

JOHN WAIHEE
GOVERNOR



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

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LETTER NO. (P)1905.1

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AUG 23 1991

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

Dear Mr. Choy:

Subject: Acquisition of The Capitol Center Building

The attached items supersede the documents previously submitted on July 12, 1991:

1. Document for Publication in the OEQC Bulletin.
2. Four copies of the Negative Declaration.

If there are any questions, please have your staff call Mr. Brian Isa of the Planning Branch at 548-3922.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Teuane Tominaga".
TEUANE TOMINAGA
State Public Works Engineer

BI:jk
Attachments

144

1991-07-23-0A-PEA

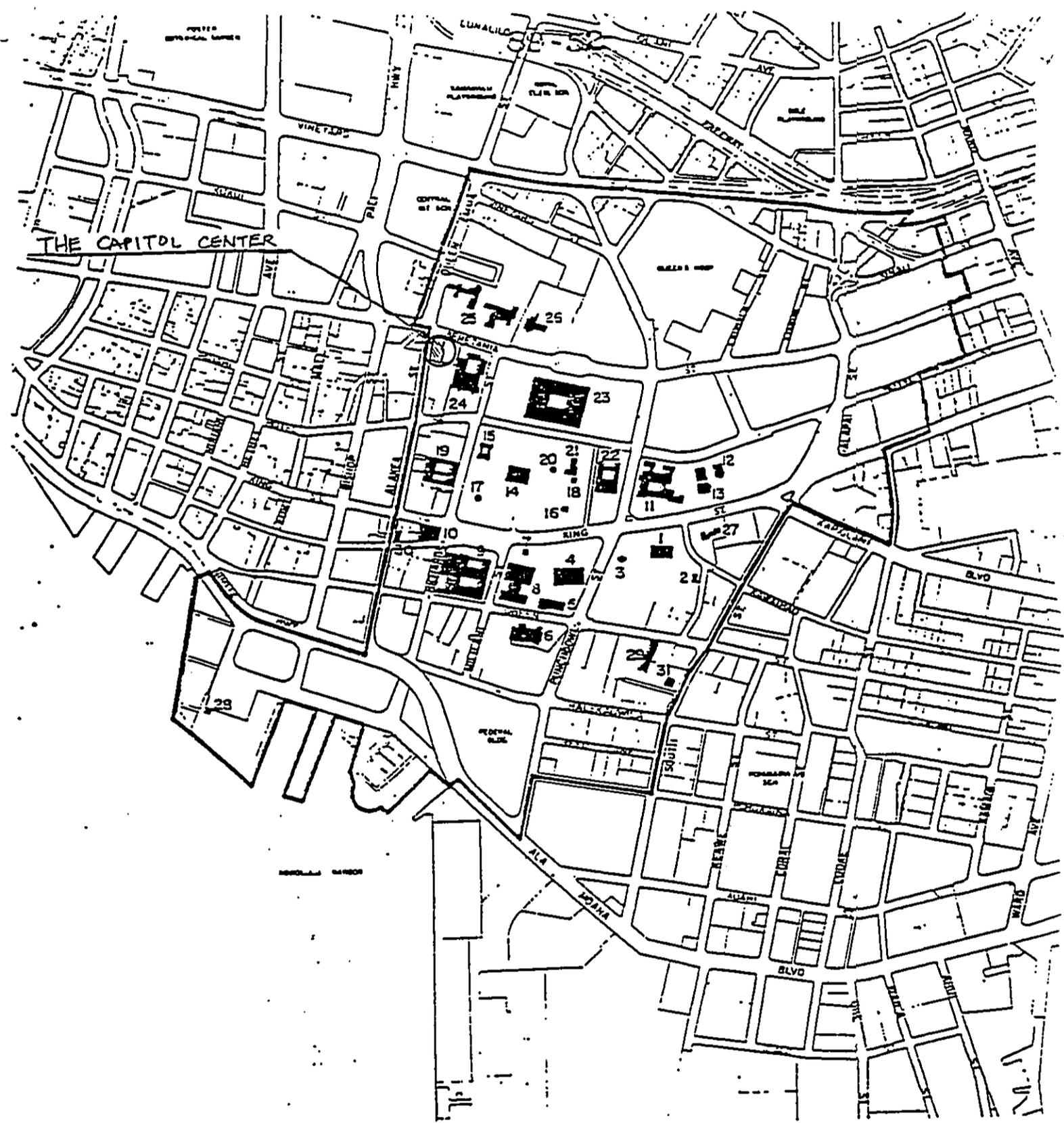
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NEGATIVE DECLARATION
ACQUISITION OF THE CAPITOL CENTER BUILDING
AUGUST 22, 1991

- A. PROPOSING AGENCY: Department of Accounting and General Services.
- B. APPROVING AGENCY: Not applicable.
- C. AGENCY CONSULTED: Not applicable.
- D. GENERAL DESCRIPTION - TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS:
1. Technical: This project is to acquire the leasehold and/or fee interest of the Capitol Center building located at 1177 Alakea Street, Honolulu, Hawaii. The property is a six-story commercial office building with a basement. The building is being renovated to meet the State's office requirements. The acquisition will provide the State with long term permanent office space of approximately 51,450 net (leasable) square feet in the Capitol District.
 2. Economic: The estimated cost to acquire the leasehold and/or fee interest of The Capitol Center building property is \$10,500,000.
 3. Social:
 - a. There will be no change in the State's level of service should the building be purchased.
 - b. There will be no change in the occupancy of the building should the building be purchased. Currently, the State is one of two lessees in the building and is leasing 88.4% of the leasable office area. The other tenant will become a lessee to the State of Hawaii.
 4. Environmental: The acquisition will not create any major environmental impact.
- E. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT, INCLUDING SITE MAPS: The existing building is located in the Capitol District as shown in the attached Figure 1.
- F. DISCUSSION OF THE ASSESSMENT PROCESS: The following assessments are made to determine whether or not the anticipated effects constitute a "significant effect":

1. The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resources.
 2. The proposed action will not curtail the range of beneficial uses of the environment.
 3. The proposed action will not conflict with the State's long-term environmental policies.
 4. The proposed action will not substantially affect the economic or social welfare of the community or State.
 5. The proposed action will not involve substantial secondary impacts, such as population changes or effects on public facilities.
 6. The proposed action will not involve a substantial degradation of environmental quality.
 7. The proposed action will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat. No endangered species of flora or fauna are known to exist in the project site.
 8. The proposed action will not detrimentally affect air or water quality or ambient noise levels.
 9. The proposed action will not be located in any environmentally sensitive area, such as flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
- G. SUMMARY OF MAJOR IMPACTS: From the above assessment, no major adverse environmental impact is anticipated.
- I. PROPOSED MITIGATION MEASURES: Not applicable.
- J. DETERMINATION: It is determined that an Environmental Impact Statement should not be required for this project.

DOCUMENT CAPTURED AS RECEIVED



HAWAII CAPITAL SPECIAL DISTRICT
HISTORIC STRUCTURES



FIGURE 1