

BENJAMIN J. CAYETANO
~~XXXXXXXXXX~~
GOVERNOR



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

EUGENE S. IMAI
~~XXXXXXXXXX~~
COMPTROLLER
MARY PATRICIA WATERHOUSE
~~XXXXXXXXXX~~
DEPUTY COMPTROLLER

LETTER NO. PM-1028.5

JAN 23 1995

Mr. Gary Gill
Director
Office of Environmental Quality Control
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Negative Declaration for
Waipahu Intermediate School
Eight-Classroom Building
D.A.G.S. Job No. 12-16-7572
TMK 9-4-01:29,30
Waipahu, Oahu, Hawaii

The State of Hawaii has reviewed the comments received during the 30-day public comment period which began on December 23, 1994. The agency has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the January 27, 1995, OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final EA. In compliance with Section 11-200-10, we have included copies of transmittals to agencies consulted in making our assessment including responses to these agencies if required.

If you have any questions, please contact Mr. Stanley Hayashi of our Project Management Branch at 586-0479.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gordon Matsuoka".
GORDON MATSUOKA
State Public Works Engineer

SH/NH/si
Encl.

1995-02-08-0A-FAA - Waipahu Intermediate School
8 classroom Bldg

FEB - 8 1995

Special Management Area Permit Application for the

EIGHT-CLASSROOM GENERAL PURPOSE SCHOOL BUILDING
WAIPAHU INTERMEDIATE SCHOOL
WAIPAHU, OAHU

JANUARY 1995

PREPARED FOR:
State of Hawaii/Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

RMTC-

R. M. TOWILL CORPORATION
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii • 96817-4941
Voice: (808) 842-1133
Facsimile: (808) 842-1937

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF LAND UTILIZATION

650 South King Street, 7th Floor
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."
PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.

Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

Clusters:

- Agricultural Cluster
 Cluster Housing
 Country Cluster

- Park Dedication
 Plan Review Use
 Planned Development-Housing
 Shoreline Setback Variance
 Site Plan Review

- Special Management Area Permit/Assessment
 State Special Use Permit
 Subdivision
 Sunlight Reflection
 Variance from LUO Sec.(s): _____

Conditional Use Permits:

- Type 1 Type 2

- Existing Use
 Flood Hazard Variance

- Site Development Plan
 Special District:
_____ (Indicate District)

- Waiver (public uses/utilities)
 Zero Lot Line
 Zone Change, From _____ to _____
 Zoning Adjustment, LUO Sec.(s): _____

TAX MAP KEY(S): 9-4-01:29, 30
LOT AREA: 23.085 acres
ZONING DISTRICT: Residential (R.7.S) STATE LAND USE DISTRICT: Urban

STREET ADDRESS/LOCATION OF PROPERTY: 94-455 Farrington Highway
Waipahu, Hawaii 96797

RECORDED FEE OWNER:

Name State of Hawaii
Mailing Address _____
Phone Number _____
Signature _____

APPLICANT:

Name State of HI/Dept. of Accts & General Svcs
Mailing Address 1151 Punchbowl Street, Room 427
Honolulu, Hawaii 96813
Phone Number 586-0826, Gordon Matsuoka
Signature _____
Contact Person: State Public Works Engineer
Stanley Hayashi 586-0479
AUTHORIZED AGENT/CONTACT PERSON:
Name R. M. Towill Corporation
Mailing Address 420 Waiakamilo Rd #411
Honolulu, Hawaii 96817-4941
Phone Number 842-1133 Contact: Chester T. Koga
Signature _____

PRESENT USE OF PROPERTY/BUILDING: _____
Waipahu Intermediate School Athletic
Field

PROJECT NAME (if any): Eight Classroom General
Purpose School Building

PROJECT PROPOSAL (Briefly describe the proposed activity or project): Department of Accounting and General
Services proposes to build an eight-classroom school building. There will be six
general purpose and one each, Special Education and Science classroom.

FOR DEPARTMENT USE ONLY

FILE NO. _____

Submitted Fee Amount: \$ _____
Date Application Accepted: _____ Accepted By: _____
Date of Public Hearing: _____

- Approved
 Approved with conditions indicated below.
 Denied for reason(s) given below.
 Exempt project.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.

CONTENTS OF THIS DOCUMENT

This document is being submitted for a Special Management Area Use Permit for the Waipahu Intermediate School Eight-Classroom Building project. This application contain the following information:

1. City and County of Honolulu SMA Application Form
2. Supplemental Information to the Special Management Area Use Permit Application

A copy of the Environmental Assessment for the Waipahu Intermediate School Eight - Classroom building project will be attached as a part of this submittal.

TABLE OF CONTENTS

	Page No.
PROJECT SUMMARY	
SECTION 1. INTRODUCTION	1
SECTION 2. GENERAL INFORMATION	2
SECTION 3. DESCRIPTION OF THE PROPOSED ACTION	3
3.1 General Description	3
3.2 Project Location	3
3.3 Project Background	4
3.4 Project Description	5
3.5 Construction Activities	5
3.5.1 General	5
3.5.2 Construction Schedule	5
3.5.3 Safety Considerations	6
SECTION 4. AFFECTED ENVIRONMENT, IMPACTS AND MITIGATION MEASURES	7
4.1 Overview	7
4.1.1 Recreational Resources	7
4.1.2 Historiccal/Archaeological Resources	8
4.1.3 Scienic and Open Space	8
4.1.4 Coastal Ecosystems	8
4.1.5 Economic Uses	9
4.1.6 Coastal Hazards	9
4.1.7 Consistency with county general plan and zoning	9

LIST OF FIGURES

Figure No. 1	Island Location Map
Figure No. 2	Waipahu Location Map
Figure No. 3	Schematic Site Plan
Figure No. 4	Building Elevations
Figure No. 5	Building Sections
Figure No. 6	Development Plan Public Facilities Map
Figure No. 7	Zoning Map
Figure No. 8	Special Area Management Area Map

LIST OF PHOTOGRAPHS

Photograph No. 1	View from project site south towards the Pearl Harbor
Photograph No. 2	View of project site from administration building
Photograph No. 3	View of project site with boys physical education building
Photograph No. 4	View of project site with administration building

SECTION 1
INTRODUCTION

This document addresses the filing requirements for a Special Management Area Use Permit (SMP) of the City and County of Honolulu. The proposed project is within the shoreline setback area, as defined by the City and County of Honolulu.

The following sections cover general information on the project, a description of the proposed action, a description of the affected environment and project impacts and mitigation measures. An environmental assessment of the proposed project is included as a part of this document to further the proposed action and potential environmental impacts associated with the project.

SECTION 2

GENERAL INFORMATION

2.1 APPLICANT:

State of Hawaii / Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813
Contact: Mr. Stanley Hayashi
Phone: 586-0479

2.2 RECORDED FEE OWNER:

State of Hawaii

2.3 AGENT:

R. M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817-4941
Contact: Chester Koga
(808) 842-1133

2.4 TAX MAP KEY:

TMK: 9 - 4- 01: 29, 30

2.5 LOT AREA:

Area of school campus is 23.085 Ac.
Construction site area is approximately one acre.

SECTION 3
DESCRIPTION OF THE PROPOSED ACTION

3.1 GENERAL DESCRIPTION

The Department of Education proposes to build a new eight-classroom building at the Waipahu Intermediate School. The new building will be a general purpose classroom building. There will be six general purpose classrooms and one each, special education and science classrooms.

3.2 PROJECT LOCATION

The project is in the town of Waipahu, located in south central Oahu. Waipahu is located north of Waipio Peninsula and adjacent to the west lock of Pearl Harbor. Pearl Harbor is centrally located in southern Oahu. The new building will be located between the administration and the boys physical education buildings and adjacent to Waikele Road. The street address is 94-455 Farrington Highway, Waipahu, Oahu. See Figures 1 and 2 (Location and Waipahu Location Maps).

3.3 PROJECT BACKGROUND

The following is a discussion of the existing conditions at Waipahu Intermediate School and how the construction of the new eight classroom building will change the educational atmosphere at the school.

Why are additional classrooms needed?

There has been a tremendous expansion of the mid-level student population at the Waipahu Intermediate School in the past several years. The increased enrollment has been caused by the explosive population growth in the new Waikele, Royal Kunia and Village Park residential subdivisions. The present school enrollment is 1150 students and the projected student population is expected to rise to fourteen hundred students by the 1996 school year. The resulting growth in student enrollment will put an enormous strain on the teaching staff.

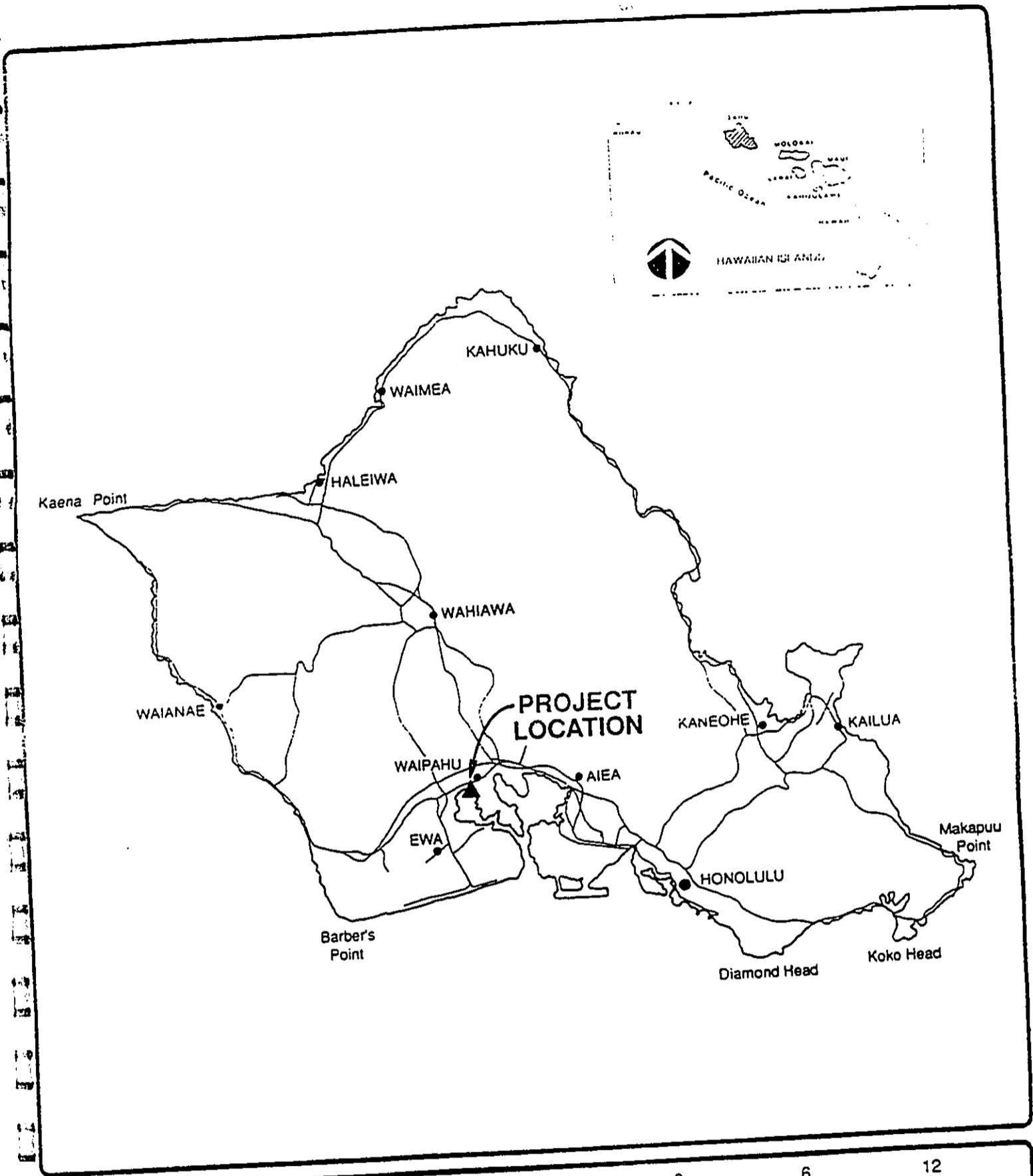
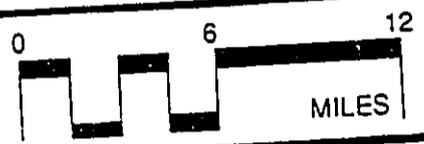


Figure 1
Location Map
 Waipahu, Oahu



R. M. TOWILL CORPORATION
 November 1994

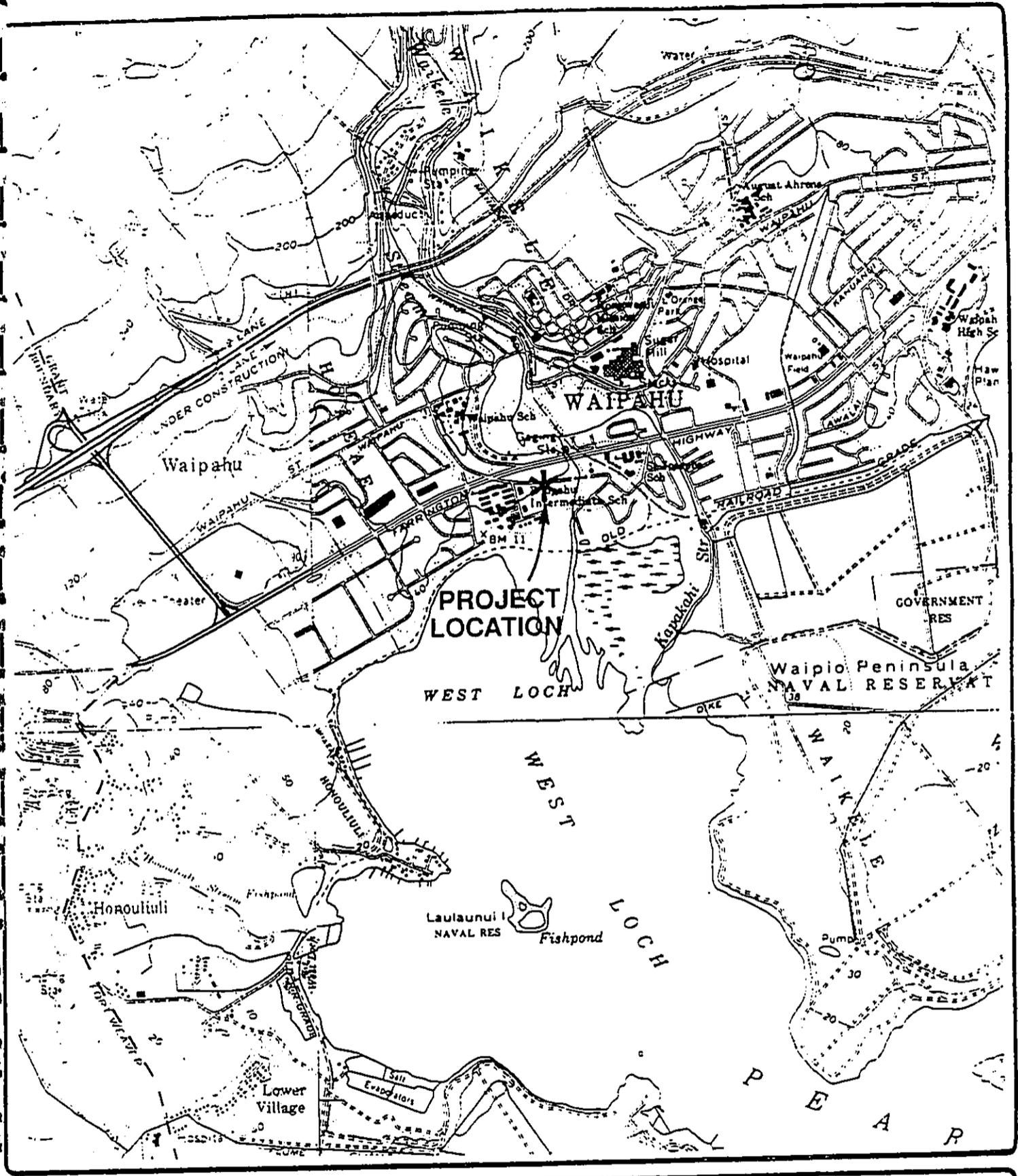


Figure 2
Waipahu Location Map
 Waipahu Intermediate School
 8 - Classroom Building
 Waipahu, Oahu

2000 0 2000

 FEET
R. M. TOWILL CORPORATION
 November 1994

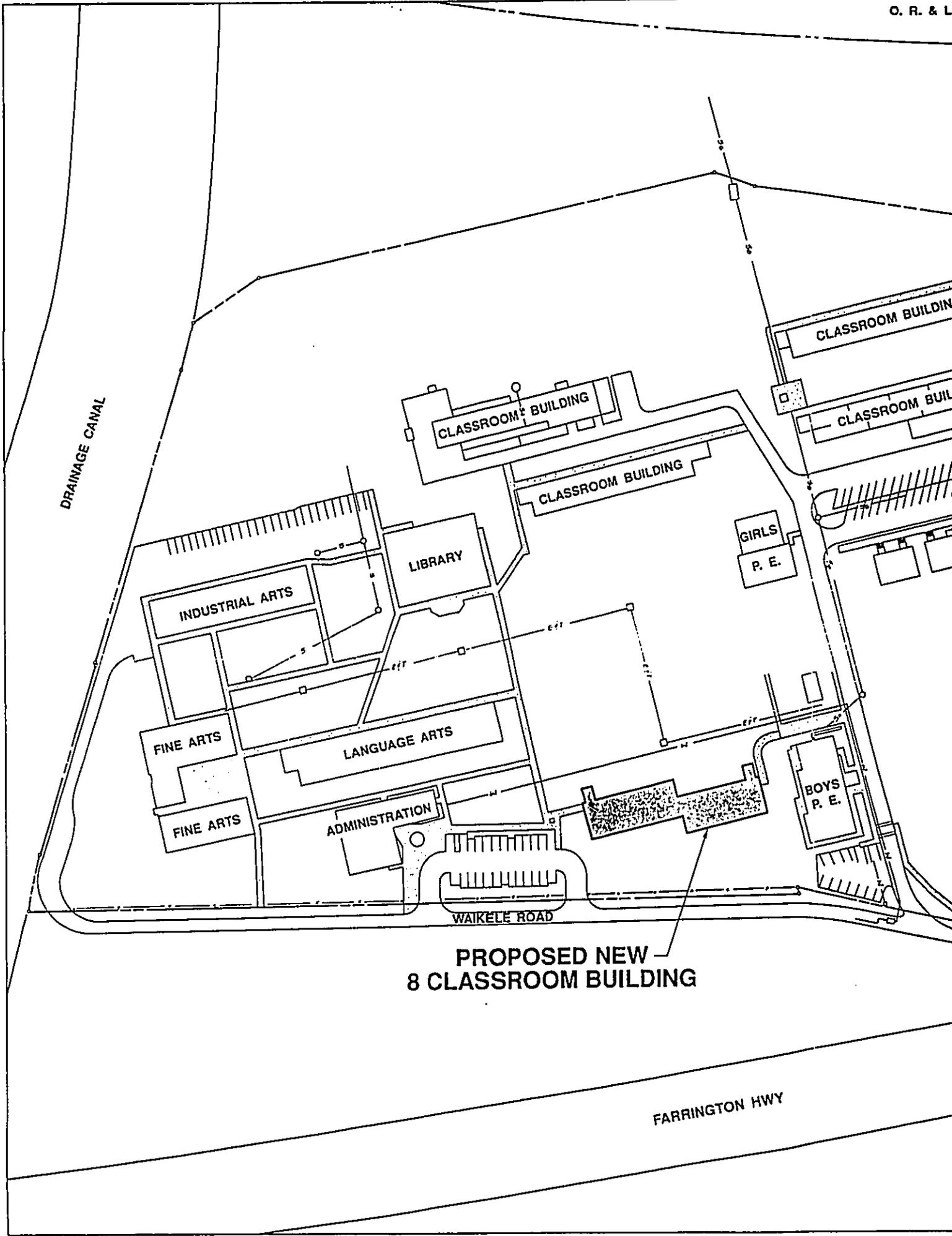
What are the present classroom conditions?

The present very crowded conditions have already severely strained the teaching capacity of the professional staff. The crowded classrooms make the teaching environment very poor one and allow little time for teachers to give individual attention to their students. The high teacher to student ratios have forced the teaching staff to float from one classroom situation to another, covering the overcrowded conditions that presently exist at the school. It is remarkable that the staff is still able to stimulate in their students the desire to learn and that these same students are motivated to grow intellectually in such difficult learning conditions is testimony to the skill and determination of the teaching staff.

3.4 PROJECT DESCRIPTION

The building will be at the front of the school campus, with a 75-foot setback from Waikele Street. The building site is between two existing buildings, the administration building on the left and the boys physical education building on the right as you face the campus from Waikele Street. The building will occupy the present open field now used as a baseball and general athletic field.

The new eight-classroom building is to be a two story, CMU type structure and will have a typical architectural concrete finish with standing seam metal roofing. The classroom areas including (six general classrooms, special education resource and science classrooms) will have a total actual area of 8,220 sq. ft. Other spaces in the building (boy's and girl's toilets, janitors' rooms, communication rooms and elevator machinery room) have a combined actual area of 2,788 sq. ft. Common spaces (walks, stairs, elevator and areas of rescue assistance) will have a total actual area of 5,098 sq. ft. The total combined actual areas of the building will be 16,106 sq. ft. See Figures 4 & 5 (Building Elevations & Building Sections).



**PROPOSED NEW
8 CLASSROOM BUILDING**

FARRINGTON HWY

DRAINAGE CANAL

WAIKELE ROAD

INDUSTRIAL ARTS

FINE ARTS

FINE ARTS

ADMINISTRATION

LIBRARY

LANGUAGE ARTS

CLASSROOM BUILDING

CLASSROOM BUILDING

GIRLS
P. E.

BOYS
P. E.

CLASSROOM BUILDING

CLASSROOM BUILDING

Vertical text on the left margin, possibly a page number or reference code.

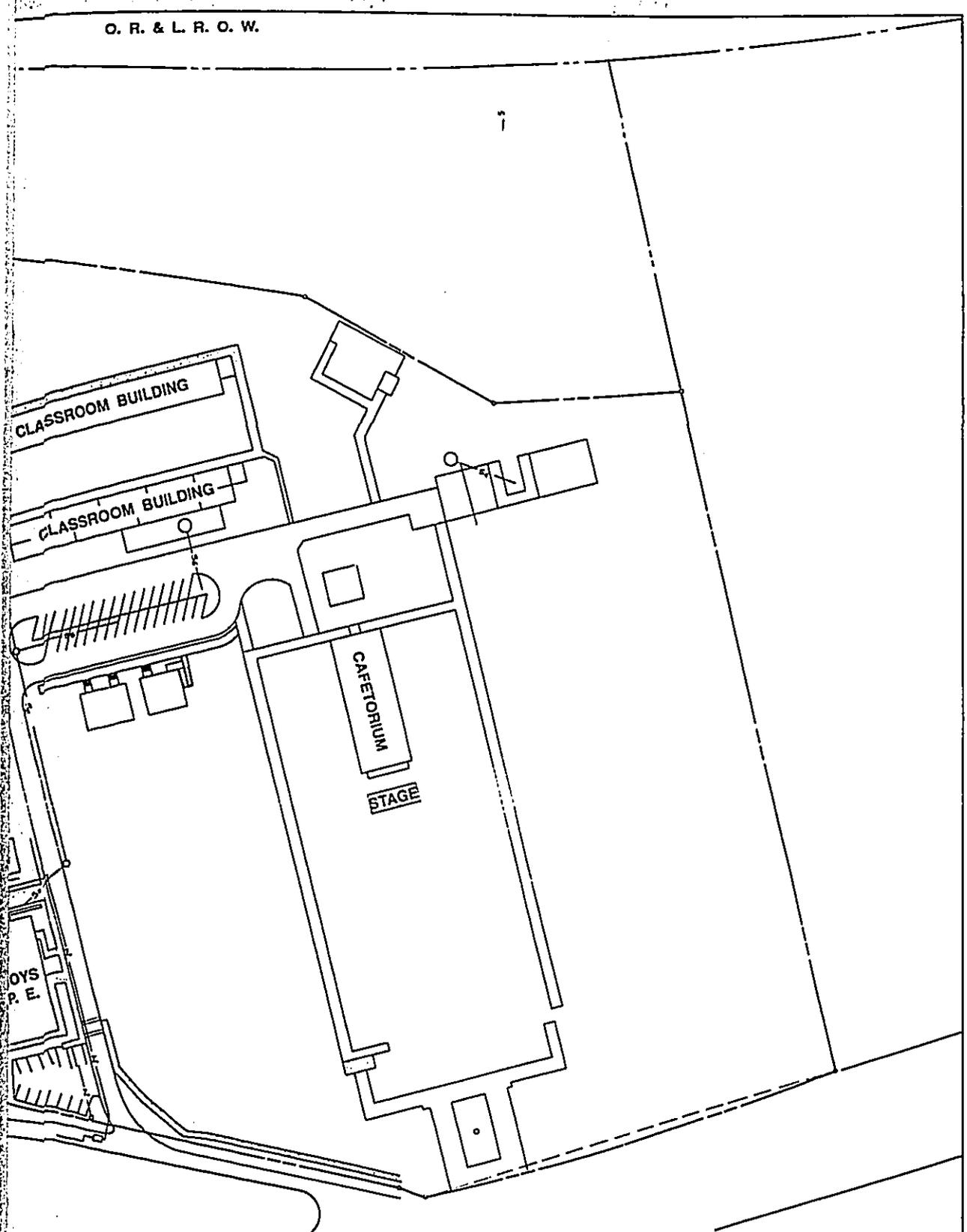
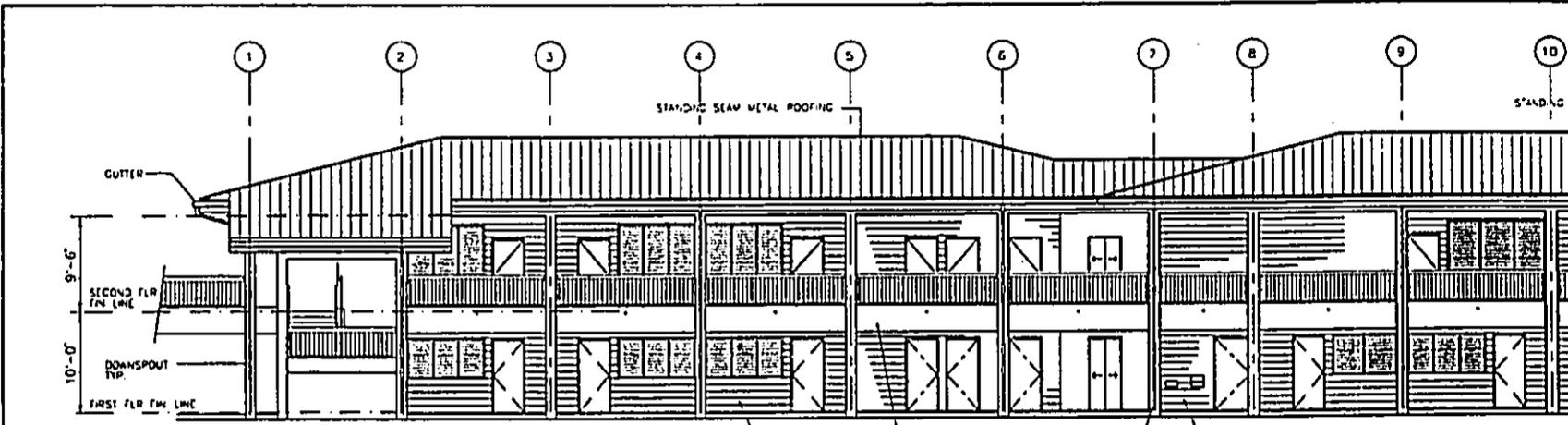


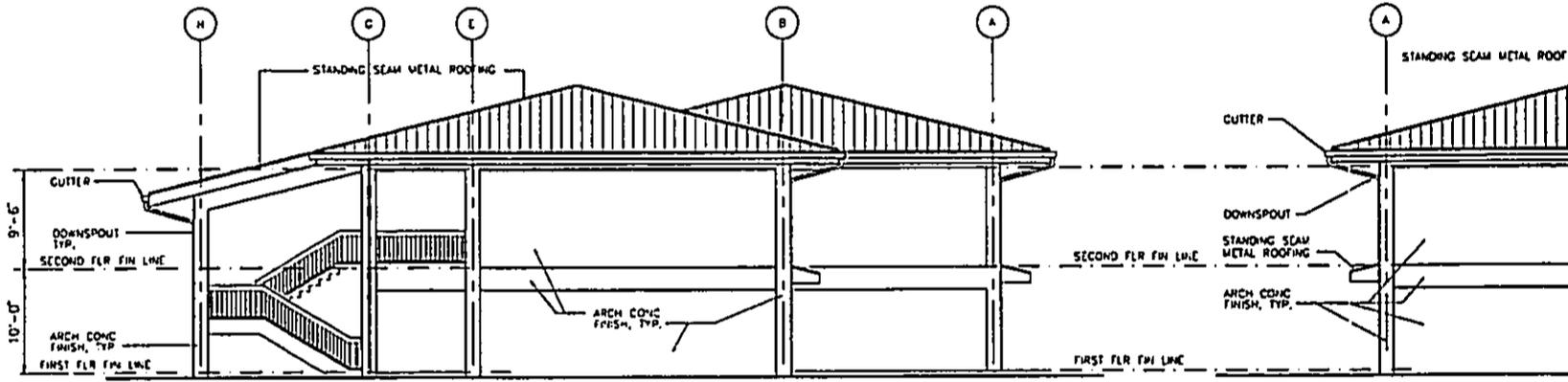
Figure 3
SCHEMATIC SITE PLAN
 Waipahu Intermediate School
 8 - Classroom Building
 Waipahu, Oahu

A north arrow pointing upwards and a graphic scale bar in feet. The scale bar is marked with 0, 60, 120, and 180 feet.

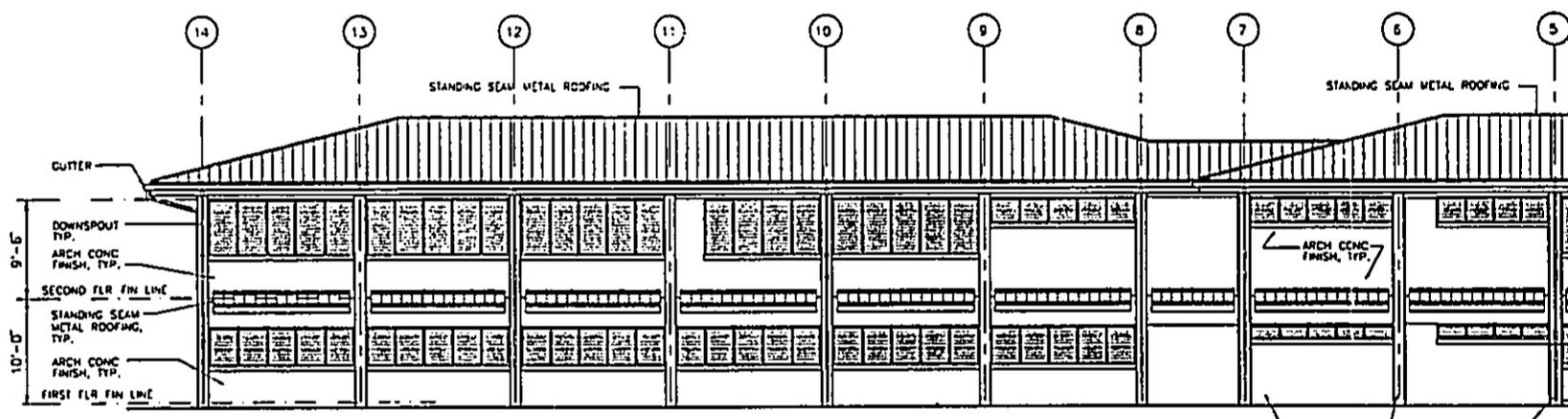
R. M. TOWILL CORPORATION
 NOVEMBER 1994



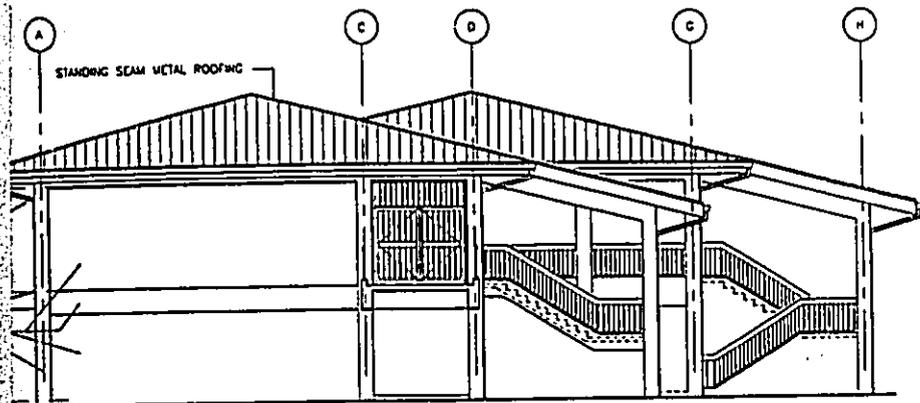
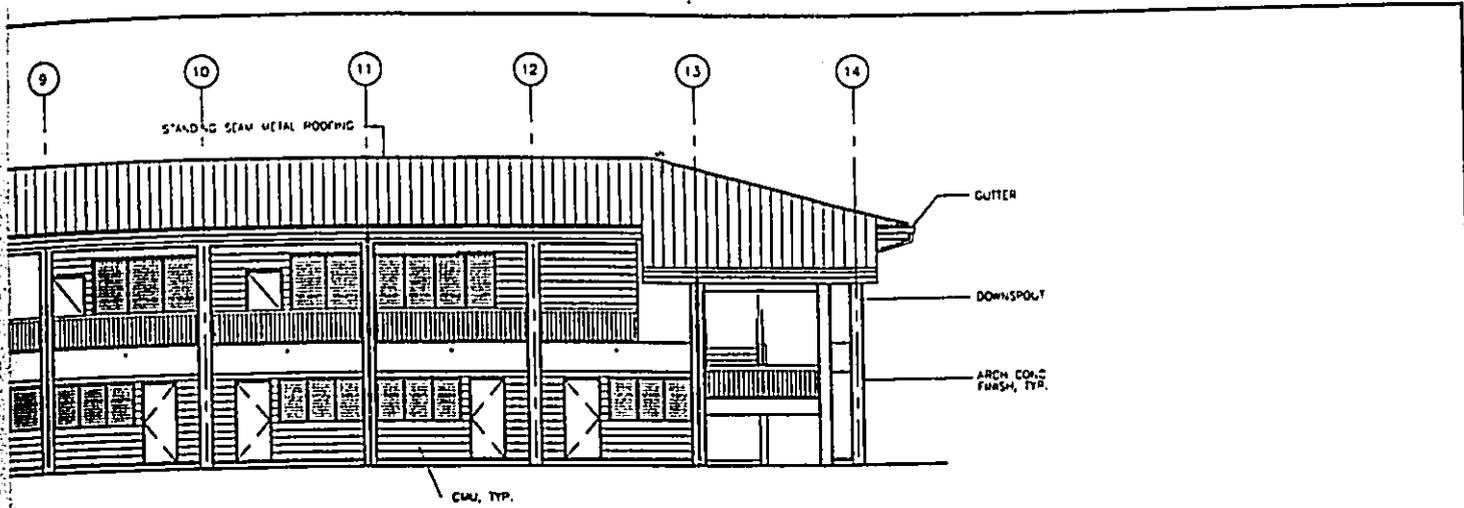
FRONT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

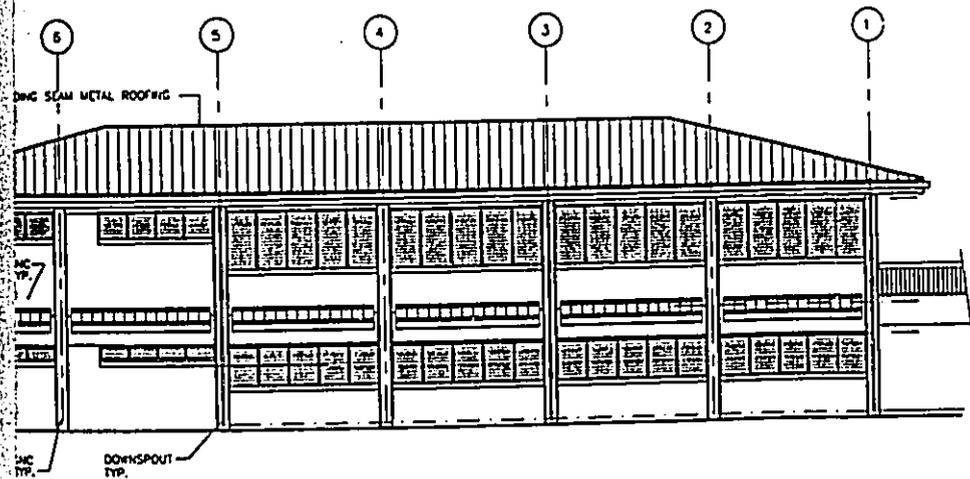
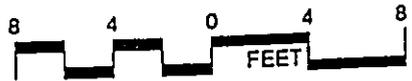


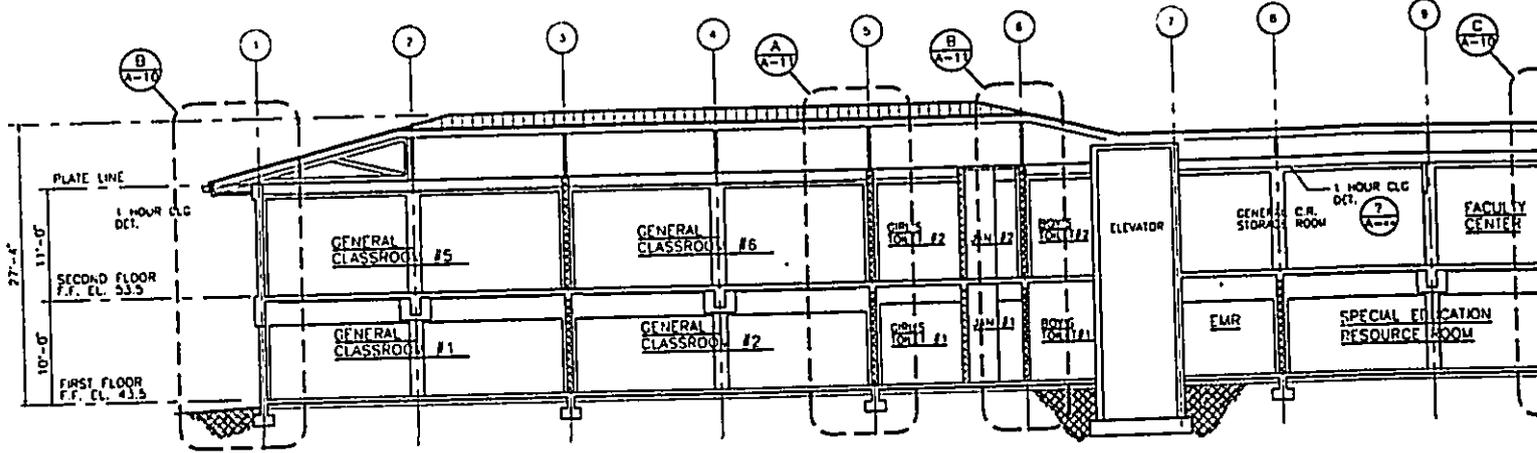
Figure 4
Building Elevations
Waipahu Intermediate School
8 - Classroom Building
Waipahu, Oahu

R. M. TOWILL CORPORATION
NOVEMBER 1994

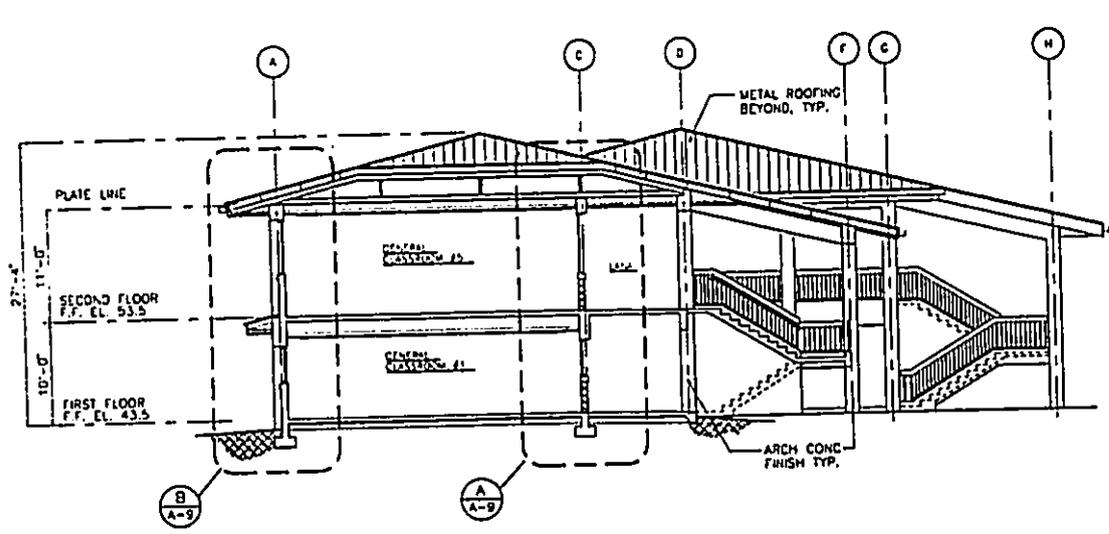
Drawing from Anbe, Aruga, Ishizu, Architects, Inc.



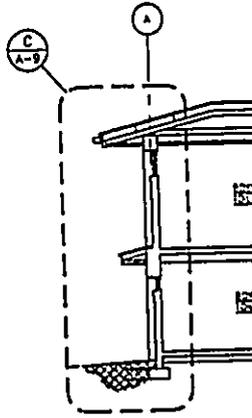
REV. 20, 1997



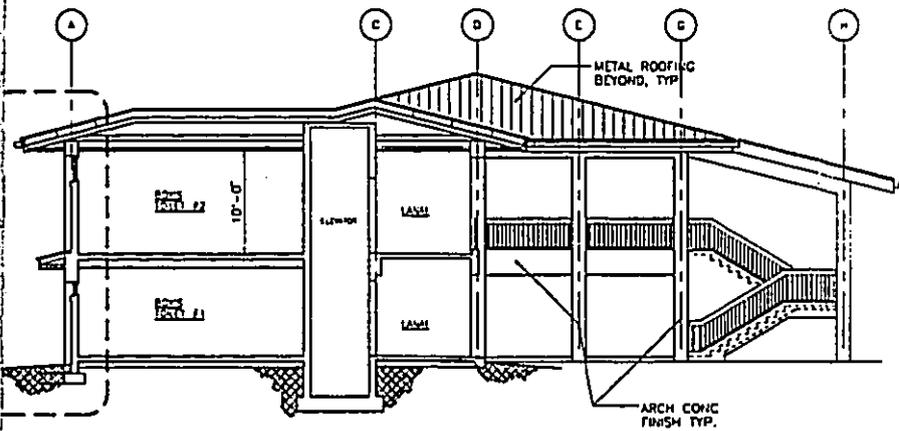
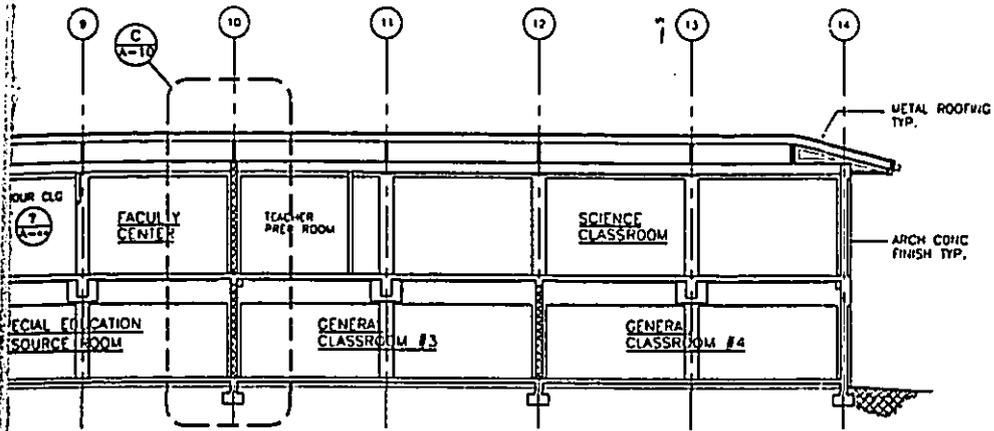
X BUILDING LONGITUDINAL SECTION
A-B SCALE 1/8"=1'-0"



X BUILDING CROSS SECTION
A-B SCALE 1/8"=1'-0"

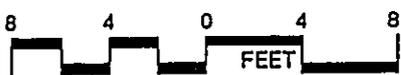


X BUILDING CROSS SECTION
A-B SCALE 1/8"=1'-0"



X BUILDING CROSS SECTION
A-B SCALE 1/8"=1'-0"

Figure 5
Building Sections
 Waipahu Intermediate School
 8 - Classroom Building
 Waipahu, Oahu



R. M. TOWILL CORPORATION

NOVEMBER 1994

Checked by: Anne, Anuga, Ishizu, Architects, Inc.

REV. 2/8/1994

At the rear of the campus is Pupuole Street mini park. The park and the school properties are both separated from the waters of Pearl Harbor (West Loch) by the railroad grade of the defunct O. R. & L. The view from the proposed construction site, across the campus and through the distant school buildings, is one of heavy growth of brush. This growth reaches to heights of 25 feet and is beyond the school property. This wild growth blocks the view of the harbor. If this growth were eliminated, the islet of Laulaunui (Naval Reservation) would then be visible in the distance.

3.5 REQUESTS FOR CHANGE TO SITE PLAN AND A BUILDING HEIGHT WAIVER

The architects have repositioned the new classroom building away from its former Waikele Rd. location. The new building will be located 75 feet from Waikele Road and 40 feet from the boys physical education building. A request for a minor modification to the existing site plan to cover this building location change is being submitted by the building architects for review and approval by DLU. See Figure 3 (Schematic Site Plan).

The building height of 27'-4" with the addition of a 3'-0" high finish grade level, results in a finished building height of 30'-4", exceeding the allowed 25'-0" building height envelope as defined by the R-7.5 zoning (Table 21-5.8-B, ROH). A request for a building height waiver has been submitted by the architects for review and approval by DLU.

3.5 CONSTRUCTION ACTIVITIES

3.5.1 General

The new eight-classroom building is to be a two story, CMU type structure and will have a typical architectural concrete finish with standing seam metal

roofing. The construction of new walkways between the new building and the existing boys physical education building will be part of the project. The project will eliminate four parking stalls from the existing administration building parking lot. The existing wooden ramp that crosses the depression between the boys physical education building and the administration building will be removed. See Figure 3.

The classroom areas including (six general classrooms, special education resource and science classrooms) will have a total actual area of 8,220 sq. ft. Other spaces in the building (boy's and girl's toilets, janitors' rooms, communication rooms and elevator machinery room) have a combined actual area of 2,788 sq. ft. Common spaces (walks, stairs, elevator and areas of rescue assistance) will have a total actual area of 5,098 sq. ft. The total combined actual areas of the building will be 16,106 sq. ft. See Figures 4 & 5 (Building Elevations & Building Sections).

3.5.2 Construction Schedule

The construction schedule stipulates that construction will start in the late summer of 1995 and will continue through to completion of the project in December of the same year. The heavy construction is scheduled to be done during the summer months, when classes are not in session. During the fall and winter months, the construction work will consist of the completion of the roof and interior and exterior finishing details. These later activities should have only minor adverse noise or air quality influence on the educational activities of the school.

3.5.3 Safety Considerations

The construction site will be completely closed off from the rest of the school campus by solid board fence for the duration of the project.

SECTION 4
AFFECTED ENVIRONMENT, IMPACTS AND MITIGATION MEASURES

4.1 OVERVIEW

Chapter 25 of the City and County of Honolulu Revised Ordinances outlines the evaluative criteria and procedures for Oahu's Shoreline Management program as authorized by HRS Chapter 205A. The Special Management Area (SMA) program establishes and implements guidelines intended to regulate the use of the State's coastal resources. Of specific interest are the protection of recreational, historic, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, and managing development with public participation in the management of coastal resources and hazards.

The following discussion contains an evaluation of the proposed potential impacts and the special management area resources.

4.1.1 Recreational Resources

Construction and/or construction related activities of the proposed project will have no impact on access to; or have any impact on recreational activities presently occurring either within the shoreline areas or on the waters of the West Loch. Construction activities will be limited to an area next to Waikele Road, see Figure 8 (SMA map). Public access to the small Pupuole Street mini park is from Pupuole Street. This park is a partial buffer between the school campus and the wetland areas behind the school property. The densely overgrown shoreline of West Lock is not presently accessible to the public. Building construction work will be next to Waikele Road. All work will occur outside any public recreational or wetland reserve areas. Thus, these resource areas will not be adversely affected by the project.

4.1.2 Historical/Archaeological Resources

There are no known historical and/or archaeological resources within the area of the project site. Construction workers will be instructed, that if any unidentified historic/cultural remains are uncovered during excavation/construction, work in the immediate area will cease and the State Historic Preservation Division (SHPD) of the Department of Land and Natural Resources (DLNR) should be promptly notified.

4.1.3 Scenic and Open Space Resources

Looking across the school campus in the direction of the harbor (in a southerly direction) the view of the harbor (West Loch) is blocked by the growth of very heavy brush. If the view were opened, the waters of the harbor with the islet of Laulaunui (Naval Reservation) would be seen in the distance. Presently the viewer's impression in the direction of the harbor is one of distant rolling hills. The new building is on the opposite or northerly side of the school property, minimizing the alteration of natural land forms and the existing public views to and along the shoreline. There will be no long term impacts to existing land forms or vegetation outside the construction site. The area of the construction site is presently being used as an athletic field. During construction, the contractor will be required to implement the best management practices to contain runoff and silt to ensure minimum adverse impact to coastal areas.

4.1.4 Coastal Ecosystems

There are no streams running through the project site. The Waikele wetland's conservation area is south of the school campus beyond the right-of-way of the defunct O. R. & L railroad. The construction of the new school building will have no impact on the coastal ecosystems of the harbor or of the wetlands conservation areas.

4.1.5 Economic Uses

The construction of the new school building will have no impact on the development of coastal dependant developments.

The project construction site will occupy approximately one acre of school property.

4.1.6 Coastal Hazards

The Waipahu Flood Control Canal is located at the eastern boundary of the school property. The school is located in the floodway boundary, but in an area determined to be outside the 500-year flood plain (FIRM Panel 110, National Flood Insurance Program maps).

There will be no long-term adverse impacts to existing land forms or vegetation outside the construction site. The proposed building site is presently being used as an athletic field. During the construction period, the contractor will be required to implement the best management practices to contain runoff and silt, to ensure minimum adverse impact to coastal areas. The proposed building construction will not require any solid waste treatment facility. Therefore, provisions for such a facility will not be a concern.

4.1.7 Consistency with County General Plan, Development Plans and Zoning

The proposed facility is an allowed use within the existing County plans and land use policies. Therefore, no development plan amendment or zone change is required, see Figure 7 (Zoning Map).

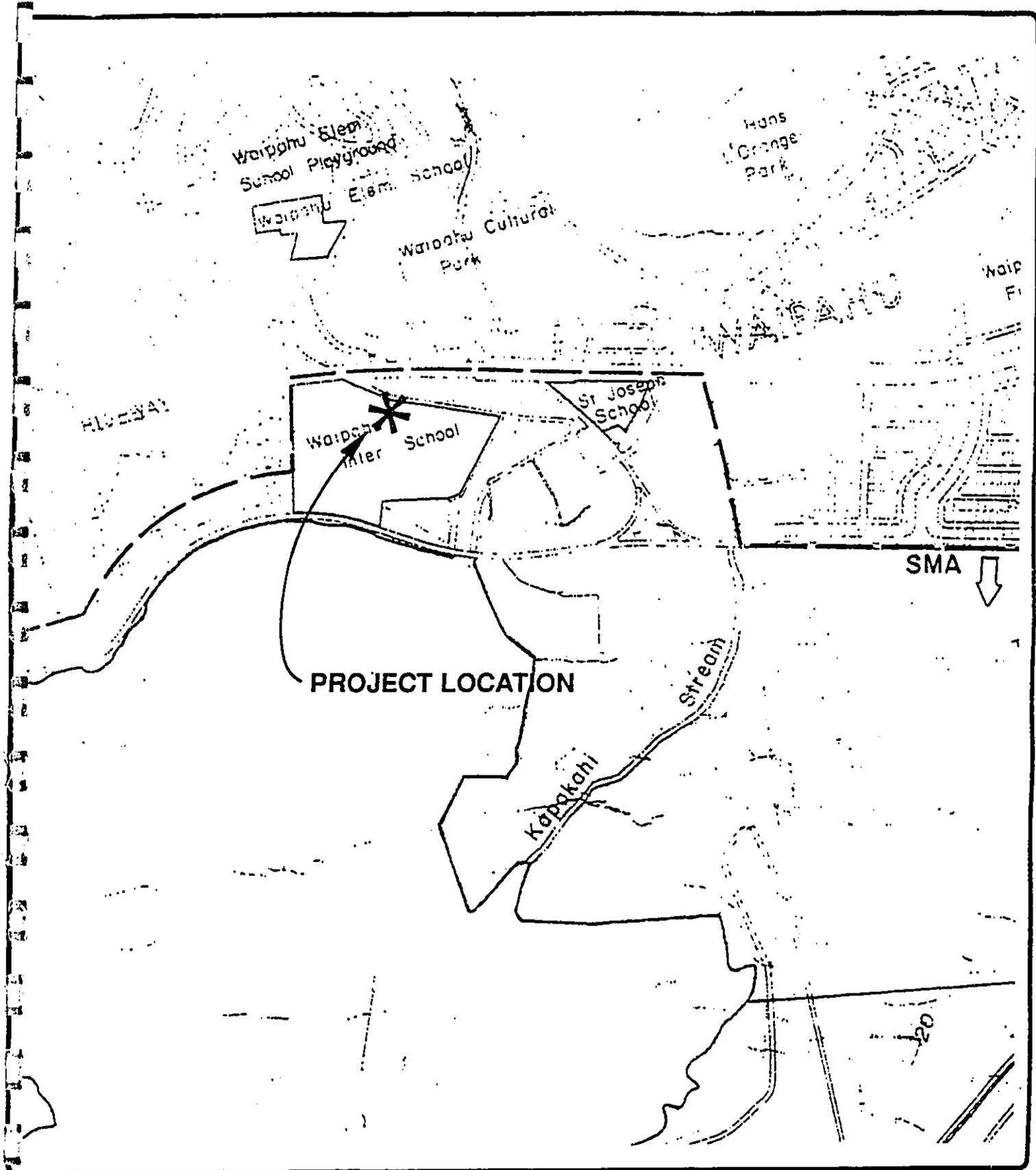
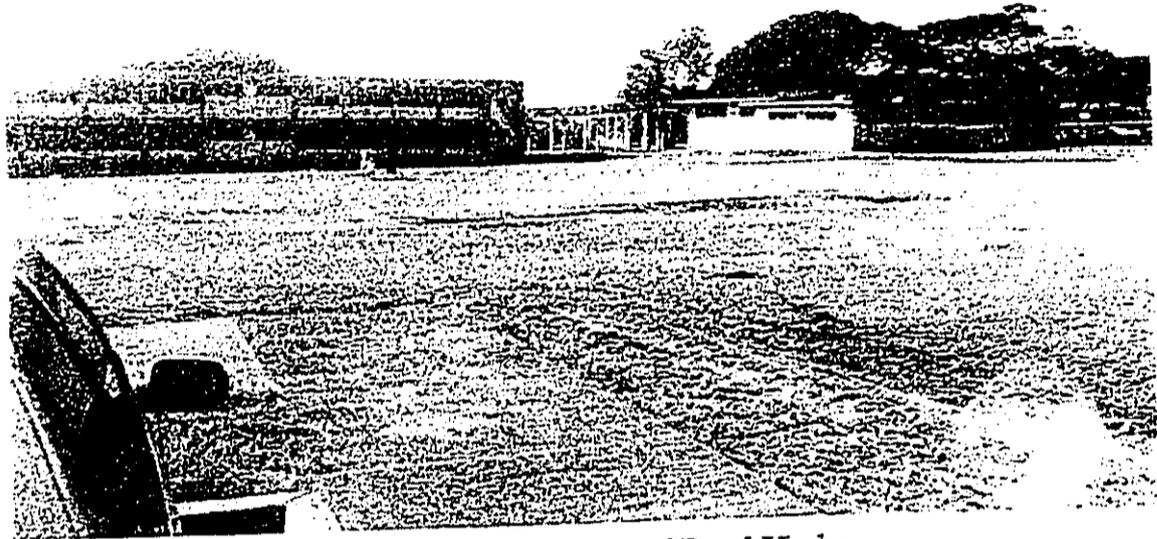
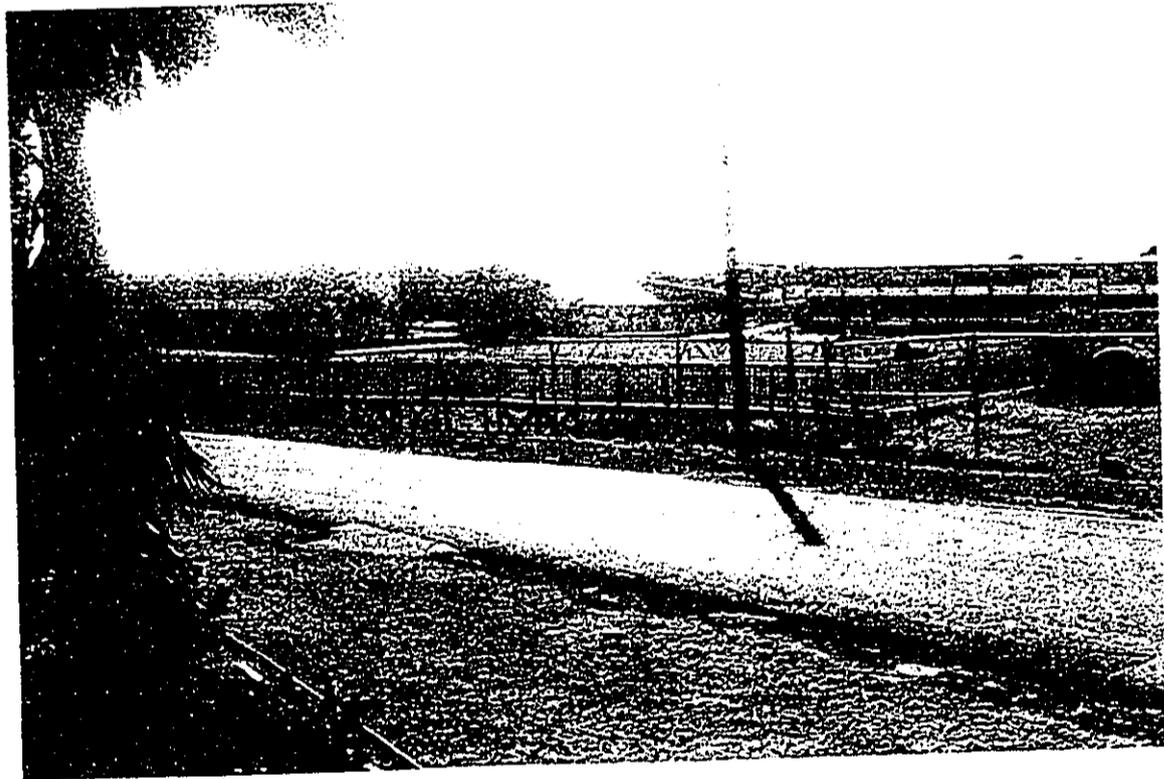


Figure 8
**Special Management
 Area Map**
 Waipahu, Oahu

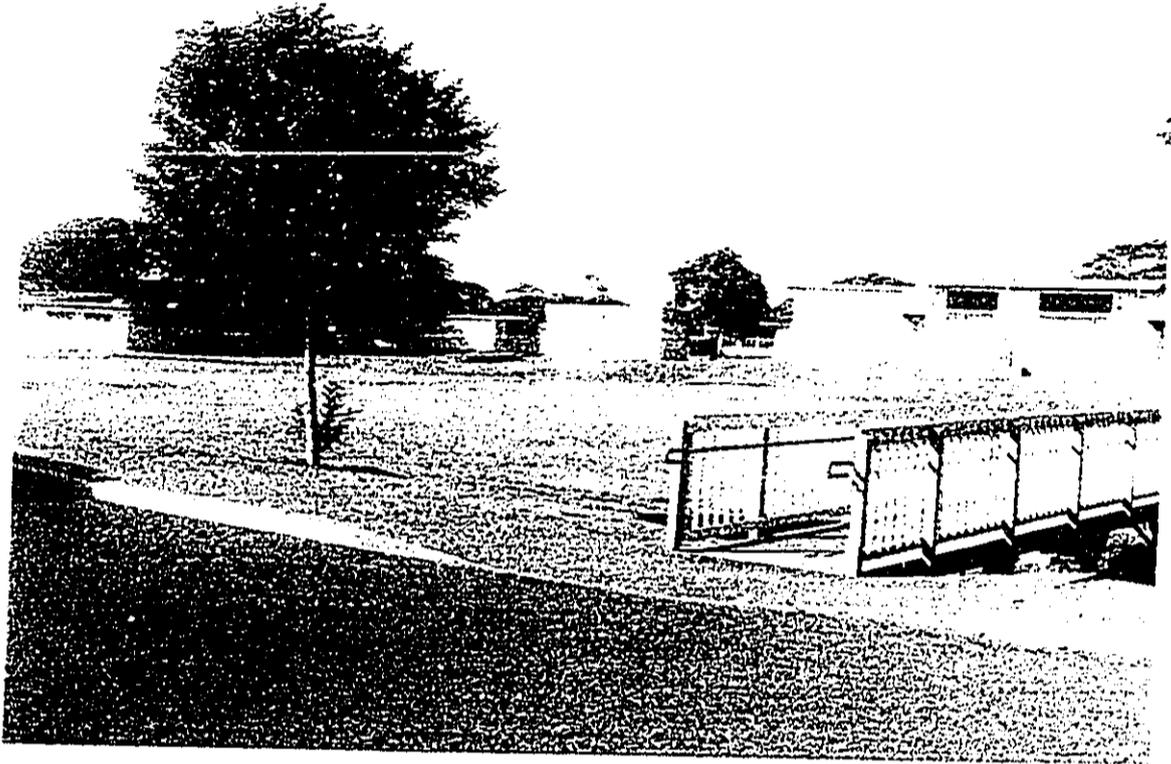
1000 0 1000
 FEET
R. M. TOWILL CORPORATION
 November 1994



View looking south towards the West Lock of Pearl Harbor.



View of the project site.



View of the project site with the boys physical education building in the distance.



View of the project site with the administration building in the distance.

Final Environmental Assessment for the

EIGHT-CLASSROOM GENERAL PURPOSE SCHOOL BUILDING AT
WAIPAHU INTERMEDIATE SCHOOL
WAIPAHU, OAHU

JANUARY 1995

PREPARED FOR:
State of Hawaii/Department of Accounting and General Services
1151 Punchbowl Street
Honolulu, Hawaii 96813

RMTC

R. M. TOWILL CORPORATION
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii • 96817-4941
Voice: (808) 842-1133
Facsimile: (808) 842- 1937

FINAL

ENVIRONMENTAL ASSESSMENT
FOR
WAIPAHU INTERMEDIATE SCHOOL

94 - 455 Farrington Highway - Waipahu
Tax Map Key: 9 - 4 - 01: 29, 30

Prepared for:
State of Hawaii

January 1995

Prepared by:

R. M. TOWILL CORPORATION
420 Waiakamilo Road, Suit 411
Honolulu, Hawaii 96817-4941

TABLE OF CONTENTS

	Page No.
PROJECT SUMMARY	1
SECTION 1. INTRODUCTION	2
1.1 Purpose and Objectives	2
1.2 Project Location	2
SECTION 2. PROJECT BACKGROUND	2
2.1 Background	2
2.2 Project Description	3
2.3 Request to change building location and a building height waiver	4
SECTION 3. CONSTRUCTION ACTIVITIES	5
3.1 General	5
3.2 Construction Schedule	5
3.3 Safety Considerations	5
SECTION 4. DESCRIPTION OF THE AFFECTED ENVIRONMENT	6
4.1 Physical Environment	6
4.1.1 Climate	6
4.1.2 Topography, Soils	6
4.1.3 Scenic and Visual Resources	7
4.1.4 Noise	7
4.1.5 Construction	7
4.1.6 Air Quality Impacts	8
4.1.7 Hydrology	8
4.1.8 Avifaunal and Feral Mammal Resources	8
4.1.9 Botanical Resources	8

4.1.10	Historical/Archaeological Resources	9
4.2.	Socio-Economic Environment	9
4.2.1.	Population	9
4.2.2.	Land Ownership and Surrounding Land Use	9
4.3	Public Facilities And Services	10
4.3.1	Public Facilities Development Plan	10
4.3.2	Transportation Facilities	10
4.3.3	Recreational Facilities	11
SECTION 5. RELATIONSHIP TO STATE AND COUNTY LAND USE PLANS AND POLICIES		12
5.1	Hawaii State Plan	12
5.2	State Functional Plan	12
5.3	State Land Use Districts	12
5.4	City and County of Honolulu General Plan	13
5.5	City and County of Honolulu Development Plan	13
5.6	City and County of Honolulu Zoning	13
5.7	Special Management Area	13
SECTION 6. ALTERNATIVES TO THE PROPOSED ACTION		14
6.1	No Action	14
6.2	Alternative Action	14
6.3	Recommended Action	14
SECTION 7. NECESSARY PERMITS AND APPROVALS		15
7.1	State	15
7.2	City and County of Honolulu	15

SECTION 8. DETERMINATION	15
---------------------------------	----

SECTION 9. CONSULTED AGENCIES	16
--------------------------------------	----

9.1 Individuals	16
-----------------	----

REFERENCES	16
-------------------	----

LIST OF FIGURES

Figure No. 1	Island Location Map
Figure No. 2	Waipahu Location Map
Figure No. 3	Schematic Site Plan
Figure No. 4	Building Elevations
Figure No. 5	Building Sections
Figure No. 6	Development Plan Public Facilities Map
Figure No. 7	Zoning Map
Figure No. 8	Special Area Management Area Map

LIST OF PHOTOGRAPHS

Photograph No. 1	View south towards the harbor.
Photograph No. 2	View of project site.
Photograph No. 3	View of project site with boys physical education building in the distance.
Photograph No. 4	View of project site with administration building in the distance.

PROJECT SUMMARY

Project: Eight - Classroom Building, Waipahu Intermediate School

Applicant: Department of Education, State of Hawaii

Accepting Authority: Department of Education, State of Hawaii

Tax Map Keys: TMK: 9-4-01: 29, 30

Location: 94-455 Farrington Highway
Waipahu, Oahu, Hawaii

Owner: State of Hawaii

Agent: R. M. Towill Corporation
420 Waiakamilo Road, Suite 411
Honolulu, Hawaii 96817-4941

Existing Land Use: Intermediate School

State Land Use District: Urban

Development Plan Land Use Designation: Public Facility (PF)

County Zoning Designation: Residential (R - 7.5)

SECTION 1

INTRODUCTION

1.1 PURPOSE AND OBJECTIVES

The Department of Education proposes to build a new eight-classroom building at the Waipahu Intermediate School. The new building will be a general purpose classroom building. There will be six general purpose classrooms and one each, special education and science classrooms.

1.2 PROJECT LOCATION

The project is in the town of Waipahu, located in south central Oahu. Waipahu is located north of Waipio Peninsula and adjacent to the West Loch of Pearl Harbor. Pearl Harbor is centrally located in southern Oahu. The new building will be located between the administration and the boys physical education buildings, at 94-455 Farrington highway, Waipahu, Oahu (TMK: 9-4-01: 29, 30). See Figures 1 and 2 (Location and Waipahu Location Maps).

SECTION 2

PROJECT BACKGROUND

2.1 BACKGROUND

Why are additional classrooms needed?

There has been a tremendous expansion of the mid-level student population at the Waipahu Intermediate School in past several years. The increased school enrollment has been caused by the explosive population growth in the new Waikele, Royal Kunia and Village Park residential subdivisions. The present school enrollment is 1150 students and the projected student population is expected to rise

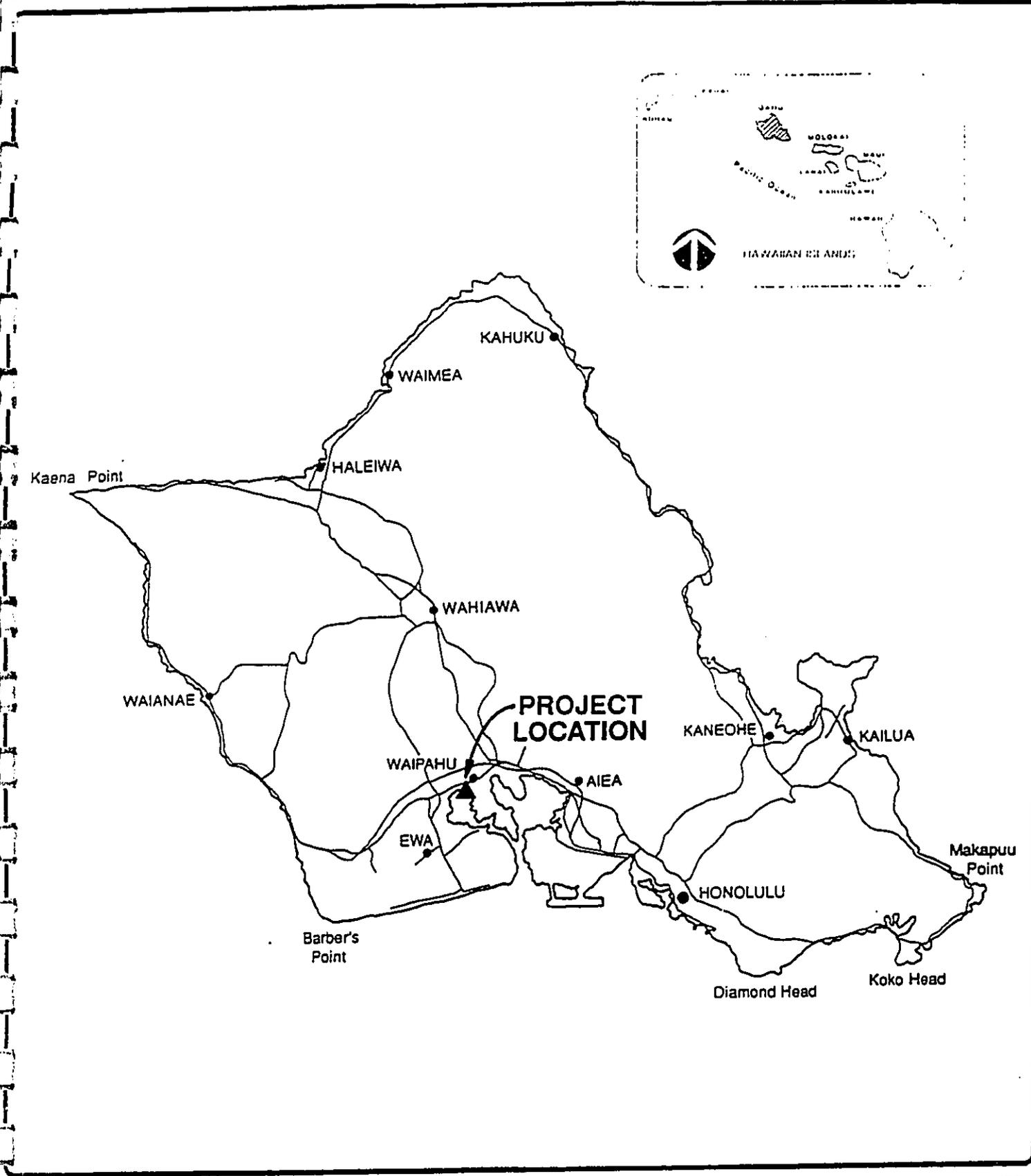
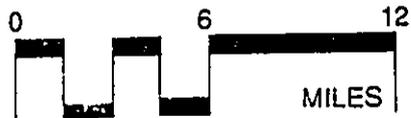


Figure 1
Location Map
 Waipahu, Oahu



R. M. TOWILL CORPORATION
 November 1994

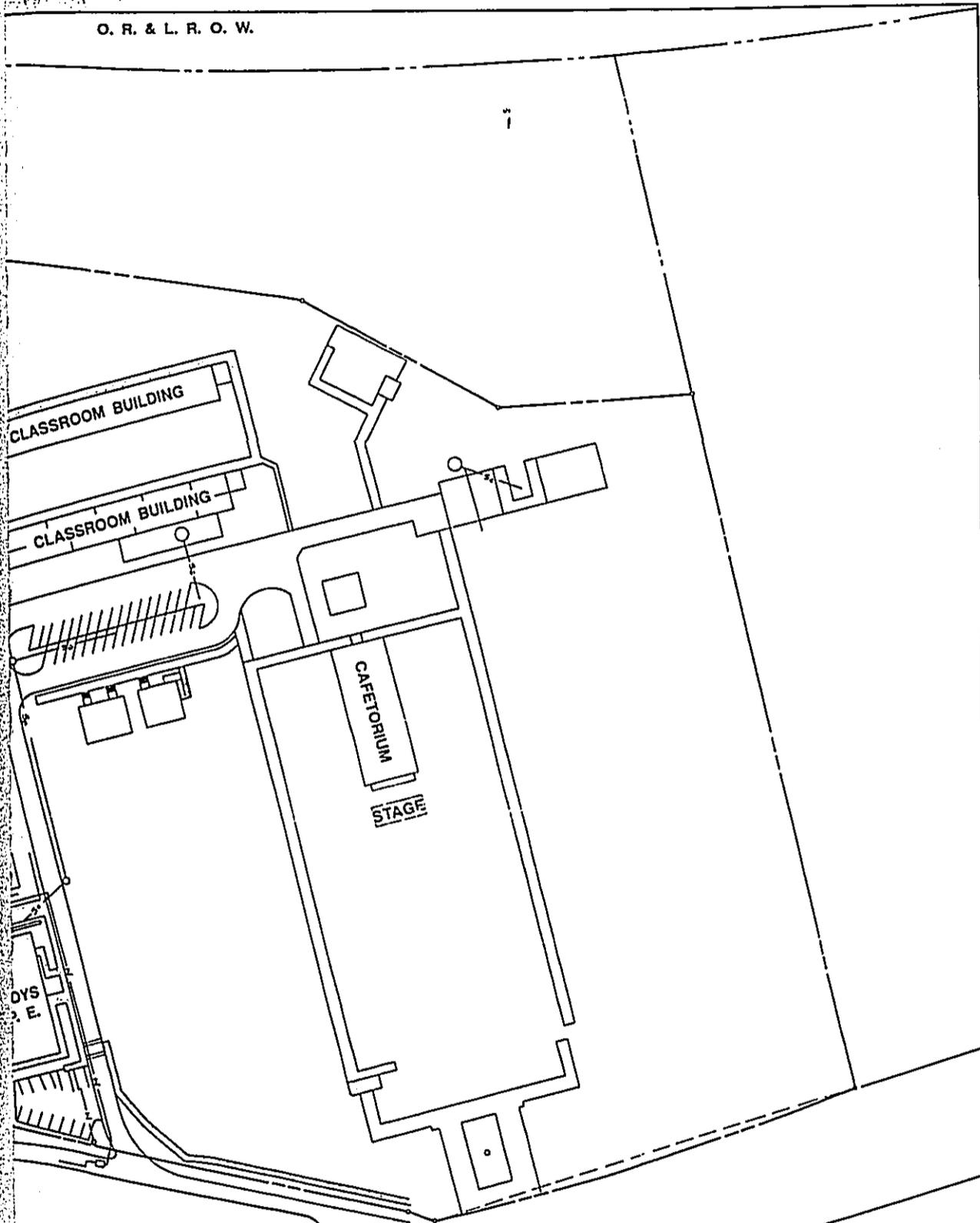
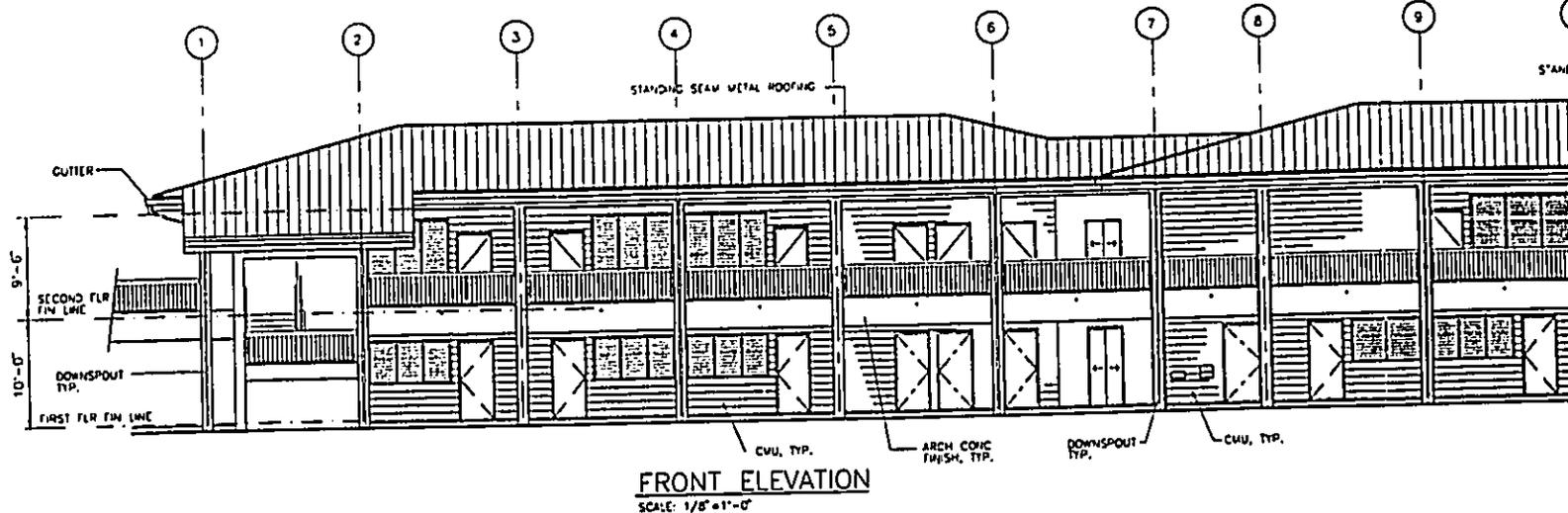


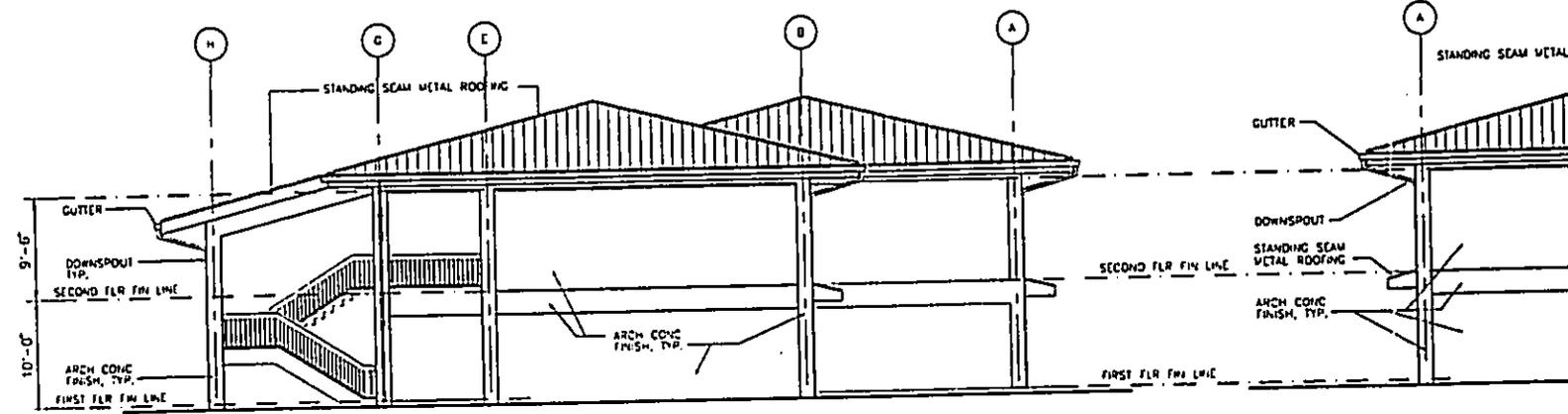
Figure 3
SCHEMATIC SITE PLAN
 Waipahu Intermediate School
 8 - Classroom Building
 Waipahu, Oahu



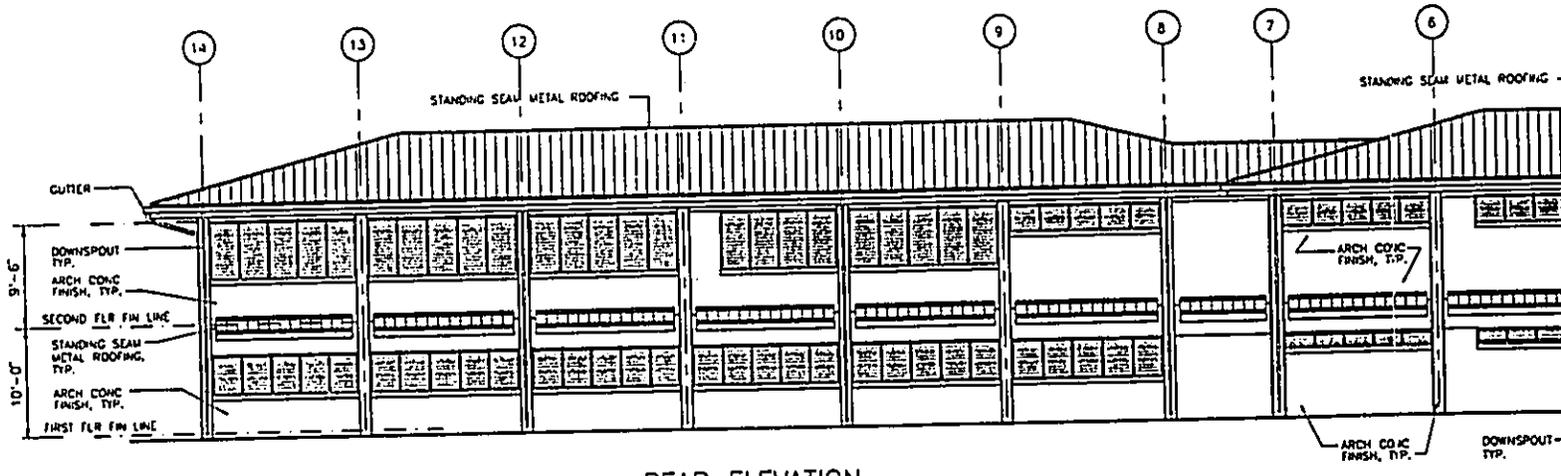

R. M. TOWILL CORPORATION
 NOVEMBER 1994



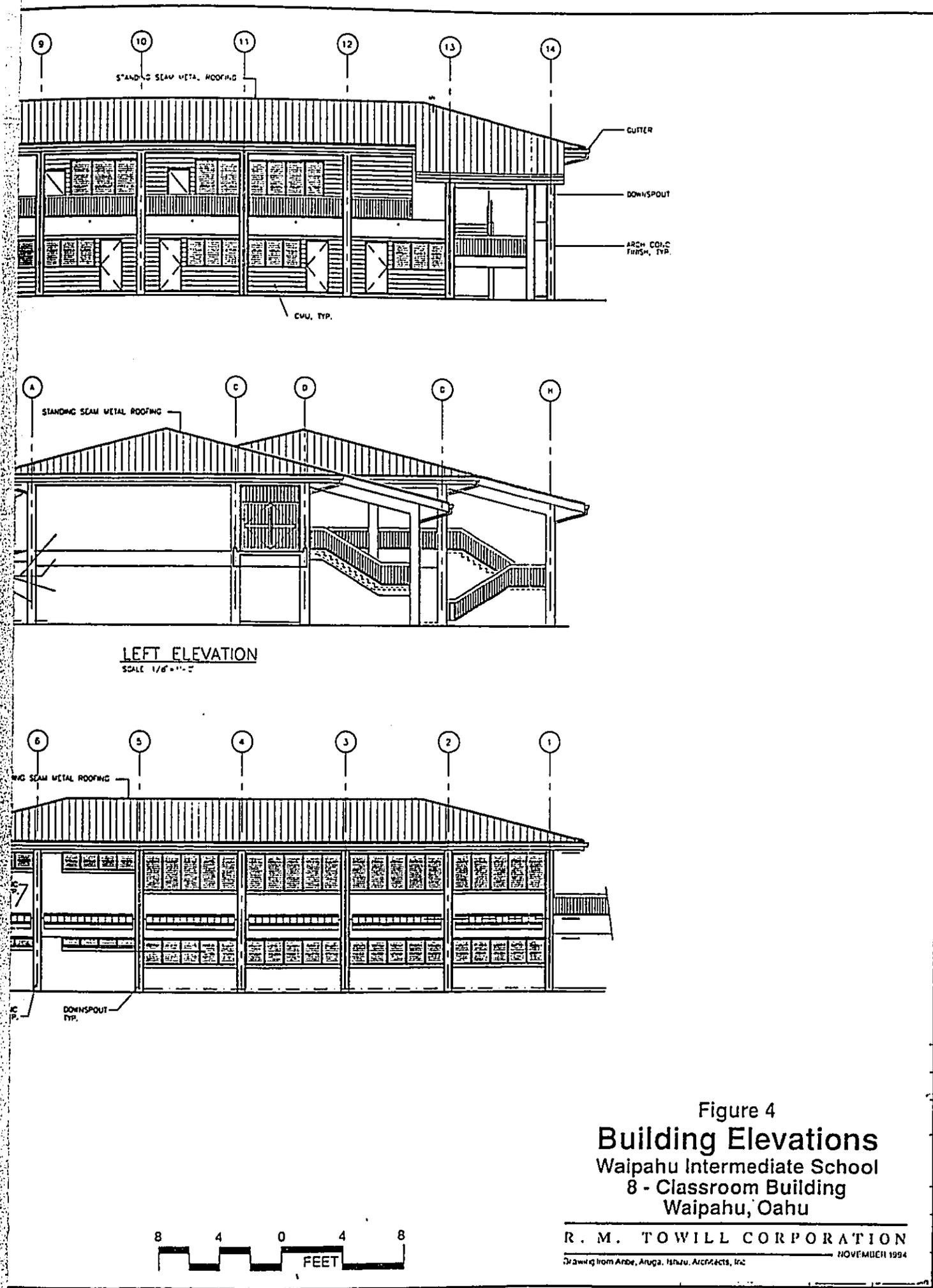
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

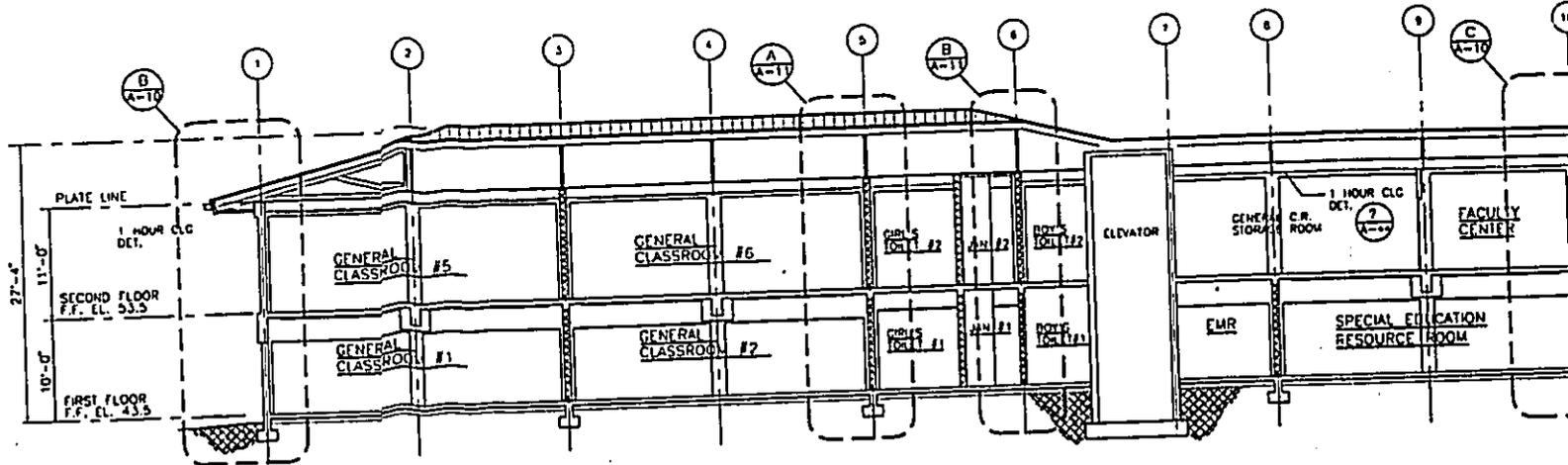


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

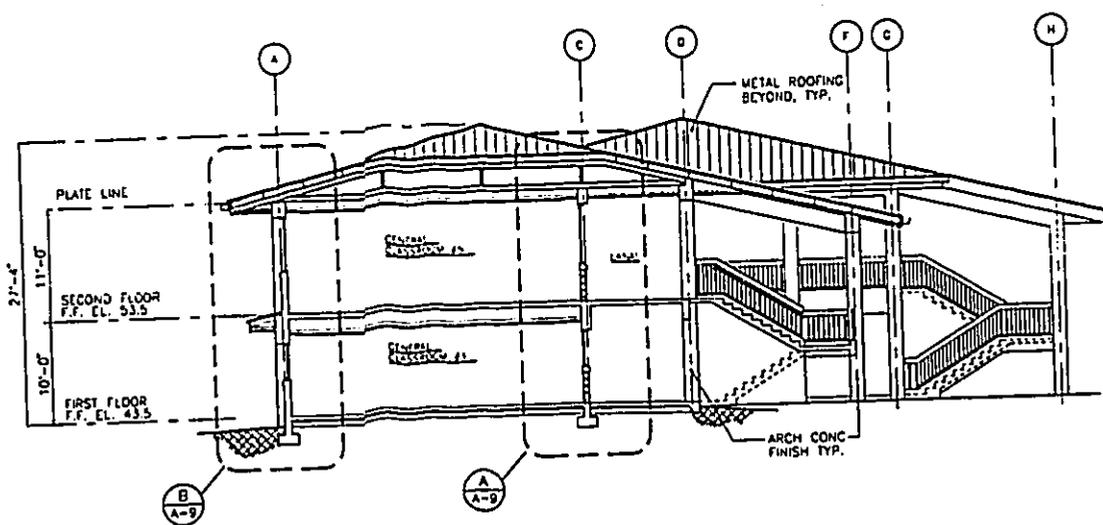


REAR ELEVATION
SCALE: 1/8" = 1'-0"

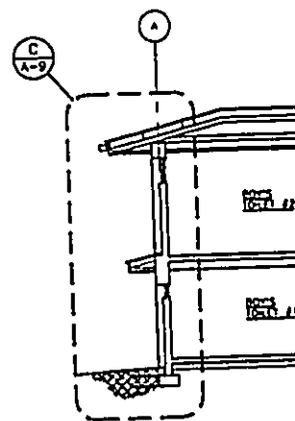




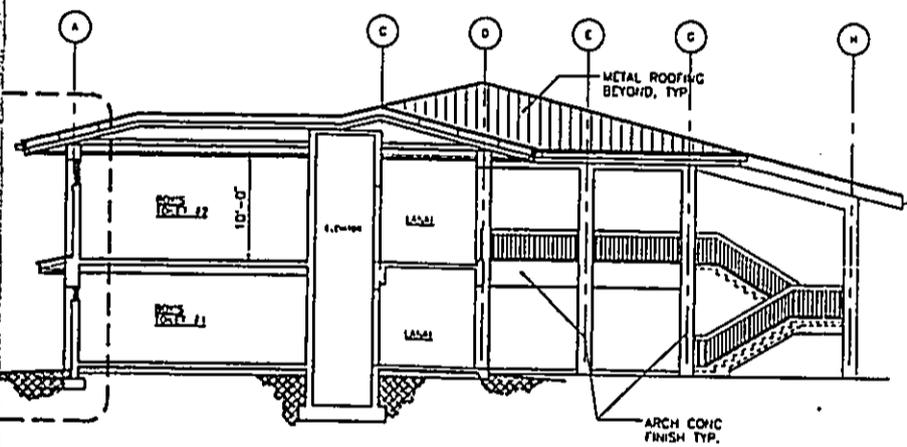
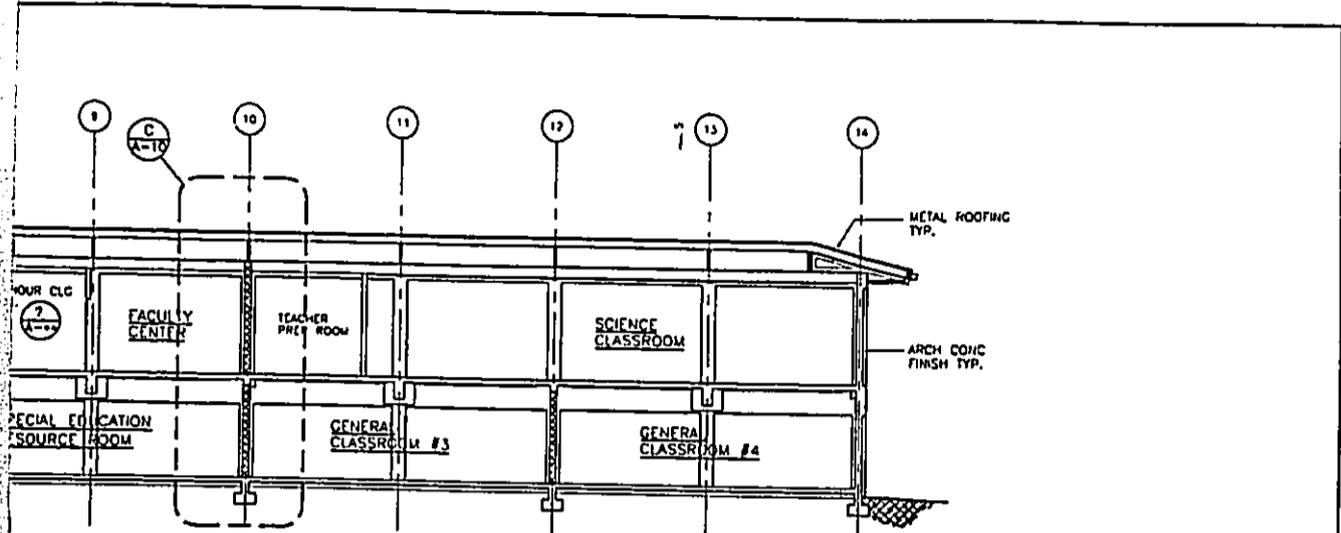
X BUILDING LONGITUDINAL SECTION
A-B SCALE 1/8"=1'-0"



X BUILDING CROSS SECTION
A-B SCALE 1/8"=1'-0"



X BUILDING CROSS SECTION
A-B SCALE 1/8"=1'-0"



X BUILDING CROSS SECTION
A-B SCALE 1/8"=1'-0"

Figure 5
Building Sections
 Waipahu Intermediate School
 8 - Classroom Building
 Waipahu, Oahu



R. M. TOWILL CORPORATION
 Drawing from Arabe, Aruga, Ishizu, Architects, Inc. NOVEMBER 1994

REV. 28 11/94

to fourteen hundred students by the 1996 school year. The resulting growth in student enrollment will put a tremendous strain on the teaching staff.

What are the present classroom conditions?

The present crowded conditions have already severely strained the teaching capacity of the professional staff. The crowded classrooms make the teaching environment very poor and allow little time for teachers to give individual attention to students. Teacher/student ratios are so high that the teaching staff has been forced to float from one classroom situation to another, to cover the overcrowded conditions presently existing at the school. It is remarkable that the staff can still stimulate their students to learn and that they are still motivated to intellectually grow in such difficult learning conditions.

2.2 PROJECT DESCRIPTION

The building will be at the front of the school campus (See Figure 3, Schematic Site Plan), setback 75 feet from Waikele Street and 40 feet from the boys physical education building. The building site is located between the administration building on the left and the boys physical education building on the right as you face campus from Waikele Road. The building will occupy the present open field now used as a baseball and general athletic field.

The new eight-classroom building is to be a two story, CMU type structure and will have a typical architectural concrete finish with standing seam metal roofing. The classroom areas including (six general classrooms, special education resource and science classrooms) will have a total actual area of 8,220 sq. ft. Other spaces in the building (boy's and girl's toilets, janitors' rooms, communication rooms and elevator machinery room) have a combined actual area of 2,788 sq. ft. Common spaces (walks, stairs, elevator and areas of rescue assistance) will have a total actual area of 5,098 sq. ft. The total combined actual areas of the building will be 16,106 sq. ft. See Figures 4 & 5 (Building Elevations and Building Sections).

At the rear of the campus is Pupuole Street mini park. The park and the school properties are both separated from the waters of Pearl Harbor (West Loch) by the railroad grade of the defunct O. R. & L.

2.3 REQUEST TO CHANGE BUILDING LOCATION AND A BUILDING HEIGHT WAIVER

The architects have repositioned the new classroom building away from its former Waikele Rd. location. The new building will be located 75 feet from Waikele Road and 40 feet from the boys physical education building. A request for a minor modification to the existing site plan to cover this building location change is being submitted by the building architects for review and approval by DLU.

The building height of 27'-4" with the addition of a 3'-0" high finish grade level, results in a finished building height of 30'-4", exceeding the allowed 25'-0" building height envelope as defined by the R-7.5 zoning (Table 21-5.8-B, ROH). A request for a building height waiver has been submitted by the architects for review and approval by DLU.

SECTION 3

CONSTRUCTION ACTIVITIES

3.1 GENERAL

The new eight-classroom building is to be a two story, CMU type structure and will have a typical architectural concrete finish with standing seam metal roofing. The construction of new walkways and a connecting bridge between the new building and the existing boys physical education building will be part of the project. The project will eliminate four parking stalls from the existing administration building parking lot. The existing wooden ramp that crosses the depression between the boys physical education building and the administration building will be removed. See Figure 3 (Schematic Site Plan).

The classroom areas including (six general classrooms, special education resource and science classrooms) will have a total actual area of 8,220 sq. ft. Other spaces in the building (boy's and girl's toilets, janitors' rooms, communication rooms and elevator machinery room) have a combined actual area of 2,788 sq. ft. Common spaces (walks, stairs, elevator and areas of rescue assistance) will have a total actual area of 5,098 sq. ft. The total combined actual areas of the building will be 16,106 sq. ft. See Figures 4 & 5 (Building Elevations and Building Sections).

3.2 CONSTRUCTION SCHEDULE

The construction will start as soon as all plans and permits have been secured, preferably in the late summer of 1995.

3.3 SAFETY CONSIDERATIONS

The construction site will be completely closed off from the remainder of the school campus during the duration of the project by a solid board barrier.

SECTION 4

DESCRIPTION OF THE AFFECTED ENVIRONMENT

4.1 PHYSICAL ENVIRONMENT

4.1.1 Climate

The project is located in the south-central region of the island. The site has an average annual high temperature range of 79 to 85 degrees Fahrenheit. North easterly tradewinds flow across the site at speeds of 18 to 25 miles per hour. Rainfall amounts, range from 25 to 35 inches annually, mostly occurring between November and April.

4.1.2 Topography, and Soils

The topography at the building site is gently sloping toward the waters of West Loch and the elevation of the site is approximately 40 feet above sea level.

The general soil type in the Waipahu area is Lualualei - Fill land - Ewa association: Deep, nearly level to moderately sloping, well-drained soils. At the building site, the soil is Waipahu silty clay, (WzB) series, consisting of well-drained soils on marine terraces. These soils developed in old alluvium derived from basic igneous rock. On this soil, runoff is slow and the erosion hazard is slight.

Other soil types adjacent to the site are the Tropaquepts (TR) and the Honouliuli (HxA) series soils. The (TR) are poorly drained soils that are periodically flooded by irrigation to grow crops that thrive on water. The (HxA) series consist of well-drained soils whose natural vegetation consists of kiawe, koa haole, fingergrass, bristly foxtail, and bermudagrass. (Soil Survey of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii)

The project site will cover approximately one acre of school property.

4.1.3 Scenic and Visual Resources

Looking across campus in the direction of the harbor (southerly direction) the view of West Loch is blocked by the overgrowth of very heavy brush. If the view were open, the waters of the harbor with the islet Laulaunui (Naval Reservation) could be seen. Presently the view of the harbor is blocked and the viewer has the impression of rolling hills in the distance.

Photographs of the view towards Pearl Harbor from the construction site and photographs of the building site from Waikele Street illustrate the blocked view of the harbor and the present use of the site.

4.1.4 Noise

Noise will be generated by various construction tools, earth moving equipment, other related construction equipment and related vehicles. Short term impacts on noise quality will be controlled by application of appropriate noise control measures. It is not expected that these noise sources will adversely affect normal school activities. The major heavy construction of the building will be done during the summer months of 1995. Construction noise will be kept to a minimum. The construction site is close to Waikele Road (approximately 70 feet away) so construction vehicles will not have to travel long distances across the school campus.

4.1.5 Construction

The construction area will be fenced or cordoned off from the rest of the school campus through the use of barricades, tape and guardrails to prevent students from entering the job site. Construction noise will be kept to a minimum through the use of appropriate noise suppressors. The heavy construction stages of the project will be completed during the summer months when no classes are held. The construction site is very close to Waikele Road (70 feet removed) so

construction related vehicles will not have to traverse long distances of school campus. Construction will continue to the end of the year, and these later phases will consist of the finishing phases of the project. These later construction activities should have minimal adverse impacts on the school environment. When the building is completed, the construction site will be restored to it's preconstruction condition.

4.1.6 Air Quality Impacts

Air quality is excellent due to ocean breezes and tradewinds that pass over the project site. The major factors affecting air quality will be the used of earth moving and other related heavy construction equipment and related vehicles that will release engine exhaust to the environment. It is not expected that this machinery will adversely affect air quality. Use of internal combustion engines will be goverened by the use of appropriate pollution control devices in accordance with federal, state and county requirements.

4.1.7 Hydrology

There are no streams running through the project site. The Waipahu Flood Control Canal is located at the eastern boundary of the school property.

4.1.8 Avifaunal and Feral Mammal Resources

There are no avifaunal and/or feral mammal resources within the area of the project site, although just beyond the project area to the south is the Waikele Wetlands conservation area. These wetlands are part of a larger complex of wetlands scattered along the Pearl Harbor area supporting endangered Hawaiian water birds.

4.1.9 Botanical Resources

There are no botanical resources within the area of the project site.

Existing Vegetation

The project site is presently a grassy field used as a general athletic field with a baseball diamond at the Ewa side of the site.

4.1.10 Historical/Archaeological Resources

There are no known historical and/or archaeological resources within the area of the project site. Construction workers will be instructed, that if any unidentified cultural remains are uncovered during construction, all work in that immediate area will cease and the State Historic Preservation Division (SHPD) of the Department of Land and Natural Resources (DLNR) should be promptly notified.

4.2 SOCIO-ECONOMIC ENVIRONMENT

4.2.1 Population

According to the 1992 State Data Book, the population of the Waipahu area was 22,888. There were 5,787 reported households in the area in the 1992 census (State of Hawaii Data Book, 1992). This represents an approximate 68 percent increase in population over the population of 1990, when the population was 15,622 (State of Hawaii Data Book, 1990). The building boom and consequent increase in population over the past several years at Mililani, Ewa, Kapolei and Waikele have had a combined effect of putting tremendous pressure on the school system in the Central School District. The proposed eight-class room building will alleviate the increasing student population demand for intermediate classroom space.

4.2.2 Land Ownership and Surrounding Land Use

The medium density apartment residential and commercial properties bordering the site to the west are privately owned. The property across Waikele Road, to the north is privately owned single family lots except for the parcel directly across from the school administration building. This is a state owned parcel and is the location of the Waipahu Public Library. The library building faces Farrington

Highway with its parking lot facing Waikele Road. Next door to the library is the Aloha Tenrikyo Kyokai Temple. Waikele Road is blocked at its eastern end by the Waipahu Flood Control Canal. Beyond the canal and to the east of the school are more privately owned residential properties.

4.3 PUBLIC FACILITIES AND SERVICES

4.3.1 Public Facilities Development Plan

There is a proposed, privately funded sewage system that starts at Waipahu Street and Kunia Road. The system follows Kunia Road to Farrington Highway where it turns into and follows Farrington Hwy. to Waikele Road where it again turns and follows Waikele Road past the school construction site. This is a privately funded project and has no timing schedule.

There is a non potable water line planned, that will skirt the southeastern boundary of the Waipahu Cultural Park. This is a privately funded project with no timing schedule.

A transit corridor is planned for the Honolulu Rapid Transit System (HRT) that will pass behind the school property following the right-of-way of the defunct O. R. & L. railroad. This is a planned government or public utility, programmed for commencement of land and/or construction beyond a six year period.

There is a planned additional right of way on Waipahu Street that is a government or public utility project, programmed for commencement of land and/or construction within six years. See Figure 6 (Development Plan Public Facilities Map).

The construction of the eight-classroom building will have no impact on the various nearby public or privately funded public facilities projects.

4.3.2 Transportation Facilities

There are several "The Bus" lines that run past Waipahu Intermediate School. These are the # 47 Waipahu, the # 48 Ewa Mill, the # 49 Ewa Beach -

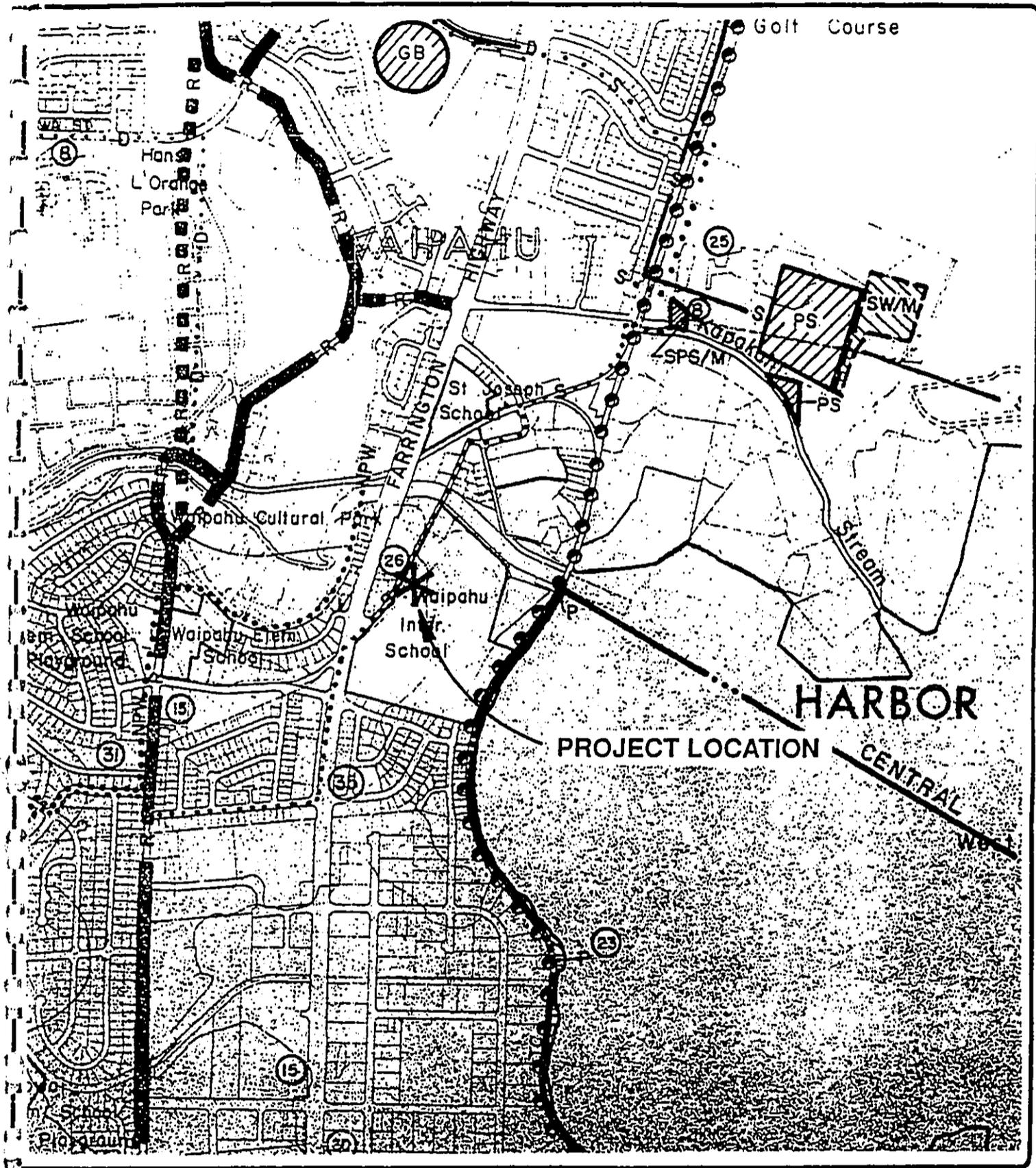
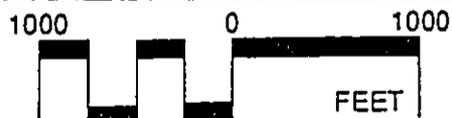


Figure 6
**Development Plan
 Public Facilities Map**
 Waipahu, Oahu



R. M. TOWILL CORPORATION
 November 1994

Iroquois, the # 50 Makakilo via Village Park and the # 51 Makaha Resort, Makaha Beach bus lines. Route 47 runs between Waipahu and Waikiki, route 48 ends at Alapai street in downtown Honolulu, routes 49, 50, and the 51 all terminate at the Ala Moana Shopping Center.

The construction of the eight-classroom building will have no impact on the various bus lines that run past the construction site on Farrington Highway.

4.3.3 Recreational Facilities

The following recreational facilities located near the Waipahu Intermediate School are:

- a) the small Pupunohe Park at the rear of the school property. Access to the park is from Pupuole Street.
- b) the large Waipahu Cultural Garden Park that is directly north and across Farrington Highway from the school.

Other parks or recreation areas further removed from the school are:

- c) West Loch Shoreline Park
- d) Waipahu District Park
- e) Waipahu Uka Park
- f) Honowai Playground Park
- g) Ted Makalena Golf Course on Waipio Peninsula.

There are several proposed bike routes that would pass near the school when they are built. A future proposed bike path that would pass behind the school following the defunct O. R. & L right-of-way. A future proposed bike route that would pass in front of the school on Farrington Highway and a future proposed bike lane that would follow Waipahu Street, several blocks removed from the school. (Bike Plan Hawaii, (Summary) 1994)

None of these recreational areas or activities will be influenced by the

construction of the eight-classroom building.

SECTION 5

RELATIONSHIP TO STATE AND COUNTY LAND USE PLANS AND POLICIES

5.1 HAWAII STATE PLAN

The Hawaii State Plan (Chapter 226), Hawaii Revised Statutes) provides a guide for the future of Hawaii by setting forth a broad range of goals, objectives, and policies to serve as guidelines for growth and development of the State. The proposed project is generally consistent with the Hawaii State Plan. The following objectives of the State Plan are relevant to the proposed project:

Section 226-21 Education

The proposed project serves to assist in the State's objective of providing educational opportunities to enable individuals to fulfill their education needs, responsibilities, and aspirations.

5.2 STATE FUNCTIONAL PLAN

The Hawaii State Functional Plan (Chapter 226) provides a management program that allows judicious use of the State's natural resources to improve current conditions and attend to various societal issues and trends. The proposed project is consistent with the State Functional Plans.

5.3 STATE OF HAWAII LAND USE DISTRICTS

The State Land Use classification of the project is classified as Urban. No change in land use is required for the construction of the new classroom building.

5.4 CITY AND COUNTY OF HONOLULU GENERAL PLAN

The General Plan of the City and County of Honolulu provides a statement of long range social, economical, environmental, and design objectives for the island of Oahu and a statement of the policies necessary to meet these objectives. The proposed project is in conformance with the goals and objectives of the County General Plan (Section 5-407, Revised Charter of the City and County of Honolulu).

Health and Education, General Plan

A specific objective of the General Plan relating to the proposed project is the support of education programs that encourage the development of employable skills (General Appendix C, Revised Ordinances of Honolulu, 1990).

5.5 CITY AND COUNTY OF HONOLULU DEVELOPMENT PLAN

The land use designation of the project is Public Facility (PF). No land use change is required for the construction of the eight-classroom building.

5.6 CITY AND COUNTY OF HONOLULU ZONING

Tax Map Key number 9-4-01: 29-30 is zoned (R-7.5) Residential on 7,500 square foot lots. No change is required for the construction of new classroom building. See Figure 7 (Zoning Map).

5.7 SPECIAL MANAGEMENT AREA

The City and County of Honolulu has designated the shoreline and certain inland areas of Oahu as within the Special Management Area (SMA). SMA areas are felt to be sensitive environment zones and should be protected according to the State's coastal zone management policies. The project area is within the SMA Boundary as defined by the City and County of Honolulu. The project will not have any substantial adverse environmental or ecological effects on SMA zone. The

project is clearly of compelling interest of the public in the Waipahu area. An SMA permit will be sought from the City and County of Honolulu for the proposed eight-classroom building at the Waipahu Intermediate School (205A-26, Hawaii Revised Statutes, 1985). See Figure 8 (Special Management Area Map).

SECTION 6

ALTERNATIVES TO THE PROPOSED ACTION

6.1 NO ACTION

The no action alternative will not alleviate the very crowded and very difficult teaching/learning conditions presently existing at Waipahu Intermediate School. Continued overcrowding will have an adverse impact on the quality of education available to mid-level students of the school district.

6.2 ALTERNATIVE ACTION

There are several other alternative building sites at Waipahu Intermediate School, that could be utilized as the location for a new general purpose classroom building. These other locations are further removed from Waialeale Road and would either be centrally located or placed at the rear of the school campus.

6.3 RECOMMENDED ACTION

The need for the additional classroom space is so pressing an issue, both for the students and the teaching staff, that it is highly recommended that the new eight-classroom building be completed as quickly as possible.

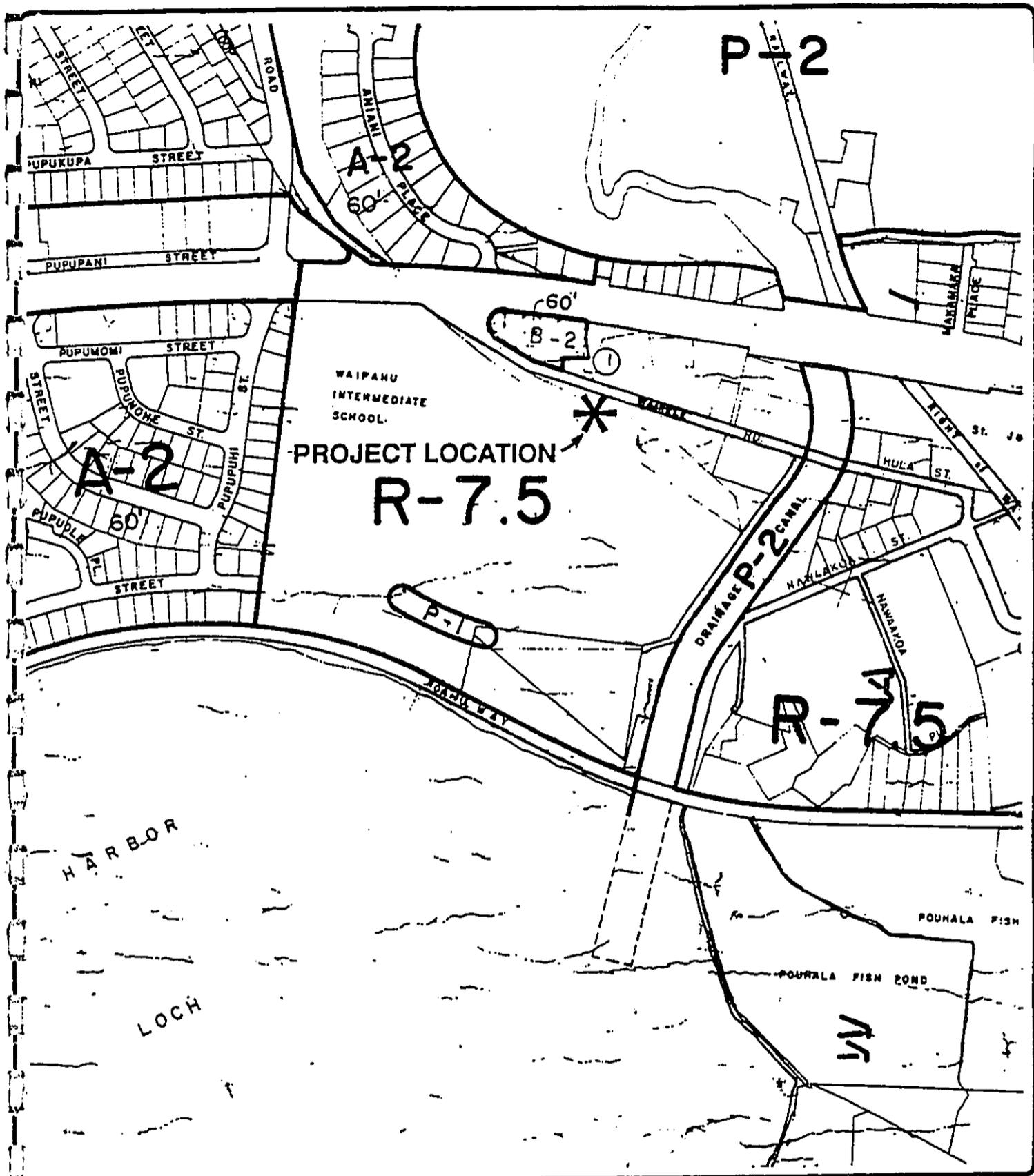


Figure 7
Zoning Map
 Waipahu, Oahu



R. M. TOWILL CORPORATION
 November 1994

SECTION 7

NECESSARY PERMITS AND APPROVALS

7.1 STATE

- Environmental Assessment

7.2 CITY AND COUNTY

Department of Land Utilization

- Special Management Area Permit
- Sec. 21-3.60 Heights, building heights waiver

SECTION 8

DETERMINATION

In accordance with the provisions set forth in Chapter 343, Hawaii Revised Statutes, this assessment has primarily determined that the project will have no significant adverse impact to water quality, air quality, existing utilities, noise, archaeological sites, or wildlife habitat, and that an Environmental Impact Statement is not required. The additional eight classrooms will be beneficial to the intermediate level students of the Central School District. All anticipated impacts will be temporary and the environmental quality of the area will be returned to preconstruction conditions. Therefore, it is anticipated that a negative declaration will be issued for this project (Hawaii Revised Statutes).

SECTION 9

CONSULTED AGENCIES

9.1 INDIVIDUALS AND GROUPS

- a) Mr. Leroy Chang, Vice Principal, Waipahu Intermediate School School

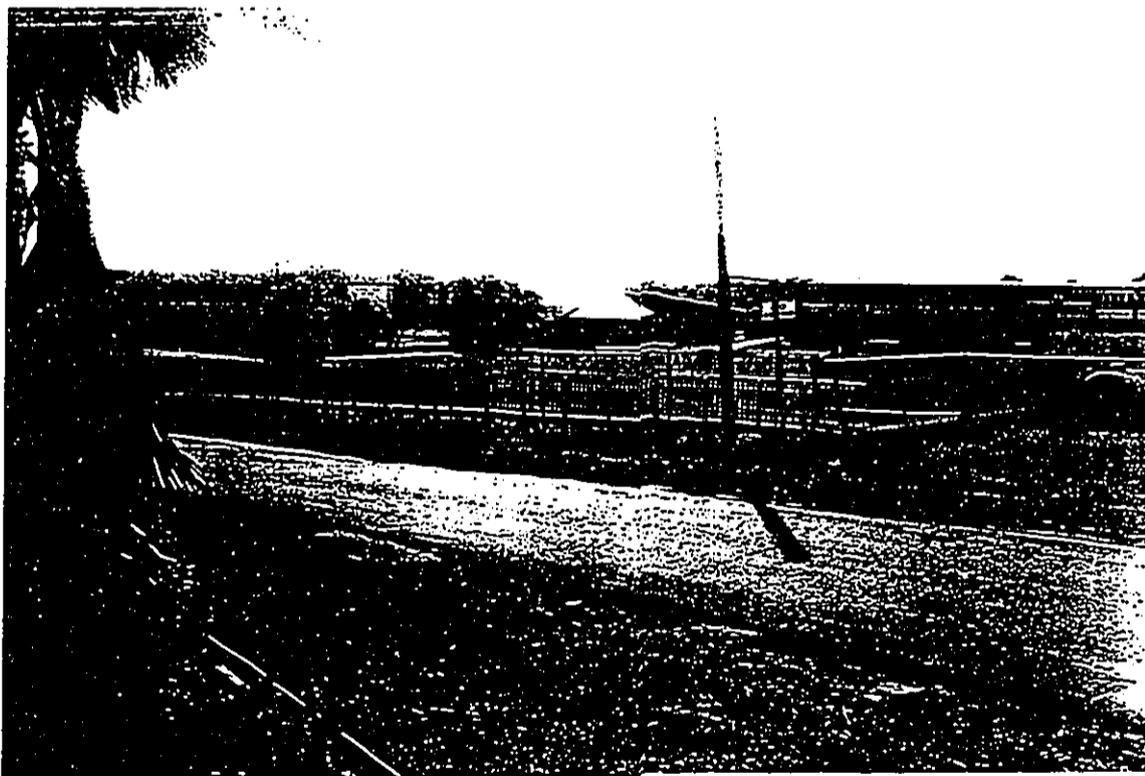
- b) Mr. Harold Inouye, Anbe, Aruga & Ishizu, Architects, Inc.

REFERENCES

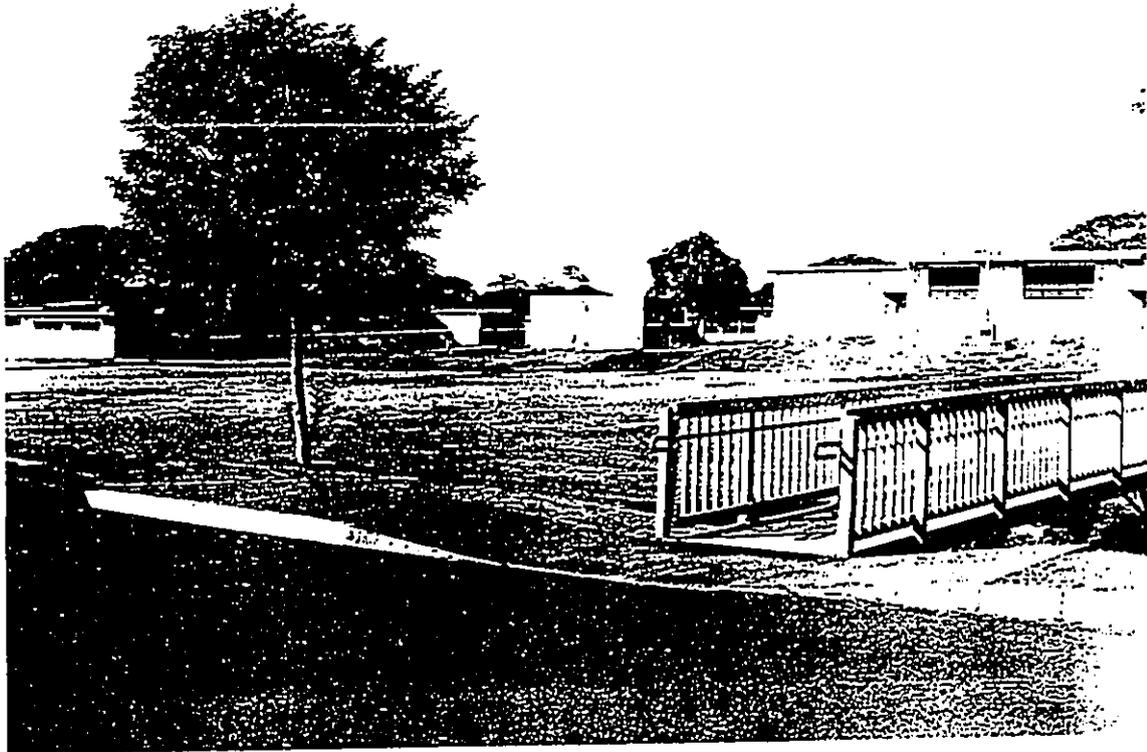
1. Atlas of Hawaii, Second Edition. Department of Geography, University of Hawaii, 1983.
2. Bike Plan Hawaii, A State of Hawaii Master Plan (Summary). Highways Division, Department of Transportation, April 1994
3. Hawaii Revised Statutes, 1985 Replacement
4. The State of Hawaii Data Book 1990: A Statistical Abstract. Department of Business, Economic Development & Tourism, State of Hawaii 1990
5. The State of Hawaii Data Book 1992: A Statistical Abstract. Department of Business, Economic Development & Tourism, State of Hawaii 1992.
6. 1973 Revised Charter of the City and County of Honolulu. 1994 Edition
7. Soil Survey of - Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. United States Department of Agriculture, Soil Conservation Service, August 1972.
8. Revised Ordinances of Honolulu, 1990, Vol. II, November 1991 Edition
9. "FIRM" Flood Insurance Rate Maps, 1990, City and County of Honolulu, Hawaii, National Flood Insurance Program, Federal Emergency Management Agency



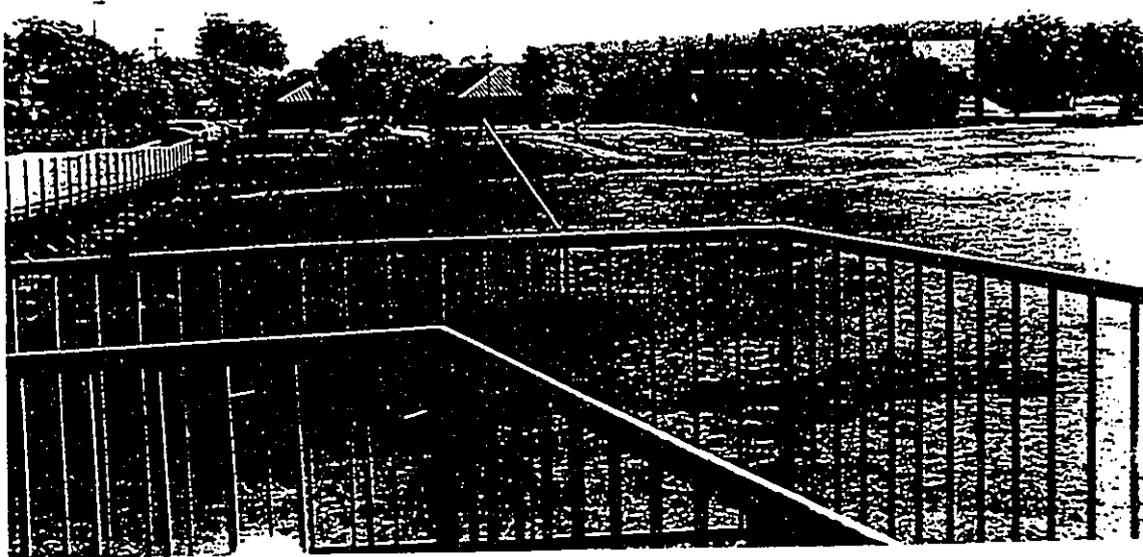
View looking south towards the West Lock of Pearl Harbor.



View of the project site.



View of the project site with the boys physical education building in the distance.



View of the project site with the administration building in the distance.