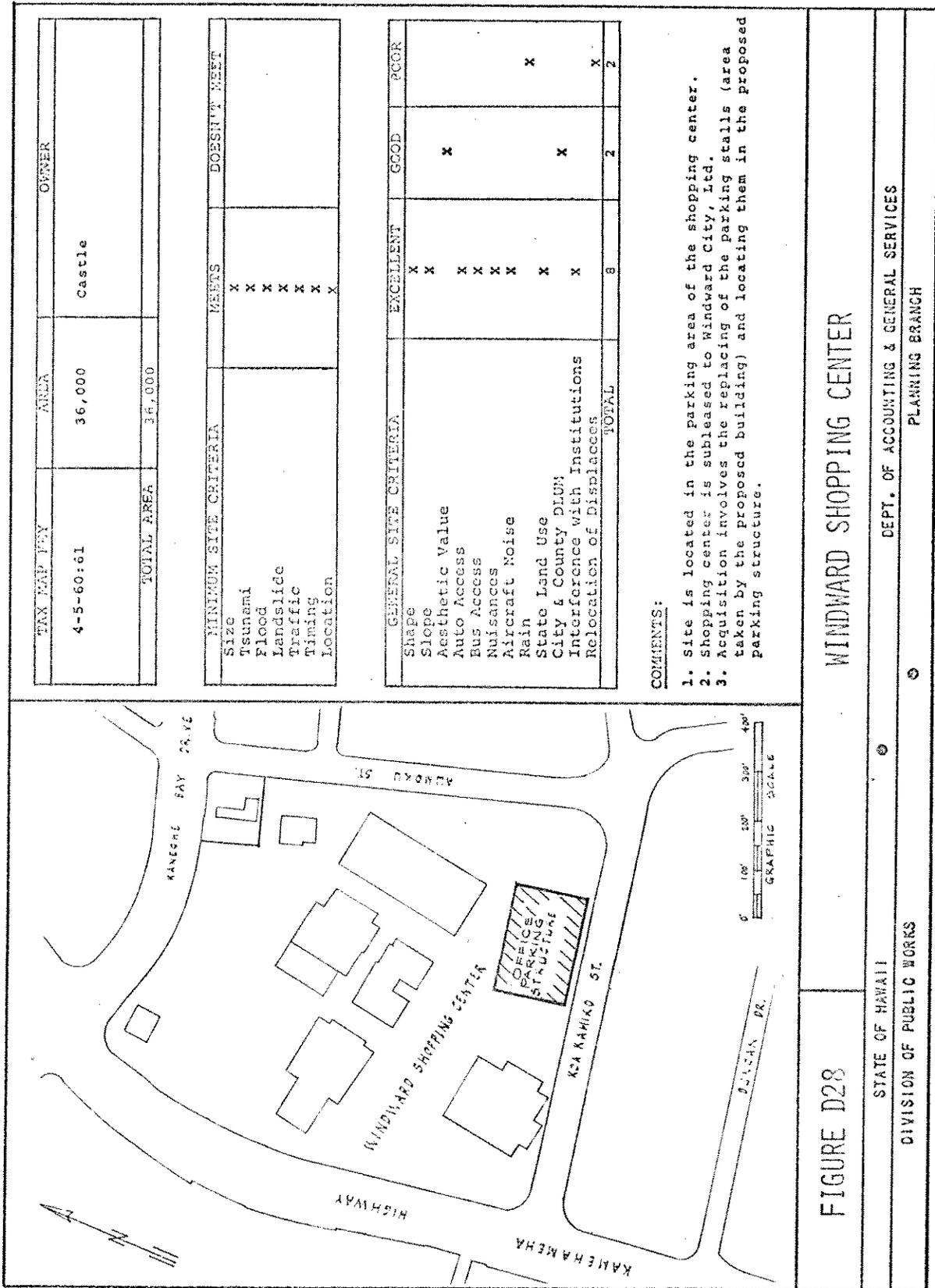
1. A stream runs through the site.
2. The remainder of this site is used for low-income housing.
3. New bus route is planned to service this area.
4. Department of Transportation intends to widen Kahekili Hwy to 6 lanes. Planning for this has not started yet.

FIGURE D27

ALTERNATIVE SITE Z

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH



TAX MAP KEY	AREA	OWNER
4-5-60:61	36,000	Castle
TOTAL AREA		36,000

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape	X		
Slope	X		
Aesthetic Value		X	
Auto Access	X		
Bus Access	X		
Nuisances	X		
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County Plan		X	
Interference with Institutions	X		
Relocation of Displacees			X
TOTAL	8	2	2

COMMENTS:

1. Site is located in the parking area of the shopping center.
2. Shopping center is subleased to Windward City, Ltd.
3. Acquisition involves the replacing of the parking stalls (area taken by the proposed building) and locating them in the proposed parking structure.

FIGURE D28

WINDWARD SHOPPING CENTER

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

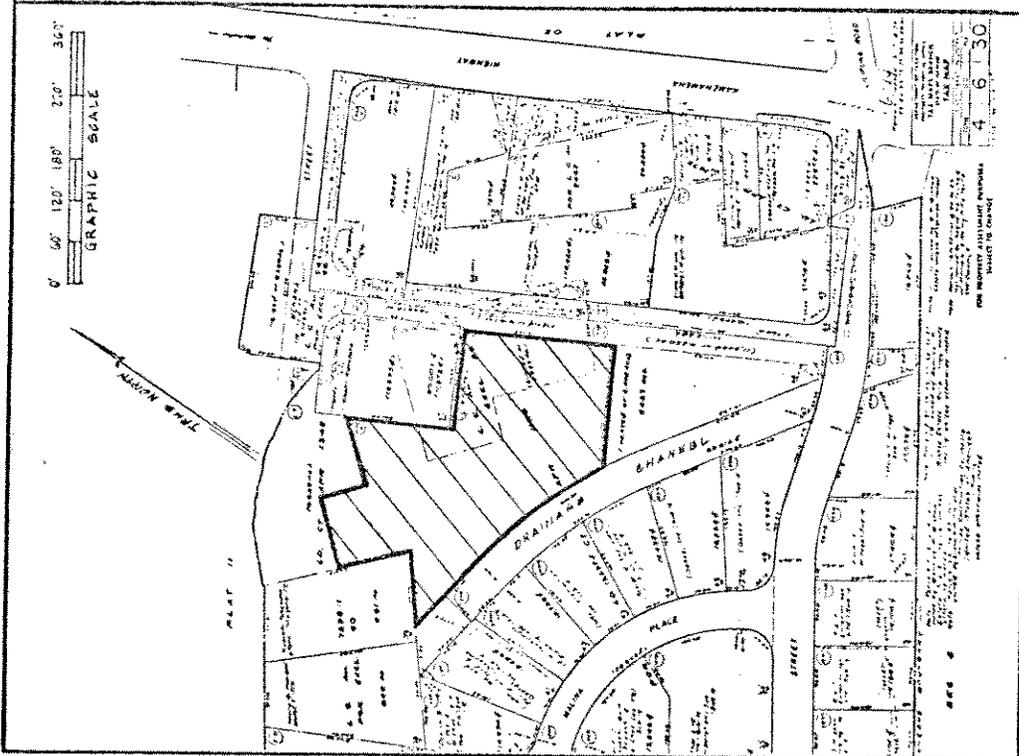
DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

TAX MAP KEY	AREA	OWNER
4-6-30:48	101,067	Bishop Estate
TOTAL AREA		101,067

MINIMUM SITE CRITERIA	MEETS	DOESN'T MEET
Size	X	
Tsunami	X	
Flood	X	
Landslide	X	
Traffic	X	
Timing	X	
Location	X	

GENERAL SITE CRITERIA	EXCELLENT	GOOD	POOR
Shape			X
Slope	X		
Aesthetic Value			X X
Auto Access			
Rus Access	X		
Nuisances		X	
Aircraft Noise	X		
Rain			X
State Land Use	X		
City & County DIRM		X	
Interference with Institutions	X		
Relocation of Displacces	X		
TOTAL	6	2	4

COMMENTS:
This was the site proposed by the Kaneohe Businessmen's Association.



ALTERNATIVE SITE AA

STATE OF HAWAII
DIVISION OF PUBLIC WORKS

DEPT. OF ACCOUNTING & GENERAL SERVICES
PLANNING BRANCH

EVALUATION SUMMARY

Site	Size s.f.	Min. Cri- teria	General Criteria		
			Excel.	Good	Poor
A	91,310	Yes	6	4	2
B	94,604	Yes	7	2	3
C	105,343	Yes	6	1	5
D	100,005	No	4	3	5
E	110,852	Yes	6	3	3
F	98,250	No	6	5	1
G	140,570	No	5	4	3
H	105,767	No	3	6	3
I	100,502	No	5	3	4
J	93,034	No	6	4	2
K	97,403	Yes	6	3	3
L	98,956	Yes	6	2	4
M	135,000	No	6	4	2
N	95,171	Yes	7	2	3
O	93,948	Yes	6	4	2
P	93,173	Yes	6	4	2
Q	95,885	Yes	6	3	3
R	98,057	No	5	4	3
S	116,286	Yes	5	3	4
T	107,270	Yes	6	3	3
U	100,614	Yes	5	5	2
V	110,000	No	6	0	6
W	300,000	No	5	5	2
X	190,000	No	6	2	4
Y	240,000	Yes	7	3	2
Z	110,000	Yes	6	2	4
Windward Shop.Cntr	36,000	Yes	8	2	2
AA	101,067	Yes	6	2	4

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APPENDIX E

Alternate Site Schemes for
Alternative Site 3



SCHEME A

Cost Estimate

A. Land Acquisition

Appraised Value of Land 38,900 x 9.00		\$350,100
Appraisal Fee		1,500
Improvement District Assessment		50,000
	Subtotal	\$401,600

B. Site Development

Mobilization		\$52,000
Clearing & Grubbing 1 ac. @ 1000		1,000
Grading 2000 c.y. @ 5		10,000
Top Soil 10,000 s.f. @ 0.17		1,700
Landscaping 0.5 ac. @ 5000		2,500
Concrete Sidewalk 1000 s.f. @ 1.60		1,600
Roadways		2,000
Drainage System		11,000
Sewer System		4,790
Water System		6,200
Electrical System		7,000
		\$99,790
Contingency		7,000
	Subtotal	\$106,790

C. Building (1985 Requirements)

New Office Building		\$2,575,000
Parking Structure 127 x 350 x 20.50		911,225
		\$3,486,225
Contingency		74,000
	Subtotal	\$3,560,225

D. Engineering and Staff

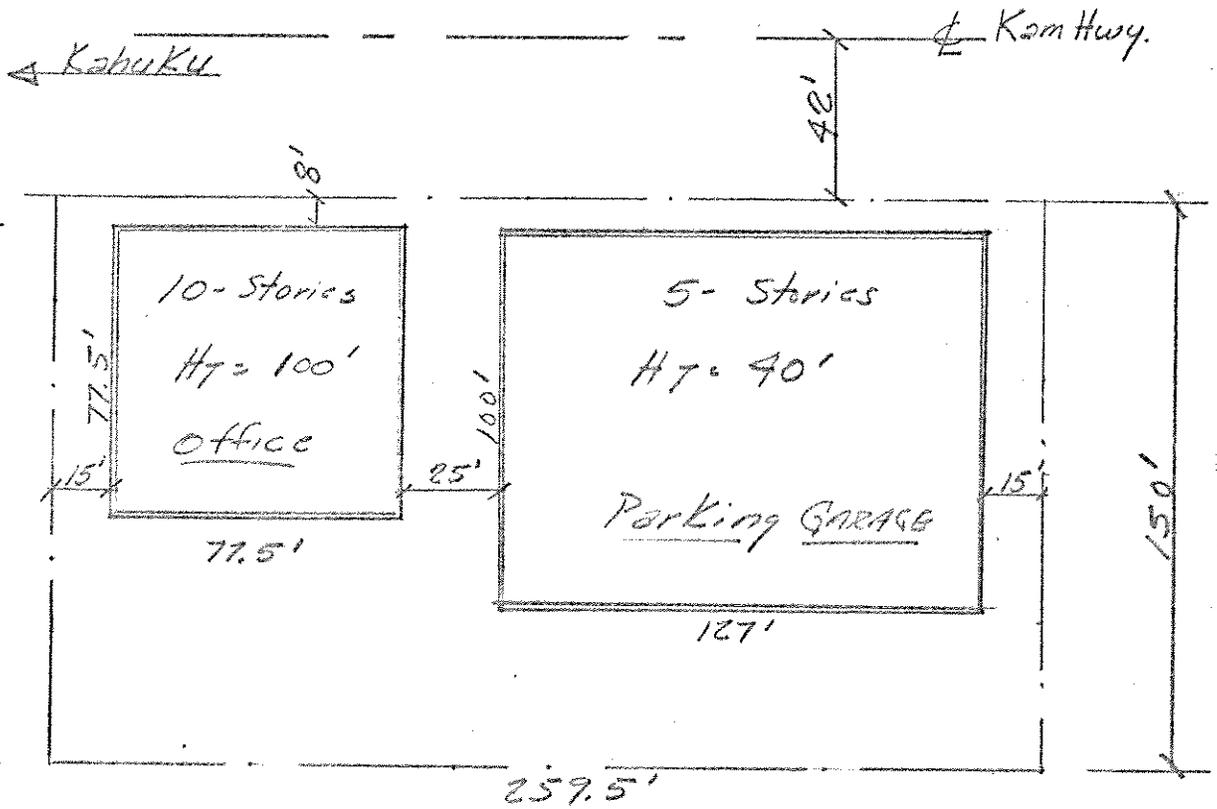
Estimated Construction Cost = 3,560,225		
Design Cost		\$178,000
Inspection Cost		78,000
	Subtotal	\$256,000

Totals:	Land Acquisition	\$	401,600
	Site Development		106,790
	Building		3,560,225
	Engineering		256,000
	Total		\$4,324,615

SCHEME A
(Minimum Site Size)

1981 Reqmts: Bldg. 40,000 sq Gross
 Parking 109 Stalls

Ultimate Reqmts: Bldg 60,000 sq Gross
 Parking 159 Stalls.



Land Area = $259.5 \times 150 = 38,900$ sq

SCHEME B

Cost Estimate

A. Land Acquisition

Appraised Value of Land 194,000 x 9.00	\$1,746,000	
Appraisal Fee	6,700	
Improvement District Assessment	50,000	
Subtotal	\$1,802,700	

B. Site Development

Mobilization	\$ 52,000	
Clearing & Grubbing 4.5 ac. @ 1000	4,500	
Grading 8000 c.y. @ 5	40,000	
Top Soil 40,000 s.f. @ 0.17	6,800	
Landscaping 2 ac. @ 5000	10,000	
A.C. Paving 4000 s.y. @ 10.80	43,200	
Concrete Curb 800 l.f. @ 3.00	2,400	
Concrete Sidewalk 2500 s.f. @ 1.92	4,800	
Drainage System	45,414	
Sewer System	4,790	
Water System	6,200	
Electrical System	7,000	
	\$227,104	
Contingency	9,000	
Subtotal	\$236,104	

C. Building (1985 Requirements)

	\$2,575,000	
Contingency	57,000	
Subtotal	\$2,632,000	

D. Engineering and Staff

Estimated Construction Cost = \$2,868,104		
Design Cost	\$145,000	
Inspection	65,000	
Subtotal	\$210,000	

Totals:	Land Acquisition	\$1,802,700	
	Site Development	236,104	
	Building	2,632,000	
	Engineering	210,000	
	Total	\$4,880,804	

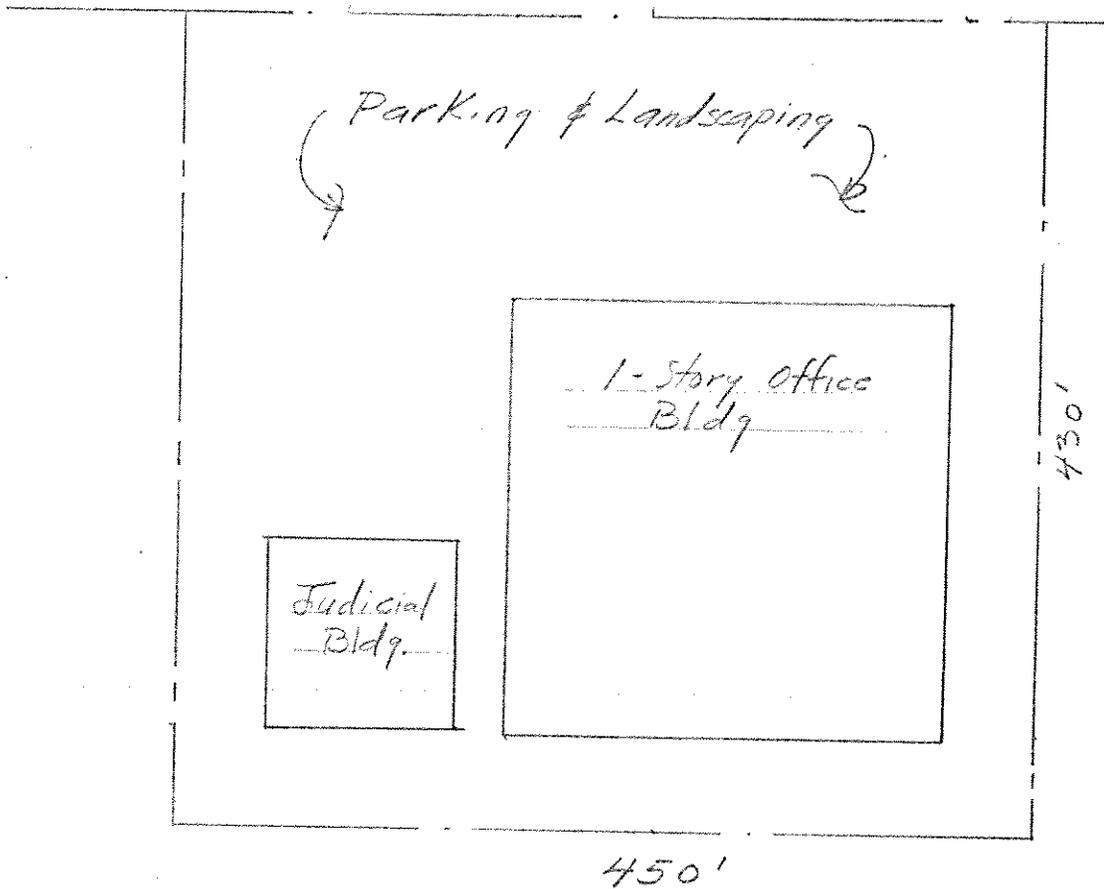
SCHEME B

(One-Story Scheme)

1981 Reqmts: Bldg. 36,600 sq Gross
Parking 109 stalls

Ultimate Reqmts: Bldg. 55,000 sq Gross
Parking 159 stalls

← Kam Hwy



Land Area = $450 \times 430 = 194,000$ sq

APPENDIX F
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