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DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
DIVISION OF PUBLIC WORKS

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LETTER NO. (P)1779.0

SEP 24 1990

Dr. Bruce Anderson  
Acting Interim Director  
Office of Environmental  
Quality Control  
465 South King Street, Rm. 104  
Honolulu, Hawaii 96813

Dear Dr. Anderson:

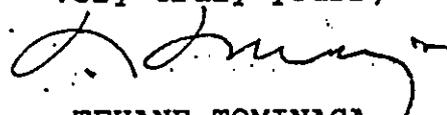
Subject: University of Hawaii at Manoa  
Student Services Building

Attached for your appropriate action are the following:

1. OEQC Form for Publication of EIS Documents in the OEQC Bulletin.
2. Four copies of the Negative Declaration.

If there are any questions, please have your staff call  
Mr. Gordon Sam of the Planning Branch at 548-3921.

Very truly yours,

  
TEUANE TOMINAGA  
State Public Works Engineer

GS:hc  
Attachments

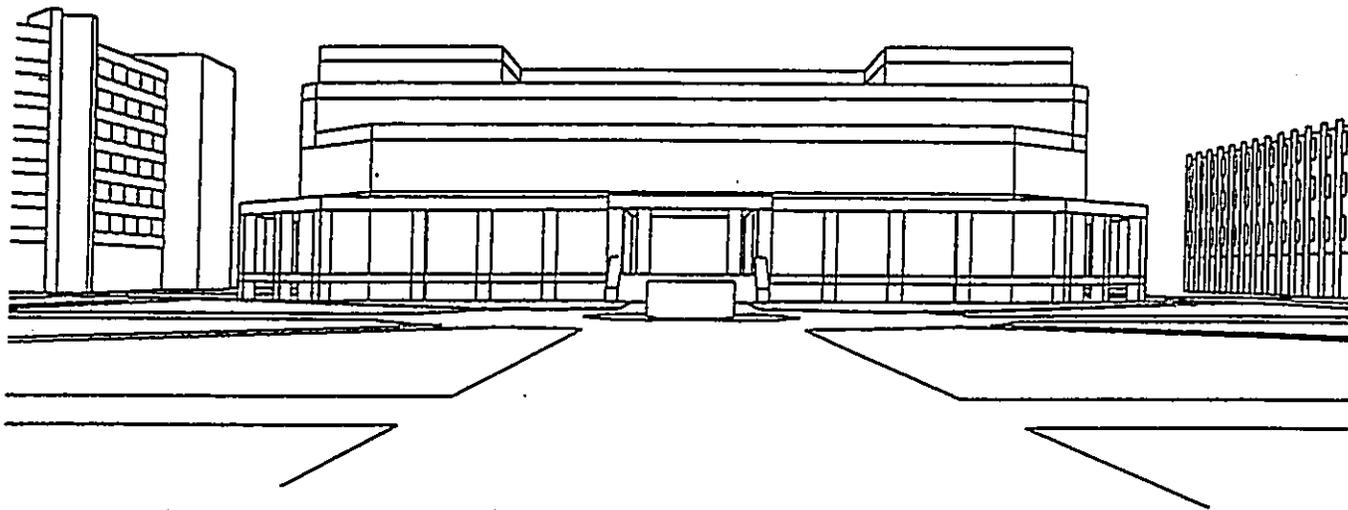
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\* STUDENT SERVICES BUILDING \*

ENVIRONMENTAL ASSESSMENT

OFFICE OF STUDENT AFFAIRS  
\* UNIVERSITY OF HAWAII - MANOA \*



SEPTEMBER, 1990

Facility Technics/Hawaii

E N V I R O N M E N T A L    A S S E S S M E N T  
S T U D E N T   S E R V I C E S   C E N T E R ,   U N I V E R S I T Y   O F   H A W A I I   A T   M A N O A

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LIST OF EXHIBITS

- Exhibit A Campus Location Map
- Exhibit B Proposed Site Plan
- Exhibit C Units to Be Accommodated at the Center
- Exhibit D Air Photo of Existing Conditions
- Exhibit E Long Range Development Plan for the Site
- Exhibit F Preliminary Design Concept
- Exhibit G Conceptual Floor Plans
- Exhibit H Building Envelope Diagram: Mauka Perspective
- Exhibit I Building Envelope Diagram: Ewa Perspective

APPENDICES

CONSULTATION LETTERS TO AGENCIES

REPLIES FROM AGENCIES

E N V I R O N M E N T A L    A S S E S S M E N T  
STUDENT SERVICES CENTER, UNIVERSITY OF HAWAII AT MANOA

1. INTRODUCTION

The Student Services Center is a high priority project, ranking third among the 14 major projects to be funded in the First Biennium (1987-89) of the Six Year (1987-93) Capital Improvements Program for the Manoa campus. Construction is scheduled to begin in June 1992, after the building is fully designed. Construction is scheduled to be completed in approximately eighteen months.

An Environmental Assessment was prepared for the Long-Range Development Plan and Six-year Capital Improvements Program. The Notice of Determination was published in the O.E.Q.C. Bulletin on June 8, 1988. This project, for which a preliminary design concept has been prepared, is being assessed at an early stage in the development process. The preliminary design concept will outline the direction and scope for subsequent design work (schematics, design development and construction drawings).

The preliminary design concept for the project envisions a five level building of approximately 103,300 s.f. of gross floor area. The building would be located along the Ewa side of Farrington Road, on the mauka edge of Varney Circle and makai of Maile Way (see Exhibit A). The Student Services Center would be flanked by Hawaii Hall and Porteus Hall on the Ewa side and by Webster Hall on the Diamond Head side, as shown by Exhibit B. Located within Tax Map Key 2-8-23: 03, the site is currently being utilized as a parking lot.

2. IDENTIFICATION OF PARTIES INVOLVED

APPLICANT

University of Hawaii at Manoa  
Ralph T. Horii, Jr., Vice President for Finance and Operations

CONSULTED AGENCIES AND PARTIES

U.S. Department of Interior, Fish and Wildlife Service  
University of Hawaii, Facilities Planning and Management Office  
State of Hawaii, Department of Accounting and General Services  
State of Hawaii, Department of Land and Natural Resources  
State of Hawaii, Office of Environmental Quality  
State of Hawaii, Department of Transportation  
City and County of Honolulu, Department of Land Utilization  
City and County of Honolulu, Department of Public Works  
City and County of Honolulu, Board of Water Supply  
City and County of Honolulu, Department of Transportation Services

3. DESCRIPTION OF OBJECTIVES AND PROPOSED ACTION

OBJECTIVES

The University of Hawaii at Manoa needs a new Student Services Center to provide its students with more accessible and more effective services. Student services are currently located at widely scattered campus locations, as indicated by Exhibit C. Most of these services are now provided at crowded or obsolete facilities that suffer from lack of privacy, lack of security for confidential files, inadequate waiting areas, heavy congestion during peak hours or safety hazards.

Consolidating programs into a new Student Services Center would enhance the quality of services and efficiency of programs by facilitating cooperation, communication and referrals among staff, reducing duplication of equipment and resources among offices and offering students a variety of related services at a readily accessible location.

PROPOSED ACTION

The program units shown in Exhibit C are the offices to be initially located in the new building. The list has evolved in response to reorganizations and shifts in campus needs and priorities. Occupancy over the life of the building is expected to change accordingly. Flexible, generic spaces will thus be provided to the extent possible in anticipation of such changes.

The Student Services Center is being designed to accommodate current and expected student service needs, excluding clinical health services, until the year 2000. Clinical activities will continue to be provided at a separate facility in another location.

The project is being designed to provide improved services for a gradually increasing student population. Although regular session enrollment at the University of Hawaii at Manoa is expected to stabilize at current levels of approximately 19,000 until 1991, it is expected to increase gradually thereafter to 23,000 students (the ultimate enrollment ceiling established for the Manoa campus).

An increasing portion of these students will have special needs. Over half of the current Manoa student population, for example, are students who are over 25 years of age, re-entry adults, veterans or from other non-traditional groups. It is anticipated, therefore, that students at the Manoa campus will need more assistance and service in the future than they have in the past.

4. DESCRIPTION OF THE AFFECTED ENVIRONMENT

The University of Hawaii at Manoa, situated on approximately 403 acres of land, is surrounded by schools, residences, and commercial areas in an urban environment. The campus' daytime population is approximately 30,000 people.

The University of Hawaii at Manoa is the major campus of the multi-campus University of Hawaii system. It conducts educational, research, and public service programs for the State, country, and international community. Course work is offered leading to Bachelor's degrees in 78 fields of study, Master's in 62, Doctorate's in 35, and to professional degrees in law and medicine. The Student Services Center would be located in the Central Campus in close proximity to classroom facilities, the campus center and Arts and Sciences programs.

#### TERRESTRIAL ENVIRONMENT

The proposed site is now used as a surface parking lot. The site is located makai of Maile Way, on the Ewa side of Farrington Road, mauka of Varney Circle and Diamond Head of Porteus Hall. To the southwest is Hawaii Hall. To the east is Webster Hall.

The site, as shown in Exhibit D, is part of an already developed area. It is currently utilized for parking and by pedestrians en route to classrooms, offices and other campus facilities. Portions of the site are occupied by grass and mature trees.

The site is not considered an important wildlife habitat. Nor is it a critical or protected wildlife area. The project is thus expected to have little impact upon wildlife. According to the Honolulu office of the U.S. Fish and Wildlife Service, no federally listed threatened or endangered species are located on the site.

The Student Services Center site does not contain threatened or endangered species under protection by the State of Hawaii law. One of the trees is a kiawe or algaroba (prosopis chilensis) that harbors a vine of botanic importance. The tree would probably not survive if it were relocated. The kiawe tree will, therefore, be retained in place. The cat claw creeper vine is an original plant of the UH campus.

The building is also being designed to retain in place two trees of historical significance. A sacred fig or pipal tree, ficus religiosa, which was planted by the first graduating class in 1911, will remain between Hawaii Hall and the Ewa-makai corner of the building. A chaulmoogra, hydnocarpus anthelmintac, which was planted by the King of Siam, will be accommodated in the building's interior courtyard. The tree, which seems to do poorly under windy conditions, will probably fare better in the courtyard. The other trees need to be relocated from the site to other areas in the general vicinity.

The Student Services Center building will affect the micro-climate in its immediate vicinity by altering wind patterns. However, in view of the modest size of the building and the limited sensitivity of the site, the impact is expected to be minor and would not justify the expense of a detailed study using scaled models and a wind tunnel.

## AQUATIC ENVIRONMENT

The site of the Student Services Center building is approximately 90 feet above mean sea level and more than two miles from the ocean. Manoa Stream drains the portion of Manoa Valley where the site is located. The site is located in Flood Insurance Rate Map Zone X, which is outside the 500 year flood plain.

The building site is not located in a wetland or aquatic area governed by the Coastal Zone Management Act of 1972 nor subject to shoreline management area regulations of the State of Hawaii (HRS Chapter 205-A). No wild or scenic rivers, as defined and designated by the U.S. Wild and Scenic Rivers Act, would be affected.

The site, according to the U.S. Soil Conservation Service, is composed mainly of Makiki stony clay loam (M1A) soils. The basaltic rock underlying these soils is capable of storing groundwater. The location of the basaltic strata will be determined by geotechnical investigation. Soils in the Makiki series have moderate shrink-swell potential, moderate shear strength and moderately rapid permeability.

Since the building site is gently sloping, erosion from construction is not expected to be significant. Erosion and sedimentation control measures should be designed and implemented as needed to mitigate the impact.

The portion of the U.H. stormwater drainage system that would serve the building empties into Manoa Stream. The building will contribute only slightly more stormwater runoff to the university's drainage system than the existing on-grade parking lot. Although slightly more of the site would be covered with an impervious surface, the increase of stormwater runoff into Manoa Stream is not expected to change significantly.

State Department of Health Water Pollution Control regulations (title 11, chapter 55) would not require a National Pollutant Discharge Elimination System (NPDES) permit for this project, since only stormwater runoff would be discharged. Stormwater runoff will probably contain small amounts of sediment and debris, most of which would be collected in storm drains.

## 5. DESCRIPTION OF PROJECT CHARACTERISTICS

### SITE PLAN

The Long-Range Development Plan (LRDP) of the Manoa campus adopted by the Regents of the University of Hawaii in 1987 proposed that the Student Services Building be located between Porteus Hall and Webster Hall. The area, situated on the mauka side of Varney Circle, was formerly the site of Farrington Hall. Most of the site is presently used as an on-grade parking lot with access off Farrington Road.

The site for the building is on the makai half of the existing parking lot. The LRDP envisioned the building as the mauka backdrop to the proposed Varney Plaza, which is planned to be built where Varney Circle is currently located (see Exhibit E). Varney Plaza would be constructed as a separate but related capital improvement project as funds become available.

Another building, Porteus Phase II, is proposed in the LRDP for construction on the mauka side of the Student Services Building and in conjunction with a new parking structure planned along Maile Way. Porteus II would also be implemented as a separate but related capital improvement project as funds become available.

The building site slopes gently (approximately 3 percent) in the mauka to makai direction. Portions of the site near the parking lot are occupied by mature trees, most of which can be relocated. Two trees on the site, however, are of historical significance. Another tree, which would probably not be able to survive relocation, harbors a vine of botanical value.

Located at the intersection of McCarthy Mall and the proposed Mauka-Makai Mall, the site would be readily accessible to students after the proposed Mauka-Makai Mall is extended from Dole St. to Maile Way.

#### BUILDING PLAN

As previously noted, the project is being assessed early in the development process, based upon the preliminary design concept for the project. Design modifications will, of course, be made as schematic drawings are prepared, design development progresses and construction drawings are produced. It is expected, nonetheless, that the basic design concept will be followed.

The building would encompass approximately 103,300 s.f. of gross floor area, of which about 29 percent is required for structural elements, building systems, vertical circulation and major corridors. The building would thus provide approximately 73,400 s.f. of usable (net) office space, including aisles and minor corridors. The usable area would be assigned to particular student service programs and common areas (conference rooms, copier rooms, custodian rooms, telecommunications rooms and a mail room).

The building would contain five levels of office space, as shown in Exhibit F. Floors would range in gross floor area from about 14,900 s.f. on level five to about 23,700 s.f. on levels one and two, as shown in Exhibit G. As the "backdrop" for the proposed Varney Plaza, the building would be stepped back from the plaza and fully landscaped.

The design incorporates plans for the surrounding campus. Like Hawaii Hall, the building is centered on Varney Circle and the fountain. The building's makai facade is set back to provide space for two trees of historic and botanical significance. An interior courtyard and atrium would accommodate another tree of historical importance. The building's makai corners would be angled to widen views of Varney Plaza from the Maile Way gateway and Porteus Hall.

The Student Services Center, as shown by Exhibit H, would be lower than Porteus Hall, a seven story building west of the site, and higher than Webster Hall, a four story building east of the site. The ground floor, half a level below grade, and the first floor, half a level above grade, would both open directly into the proposed plaza. The top two floors would be stepped back from the proposed plaza in keeping with LRDP guidelines, as shown in Exhibit I.

Given the need to provide sufficient space for Student Service programs, the need to follow the LRDP's building height guidelines for the site, the need to set back the building from Porteus Hall and the proposed Varney Plaza, as specified in the LRDP, and the need to accommodate several significant trees on the site, the building footprint is wider but not as long as initially envisioned.

#### CIRCULATION AND PARKING

Two major pedestrian circulation routes would connect the building with other campus facilities. McCarthy Mall extends from the site toward the Diamond Head section of campus. The proposed Mauka-Makai Mall would link the site with the Campus Center and the Lower Manoa Campus. Pedestrian walkways and arcades would connect the building directly to Porteus Hall and Webster Hall.

The LRDP calls for the future elimination of Farrington Road, which now provides vehicular access to the site and to buildings surrounding Varney Circle. A new service/emergency vehicle road would, therefore, connect the mauka/Ewa corner of the building directly to Maile Way. The proposed road would also provide vehicles with another route to the proposed Maile Way parking structure to be built on the mauka side of the building. Construction of the proposed parking structure, the closure of Farrington Road and the extension of the Mauka-Makai Mall to Maile Way are related but separate capital improvement projects to be implemented as funds become available.

Approximately 64 on-grade parking stalls are expected to be displaced by the Student Services Center. It is anticipated that all of these stalls would be replaced by the new parking structure to be located at Maile Way and Farrington Road at the site of the existing Spalding Hall parking lot.

Construction of the new parking structure is scheduled to be completed in 1993. A temporary shortage of parking should thus be anticipated from the start of construction in June 1992 until the Spalding Hall parking structure is finished in 1993.

## OTHER PROJECT CHARACTERISTICS

Detailed schematics, construction plans and specifications have yet to be prepared. The building's elevations, interior spaces, fenestration, mechanical and electrical mechanical systems, landscaping and other features will be designed during this process.

6. IMPACTS AND PROPOSED MITIGATION MEASURES

## ENVIRONMENTAL IMPACT

## Hazardous, Toxic and Radioactive Materials

None of the program activities in the building will be using hazardous, toxic, or radioactive materials. The building will comply with applicable building and safety codes to minimize risks to occupants, visitors and the surrounding community.

## Utilities

Sanitary Sewer. The sanitary sewer system is generally adequate for the portion of the UH campus in which the building will be located. Only Sanitary System C, which serves the adjoining northwest (mauka-ewa) corner of the central campus, needs to be improved to meet projected requirements in that section of the campus. The Student Services Center is located in the area of the central campus served by System A.

According to the current U.H. Utilities Master Plan (pp. IV-7 and IV-9), the overloading of System A is not likely to occur under present conditions. However, the university may need to install a relief sewer if future developments on campus result in higher projected flows than anticipated. The Utility Master Plan is being updated to address such concerns.

Water. Water demand by the building is expected to range from 7,500 to 8,300 gallons per day. The existing Board of Water Supply system, according to the current Utilities Master Plan (page III-30), is adequate to accommodate future needs. Water pressure for fire protection is sufficient. Adequate fire hydrants exist along Maile Way and around Varney Circle to service the building. Another hydrant in the Hawaii Hall-Porteus Hall-Student Services Center "triangle" would be desirable but is not required. The central campus system is considered a high pressure system for which each new facility connection will need to have pressure reducing equipment.

Stormwater Drainage. The building will be served by the existing campus drainage system "D". Additional inlets would be provided by the project, as recommended by the current Utilities Master Plan. The system empties into an injection well on the quarry floor near the parking structure. Although the system does not have sufficient capacity to handle 10 year storm flows, runoff from the project is not expected to increase substantially. The current Utilities Master Plan is being updated to address such concerns.

Electrical System. The University of Hawaii is conducting a study of the campus electrical system. The study will recommend measures to address possible deficiencies, if any, in the system's ability to service the building.

Telephone and Gas. The existing campus telecommunication system is sufficient to service the building. Gas will not be needed to service the building.

#### Solid Waste

The average volume of (non-hazardous) refuse to be generated per day is estimated at one cubic yard per 25,000 square feet of assignable building space. The University uses two-cubic yard containers. Since the building is being programmed to have approximately 59,200 s.f. of assignable space, it will require slightly more than one two-cubic yard container.

Refuse will be collected by University personnel and disposed at sanitary landfills or incinerated at the recently completed "garbage-to-energy" facility in accordance with applicable Federal, State, and City laws and regulations.

#### Water and Air Quality

Water quality is not expected to be affected by the project, except for short-term increases in sedimentation during construction.

Air quality is not expected to be affected by the project, except for short-term increases in dust during construction and temporary reductions in air emissions from the interim loss of parking stalls at the Farrington Road parking lot.

#### Noise Levels

Noise levels in the immediate vicinity of the building are expected to slightly increase in the long run from the building's air conditioning system. Noise levels will increase temporarily, of course, during the construction period.

#### Energy Conservation

Energy conservation measures will be implemented to reduce life-cycle operation and maintenance costs. The solar orientation of the building is favorable, although not ideal. The length of the building faces mauka and makai. Morning sunlight from the east is partially blocked by Wa'ahila Ridge, separating Manoa and Palolo Valleys, and does not create a significant problem of heat gain. Penetration of the afternoon sun as it traverses the sky from the south to the west would be blocked in part by Porteus Hall, Hawaii Hall and nearby trees.

#### AESTHETIC IMPACT

The Student Services Center would be a prominent building on the University of Hawaii at Manoa campus. Its height would be lower than that of Porteus Hall to the west but higher than that of Webster Hall to the east.

Because of the limited availability of land for expansion and the need for additional space to accommodate future growth, the university has elected to develop the campus at a higher density.

The building, which will be designed in accordance with LRDP guidelines and with the neo-classic style of Hawaii Hall, is expected to fit unobtrusively into the area, where other major improvements are also planned.

#### SOCIAL IMPACT

##### Student Needs

The present campus enrollment is approximately 19,000 students for the regular session. The enrollment ceiling set by University policy is 23,000 students. The academic year for the Manoa campus is divided into two 17 week semesters and a 12-week summer session consisting of two six-week terms. The total enrollment for the summer sessions is approximately 13,400 students.

In addition, the College of Continuing Education and Community Services offers evening credit and non-credit courses, concerts, lectures, and other educational experiences for particular interest groups. The enrollment for credit and non-credit courses for the three terms is presently greater than 16,600 students.

The additional services to be offered at the building would help to support an expanding and diversifying student population, whose needs are currently being addressed at outmoded, crowded, widely scattered facilities.

##### Campus Housing

The demand for campus housing by students is not expected to increase as a result of the project. Although the University provides campus housing for some of its teaching faculty, the demand for such housing is not expected to increase as a result of the project. The University does not provide any campus housing for its staff and research faculty.

##### Community Services

Security. Routine police patrols and surveillance will continue to be handled by the university's campus security force. In situations beyond the capabilities of the campus security personnel and in situations where arrests have to be made, the Honolulu Police Department will continue to be called to assist. New emergency call boxes have been located throughout the campus to support the security program. Adequate security is available for the project.

Fire Protection. Fire protection is provided by the Honolulu Fire Department. The nearest station to the university is Station #29, located at Date Street and University Avenue, approximately one mile away. Adequate fire protection is available to support the project.

#### Parking

Communities adjacent to the Manoa campus may be affected if parking shortages increase as the university expands and capital improvement projects like the Student Services Center are built to support the growth in numbers of people.

Service by the City's proposed fixed guideway transit system and the planned increase in student housing are expected, however, to reduce the demand for student parking and offset the increase in parking demand by faculty and staff. It is assumed that a greater number of students will be living on campus rather than commuting. The total increase on a campus-wide basis in the number of external trips generated would, therefore, be negligible.

Parking requirements are calculated on a campus-wide basis, rather than for individual buildings. Proposed parking structures included in the six-year CIP are expected to meet the anticipated need for parking spaces in the long-run, even though short-term shortages may arise as projects are implemented.

Construction of the Student Services Center will lead to such a short-term shortage, since the Spalding Hall parking structure at Farrington Road and Maile Way will not be completed until 1993, after construction is scheduled to begin on the Student Services Center in June 1992. The new Spalding Hall parking structure would replace all of the parking stalls at the Farrington Road and Spalding Hall lots. Most of the Student Services Center's staff would continue to be assigned stalls elsewhere on campus.

#### Vehicular Circulation

Communities adjacent to the Manoa campus may be affected if traffic congestion increases as the university expands and capital improvement projects like the Student Services Center are constructed to support this expansion. The overall travel demand to be generated, however, is not expected to expand, as previously explained.

Vehicular entrances and exits to the proposed Student Services Center would be located off Maile Way, mauka of the proposed structure. Automobiles now enter the existing parking lot from Farrington Road. Vehicular traffic on Farrington Road would decrease after the center is built.

#### Archaeological Remains

No archaeological remains are known to exist at the project site. The State Historic Sites Office will be notified and consulted if unanticipated archaeological remains are encountered during construction.

### Historic Resources

All of the buildings in the vicinity of the proposed Student Services Center are modern except Hawaii Hall, which is listed on the State Register of Historic Places. Varney Circle is also listed on the State Register. None of the buildings surrounding the proposed project are listed on the National Register of Historic Places.

#### 7. COMPATIBILITY WITH PUBLIC POLICIES

##### RELATION TO SHORELINE AND STATE LAND USE DISTRICT BOUNDARIES

The site is not located within the Shoreline Management Area nor within the Shoreline Setback Area. The site is located entirely within the State Land Use Urban District.

##### COMPATIBILITY WITH STATE AND COMMUNITY PLANS

###### Hawaii State Plan

The Student Services Center would help to carry out four Hawaii State Plan policies for socio-cultural advancement with regard to education, as follows (emphasis added):

- Policy 1: Support educational programs and activities that enhance personal development, physical fitness, recreation and cultural pursuits of all groups.
- Policy 2: Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.
- Policy 3: Provide appropriate educational opportunities for groups with special needs.
- Policy 5: Provide higher education opportunities that enable Hawaii's people to adapt to changing employment demands.

###### Long Range Development Plan (LRDP) of the University of Hawaii

The Student Services Center, as previously explained, is a top priority project, ranking third among 14 proposed facilities included in the Board of Regents' 1987-89 Biennium C.I.P. The site being developed is similar to the one proposed for the center in the LRDP report adopted by the Board of Regents in 1987, except that the building footprint is wider and not as long as anticipated.

Less space remains, therefore, between the Student Services Center and the proposed parking structure along Maile Way for Porteus Phase II. Porteus II could still be built either above or right next to the proposed parking structure, as envisioned by the LRDP (p. 32).

The design criteria for the Student Services Center (SSC) are specified in Appendix A of the 1987 LRDP (pp. A-67 to A-70), as follows:

- A. The facade of the SSC should provide a backdrop to Varney Plaza. This facade should reflect the neo-classic character of Hawaii Hall in recognition of the building's formal position in relation to Varney Plaza.
- B. An arcade should be included along the makai facade of the SSC which will link Porteus Hall and Webster Hall.
- C. The SSC/Porteus Hall Phase II building should be sited to retain as many of the existing mature trees as possible.
- D. The portion of the SSC fronting Varney Plaza should not be more than four stories in height. Porteus Hall Phase II should not exceed six stories. It should, in any case, be lower than Porteus Hall in height.

The Student Services Center would meet the LRDP's design criteria in the following ways:

- A. The makai facade of the building would be sympathetic to the neo-classic character of Hawaii Hall, as indicated in Exhibit F.
- B. An arcade would be constructed along the makai facade of the building fronting the plaza. The arcade would extend around the Ewa-makai and Diamond Head-makai corners of the building to connect it directly with Porteus Hall and Webster Hall.
- C. The building is being designed to retain on site two trees of historic significance and another with botanical importance. One tree would become part of an interior courtyard and atrium around which the building would be erected. The second tree would be retained in place between the Ewa-makai corner of the building and Hawaii Hall. The third tree would remain in place between the Diamond Head-makai corner of the building and the proposed Varney Plaza. Other trees on the site would need to be relocated.
- D. Although the mauka portion of the building consists of five levels, the makai portions of levels four and five are stepped back from Varney Circle. In effect the portions of the building fronting the proposed plaza consists of only three levels (see Exhibit I).

Oahu General Plan

The Student Services Center would help to implement two Oahu General Plan policies for health and education (emphasis added):

Policy 1: Support educational programs that encourage the development of employable skills.

Policy 4: Encourage the construction of school facilities that are designed for flexibility and high levels of use.

Primary Urban Center Development Plan of the City and County of Honolulu

The entire campus of the University of Hawaii at Manoa, including the Student Services Center site, is designated for public and quasi-public facility uses on the Primary Urban Center Development Plan Land Use Map.

COMPATIBILITY WITH ZONING AND OTHER LAND USE REGULATIONS

City and County Zoning

The Student Services Center, like most of the Manoa campus, is located within the R-5 residential zoning district. Colleges and universities are classified by the City and County's land use ordinance as essential community services that could have major adverse impact on surrounding land uses. They are allowed in any district but are subject to Plan Review Use requirements, including a public hearing and approval by the City Council (by resolution) of the applicant's five year master plan for the campus.

Projects developed in accordance with the approved master plan do not require Council approval. However, drawings must be reviewed by the Director of Land Utilization prior to the issuance of building permits.

Plan Review Use Approval

The Dept. of Land Utilization, City and County of Honolulu, reviewed the University of Hawaii's Application for Plan Review Use (dated March 11, 1988) and five year master plan, based upon the 1987 LRDP Report. The Director of Land Utilization recommended to the City Council on August 8, 1989 that the application be approved, subject to conditions specified in the Director's Report. The City Council held a public hearing and approved (via Resolution 89-411, CD-2) the university's Plan Review Use Application and five year master plan on December 13, 1989, subject to conditions.

Included among the conditions imposed by the City Council in a letter to University of Hawaii President Simone dated December 18, 1989 were the following requirements:

- A. Development of the site must be in general conformance with the Long-Range Development Plan Report adopted by the Board of Regents in 1987.

- B. The applicant must coordinate transportation improvements with the State Dept. of Transportation and City Dept. of Transportation Services, incorporate recommended traffic mitigation measures and submit preliminary plans for the Five-Year Master Plan for water, sewerage disposal and drainage to the Board of Water Supply and the Dept. of Public Works for their review and comment prior the issuance of a building permit for the site.

The preliminary design concept for the Student Services Center is in general conformance with the location and design design criteria in the LRDP Report.

The University of Hawaii is completing an updated Utility Master Plan that will be submitted to the Board of Water Supply and the Dept. of Public Works for review prior to the issuance of the building permit for the project, as required.

It is not anticipated, given the minor effects of the project on vehicular circulation, that major transportation improvements are needed. Traffic mitigation measures will be implemented, if necessary, prior to the completion of the building in December 1993.

The project, therefore, will comply with the Plan Review Use conditions specified by the City Council of Honolulu in December 1989.

#### 8. ALTERNATIVE ACTIONS

Two alternatives in addition to construction of the building, as planned in the LRDP of the Manoa campus in 1987 and programmed by the UH six-year Capital Improvement Program, at the site designated for the building by the LRDP were considered:

- A. No construction (i.e. do nothing).
- B. Construction of the building, as planned in the LRDP of the Manoa campus in 1987 and programmed by the UH six-year Capital Improvement Program, at a site different from that designated by the LRDP.

#### NOT CONSTRUCTING THE BUILDING (ALTERNATIVE A)

Abandoning the project and leaving the site "as is" (an on-grade parking lot) would not alleviate the need to provide a growing and increasingly diverse student population with more accessible and better quality services.

It would also conflict with other LRDP goals by eliminating an important anchor for the proposed Mauka-Makai Mall, by undermining efforts to concentrate activities in the proposed "Campus Downtown" area, where the site is located, and by keeping the center of campus for use as vehicular circulation and parking. This alternative was considered but rejected.

CONSTRUCTING THE BUILDING ON A DIFFERENT SITE (ALTERNATIVE B)

Constructing the building, as planned in the LRDP and as programmed by the UH Six Year Capital Improvements Program, at a site different from that designated was seriously considered but rejected in favor of the proposed site.

Only three alternative building sites are available for future development on the Central Campus. Future building sites yet to be assigned by the LRDP to specific programs include:

- A. the present site of the Student Health Clinic (located at the Diamond Head end of McCarthy Mall, fronting East-West Road);
- B. the present site of the Cashier's Office and on-grade parking lot (located Diamond Head of the Campus Center, at the Ewa end of Correa Road, makai of the Art Building and mauka of Kuykendall Hall); and
- C. the present site of the Post Office and on-grade parking lot (located mauka of the Bachman Hall parking lot, Diamond Head of the proposed Bachman Hall parking structure, makai of Hemmenway Hall and Ewa of the Campus Center).

The present Student Health Clinic site is located too far away from the Central Campus, where most of the University's classroom instruction is conducted, to be accessible for most students. The site on Correa Road southeast of the Campus Center is centrally located but is too small to accommodate the Student Services Center, as currently programmed. Moreover, Building 37, where the Cashier's Office is located, is an historic building.

The Post Office site southwest of the Campus Center is centrally located and large enough for the Student Services Center. A building of approximately 103,300 s.f. in gross floor area, however, would require at least four stories. Such a building would conflict with LRDP design criteria for this site, where the building height is restricted to that of the nearby Campus Center.

9. SUMMARY OF MAJOR IMPACTS

The construction of the Student Services Center building is not expected to have any significant environmental impact. An environmental impact statement, therefore, is not necessary.

The project would not involve any "irrevocable commitments" or destroy any important natural or cultural resources.

The range of beneficial uses of the environment would not be curtailed.

No conflicts would arise with the State's long-term environmental standards and goals.

The economic and social welfare of the community would not be adversely

The public health would not be adversely affected.

A substantial degradation of environmental quality is not expected.

Major secondary impacts are not expected.

A commitment to larger actions would not be required, nor are cumulative impacts from the project expected.

Rare, threatened, or endangered species would not be affected.

Environmentally sensitive areas, such as flood plains, tsunami inundation zones, erosion prone areas, and pristine coastal waters, would not be affected.

#### ENVIRONMENTAL EFFECTS DURING CONSTRUCTION

Approximately 64 parking stalls would be temporarily lost during construction.

Noise levels would increase during construction.

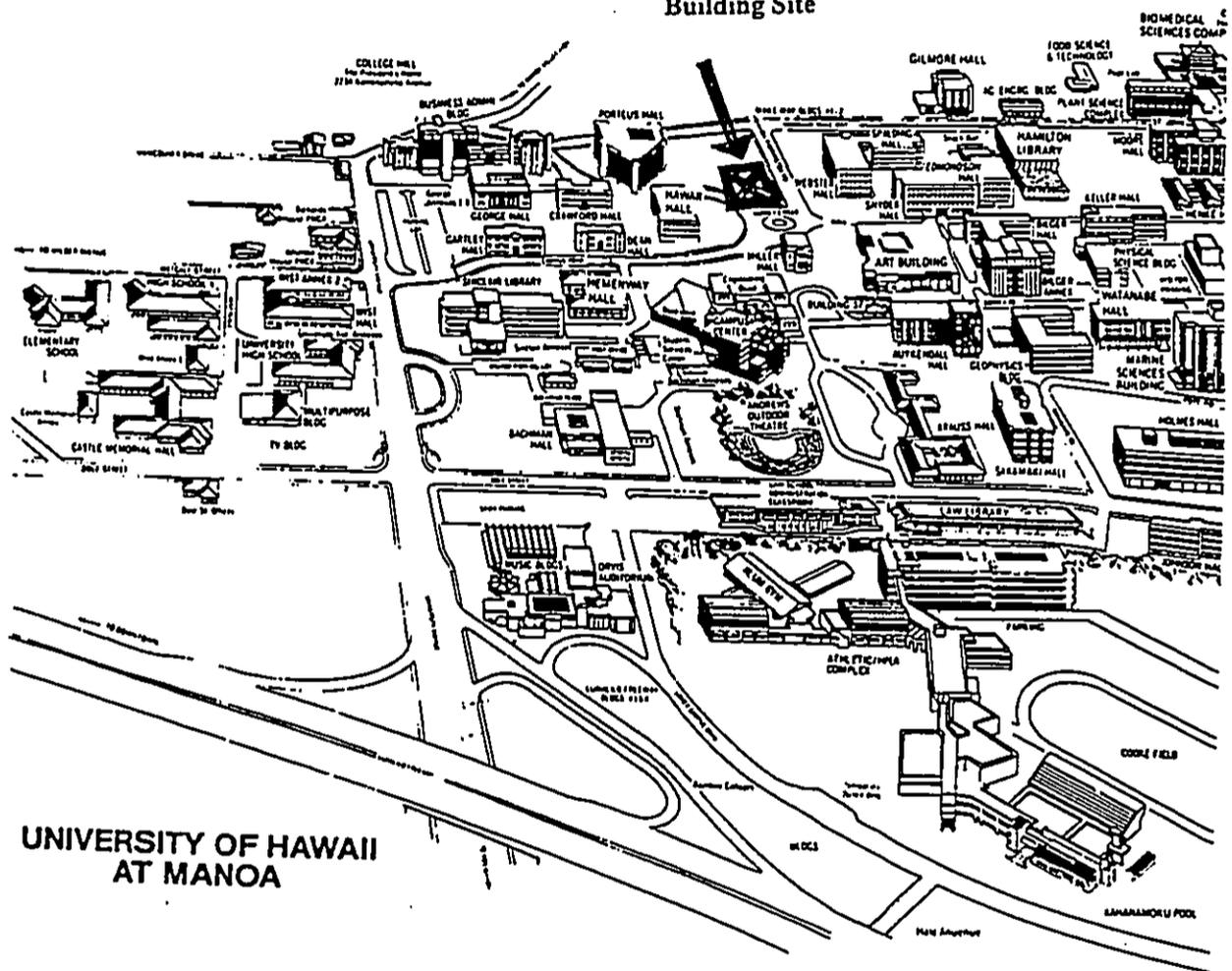
Erosion and sedimentation would increase during construction.

Dust would increase and air quality would worsen during construction.

#### LONG-TERM ENVIRONMENTAL EFFECTS

Aside from the possibility of microclimatic changes and the need to relocate several mature trees, no adverse, long-term environmental effects are expected. The site would be replanted in accordance with a landscape plan.

Student Services  
Building Site



UNIVERSITY OF HAWAII  
AT MANOA

EXHIBIT A  
CAMPUS LOCATION MAP

University of Hawaii at Manoa  
Office of Student Affairs  
Student Services Building Concept Study  
Site Plan 1"=100'

Facility Technics/ Hawaii

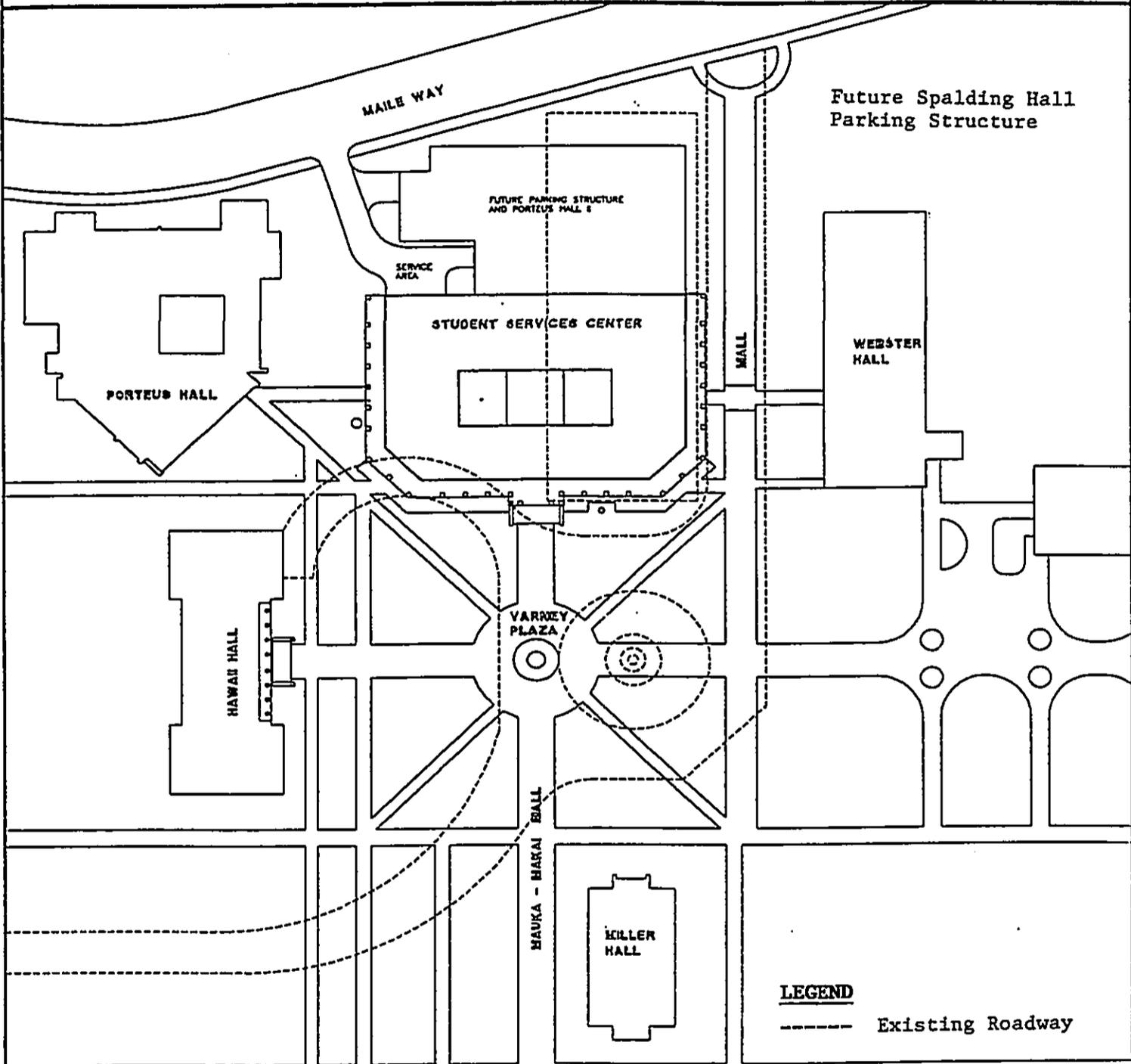


EXHIBIT B  
PROPOSED SITE PLAN

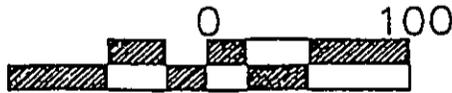


EXHIBIT C

UNITS TO BE ACCOMMODATED AT THE CENTER

<u>INITIAL UNITS TO BE ACCOMMODATED</u>	<u>CURRENT CAMPUS LOCATION</u>
<b>Ground floor</b>	
Admissions and Records High School Relations College Opportunities Program	Sakamaki Hall Bachman Annex # 10 Student Health Bldg.
<b>First floor</b>	
Cashier's Office Financial Aids Office Admissions and Records: Registration Student Employment Office	Bldg. 37 current Student Services Center Bldg. 37 current Student Services Center
<b>Second floor</b>	
Student Housing Office Career Placement Service Women's Center Child Care Coordinator Student Health: Education	Johnson Hall A current Student Services Center undesignated Castle Memorial Hall Student Health Bldg.
<b>Third floor</b>	
Center for Student Development Office of Minority Programs Operation Manong	Post Office Bldg. undesignated East-West Road Bldg.
<b>Fourth floor</b>	
Office of the Dean of Student Services Assistant to the Vice President for Student Affairs Student Services Administration Administrative/Academic Advising Service International Students Office Bureau of Student Activities (Director's Office only)	Bachman Annex # 10 Bachman Annex # 10 Bachman Annex # 10 undesignated current Student Services Center Campus Center

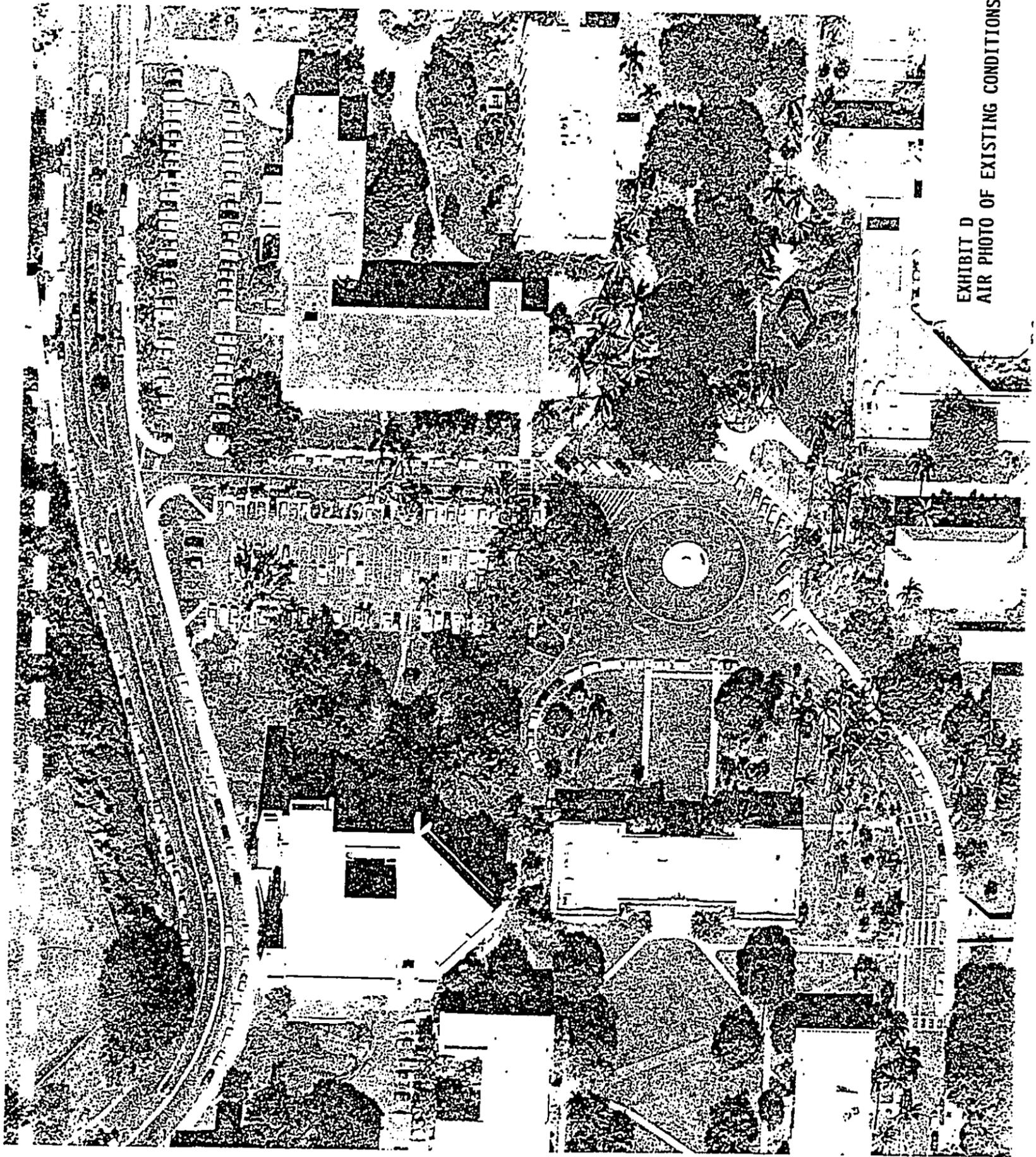


EXHIBIT D  
AIR PHOTO OF EXISTING CONDITIONS

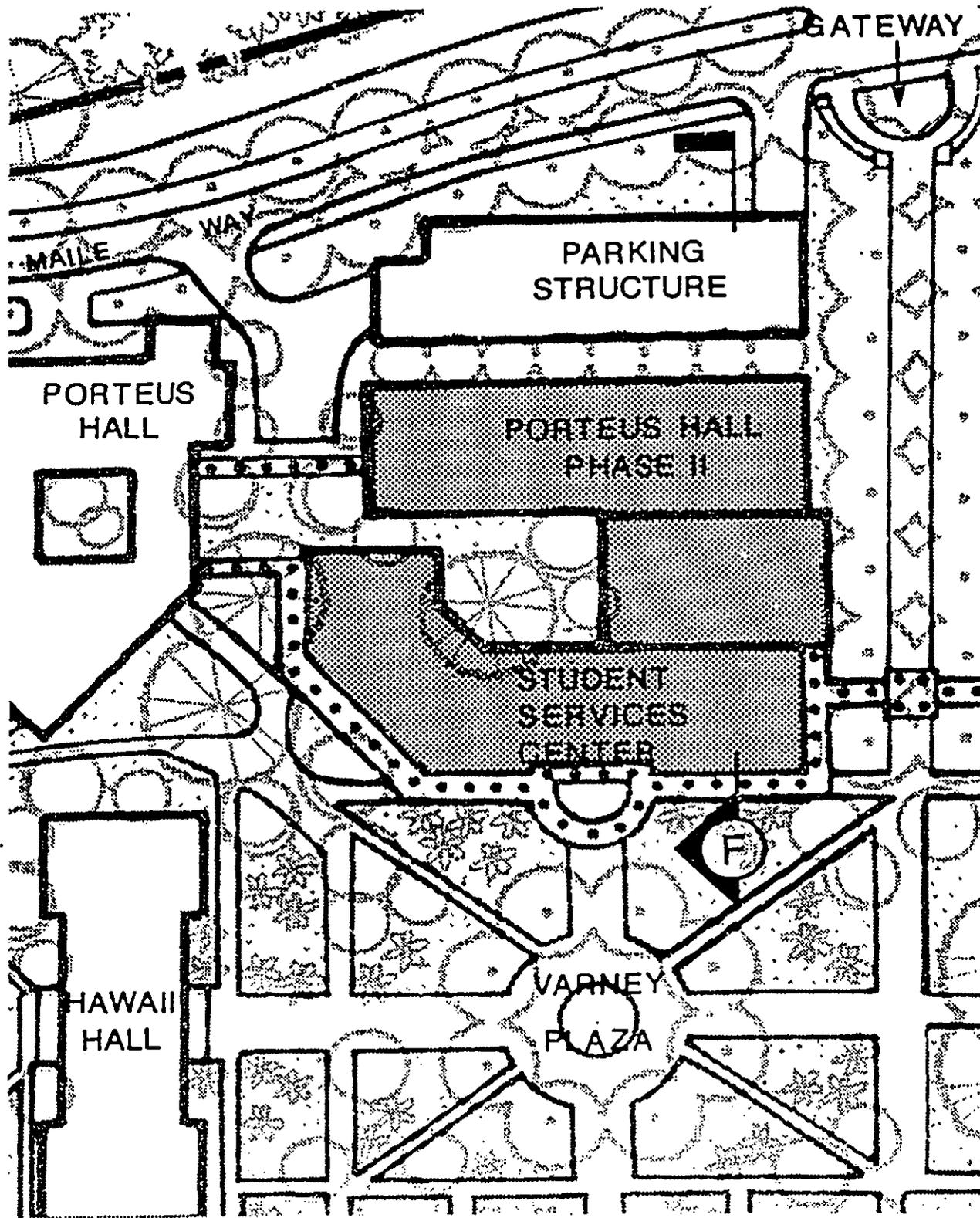
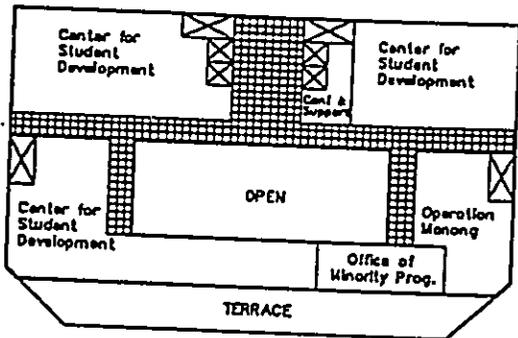


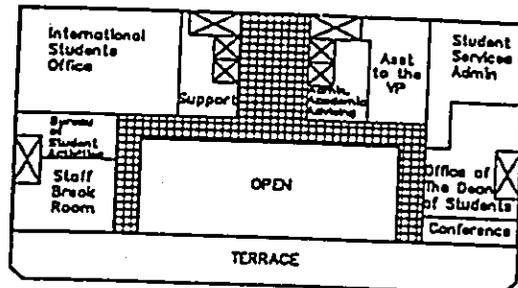
EXHIBIT E  
LONG RANGE DEVELOPMENT PLAN FOR THE SITE



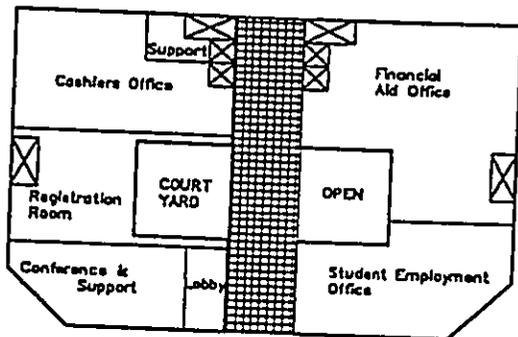
### 3RD FLOOR



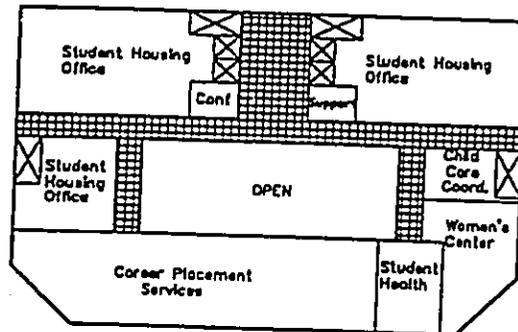
### 4TH FLOOR



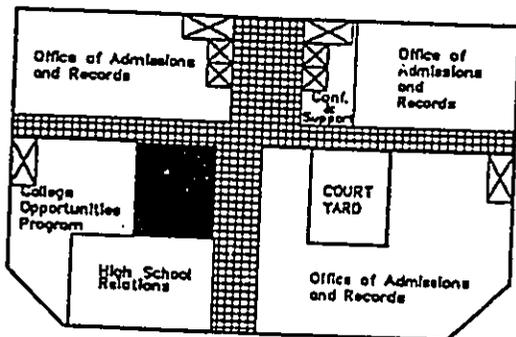
### 1ST FLOOR



### 2ND FLOOR



### GROUND FLOOR



	GSE	USR
Ground Floor	23,664	16,883
First Floor	23,664	17,216
Second Floor	22,144	16,272
Third Floor	18,920	13,294
Fourth Floor	14,920	9,736
<b>TOTAL</b>	<b>103,312</b>	<b>73,401</b>

**EXHIBIT G  
CONCEPTUAL FLOOR PLANS**

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

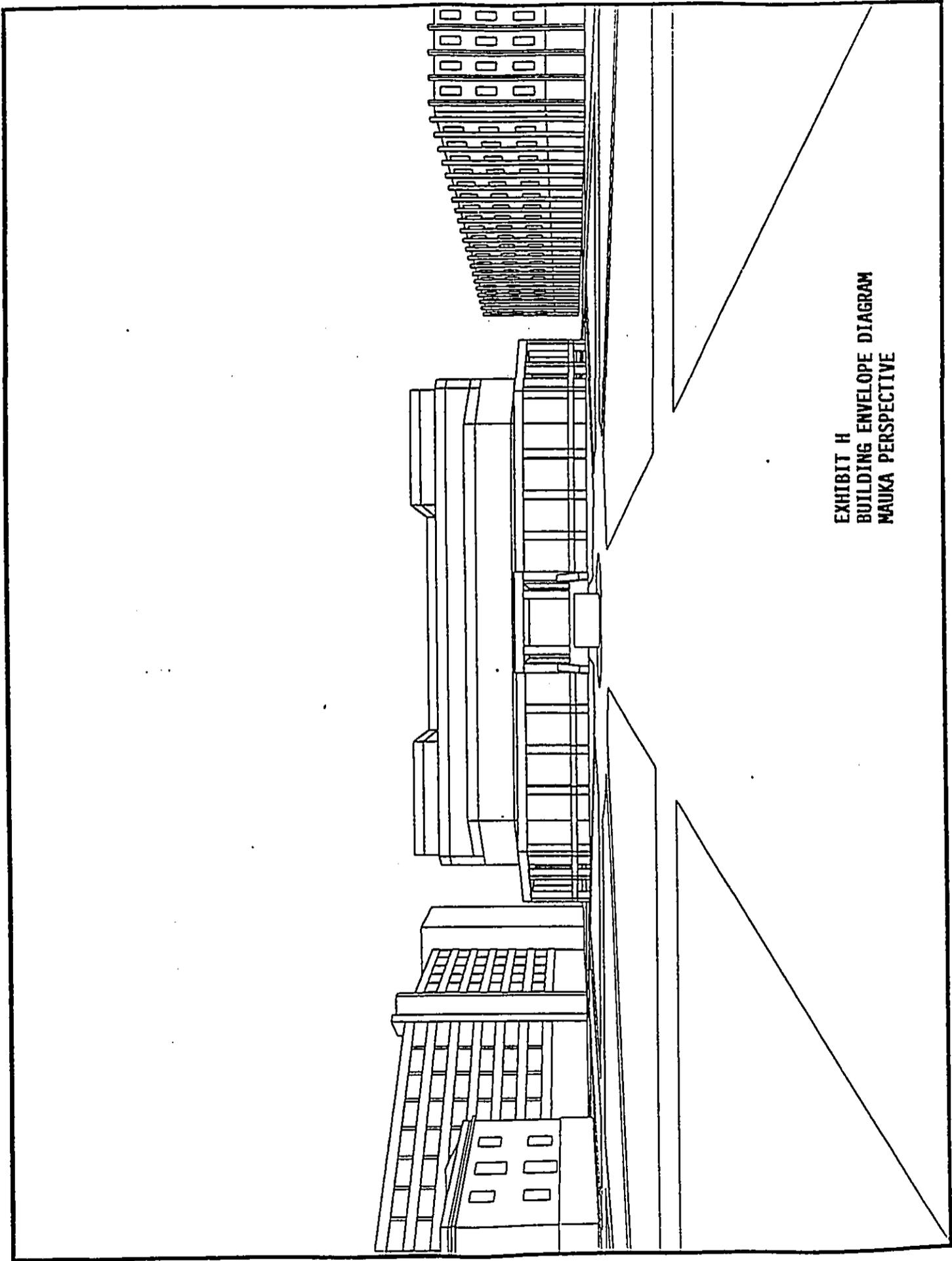


EXHIBIT H  
BUILDING ENVELOPE DIAGRAM  
MAUKA PERSPECTIVE

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

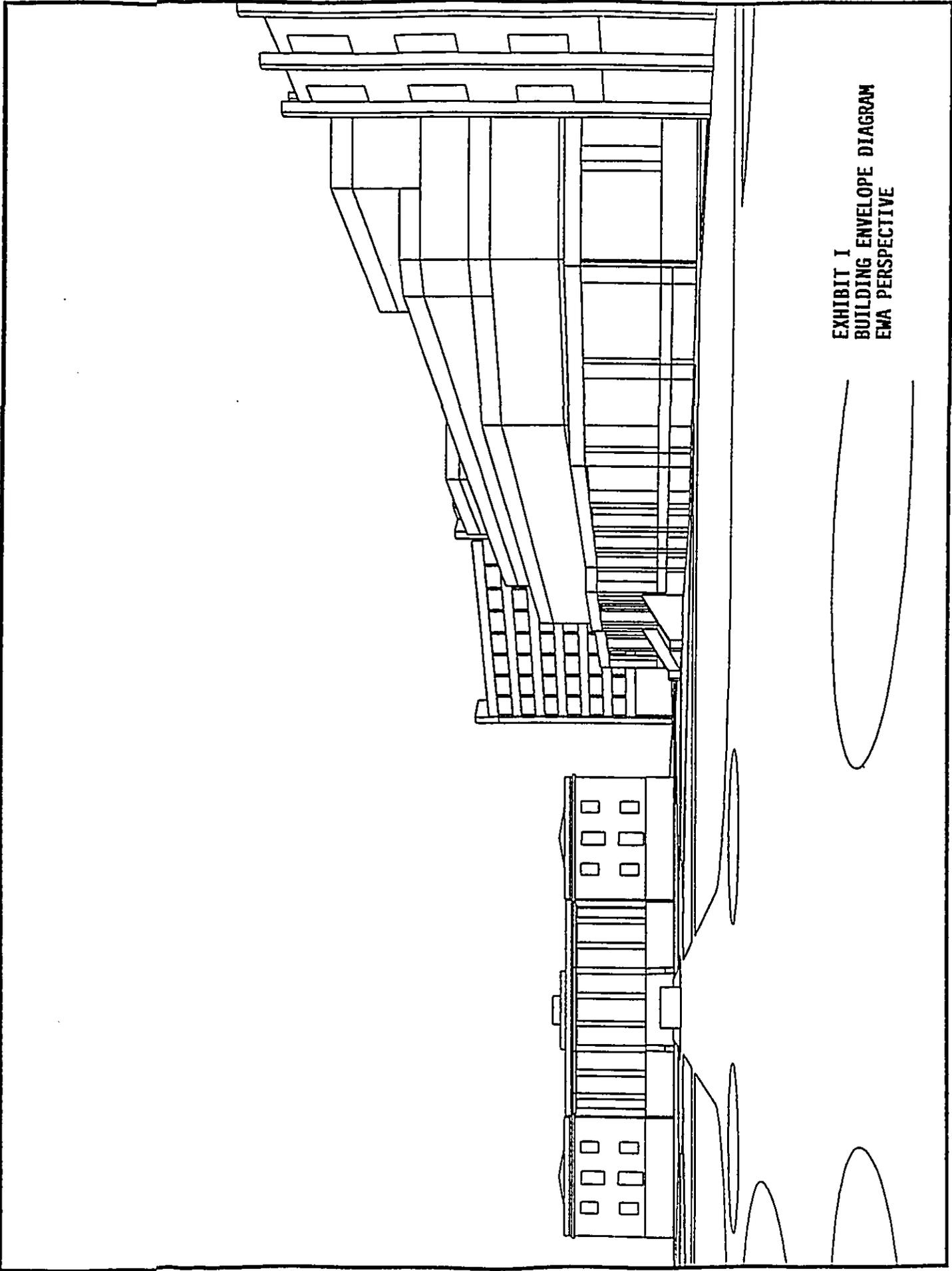


EXHIBIT I  
BUILDING ENVELOPE DIAGRAM  
EMA PERSPECTIVE



Facility Technics /Hawaii  
Facility Planning and Management Consultants  
Oakland/Honolulu

2046 S. King Street  
Honolulu, HI 96826

808 949-4080  
808 942-2027 FAX

June 1, 1990

Honorable Donald A. Clegg, Director  
Dept. of Land Utilization  
City & County of Honolulu  
650 S. King St.  
Honolulu, HI 96813

Dear Mr. Clegg:

Subject: Environmental Assessment for the Student Services Center, U.H. Manoa

We are preparing an environmental assessment of the Student Services Center at the University of Hawaii at Manoa and anticipate that you might have some concerns or questions about the proposed project. The project site, formerly the site of Farrington Hall, is currently being utilized as a parking lot. Attached for your review is a location map and a preliminary site plan for the project.

Student services are currently located at widely scattered campus facilities. Most of these facilities are crowded or obsolete and suffer from lack of privacy, lack of security for confidential files, inadequate waiting areas, heavy congestion during peak hours or safety hazards. Consolidating these services into a single building would enhance the accessibility, quality and the efficiency of services by facilitating cooperation, communication and referrals among staff and reducing duplication of equipment and resources among offices.

The preliminary design concept for the building is in general conformance with the U.H. Long Range Development Plan. The building footprint, however, differs slightly from what was envisioned by the plan. Its width has been increased and its length has been shortened in order to accommodate several trees of historical or botanical importance.

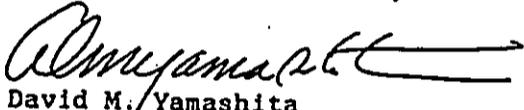
The University of Hawaii is currently updating its Utility Master Plan, which will be submitted to you for review as soon as it is completed. The updated plan will hopefully address any campus-wide concerns about drainage, sewerage and water prior to construction of the project, which is scheduled to begin in June 1992.

Parking lost on the site would be replaced by two proposed parking structures along Maile Way. Efforts are being made to implement traffic mitigation measures and mass transit improvements for the campus in coordination with the State Dept. of Transportation and City and County Dept. of Transportation Services. The project is not anticipated, however, to worsen overall traffic congestion or parking conditions within or off the campus, since additional campus housing will be constructed for students under the Long Range Development Plan.

Donald A. Clegg  
June 1, 1990  
page two

The Student Services Center was proposed in the University of Hawaii's Long Range Development Plan and Six Year C.I.P., for which an environmental assessment was prepared and a Notice of Determination was published in the OEQC Bulletin on June 8, 1988. Please let me know if you have any questions, concerns or suggestions. We would appreciate a reply or telephone call by June 15th, if possible.

Very truly yours,

  
David M. Yamashita  
Principal-in-Charge & Vice President

attachments

cc: Ralph Horii, Vice President, Finance & Administration, Univ. of Hawaii  
Dept. of Accounting and General Services, State of Hawaii



Facility Technics/Hawaii  
Facility Planning and Management Consultants  
Oakland/Honolulu

2046 S. King Street  
Honolulu, HI 96826

808 949-4080  
808 942-2027 FAX

June 1, 1990

Honorable Kazu Hayashida, Manager  
Board of Water Supply  
City & County of Honolulu  
630 S. Beretania St.  
Honolulu, HI 96813

Dear Mr. Hayashida:

Subject: Environmental Assessment for the Student Services Center, U.H. Manoa

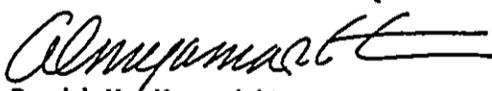
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Student services are currently located at widely scattered campus facilities. Most of these facilities are crowded or obsolete and suffer from lack of privacy, lack of security for confidential files, inadequate waiting areas, heavy congestion during peak hours or safety hazards. Consolidating these services into a single building would enhance the accessibility, quality and the efficiency of services by facilitating cooperation, communication and referrals among staff and reducing duplication of equipment and resources among offices.

The University of Hawaii is preparing an updated Utility Master Plan that will be submitted to you for review as soon as it is completed. The updated plan will hopefully address any campus-wide concerns about water prior to construction of the project, which is scheduled to begin in June 1992. Our understanding is that water pressure for fire flow is normally not a problem in the central portion of campus and adequate fire hydrants exist along Maile Way and around Varney Circle to service the project.

The Student Services Center was proposed in the University of Hawaii's Long Range Development Plan and Six Year C.I.P., for which an environmental assessment was prepared and a Notice of Determination was published in the OEQC Bulletin on June 8, 1988. Please let me know if you have any questions, concerns or suggestions. We would appreciate a reply or telephone call by June 15th, if possible.

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David M. Yamashita  
Principal-in-Charge & Vice President

attachments

cc: Ralph Horii, Vice President, Finance & Administration, Univ. of Hawaii  
Dept. of Accounting and General Services, State of Hawaii



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Facility Planning and Management Consultants  
Oakland/Honolulu

2046 S. King Street  
Honolulu, HI 96826

808 949-4080  
808 942-2027 FAX

June 1, 1990

Honorable Alfred J. Thiede, Director  
Dept. of Transportation Services  
City & County of Honolulu  
650 S. King St.  
Honolulu, HI 96813

Dear Mr. Thiede:

Subject: Environmental Assessment for the Student Services Center, U.H. Manoa

We are preparing an environmental assessment of the Student Services Center at the University of Hawaii at Manoa and anticipate that you might have some concerns or questions about the proposed project. The project site, formerly the site of Farrington Hall, is currently being utilized as a parking lot. Attached for your review is a location map and a preliminary site plan for the project.

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The Student Services Center would be situated on the makai portion of the existing Farrington Road parking lot. The parking stalls lost would be replaced when the two new parking structures proposed along Maile Way by the Long Range Development Plan are constructed. The Student Services Center staff will continue to be assigned parking elsewhere on campus.

Overall demand for vehicular parking and travel by students is expected to decline in the long-run as additional campus housing for students is constructed, as proposed by the the Long Range Development Plan. Traffic mitigation measures and service by the City and County's proposed fixed guideway system are also expected to help in this regard. The project is not anticipated to worsen overall traffic congestion or parking conditions within or off the campus in view of these improvements.

The Student Services Center was proposed in the University of Hawaii's Long Range Development Plan and Six Year C.I.P., for which an environmental assessment was prepared and a Notice of Determination was published in the OEOC Bulletin on June 8, 1988. Please let me know if you have any questions, concerns or suggestions. We would appreciate a reply or telephone call by June 15th, if possible.

Very truly yours,

David M. Yamashita  
Principal-in-Charge & Vice President

attachments

cc: Ralph Horii, Vice President, Finance & Administration, Univ. of Hawaii  
Dept. of Accounting and General Services, State of Hawaii



Facility Technics /Hawaii  
Facility Planning and Management Consultants  
Oakland/Honolulu

2046 S. King Street  
Honolulu, HI 96826

808 949-4080  
808 942-2027 FAX

June 1, 1990

Honorable Sam Callejo  
Chief Engineer & Director  
City & County Dept. of Public Works  
650 S. King St.  
Honolulu, HI 96813

Dear Mr. Callejo:

Subject: Environmental Assessment for the Student Services Center, U.H. Manoa

We are preparing an environmental assessment of the Student Services Center at the University of Hawaii at Manoa and anticipate that you might have some concerns or questions about the proposed project. The project site, formerly the site of Farrington Hall, is currently being utilized as a parking lot. Attached for your review is a location map and a preliminary site plan for the project.

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The University of Hawaii is preparing an updated Utility Master Plan that will be submitted to you for review as soon as it is completed. The updated plan will hopefully address any concerns about drainage or sewerage prior to construction of the project, which is scheduled to begin in June 1992.

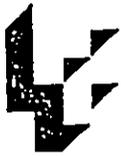
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Very truly yours,

David M. Yamashita  
Principal-in-Charge & Vice President

attachments

cc: Ralph Horii, Vice President, Finance & Administration, Univ. of Hawaii  
Dept. of Accounting and General Services, State of Hawaii



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Facility Planning and Management Consultants  
Oakland/Honolulu

2046 S. King Street  
Honolulu, HI 96826

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808 942-2027 FAX

June 1, 1990

Honorable Marvin Miura, Director  
Office of Environmental Quality Control  
State of Hawaii  
465 S. King St., Room 104  
Honolulu, HI 96813

Dear Dr. Miura:

Subject: Environmental Assessment for the Student Services Center, U.H. Manoa

We are preparing an environmental assessment of the Student Services Center at the University of Hawaii at Manoa and anticipate that you might have some concerns or questions about the proposed project. The project site, formerly the site of Farrington Hall, is currently being utilized as a parking lot. Attached for your review is a location map and a preliminary site plan for the project.

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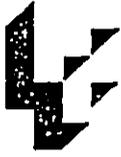
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Very truly yours,

David M. Yamashita  
Principal-in-Charge & Vice President

attachments

cc: Ralph Horii, Vice President, Finance & Administration, Univ. of Hawaii  
Dept. of Accounting and General Services, State of Hawaii



Facility Technics/Hawaii  
Facility Planning and Management Consultants  
Oakland/Honolulu

2046 S. King Street  
Honolulu, HI 96826

808 949-4080  
808 942-2027 FAX

June 1, 1990

Honorable William Paty, Chairman  
State Dept. of Land and Natural Resources  
1151 Punchbowl St.  
Honolulu, HI 96813

Dear Mr. Paty:

Subject: Environmental Assessment for the Student Services Center, U.H. Manoa

We are preparing an environmental assessment of the Student Services Center at the University of Hawaii at Manoa and anticipate that you might have some concerns or questions about the proposed project. The project site, formerly the site of Farrington Hall, is currently being utilized as a parking lot. Attached for your review is a location map and a preliminary site plan for the project.

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It is our understanding, based upon discussions with the U.S. Fish and Wildlife Service, that no threatened or endangered species are located at or near the site. The building is being designed to accommodate a kiawe (or algaroba) tree that harbors the cat claw creeper vine, an original plant on the UH campus. The tree would probably not survive if it were relocated.

It is also our understanding, based on discussions between Ms. Annie Griffin of your staff and Tim Chow (our planning consultant) on May 14th, that the site probably does not contain important archaeological remains. The Student Services Center building is being designed to be compatible with the neo-classic style of Hawaii Hall, which is on the State Register of Historic Places, and to retain in place two trees of historical significance.

The Student Services Center was proposed in the University of Hawaii's Long Range Development Plan and Six Year C.I.P., for which an environmental assessment was prepared and a Notice of Determination was published in the OEOC Bulletin on June 8, 1988. Please let me know if you have any questions, concerns or suggestions. We would appreciate a reply or telephone call by June 15th, if possible.

Very truly yours,

David M. Yamashita  
Principal-in-Charge & Vice President

attachments

cc: Ralph Horii, Vice President, Finance & Administration, Univ. of Hawaii  
Dept. of Accounting and General Services, State of Hawaii



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Facility Planning and Management Consultants  
Oakland/Honolulu

2046 S. King Street  
Honolulu, HI 96826

808 949-4080  
808 942-2027 FAX

June 1, 1990

Honorable Edward Hirata, Director  
State Dept. of Transportation  
869 Punchbowl St.  
Honolulu, HI 96813

Dear Mr. Hirata:

Subject: Environmental Assessment for the Student Services Center, U.H. Manoa

We are preparing an environmental assessment of the Student Services Center at the University of Hawaii at Manoa and anticipate that you might have some concerns or questions about the proposed project. The project site, formerly the site of Farrington Hall, is currently being utilized as a parking lot. Attached for your review is a location map and a preliminary site plan for the project.

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The Student Services Center would be situated on the makai portion of the existing Farrington Road parking lot. The parking stalls eliminated by the project would be replaced when the two new parking structures proposed along Maile Way by the Long Range Development Plan are constructed. The Student Services Center staff will continue to be assigned parking elsewhere on campus.

Overall demand for vehicular parking and travel by students is expected to decline in the long-run as additional campus housing for students is constructed, as proposed by the the Long Range Development Plan. Traffic mitigation measures and service by the City and County's proposed fixed guideway system are also expected to help in this regard. The project is not anticipated, therefore, to worsen overall traffic congestion or parking conditions within or off the campus in view of these improvements.

The Student Services Center was proposed in the University of Hawaii's Long Range Development Plan and Six Year C.I.P., for which an environmental assessment was prepared and a Notice of Determination was published in the OEQC Bulletin on June 8, 1988. Please let me know if you have any questions, concerns or suggestions. We would appreciate a reply or telephone call by June 15th, if possible.

Very truly yours,

David M. Yamashita  
Principal-in-Charge & Vice President

attachments

cc: Ralph Horii, Vice President, Finance & Administration, Univ. of Hawaii  
Dept. of Accounting and General Services, State of Hawaii



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Facility Planning and Management Consultants  
Oakland/Honolulu

2046 S. King Street  
Honolulu, HI 96826

808 949-4080  
808 942-2027 FAX

June 1, 1990

Mr. Michael Moser  
Fish and Wildlife Service  
U.S. Dept. of the Interior  
P.O. Box 50167  
Honolulu, HI 96850

Dear Mr. Moser:

Subject: Environmental Assessment for the Student Services Center, U.H. Manoa

We are preparing an environmental assessment of the Student Services Center at the University of Hawaii at Manoa and wish to confirm our understanding, based on discussions between you and Tim Chow (our planning consultant) on May 10th, that no endangered or threatened species designated by the federal government would be affected by the project. The project site, formerly the site of Farrington Hall, is currently being utilized as a parking lot. Attached for your review is a location map and a preliminary site plan for the project.

Student services are currently located at widely scattered campus facilities. Most of these facilities are crowded or obsolete and suffer from lack of privacy, lack of security for confidential files, inadequate waiting areas, heavy congestion during peak hours or safety hazards. Consolidating these services into a single building would enhance the accessibility, quality and the efficiency of services by facilitating cooperation, communication and referrals among staff and reducing duplication of equipment and resources among offices.

The Student Services Center was proposed in the University of Hawaii's Long Range Development Plan and Six Year C.I.P., for which an environmental assessment was prepared and a Notice of Determination was published in the OEOC Bulletin on June 8, 1988. Please let me know if you have any questions, concerns or suggestions. We would appreciate a reply or telephone call by June 15th, if possible.

Very truly yours,

David M. Yamashita  
Principal-in-Charge & Vice President

attachments

cc: Ralph Horii, Vice President, Finance & Administration, Univ. of Hawaii  
Dept. of Accounting and General Services, State of Hawaii

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

SAM CALLEJO  
DIRECTOR AND CHIEF ENGINEER

C. MICHAEL STREET  
DEPUTY DIRECTOR

ENV 90-123

June 6, 1990

Mr. David M. Yamashita  
Principle-in-Charge and Vice President  
Facility Technics/Hawaii  
2046 South King Street  
Honolulu, Hawaii 96826

Dear Mr. Yamashita:

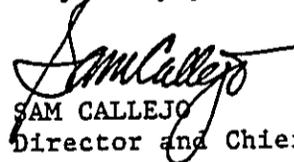
**SUBJECT: ENVIRONMENTAL ASSESSMENT FOR THE STUDENT  
SERVICES CENTER, U. H. MANOA**

In response to your letter of June 1, 1990, we have the following comments:

1. Since we never received a copy of the University's Long Range Development Plan for which, according to your letter, an environmental assessment was prepared and subsequently a Notice of Determination was published in the OEQC Bulletin on June 8, 1988, we are not able to provide any comments on such document.

2. When the updated Utility Master Plan becomes available to us, we will review and comment on the drainage and sewer systems.

Very truly yours,

  
SAM CALLEJO  
Director and Chief Engineer

**RECEIVED**  
JUN 08 1990

FACILITY TECHNICS HAWAII, INC.

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

850 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

FRANK F. FASI  
MAYOR



DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

88/PRU-3(GU)

June 18, 1990

Mr. David M. Yamashita  
Principal-in-Charge and  
Vice President  
Facility Technics/Hawaii  
2046 South King Street  
Honolulu, Hawaii 96826

**RECEIVED**  
JUN 20 1990

FACILITY TECHNICS HAWAII, INC.

Dear Mr. Yamashita:

Environmental Assessment for the Proposed Student  
Services Center, University of Hawaii, Manoa

This responds to your letter dated June 1, 1990, which requested our comments for incorporation into an environmental assessment you are currently preparing for the University's proposed Student Services Center. This Student Center was included in the Plan Review Use (PRU) permit (88/PRU-3) which was adopted by City Council Resolution No. 89-411 on December 13, 1989.

We have no comments to offer except to remind you that Resolution No. 89-411 contained a number of conditions which must be satisfied. In particular, Condition No. 3 states:

- "3. Prior to the issuance of a building permit for structures listed in Exhibit A and identified as Numbers 1 through 10, 12, 14 through 16, and 1A through 7A, the applicant shall:
- a. Submit preliminary plans for the Five-Year Master Plan for water, sewerage disposal, and drainage to the Board of Water Supply and Department of Public Works for their review and comment;
  - b. Coordinate a transportation improvement timetable and phasing plan with the State and City Departments of Transportation. This plan shall incorporate the traffic mitigation measures recommended in the Traffic Impact Report for Phase I, dated June, 1989, prepared by Austin, Tsutsumi and Associates, Inc., and shall coincide with the Board of Regents Capital Improvements Budget for new and remodeled facilities on the University of Hawaii - Manoa Campus. A copy of the plan shall be submitted to the Director of Land Utilization.

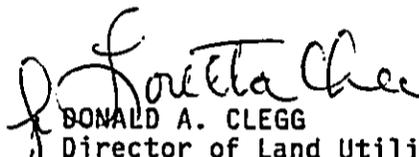
Mr. David M. Yamashita  
Page 2  
June 18, 1990

Modification of the phasing plan may occur for good cause only upon approvals by the Directors of Land Utilization, the State Department of Transportation, and the City Department of Transportation Services."

While compliance with Condition No. 3 is not expected at this time, the assessment should indicate the progress being made in satisfying the condition in a timely manner:

Thank you for the opportunity to comment.

Sincerely yours,

  
DONALD A. CLEGG  
Director of Land Utilization

DAC:nt  
1006N

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097  
June 22, 1990

EDWARD Y. HIRATA  
DIRECTOR

DEPUTY DIRECTORS  
DAN T. KOCHI (PRIMARY)  
RONALD N. HIRANO  
JEANNE K. SCHULTZ  
CALVIN M. TSUDA

IN REPLY REFER TO:

HWY-PS  
2.2338

**RECEIVED**  
JUN 25 1990

FACILITY TECHNICS HAWAII, INC.

Mr. David M. Yamashita  
Principal-in-Charge & Vice President  
Facility Technics/Hawaii  
2046 South King Street  
Honolulu, Hawaii 96826

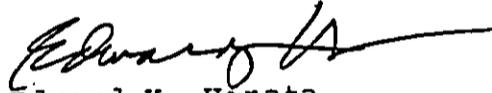
Dear Mr. Yamashita:

Environmental Assessment (EA) for the  
Student Services Center, University of Hawaii at Manoa

Thank you for your letter of June 1, 1990 requesting our review of  
the subject EA.

We do not anticipate that the subject project will affect our  
State highway facilities.

very truly yours,

  
Edward Y. Hirata  
Director of Transportation



United States Department of the Interior

FISH AND WILDLIFE SERVICE  
PACIFIC ISLANDS OFFICE

P.O. BOX 50167  
HONOLULU, HAWAII 96850

JUN 26 1990

Mr. David M. Yamashita  
Principal-in-Charge and Vice President  
Facility Technics - Hawaii  
2046 South King Street  
Honolulu, Hawaii 96826

Subject: Environmental Assessment for the Student Services Center, U. H.  
Manoa

Dear Mr. Yamashita:

This replies to your June 1, 1990 request for information on listed threatened or endangered species of plants and animals which may be found in the vicinity of, or may be affected by, construction and operation of the proposed center.

To the best of our knowledge, no such species would be found in the vicinity of the project, nor would any be affected by it.

Thank you for your interest in protecting listed species.

Sincerely yours,

  
Ernest Kosaka  
Field Office Supervisor  
Fish and Wildlife Enhancement

RECEIVED  
JUN 27 1990

FACILITY TECHNICS HAWAII, INC.

BOARD OF WATER SUPPLY .

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



June 25, 1990

FRANK F. FASI, Mayor

DONNA B. GOTH, Chairman  
JOHN K. TSUI, Vice Chairman  
SISTER M. DAVILYN AH CHICK, O.S.F.  
SAM CALLEJO  
EDWARD Y. HIRATA  
WALTER O. WATSON, JR.  
MAURICE H. YAMASATO

KAZU HAYASHIDA  
Manager and Chief Engineer

Mr. David M. Yamashita  
Facility Technics Hawaii, Inc.  
2046 South King Street  
Honolulu, Hawaii 96826

**RECEIVED**  
JUN 28 1990

FACILITY TECHNICS HAWAII, INC.

Dear Mr. Yamashita:

Subject: Your Letter of June 1, 1990 Regarding the Environmental Assessment for the Student Services Center at U.H. Manoa

We have the following comments on the proposed project.

1. The environmental assessment should address the water demands for the proposed center.
2. The University should coordinate its water requirement with the State Department of Land and Natural Resources (DLNR). DLNR has been developing wells in the Honolulu area and coordinating the allocation of water to State projects from wells that they have installed and turned over to us.
3. The existing water system in that area is adequate to provide fire protection to the proposed Student Services Center.

If you have any questions, please contact Lawrence Whang at 527-6138.

Very truly yours,

KAZU HAYASHIDA  
Manager and Chief Engineer

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

REF:OCEA-CT

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI  
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

JUL 13 1990

File: 90-778  
Doc.: 8517E

David M. Yamashita  
Principal-in-Charge & Vice-President  
2046 South King Street  
Honolulu, Hawaii 96826

Dear Mr. Yamashita:

Subject: Environmental Assessment for the Student Service Center  
University of Hawaii at Manoa  
Manoa, Honolulu, Oahu

Thank you for giving our Department the opportunity to comment on this matter. We have reviewed the materials you submitted and have the following comments.

We believe, with one reservation, that the proposed Student Service Center will have "no effect" on significant historic sites. The ground surface of the proposed center has been modified by agricultural activities throughout much of the 19th and 20th century and then by the development of the University campus.

Our one reservation is that burials could be uncovered if construction activities involve excavation. A single burial was recently uncovered near Keller Hall on the University Campus indicating that it is possible, although probably unlikely. If burials or any other evidence of prehistoric land use is found, construction must be halted in the immediate area, the remains must not be moved further, and the State's Historic Preservation Office (548-7460) contacted immediately so that appropriate actions can be taken.

Additionally, our Division of Land Management has no objections to the proposed project. The proposed activity is consistent with Executive Order 1807.

RECEIVED  
JUL 16 1990

FACILITY TECHNICS HAWAII, INC.

Mr. David M. Yamashita

-2-

File: 90-778

If you have any questions, please call me or Cathy Tilton at our Office of Conservation and Environmental Affairs at 548-7837.

Very truly yours,

*Keith W. Paty*  
WILLIAM W. PATY

cc: HPP, LM