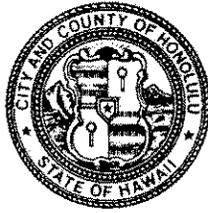


DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 523-4564 • Fax: (808) 523-4567
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MUFI HANNEMANN
MAYOR



May 31, 2006

DIRECTOR
EUGENE C. LEE, P.E.
DEPUTY DIRECTOR

156080

REC'D OF ENVIRONMENTAL
QUALITY CONTROL
05 JUN -1 P1:40
RECEIVED

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: Finding of No Significant Impact (FONSI) for the
Oahu Arts Center, Tax Map Key 9-5-02:32
Mililani Mauka, Oahu, Hawaii

The City and County of Honolulu, Department of Design and Construction, has reviewed the comments received during the 30-day public comment period that began on March 8, 2005. Please publish this notice in the next available *Environmental Notice*.

We have enclosed a completed OEQC Publication form and two hard copies and one digital copy of the final environmental assessment.

Should there be any questions, please contact Clifford Lau, Chief, Facilities Division, at 527-6373.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Eugene C. Lee".

Eugene C. Lee, P.E.
Deputy Director

ECL:ei

Enclosures

Final
Environmental Assessment
June 2006



Mililani Mauka, O`ahu, Hawai`i
TMK: 9-5-02:32



Prepared For:
City and County of Honolulu
Department of Design and Construction
650 South King Street
Honolulu, Hawai`i 96813

Prepared By:
 Wil Chee - Planning & Environmental, Inc.
1018 Palm Drive
Honolulu, Hawai`i 96814

FINAL
Environmental Assessment

O`AHU ARTS CENTER
Mililani Mauka, O`ahu, Hawai`i
TMK: 9-5-02:32

June 2006

Prepared For:
City and County of Honolulu
Department of Design and Construction
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TABLE OF CONTENTS

1.0 PROJECT SUMMARY 1

 1.1 SCOPE AND AUTHORITY..... 1

 1.2 PROJECT INFORMATION 1

2.0 PROJECT DESCRIPTION 2

 2.1 PURPOSE AND OBJECTIVES 2

 2.2 PROJECT LOCATION 2

 2.3 DESCRIPTION OF PROPOSED PROJECT 3

 2.4 CONSTRUCTION AND ESTIMATED COST 4

3.0 ALTERNATIVES CONSIDERED 12

 3.1 NO ACTION ALTERNATIVE 12

 3.2 ALTERNATIVE SITES 12

 3.3 PREFERRED ALTERNATIVE..... 12

4.0 ENVIRONMENTAL SETTING AND CONSEQUENCES OF PROPOSED ACTION 13

 4.1 PHYSICAL ENVIRONMENT 13

 4.1.2 Climate 13

 4.1.3 Topography and Soils..... 13

 4.1.4 Water Resources..... 14

 4.1.5 Biological Resources 17

 4.1.5.1 Flora..... 17

 4.1.5.2 Fauna..... 17

 4.1.6 Flood Hazards 17

 4.1.7 Air Quality 18

 4.1.8 Noise 18

 4.2 SOCIAL ENVIRONMENT..... 19

 4.2.1 Existing and Surrounding Land Use..... 19

 4.2.2 Historic and Cultural Resources 19

 4.2.3 Circulation and Traffic..... 20

 4.2.4 Public Services and Facilities 24

 4.2.4.1 Water System 24

 4.2.4.2 Drainage System 24

 4.2.4.3 Wastewater System..... 24

 4.2.4.4 Solid Waste Disposal..... 24

 4.2.4.5 Utilities 25

 4.2.4.6 Energy 25

 4.2.5 Visual and Aesthetic Resources..... 25

 4.2.6 Recreational and Community Facilities 26

5.0 RELATIONSHIP TO PLANS, POLICIES AND CONTROLS..... 28

 5.1 STATE LAND USE PLANS AND POLICIES..... 28

 5.1.1 Hawai'i State Plan 28

 5.1.2 State of Hawai'i Land Use Law 28

 5.1.3 Coastal Zone Management (CZM) Program 28

 5.2 COUNTY LAND USE PLANS AND POLICIES 29

 5.2.1 General Plan..... 29

 5.2.2 Central O'ahu Sustainable Communities Plan 29

 5.2.3 Zoning..... 30

 5.2.4 Special Management Area 31



6.0 FINDINGS AND DETERMINATION 32

7.0 AGENCIES AND ORGANIZATIONS CONSULTED 34

8.0 LIST OF PREPARERS..... 35

9.0 REFERENCES 36

APPENDICIES 38

 APPENDIX A: Correspondence

 Response to the Early Consultation

 Response to the Draft Environmental Assessment

 APPENDIX B: O`ahu Arts Center Business Plan

 APPENDIX C: Traffic Assessment O`ahu Arts Center

TABLE OF FIGURES

Figure 1 Project Location 5

Figure 2 Zoning 6

Figure 3 Site Plan 7

Figure 4 Building Section 8

Figure 5 Arts Education Building Floor Plans 9

Figure 6 Performing Arts Auditorium Floor Plan 10

Figure 7 Courtyard Section & Underground Parking..... 11

Figure 8 Soils and Topography..... 15

Figure 9 Water Resources 16

Figure 10 View of Project Area facing Kuaoa Street..... 17

Figure 11 View of Project Site along Kuaoa Street 19

Figure 12 Intersection of Meheula Parkway and Kuaoa Street..... 22

Figure 13 View of Project Site along Meheula Parkway 26

LIST OF TABLES

Table 1 2002 Mililani Demographics..... 2

Table 2 Summary of Estimated Vehicular Trip Generation Rates..... 21

Table 3 Levels of Service Criteria 21

Table 4 Levels of Service for Kuaoa Street 23



LIST OF ACRONYMS

BWS	Board of Water Supply
CCH	City and County of Honolulu
CZM	Coastal Zone Management Program
dBA	A-weighted Decibel (noise unit adjusted to the range of human hearing capabilities)
DPP	Department of Planning and Permitting
DOH	Hawai'i State Department of Health
EA	Environmental Assessment
EIS	Environmental Impact Statement
FONSI	Finding of No Significant Impact
HECO	Hawaiian Electric Company
HRS	Hawai'i Revised Statutes
LOS	Level of Service
LUC	State of Hawai'i Land Use Commission
NPDES	National Pollutant Discharge Elimination System
OAC	O'ahu Arts Center
SCP	Sustainable Communities Plan
SHPD	State Historic Preservation Division
SMA	Special Management Area
TMDL	Total Maximum Daily Load

1.0 PROJECT SUMMARY

1.1 SCOPE AND AUTHORITY

This Environmental Assessment (EA) is prepared pursuant to Chapter 343, Hawaii Revised Statutes (HRS) and associated Title 11, Chapter 200, Hawai'i Administrative Rules. The intent of the document is to ensure that systematic consideration is given to the environmental consequences of the proposed action. The action that triggers this assessment is the receipt of City funds through the City and County of Honolulu's Department of Design and Construction, as well as Vision Team monies through the City and County of Honolulu. A Finding of No Significant Impact (FONSI) is anticipated.

1.2 PROJECT INFORMATION

PROJECT NAME:	O`ahu Arts Center
APPLICANT:	O`ahu Arts Center P.O. Box 894568 Mililani, Hawai`i 96789 Contact: Edmund Aczon
AGENT:	Wil Chee – Planning & Environmental, Inc. 1018 Palm Drive Honolulu, Hawai`i 96814
PROPOSING AND APPROVING AGENCY:	City and County of Honolulu Department of Design and Construction 650 South King Street Honolulu, Hawai`i 96813
PROJECT LOCATION:	Mililani Mauka, Island of O`ahu, Hawai`i
TAX MAP KEY:	9-5-02:32
LOT AREA:	3 acre project site (the entire parcel is 9.02 acres)
EXISTING LAND USE:	Vacant
STATE LAND USE DISTRICT:	Urban
COUNTY ZONING DESIGNATION:	B-2 Community Business with a maximum 60-foot height limit
PERMITS AND APPROVALS	Grading Permit, City & County of Honolulu Building Permit, City & County of Honolulu



2.0 PROJECT DESCRIPTION

2.1 PURPOSE AND OBJECTIVES

The O`ahu Arts Center (OAC) is a non-profit organization comprised of members of the community, from Mililani to the North Shore, formed to oversee the development and construction of a community arts facility in Mililani Mauka on the island of O`ahu. Originally conceived as a Mililani Vision Team project (formerly known as the Arts Education Center) in response to the lack of arts education facilities in central O`ahu, OAC proposes to provide access to the arts for residents of all ages; celebrate community spirit; foster creative and positive alternatives for the region's youth; create economic activity; leverage human capital; improve regional quality of life; and empower arts education. The organization's essential mission is to promote art as an integral part of community and family life and to serve the populations of Mililani, Wahiawa, the North Shore and Waipahu through the development of a performing arts and arts education facility. This is outlined the Central Oahu Sustainable Communities Plan guidelines for existing and planned residential communities that calls for the provision of land for the development of community facilities such as churches, community centers, and elderly and child care centers.

2.2 PROJECT LOCATION

Mililani is a 35-year-old master-planned community located in Central O`ahu, approximately 20 miles from downtown Honolulu (Figure 1). Together with the newer residential subdivision of Mililani Mauka, Mililani is one of the fastest growing communities on O`ahu. Between 2000 and 2007, Mililani is projected to grow 7 percent and households are anticipated to grow 12 percent – more than twice the growth of O`ahu as a whole. The community is predominantly comprised of residents in the 35-44 age brackets with a high percentage of young people under age 19. A high ratio of college graduates reside in Mililani with 26 percent hold a BA degree versus 17 percent on O`ahu in general (Rosegg 2003).

Table 1 2002 Mililani Demographics

Population	46,000
Households	15,400
Average Household Size	3
Median Age	34.6
Median Income	\$68,000

Source: Rosegg 2003

Within the larger Mililani community is Mililani Mauka, a residential development located north of Mililani Town. Although the third phase of the project is still under development, Mililani Mauka is a self-contained community with a commercial area, schools, churches, recreation centers and parks. The development welcomed its first residents in 1990 and continues to grow at a rapid rate. As of May 2000, developer Castle and Cooke estimated the population of Mililani Mauka to be 11,350 (Wright, 2001). By 2007, the entire Mililani development will be substantially complete, with nearly 50,000 residents and more than 16,000 homes on 3,500 acres (Rosegg, 2003).

The OAC project will be located within a 9-acre commercially zoned parcel in Mililani Mauka, bounded by Meheula Parkway, Lehiwa Drive and Kuaoa Street (Figure 2). The project site is currently held by Castle and Cooke Homes Hawai'i, Inc., who has offered to donate the three-acre parcel for the proposed project. The project will consist of 3 acres along Kuaoa Street adjacent to the Mililani Mauka Community Park and neighboring Mililani Middle School. Currently there are no plans for the remaining 6 acres of the commercial site which is surrounded by single- and multi-family residences.

2.3 DESCRIPTION OF PROPOSED PROJECT

The OAC is presently in its conceptual stages and is envisioned to be comprised of a two-story Arts Education Center (Center) and an 873-seat Performing Arts Auditorium (Auditorium) centered around an outdoor courtyard with a stage/amphitheater (Figure 3). The Center is approximately 45,217 square feet with an approximate height of 53 feet. The Auditorium encompasses 35,631 square feet and stands at 60 feet with a 92-foot stage fly area. The project is designed in a contemporary Hawaiian Mission style, incorporating the double pitch "Dickey style roof" with a concrete tile roof and an off-white stucco exterior. Elements of the California "Bungalow" style are also evident in the use of decorative wood beams and brackets (Figure 4).

Landscaping for the project is envisioned to be complementary to the Mililani community. The major street trees on Kuaoa Street will be similar to other existing major large canopy street trees in Mililani and parking lot trees will be a low-maintenance, medium canopy tree with non-aggressive root systems and a tolerance to car emissions. Courtyard landscaping will consist of small to medium canopy trees with aroma and color accents. Shrubs and other accessory plantings will be used as color accents to the courtyard trees.

The programs envisioned for OAC include intersession day camps; after school activities; private lessons, recitals and competitions; community ensembles and courses; professional development; information gathering and practice; intergenerational classes; family programs and workshops. Again, it must be emphasized that all discussions here regarding the proposed project are still conceptual and subject to further planning, design and analysis.

The Center (Figure 5) will house the bulk of activities at the site, providing for an extensive variety of community and professional uses. The first floor will be comprised primarily of piano and music rooms, dance studios, and individual and group practice rooms. The second floor will focus on the visual arts and will house studios for arts and crafts, photography, ceramics, painting and film. Office and storage space will be provided on both levels. With the exception of the administrative offices, most spaces within the Center will be income generating as they can be leased out to various community and professional users for private instruction, group lessons, rehearsals, workshops, and exhibits.

Typical hours of operation for the Center will be Monday through Saturday from 8:00 AM to 9:00 PM, and Sundays from noon to 9:00 PM. Piano lessons and arts and crafts classes will be offered in the evenings other classes offered on weekdays and Saturdays. Classes will not be offered on Sundays. All unused studios will be available for private or group use during the evenings and on Sundays. Anticipated classes at the Center include piano lessons, music instruction (vocal and instrumental), dance, drama, arts and crafts, art/painting, photography, ceramics, sound studio, and film studio. Studios will also be available on a rental basis for various activities including rehearsal space for community ensembles (e.g., music,

theatre, etc.), music practice rooms for individuals, various arts workshops, and display/exhibit space for visual arts.

The Auditorium (Figure 6) will be constructed in the second phase of development. This two-story assembly will seat 873 and offer standard theater amenities such as an orchestra pit, snack bar, public restrooms and provisions for sound, lighting, set construction, and make-up/green room. The second floor will provide space for a dance studio, a rehearsal room and practice rooms. The Auditorium will serve as both a presenting and producing house and as a rental facility for a variety of functions. Activities at the Auditorium may include high-end mainland theatrical and musical performances, local entertainment productions, public school concerts, performing arts recitals, business meetings/conventions, and church rentals. Typical hours of operation will be seven days a week on a first-come, first-served basis.

The courtyard will offer amenities such as sculpture and mural gardens, a wood carving *hale*, and an outdoor amphitheater for concerts and family picnics. Construction will take place in the second phase of development (Figure 7).

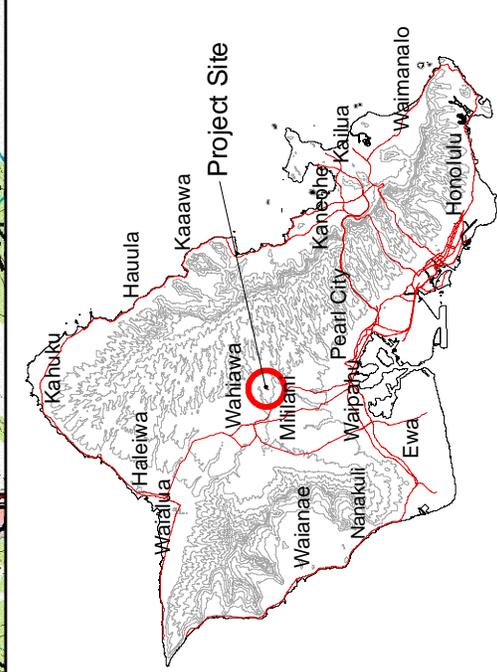
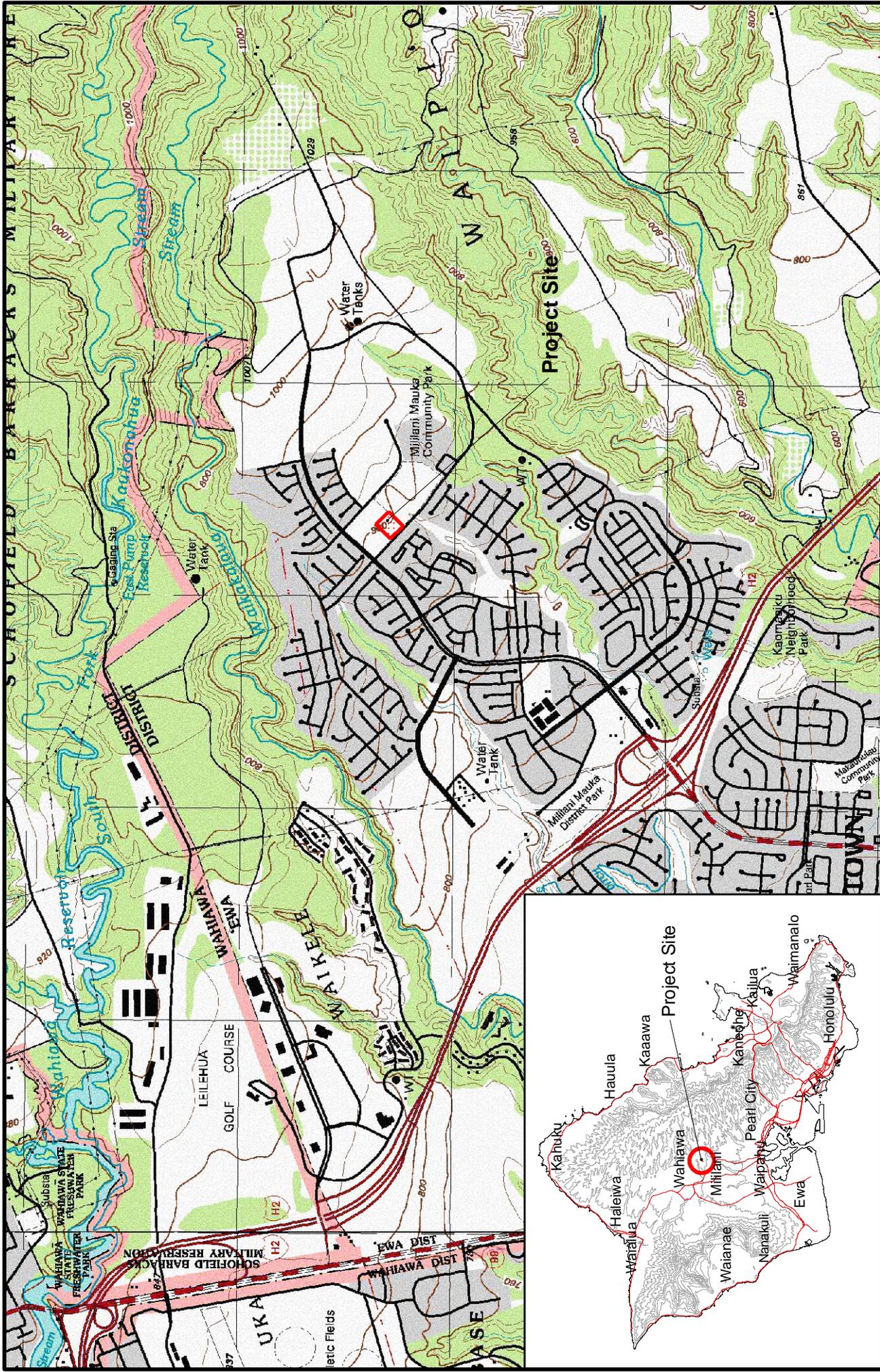
Parking for OAC will be located adjacent to the community park and its existing parking facilities. However, in order to sufficiently accommodate parking demands during assemblies and special events, a joint-use parking agreement will need to be obtained to share parking facilities with the community park. Based on the City and County of Honolulu's joint use parking requirements, OAC must provide a minimum of one parking stall per 5 fixed seats within the auditorium, for a total of 175 stalls. As such, OAC has proposed a total of 73 above ground spaces and an additional 201 spaces in a one-level underground structure below the auditorium facility (Figure 7).

The Oahu Arts Center has hired Creative Fundraising Associates, Inc. to manage the capital campaign for building the complex. Staffing for the arts center will include a full time executive-director who will increase the visibility of OAC by increased fundraising. The director will also hire staff and begin marketing the center. When the facilities are operational other personnel will be added. This is all outlined in the *O'ahu Arts Center Business Plan* that is attached in appendix B.

2.4 CONSTRUCTION AND ESTIMATED COST

Development of the proposed project will include all work necessary to prepare the land, complete construction of the new structures and provide paving for the new facilities, including parking. Construction will be done in two phases. The first phase of construction, estimated to commence in 2007 upon completion of all land use approvals and acquisition of funding, will include the Arts Education Center and the parking facilities. The Performing Arts Auditorium will be constructed in the second phase of development, and is dependent upon fundraising endeavors.

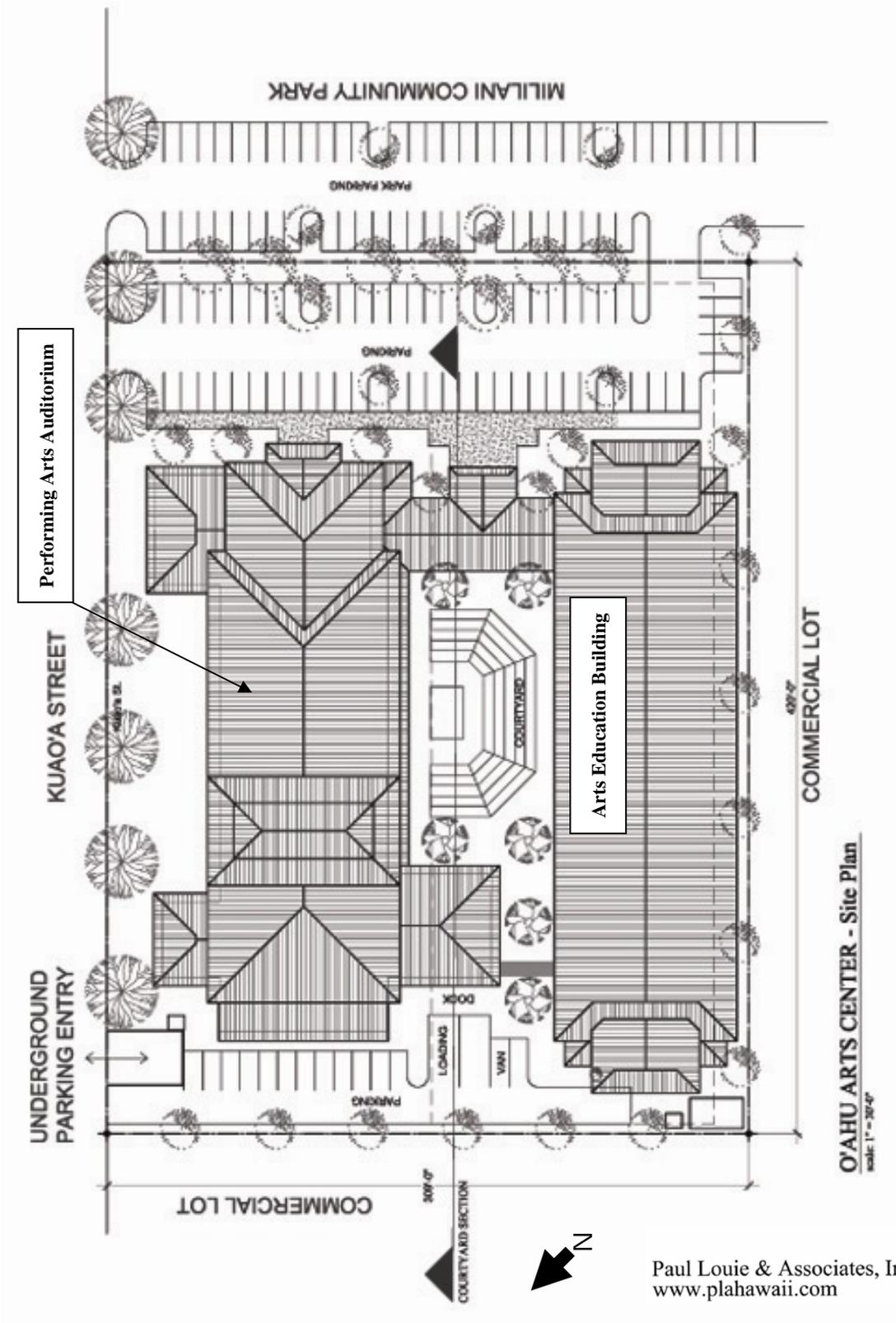
The estimated cost of the two-phase project is approximately \$42 million. OAC will rely on a variety of revenue generating sources including grants from private foundations, private donations, sponsorships, membership fees, major gifts, fund-raisers, rental fees, tuition, ticket sales and volunteers. Initial start-up funds will come from grant monies (*O'ahu Arts Center Business Plan*, 2005 appendix B)



OAHU ARTS CENTER
Project Location

Figure 1

Figure 3 Site Plan



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www.plahawaii.com

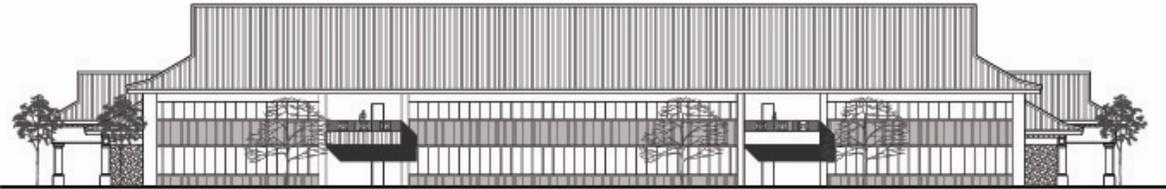


Figure 4 Building Section

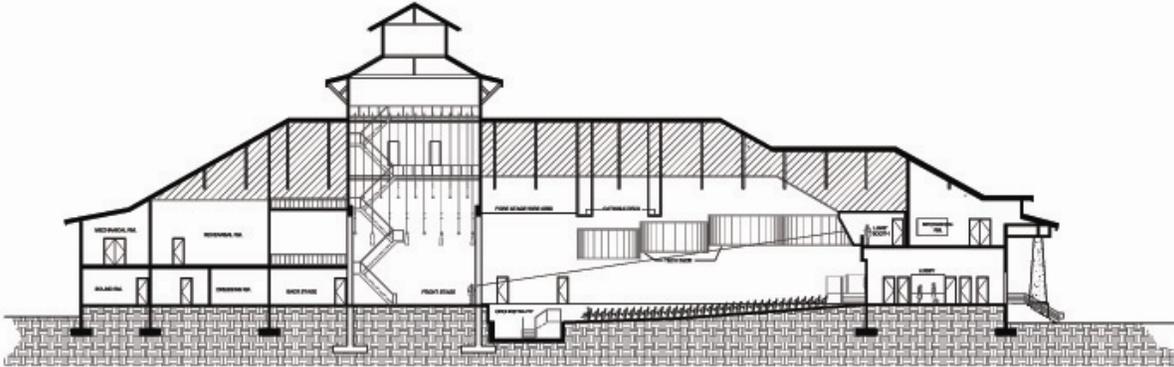


O'AHU ARTS CENTER - View from parking lot
scale: 1/16" = 1'-0"

View facing Mililani Mauka Community Park



ARTS EDUCATION BUILDING - View from Courtyard
scale: 1/16" = 1'-0"



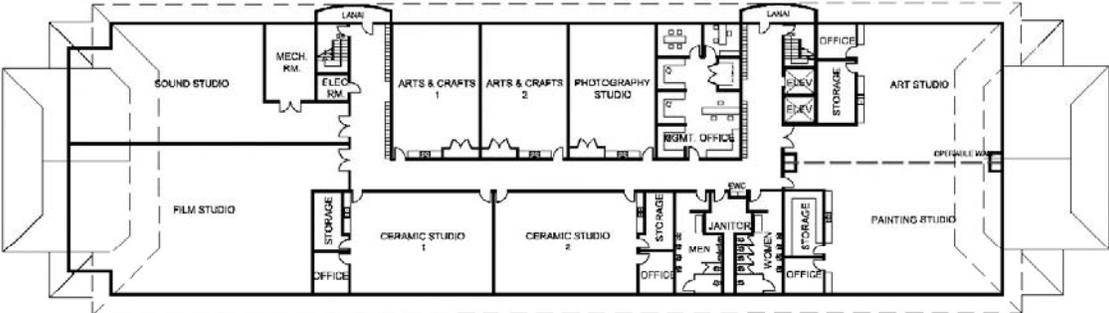
PERFORMING ARTS AUDITORIUM- Building Section
scale: 1/16" = 1'-0"

View facing Kuaoa Street

Paul Louie & Associates, Inc.
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Figure 5 Arts Education Building Floor Plans



ARTS EDUCATION BUILDING - Second Floor

scale: 1/16" = 1'-0"



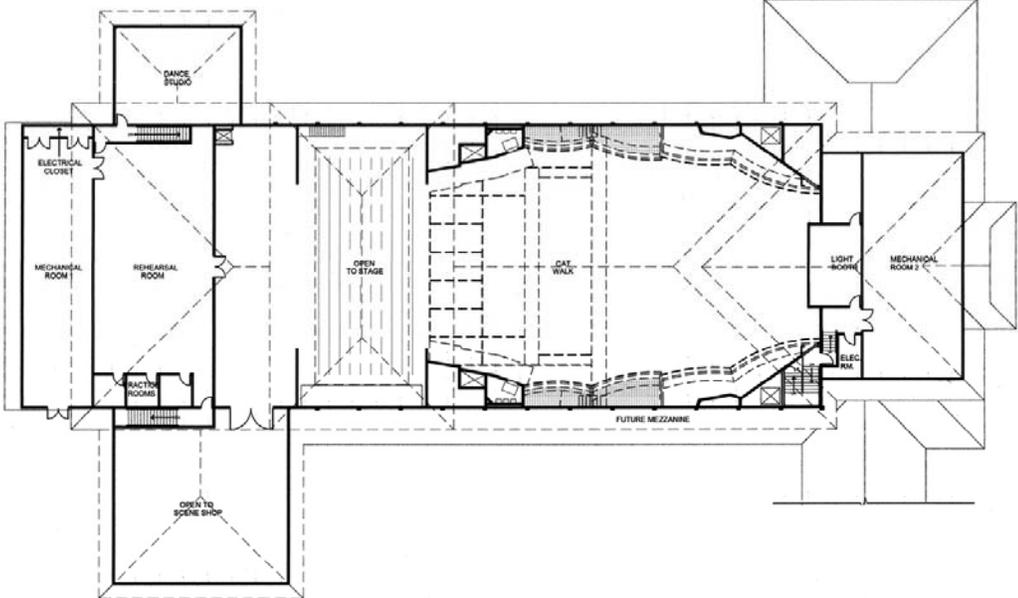
ARTS EDUCATION BUILDING - First Floor

scale: 1/16" = 1'-0"

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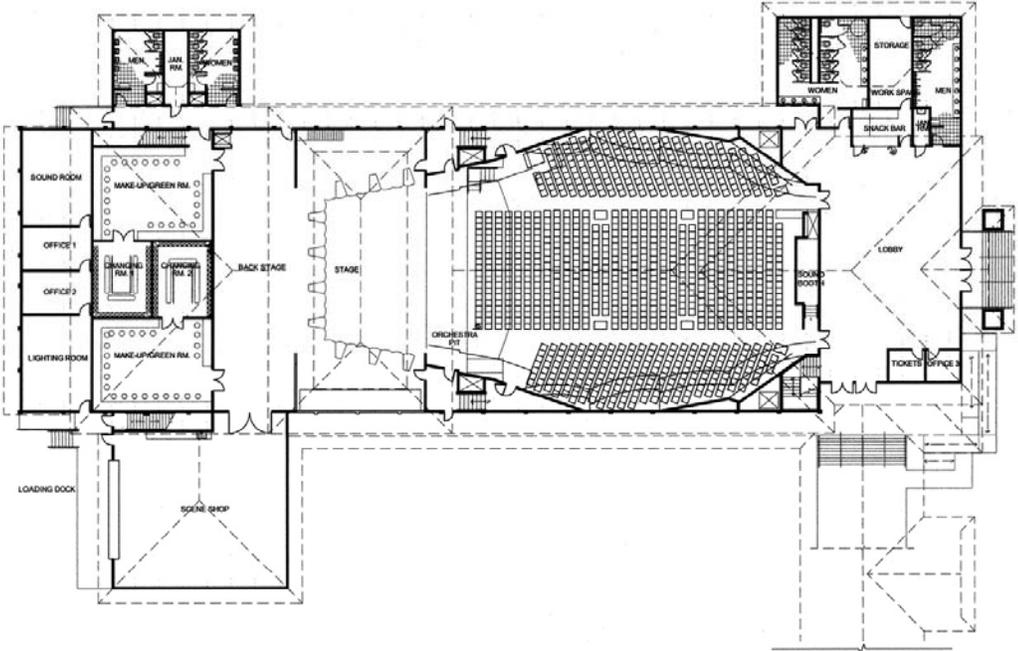


Figure 6 Performing Arts Auditorium Floor Plan



PERFORMING ARTS AUDITORIUM - SECOND FLOOR

scale: 1/16" = 1'-0"



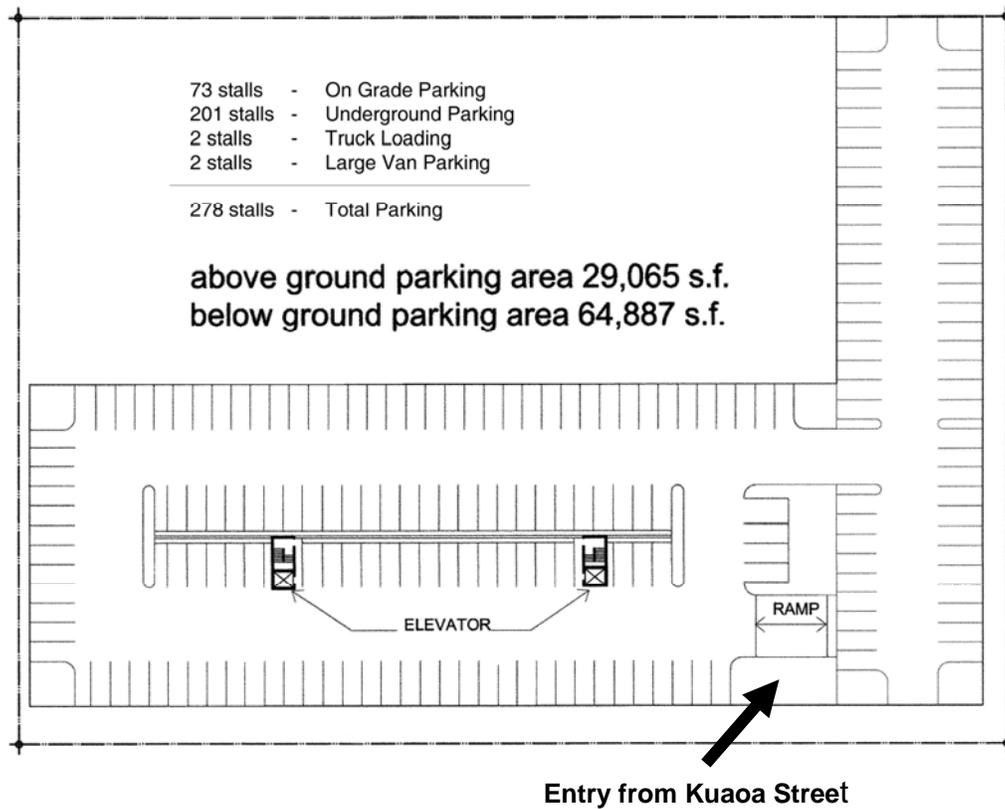
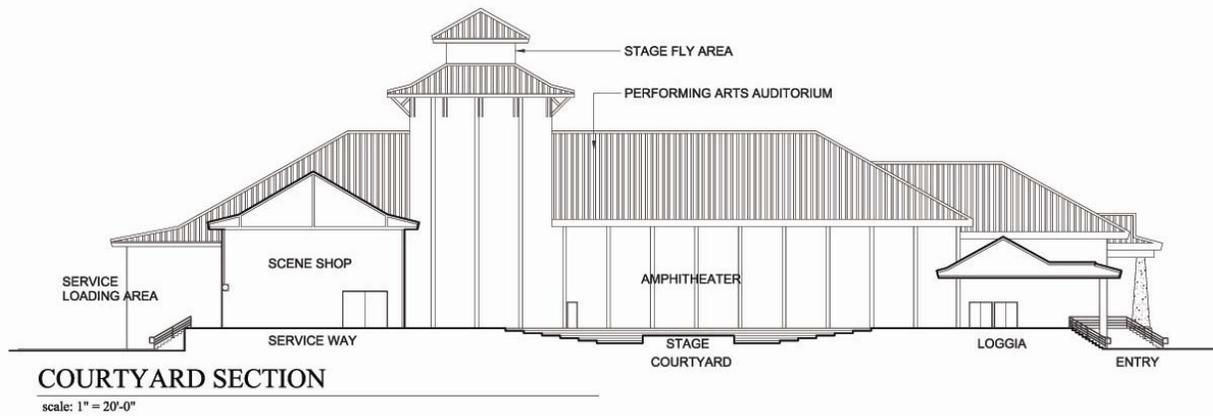
PERFORMING ARTS AUDITORIUM - FIRST FLOOR

scale: 1/16" = 1'-0"

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Figure 7 Courtyard Section & Underground Parking



PERFORMING ARTS AUDITORIUM Parking - Underground
scale: 1/16" = 1'-0"

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3.0 ALTERNATIVES CONSIDERED

3.1 NO ACTION ALTERNATIVE

The no action alternative would result in lost opportunity for promoting arts awareness to island residents and there would continue to be a need, particularly in the Central O`ahu region, for access to performing arts facilities. Additionally, not implementing the proposed action would also result in lost opportunity for generating new revenue for Mililani area businesses and providing new employment opportunities for the region.

3.2 ALTERNATIVE SITES

In the early stages of planning, two parcels were considered for the OAC facility. The first site was located on the grounds of the city-owned Central O`ahu Regional Park. The park, located along Kamehameha Highway in Waipio, is situated across from the Waipio Shopping Center and Ka Uka Business Park. The park is primarily used for passive and active recreation by various sports organizations and community members.

The second site was located adjacent to the city-owned Park and Ride facility in Mililani Mauka. The 2.5-acre vacant parcel is situated on Ukuwai Street between the Mililani Mauka District Park and the Tesoro Gas Station off Meheula Parkway.

Although both sites were available for development and under consideration by OAC, Castle and Cooke Homes Hawai`i, Inc. offered to donate a 3-acre parcel (the preferred alternative site) for the development of the arts center. As such, this made it economically impractical for OAC to consider alternative locations.

3.3 PREFERRED ALTERNATIVE

Developing the O`ahu Arts Center at the site bounded by Meheula Parkway, Lehiwa Drive and Kuaoa Street is the preferred and most suitable alternative as Castle and Cooke Homes Hawai`i, Inc. has offered to donate the property for the project. Selecting an alternative site would be too costly for the applicant to purchase new property.

4.0 ENVIRONMENTAL SETTING AND CONSEQUENCES OF PROPOSED ACTION

4.1 PHYSICAL ENVIRONMENT

This section presents the relevant resource components of the existing environment that would be affected by the proposed action. In addition to discussion of the baseline environment, the potential impacts and subsequent mitigation measures are identified here as well. Discussions and evaluations of the environmental consequences for the alternatives to the proposed action are hereby unnecessary as those alternatives have been deemed unfeasible and eliminated from further consideration.

4.1.2 Climate

Most of Hawai'i is characterized by slight seasonal variations that create a climate of year-round mild and equitable temperatures, moderate humidity and predominantly northeast trade winds (Armstrong 1983). Conditions at Mililani Mauka would be similar, but due to the area's higher elevation, temperatures at the project site would be slightly cooler with monthly averages ranging from 68.2 to 75.5° F. Precipitation also tends to be greater than the island's annual mean of 22.02 inches per year, with Mililani Mauka averaging approximately 40 inches per year (Kusao and Kurahashi 2001).

Potential Impacts and Mitigation Measures

The proposed action is not anticipated to have any impact on the surrounding climate conditions. Landscaping will be employed to help mitigate any localized temperature fluctuations from parking areas, roadways and buildings.

4.1.3 Topography and Soils

The island of O'ahu comprises four main geographically distinct areas: the Wai'anae Range, Ko'olau Range, Leilehua (or Schofield) Plateau and coastal plains. The project site is situated in central O'ahu on the Leilehua Plateau which lies between the two mountain ranges and forms a broad alluvial plain made up of multiple layers of alluvial and fluvial deposits. This broad alluvial plane formed as the two mountain ranges eroded. The debris was carried by water and gravity to form the thick deposits of decomposing rock that underlie the site. Elevations at the site are estimated to be in the 900-foot range with a slope variance of about 25 feet.

Soil associations in this area are referred to as the Helemano-Wahiawa association. These are deep, nearly level to moderately sloping, well-drained soils that have a fine-textured subsoil on the uplands. Soils at the site consist of Lahaina silty clay (Figure 8), a well-drained soil composed of material weathered from basic igneous rock. These soils, typically found on smooth uplands, have slopes between 3 to 7 percent. The surface layer is dark reddish-brown and about 15-inches thick. The subsoil layer is about 45-inches thick and is a dusky-red and dark reddish brown, silty clay and silty clay loam. Below that there are soft, weathered igneous rocks. These soils are slightly to moderately acidic. Permeability is moderate with slow runoff and slight erosion hazards. In the past, this soil series was typically used for sugarcane and pineapple production (USDA 1972).

Potential Impacts and Mitigation Measures

The project site is relatively level with no unique topographical features or soils, thus grading activities are not expected to be extensive. Additionally, since soil erosion hazards are slight, the proposed action is not anticipated to have any impact on the topography. No mitigation is required for erosion hazards.

The entire area was used for the cultivation of pineapple and it is inevitable that fertilizers, herbicides and pesticides were used. As part of the mitigation it is recommended that spot testing of the soils be conducted on site to determine if there are residual chemicals in the soils.

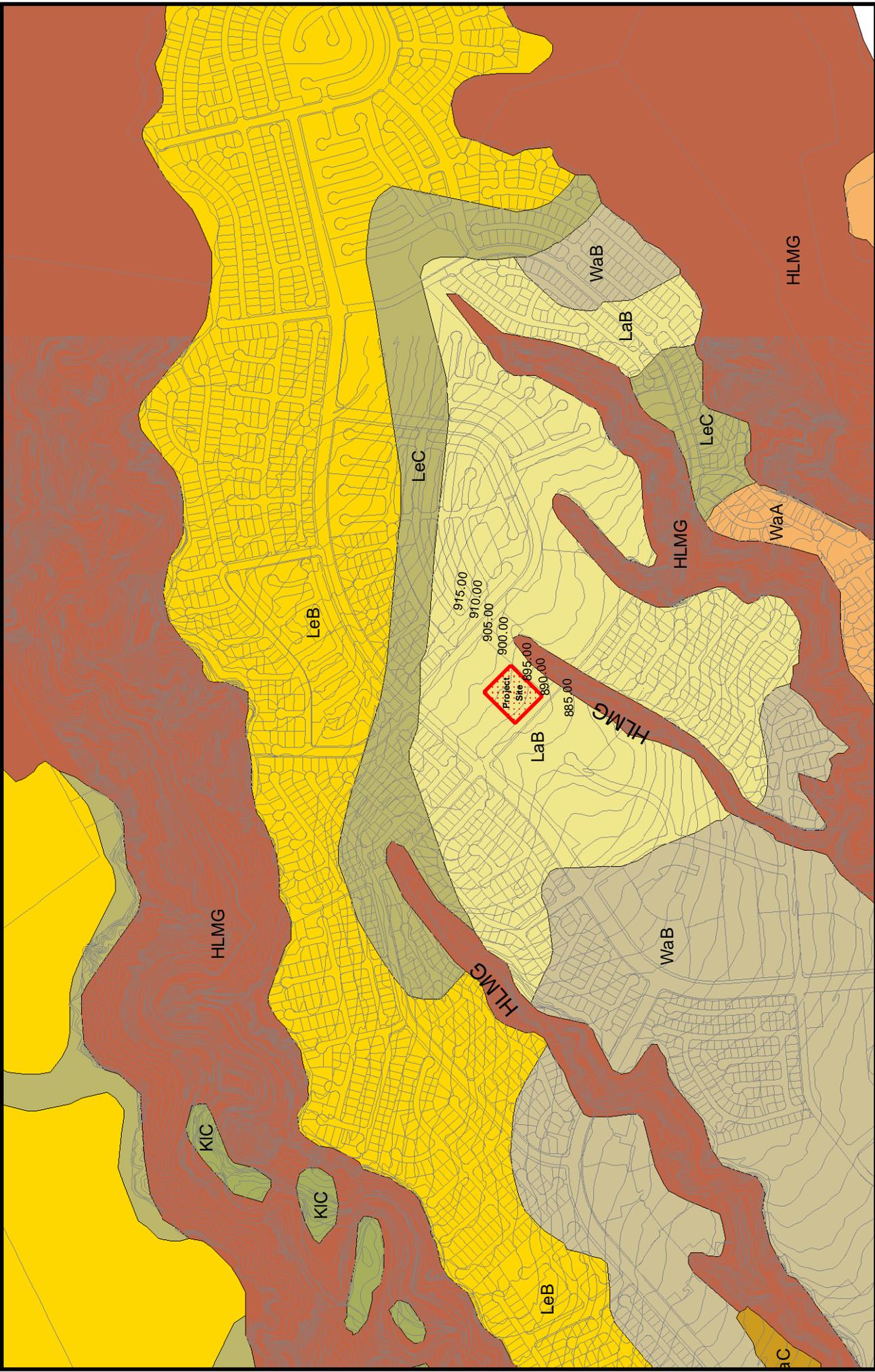
4.1.4 Water Resources

There are no perennial streams or bodies of water on the project site. The closest body of water to the project site is Waikakalaua Stream, situated in Waikakalaua Gulch north of the Mililani Mauka development (Figure 9). The project, however, is located in the drainage basin of Waikele Stream and Pearl Harbor Estuary, both of which are listed as impaired by excessive nutrients, turbidity, suspended solids and polychlorinated biphenyls under section 303(d) of the Clean Water Act.

Potential Impacts and Mitigation Measures

The project site is located a considerable distance from the closest coastline and is not expected to impact any marine resources. In addition, the site is located approximately 1,800 feet from Waikakalaua Stream and not expected to impact the quality of the water body. However, due to its location within the Waikele Stream and Pearl Harbor Estuary drainage basin, development of the proposed action could potentially contribute to pollutant loads by way of runoff during construction and increased impermeable surfaces. The proposed action would add almost 130,000 square feet of impervious surface area to a presently undeveloped site, thereby increasing runoff volume and velocity within the project area.

In an effort to mitigate such impacts, storm drain systems will be designed in accordance with the Department of Health's Total Maximum Daily Load (TMDL) objectives and guidelines. Other pollutant load reduction practices will be addressed during the construction phase of the proposed action through the National Pollutant Discharge Elimination System (NPDES) permit process and consultation with permitting agencies.



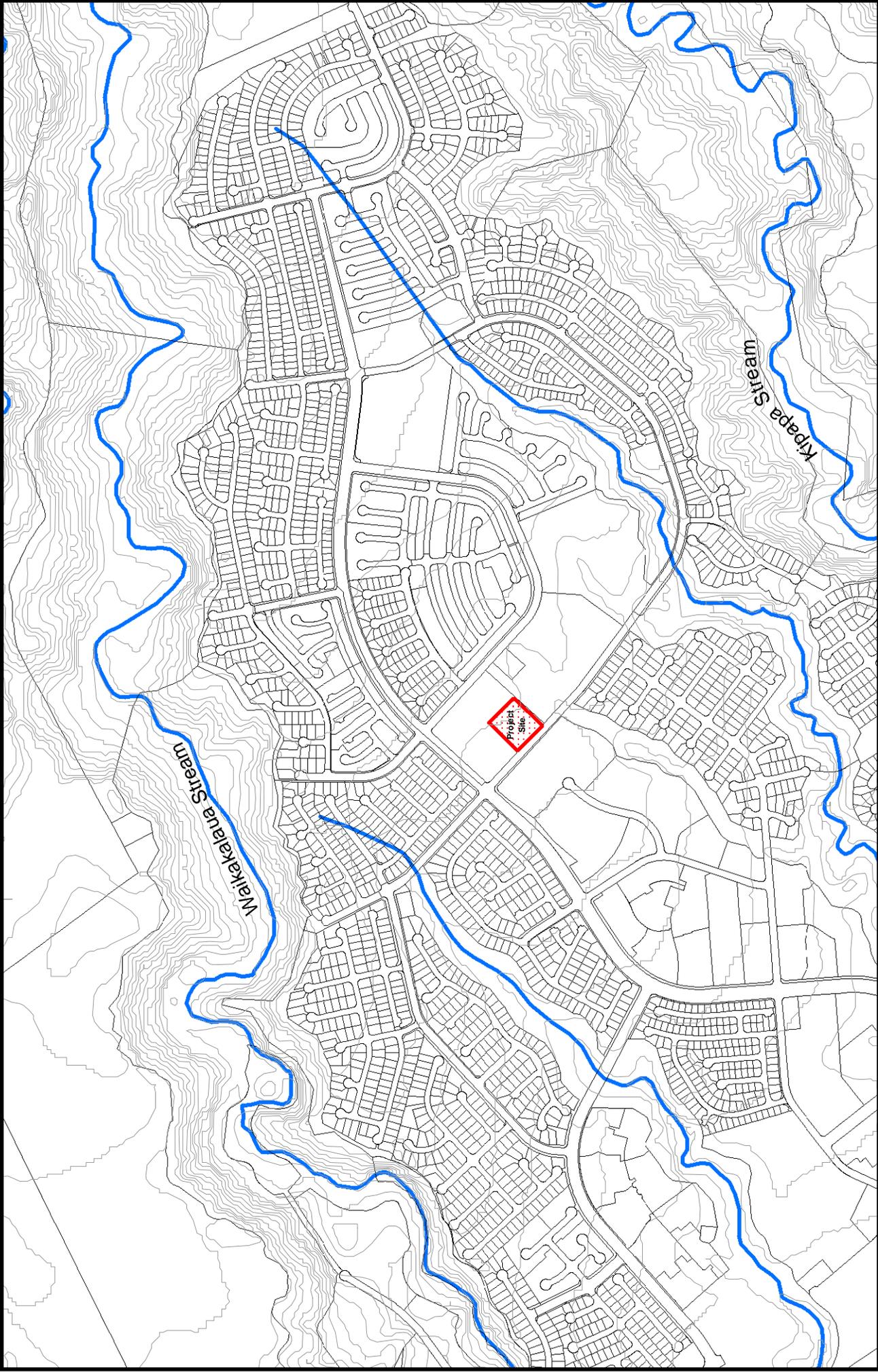
OAHU ARTS CENTER
Soils and Topography
Figure 8

EXPLANATION

	HLMG		LeC		WaB		LaB
	LeB		WaA		WaC		KIC



0 300 600 1,200 Feet

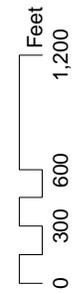


OAHU ARTS CENTER
Water Resources

Figure 9

EXPLANATION

— Stream



4.1.5 Biological Resources

4.1.5.1 Flora

Prior to residential development, most of the Mililani area had been subject to extensive pineapple cultivation for many years. As a result, naturally occurring vegetation today (see Figure 10) consists primarily of weedy species such as guinea grass (*Panicum maximum*) and sleeping grass or *pua hilahila* (*Mimosa pudica*). In a flora survey conducted for the 1987 Mililani Mauka EIS, rare, threatened or endangered plant species were not found in the region.



Figure 10 View of Project Area facing Kuaoa Street

4.1.5.2 Fauna

In a previous biological survey of the Mililani Mauka site, commonly found introduced birds such as barred (*Geopelia striata*) and spotted (*Streptopelia chinensis*) doves were encountered. Other introduced species such as the roof rat (*Rattus rattus*) and small Indian mongoose (*Herpestes auropunctatus*) were not sighted but assumed to be present in the study area (HHVK 1987).

No threatened and endangered species or species of concern were observed at the project site as vegetation has been introduced which does not provide suitable habitat for any endemic fauna. No wetlands, streams, estuaries or other habitats that could accommodate endangered plant or animal species are present on the property.

Potential Impacts and Mitigation Measures

Since the project area does not contain any threatened or endangered species of flora or fauna, adverse impacts are not anticipated. No mitigation is required.

4.1.6 Flood Hazards

According to digital map data provided by the City and County of Honolulu, the project site is located in an area in which flood hazards are undetermined, that is designated as Zone D. This is verified by the Flood Insurance Rate Map for the City and County of Honolulu issued by the Federal Emergency Management Agency, September 2004. Storm drainage in the Mililani Mauka development is enhanced by the presence of Waikakalaua Gulch and North Gully. Additionally, a drainage master plan was approved and implemented for the development in 1989 and serves as the basis for Mililani Mauka's infrastructure (Kusao and Kurahashi 2001).

Potential Impacts and Mitigation Measures

No adverse impacts are anticipated from flood hazards. No mitigation is required.

4.1.7 Air Quality

Air quality in Hawai'i is generally characterized as "relatively clean and low in pollution" (Armstrong 1983). Northeast tradewinds that are predominant throughout the year typically carry emissions and other air pollutants from inland areas out to sea.

Meteorological data records from Honolulu International Airport and Hickam Air Force Base indicate that stable conditions occur approximately 28 percent of the time on an annual basis and 36 percent of the time during the peak winter month of January. This period therefore exhibits the greatest potential for air pollution buildup from ground-level sources such as motor vehicles (Kusao and Kurahashi 2001).

Potential Impacts and Mitigation Measures

The contractor will develop a dust control management plan to identify and address all activities that have a potential to generate fugitive dust during the construction phase. Dust control measures will be employed as needed to mitigate short-term impacts to air quality during the construction period and to minimize impacts to adjacent road areas and neighboring residences. Such measures include regular use of water wagons, erecting dust barriers or other methods to minimize fugitive dust, paving and/or landscaping bare soil areas as quickly as possible, providing adequate dust control measures during the off-hours of construction, and controlling dust from debris being hauled from the project site. Long-term impacts of fugitive dust are expected to be minimal and primarily attributable to increased traffic.

4.1.8 Noise

Sources of existing background ambient noise levels at the project site are largely attributed to motor vehicle traffic along streets bordering the project site, and from Meheula Parkway in particular due to its larger traffic capacity and volume. Noise from military activities at nearby Wheeler Army Airfield and Schofield Barracks East Range also contribute to noise levels in the Mililani Mauka community.

Potential Impacts and Mitigation Measures

Short-term noise impacts can be anticipated during the construction phase of the proposed project, however these will be temporary and limited to the immediate vicinity of the construction work sites. The contractor will be required to abide by noise regulations imposed and monitored by the State Department of Health (DOH) during the construction phase. Such regulations include the use of properly muffled construction equipment, maintaining hours during which construction is permitted, and ensuring that noise levels fall within permitted levels during those hours. According to DOH regulations, noisy construction activities are not allowed during the nighttime hours or on Sundays and holidays. Use of curfew periods during the construction phase should help to minimize risks of adverse noise impacts.

On-site noise impacts may possibly be generated from the completed facility's outdoor air conditioning equipment and emergency electrical generators if adequate noise mitigation measures are not incorporated during the design and construction phase of equipment. Desirable noise emission limits for noise sensitive residences should be recognized and addressed to minimize impact risks to neighboring homes and townhouses. DOH Community Noise Control regulations indicate that the maximum permissible sound

levels for a Class B zoning district (multi-family dwellings, apartment, business, commercial, hotel, resort, or similar type) is 60 decibels (dBA) during the day and 50 dBA during evening hours.

Increased noise levels may also be generated by elevated traffic levels to and from the project site. However, such impacts are not anticipated to be significant as they would be short-term and intermittent, limited to periods of special events and performances. Another mitigation measure will be implemented in the management plan to requiring ending times for evening functions to control noise generated from special events and performances.

4.2 SOCIAL ENVIRONMENT

4.2.1 Existing and Surrounding Land Use

The subject property is located in the middle of a residential community (see Figure 12). Surrounding land uses include townhouse developments to the northwest along the main thoroughfare of Meheula Parkway, as well as to the southwest across from Lehiwa Drive. Single family homes are situated to the northeast across from Kuaoa Street. Along the southeastern border of the property lies the Mililani Mauka Community Park and Mililani Middle School.

Potential Impacts and Mitigation Measures

No adverse impacts are anticipated from the development of the proposed action. The project site has been designated as an urban state land use district and zoned for community business by the City and



Figure 11 View of Project Site along Kuaoa Street

County of Honolulu. As such, development of an arts center falls within the permitted uses for both districts and will help to attract and support business growth, not only in the Mililani Mauka community, but in the Central O`ahu region as a whole. Additionally, the proposed project is anticipated to have only positive social and economic impacts as it will promote arts awareness, provide a much needed venue for local artists to develop, expand and exhibit their talents, and serve as a gathering place for community residents. No mitigation is required.

4.2.2 Historic and Cultural Resources

In pre-contact period the settlement patterns on the area are unknown (Bushnell & Hammatt). Historic references suggest that the area was once a dry forest with *iliah* that was burned off during the sandalwood trade in the latter part of the eighteenth century. Later the area was used commercially for cattle grazing until pineapple farming began in 1908. To manage the fields in this remote area, Dole Company established a plantation camp named Kīpapa 5 (K5), located approximately ½-mile to the east. The camp was abandoned in the 1940's. The majority of the land in the area had not been used since the last pineapple harvest in 1992.

A field survey and literature search was conducted on the Mililani Mauka site in July 1985 by the archaeological consulting firm Chiniago, Inc. Results indicated that no historic or archaeological remains were present at the site, concluding that if any remains of an historical or archaeological nature ever existed on the property, extensive agricultural land uses erased this evidence (Kusao and Kurahashi 2001). Additionally, the State Historic Preservation Division (SHPD), in a letter dated September 18, 2003, stated that “there are no known historic sites at this location” and that the action “is located in an area that was commercially cultivated with pineapple, which has altered the land for many years.” Since the depth of cultivation exceeds the anticipated depths of historic sites and the area has subsequently been developed with residential subdivisions, the SHPD has determined that no historic properties will be affected by the proposed action.

In an attempt to identify individuals with knowledge of cultural practices in the area, a member of the Mililani Muka/Launani Valley Neighborhood Board and a representative from the Hawaiian Civic Club were contacted. Attempts to contact these representatives failed and no responses were received. Therefore the cultural assessment in this report is based upon previous cultural studies for locations near the site.

A cultural impact assessment was conducted by Pacific Legacy for the Proposed Mililani Mauka 2 Elementary School in December of 2000. That assessment consisted of archival and oral historical research aimed at determining what cultural practices may have occurred in the general area. An emphasis was placed on traditional oral historical research aimed at determining what cultural practices may have occurred in the area. An emphasis was also placed on traditional Hawaiian cultural practices. The archival and oral historical research indicated that the area was not used intensively during traditional times. Additionally the area has been under intense pineapple cultivation for more than 50 years, so that any remaining material that may have been present from traditional uses would have been destroyed. Another cultural practices assessment was prepared in 2001 for the proposed Mililani Mauka Phase III Development. That report concluded that the only cultural sites in the entire area are located in Waikakalaua Gulch which is some distance from the site. Based upon those previous reports it is unlikely that there are any cultural practices on any of the Mililani Mauka area that was part of the pineapple agricultural activities.

Potential Impacts and Mitigation Measures

Based upon the findings of the archaeological study, archaeological monitoring will not be necessary during construction activities. However, in the unlikely event that cultural artifacts or human remains are inadvertently encountered during construction activities, all operations in the vicinity of the discovery will immediately cease. The discovery and its surrounding area will be secured and protected from further damage. The SHPD shall be notified of the discovery, and immediate consultation with the O`ahu Burial Council shall be sought before commencement of construction activities.

4.2.3 Circulation and Traffic

The proposed project site is located off Meheula Parkway, a four-lane divided arterial street that provides the only access to Mililani Mauka. Meheula Parkway is designated as a future bike lane on the Central O`ahu Sustainable Communities Plan Public Facilities Map and serves as the transportation spine of the

Mililani Mauka community. City bus service is currently not available in the community, but will be provided in the future.

A traffic assessment was prepared in conjunction with this EA and is included as Appendix A. The purpose of the assessment was to identify and assess the potential traffic impacts that may be generated by the proposed project. The assessment analyzed existing traffic conditions and prepared future traffic projections, both with and without the development of the proposed project. It should be noted that this project is presently in a conceptual phase and traffic impacts are based on conceptual design criteria. During OAC's final design phase, elements to enhance internal connectivity and minimize traffic impacts will be incorporated into the project plan. Such elements include, but are not limited to, locating access driveways as far from Meheula Parkway as practical, aligning driveways directly across other streets, and interconnecting internal driveways and parking area such that motorists can enter and exit the site from either Kuaoa Street or Lehiwa Drive.

Potential Impacts and Mitigation Measures

Three peak traffic periods were used to evaluate impacts: AM Peak Hour (6:45 AM - 7:45 AM), MID Peak Hour (2:45 PM – 3:45 PM), and PM Peak Hour (5:00 PM – 6:00 PM). Based on the data provided in this study, the major traffic impact generated from OAC would likely occur during the PM Peak Hour when the majority of activities at the center are expected to be completed. Traffic generated in the AM and MID Peak Hours are anticipated to be minimal. Table 2 summarizes the estimated trip generation rates resulting from the proposed project.

Table 2 Summary of Estimated Vehicular Trip Generation Rates

TIME PERIOD	DIRECTION	TRIPS
AM	Inbound	5
	Outbound	0
	Total	5
MID	Inbound	75
	Outbound	25
	Total	100
PM	Inbound	25
	Outbound	75
	Total	100

Table 3 Levels of Service Criteria

LEVEL OF SERVICE	DESCRIPTION	TIME DELAY (in seconds)
A	Little or no delay	< 10
B	Short traffic delays	> 10 and < 15
C	Average traffic delays	> 15 and < 25
D	Long traffic delays	> 25 and < 35
E	Very long traffic delays	> 35 and < 50
F	Extreme traffic delays	> 50

Using the traffic generation data, a Level of Service (LOS) analysis was performed to qualitatively measure the traffic flow in the vicinity of the proposed project. LOS is measured by grades A through F, with A representing the best conditions and F being the worst. LOS C describes average delays and is considered acceptable for rural areas. For urban areas the minimum acceptable LOS is D. LOS criteria are summarized in Table 3.

The LOS analysis conducted for the proposed project concluded that the project will have minimal impact on left turns from Meheula Parkway to Kuaoa Street in either direction. LOS A conditions will continue with or without the project. For traffic on Kuaoa Street approaching Meheula Parkway from the northwest, existing LOS B conditions in the left lane will decline to LOS C.

Traffic on Kuaoa Street approaching Meheula Parkway from the southeast (the project site) will reflect the greatest impact with the worst conditions occurring during the AM Peak Hour period. It is important to note, however, that this decline in conditions would occur with or without the proposed project. Upon completion of development of Mililani Mauka, there will be approximately 1,600 dwelling units east of the project site, resulting in increased volumes of traffic on Meheula Parkway. Additional traffic created by the O'ahu Arts Center will increase delays only slightly but in most cases, LOS conditions will be the same with or without the project. The only exceptions will be for vehicles wishing to turn left from the project site onto Meheula Parkway during the MID and PM Peak Hour periods. Figure 12 provides a schematic of the roadway network in the vicinity of the project area. Table 4 provides a LOS summary for peak hour conditions on Kuaoa Street with and without the proposed project.

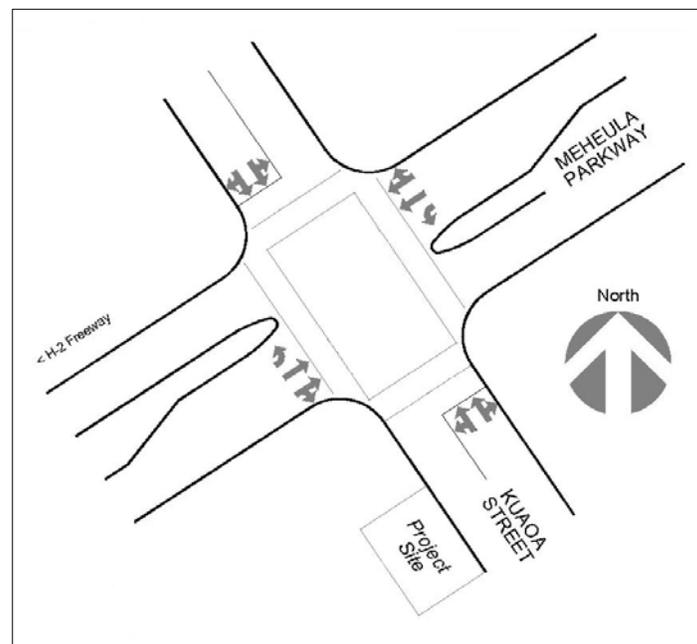


Figure 12 Intersection of Meheula Parkway and Kuaoa Street

Table 4 Levels of Service for Kuaoa Street

Kuaoa Street (southeast bound)		Right Lane LOS	Left Lane LOS
AM	Existing	B	B
	Future without Project	B	C
	Future with Project	B	C
MID	Existing	B	B
	Future without Project	B	C
	Future with Project	B	C
PM	Existing	B	B
	Future without Project	B	C
	Future with Project	B	C
Kuaoa Street (northwest bound)		Right Lane LOS	Left Lane LOS
AM	Existing	B	C
	Future without Project	B	F
	Future with Project	B	F
MID	Existing	B	C
	Future without Project	B	C
	Future with Project	B	D
PM	Existing	B	C
	Future without Project	B	D
	Future with Project	B	E

Special events at the O`ahu Arts Center are anticipated to have the greatest impact on traffic. Events at the proposed auditorium are estimated to occur 10 to 15 times a year and would result in as many as 300 vehicles attempting to make a left turn onto Meheula Parkway following a performance. Fortunately, this would occur in the evening, generally between 9:30 PM and 10:30 PM, when traffic volumes would be significantly less than during peak traffic hours. Given the anticipated volume of traffic on Meheula Parkway upon completion of the Mililani Mauka community, traffic departing the O`ahu Arts Center in a staggered fashion could operate at LOS D or better.

Based on the traffic assessment analysis, the proposed project is anticipated to have minimal traffic impacts and will not require any roadway improvements. Special events that occur on an infrequent basis are predicted to generate traffic, but the use of a special duty police officer should help to mitigate any adverse impacts under these circumstances. Conditions on the northwest bound side of Kuaoa Street approaching Meheula Parkway may need to be addressed as projections indicate extreme traffic delays, particularly during the AM Peak Hour period. However, as discussed earlier, these impacts will be generated primarily from the completion of Mililani Mauka rather than the O`ahu Arts Center since increased traffic on Meheula Parkway will reduce the capacity for stop-controlled traffic on Kuaoa Street. As such, improvements to the intersection should be considered regardless of the proposed project.

Other mitigation measures can be provided through the promotion and encouragement of alternate forms of transportation to and from the site. The project site's location off Meheula Parkway, a future designated bike lane, will allow OAC users to take advantage of alternate means of transportation. Additionally, the

project's easily accessible location within a residential neighborhood can help to encourage residents to walk or bike to lessons, concerts and events held at the facility. Pedestrian and bicycle activity can be further encouraged through the provision of amenities such as bicycle racks and storage lockers for personal effects. Although transit service has not yet been established for the Mililani Mauka community, the City's Department of Transportation Services anticipates providing such service in the not too distant future. Shuttle service within the Mililani development is also available through the privately run Mililani Trolley. Two trolley stops are conveniently located in close proximity to the OAC site at Meheula Parkway/Lehiwa Drive and Kuaoa Street/Paalii Street. The trolley, which accepts and issues city bus transfers, runs to the Park and Ride facility, providing residents with easy access to the City's bus service.

Another study should include an analysis of parking demand as a measure to insure that demand does not exceed the off-street parking capacity on the center. This study should be conducted once the plans are finalized and the approximate capacity of the center is determined.

4.2.4 Public Services and Facilities

4.2.4.1 Water System

Potable water is supplied to the surrounding project area by the Board of Water Supply (BWS). BWS has acknowledged that the existing water system is presently adequate to accommodate the proposed project. The proposed development will be subject to BWS Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Application and the availability of water will be confirmed when the building permit is approved. A water allocation will also be requested from Castle and Cooke Homes Hawai'i, Inc. at that time.

4.2.4.2 Drainage System

Provisions for drainage within the project area will be collected through a storm drainage system within the residential subdivision which generally follows roadway alignments. As discussed earlier, storm drainage for the project site will be designed in accordance with the Department of Health's Total Maximum Daily Load (TMDL) objectives and guidelines. Other pollutant load reduction practices will be addressed during the construction phase of the proposed action through the National Pollutant Discharge Elimination System (NPDES) permit process and consultation with permitting agencies.

4.2.4.3 Wastewater System

The project site is located within the City and County of Honolulu's sewer service system and will be connected to the municipal sewer system. This wastewater service is provided via underground lines, mains and collection systems that generally follow existing roadway alignments. All wastewater plans will conform to the State Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems," and will be subject to review.

4.2.4.4 Solid Waste Disposal

Solid waste collection for the project area will be provided by a private waste disposal company and disposed of at an approved sanitary landfill and/or through incineration at H-Power (Honolulu Program of Waste Energy Recovery) at the Campbell Industrial Park.

4.2.4.5 Utilities

Electrical, telephone and cable television services are provided to the project area via overhead distribution lines. The applicant will work with Hawaiian Electric Company (HECO), Verizon and Oceanic Cable to insure that the necessary equipment is installed and adequate services are available for the new facility.

Potential Impacts and Mitigation Measures

No adverse impacts to existing public services and utilities are expected. No mitigation is required.

4.2.4.6 Energy

Proposed project buildings, activities, and site grounds will be designed with energy saving considerations in mind. Energy usage at the proposed project site will be designed in accordance with Chapter 33 (State Environmental Policy) and Chapter 226 (State Planning Act) of the Hawai'i Revised Statutes. Section 226-18(4) which establishes the promotion of cost-effective energy conservation through the adoption of energy efficient practices and technologies will be given particular attention. It is also strongly recommended that all of the guidelines adopted by the Environmental council on October 13, 1999 be followed. These guidelines for Sustainable Building Design in Hawai'i are found on the Office of Environmental Quality Control website <http://www.state.us/health/oeqc/guidance/sustainable.htm>.

At the county level, the energy conservation regulations in Chapter 16 Article 5 of the City and County Building Code shall also be complied with. Additionally, during the design phase, a "Hawaiian sense of place" will be incorporated into the facilities through architectural design and natural ventilation.

The energy conservation methods which could be considered during the design phase of the proposed projects may include, but are not limited to:

- Maximum cooling load through the use of site shading, orientation, and use of naturally ventilated areas
- Use of high efficiency indoor and outdoor lamps and lighting
- Maximum integration of day lighting in building design
- Design mechanical systems to comply with the Honolulu Energy Code and to exceed its energy conserving requirements
- Conformance with HECO's New Construction Demand-Side Management Program to potentially qualify for energy conservation rebates and incentives.

4.2.5 Visual and Aesthetic Resources

The project site is located on a parcel that is slightly elevated from its surrounding environment. Partial views of the Wai'anae Range are visible toward the south, but these views are generally obscured by existing residential development. Landscaping on the subject property along Meheula Parkway consists of Eucalyptus trees and Norfolk pines,



which currently impair views from the site and will later screen the presence of the structures from the main thoroughfare (Figure 13).

Figure 13 View of Project Site along Meheula Parkway

Another visual aspect of the proposed project is that of light pollution issues. Light pollution can affect both humans and wildlife by disrupting sleep patterns and for nocturnal birds and bats navigation and vision are severely altered. The Department of Land and Natural Resources prepared a pamphlet entitled *The Newell's Shearwater Light Attraction Problem: A Guide for Architects, Planners, and Resort Managers*. That pamphlet outlined mitigation measures and to be aware of light attraction problems during the planning stages of new developments.

Potential Impacts and Mitigation Measures

The proposed project will not significantly impact the visual and aesthetic resources of the project site and surrounding area such as mauka-makai view corridors, views of significant landmarks or natural resources, or ridge line views from outside or within the project boundaries. The City and County of Honolulu (CCH) has designated a 60-foot height limit for the project site's B-2 Commercial zoning to preserve public views from and toward the property. The OAC facility falls within the designated height requirement with the exception of the Performing Arts Auditorium. The structure sits at 60 feet but also houses a 92-foot Stage Fly Area, an accessory mechanical space which is permitted to exceed the 60-foot maximum height limit. If needed, a building height variance or exception can be granted by the CCH Department of Planning and Permitting (DPP) Director.

Mitigation will also include efforts to avoid lighting situations where light glare projects upwards or laterally as well as avoiding high intensity floodlights located on building tops or poles. Shielded lights, cut-off luminaires or indirect lighting should be used as well as avoiding locating bright lights near utility wires or objects that may be difficult for birds to see at night. General hours of operation are projected to be Monday through Saturday from 8:00 am to 9:00 pm and on Sunday from noon to 9:00 pm and special events and concerts are not anticipated to last later than 10:00 pm.

4.2.6 Recreational and Community Facilities

There are presently six private recreational and community centers available for Mililani Town Association members. Public facilities are not currently available in Mililani. Recreation centers I, III and VI contain swimming pools as well as meeting/activity facilities. Pools are available for use by residents for open/lap swim and by the Aloha Aquatics Association swim club for training. A wide variety of classes are held in the meeting facilities including ballet, hula, creative movement, ukulele, judo, karate, kenpo karate, tennis, aerobics, jump rope and crochet. Meeting space is also available for community groups, civic organizations, senior activities and the Neighborhood Board. Recreation centers II and IV offer swimming pools only, and recreation center V only provides activity facilities. Current classes at recreation center V include Tahitian dance, kajukenbo, tai chi, and jazzercise. Facilities are also available for members to reserve for special events and parties. Demand for such uses is typically high and residents often reserve facilities months in advance, particularly during graduation season and the busy summer months.

Potential Impacts and Mitigation Measures

No adverse impacts to recreation and community facilities are anticipated. The development of the proposed project would be beneficial as it would provide an additional venue for meetings and classes, thereby freeing up meeting and activity space at existing facilities. Additionally, the proposed facility could be used for special events and parties, and would not be restricted to use by association members only.

5.0 RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

5.1 STATE LAND USE PLANS AND POLICIES

5.1.1 Hawai'i State Plan

The Hawai'i State Plan, Chapter 226, HRS was developed as a guideline for the future growth of the State of Hawai'i. The State Plan identifies goals, objectives, policies, and priorities for the development and growth of the State. It provides a basis for prioritizing and allocating the limited resources such as public funds, services, human resources, land, energy, and water. The State Plan establishes a system for the formulation and program coordination of State and County plans, policies, programs, projects and regulatory activities. The State Plan also facilitates the integration of all major State and County activities. Sections of the State Plan that describe overall themes, goals, objectives and policies that relate to project actions are presented in the following paragraphs.

Section 226-13: Physical Environment – Land, Air and Water Quality. The proposed project will achieve the objective of encouraging sensible planning practices to enhance the physical qualities of Hawai'i's communities and guiding urban development in close proximity to existing services and facilities. The OAC will be developed in a manner that is compatible to the surrounding community and consistent with Federal, State and County regulations.

Section 226-21: Socio-Cultural Advancement – Education. The proposed project will achieve the objective of providing educational opportunities and programs to enhance personal development, physical fitness, recreation and cultural pursuits of all groups, both at the individual and community-wide level.

Section 226-25: Socio-Cultural Advancement – Culture. The proposed project will achieve the objective of enhancing the cultural identities, traditions, values, customs and arts of Hawai'i's people by providing a venue for a wide variety of arts education and performances in Central O'ahu.

5.1.2 State of Hawai'i Land Use Law

Chapter 205, HRS promulgates the State Land Use Law. This law is intended to preserve, protect, and encourage the development of lands in the State of Hawai'i for uses that are best suited to the public health and welfare of its people. The State of Hawai'i Land Use Commission (LUC) classifies all land into four districts: Urban, Conservation, Agriculture and Rural. The State land use designation for the general area that encompasses the project site is Urban. The property containing the O'ahu Arts Center site is consistent and compatible with this land use designation.

5.1.3 Coastal Zone Management (CZM) Program

The CZM Program is promulgated by Chapter 205A, HRS. The objectives and policies of the program are administered by the State Office of Planning. Through the CZM Program, each county is required to establish Special Management Areas and shoreline setbacks within which permits are required for development. The project site is not within the Special Management Area and is located over five miles away from the Middle Loch of Pearl Harbor, the closest coastline (Kusao and Kurahashi 2001).

5.2 COUNTY LAND USE PLANS AND POLICIES

5.2.1 General Plan

The General Plan for the City and County of Honolulu (adopted 1977) was amended by the City Council in 1992. The long-range social, economic, environmental and design objectives for the general welfare and prosperity of the people of O`ahu are included in the Plan. Objectives and policies that pertain to project actions are listed below.

ECONOMIC

Objective A: To promote employment opportunities that will enable all the people of O`ahu to attain a decent standard of living.

Policy 1: Encourage the growth and diversification of O`ahu's economic base.

Policy 2: Encourage the development of small business and larger industries which will contribute to the economic and social well-being of O`ahu residents.

The proposed project will generate a variety of employment opportunities including facility construction, facility administration, arts instruction, culinary arts and performing arts. The OAC will also help to support independent instructors (e.g., piano, dance) by providing a venue for them to hold classes.

HEALTH AND EDUCATION

Objective B: To provide a wide range of educational opportunities for the people of O`ahu.

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

The proposed project will offer a range of educational programs for individuals, families, organizations and community members. Such programs will not only provide recreational outlets and enhance residents' quality of life, but also equip them with valuable skills and possible opportunities for income generation.

CULTURE & RECREATION

Objective C: To foster the visual and performing arts.

Policy 1: Encourage and support programs and activities for the visual and performing arts.

Policy 2: Encourage creative expression and access to the arts by all segments of the population.

The central focus of the proposed project is to promote arts education, awareness and appreciation for Central O`ahu community members and island residents as a whole.

5.2.2 Central O`ahu Sustainable Communities Plan

The Central O`ahu Sustainable Communities Plan (SCP) of the City and County of Honolulu (CCH) consists of relatively detailed guidelines for implementing the objectives and policies of the General Plan. SCP conceptual maps (Open Space, Urban Land Use, Public Facilities, and Phasing) depict land use patterns that are consistent with the objectives and policies of the General Plan. The Central O`ahu SCP conceptual Urban Land Use Map (Map A2) designation for the project site is Residential and Low Density Apartment. Current and planned uses for the affected property are consistent with this designation.

This project supports a variety of objectives identified in the SCP. The OAC is proposed in an already developed area of Mililani and falls within the designated Urban Community Boundary, thereby meeting requirements of controlled growth; retention of agricultural lands; maintenance of the Open Space Network; preservation of natural, historic and cultural resources; and availability of adequate infrastructure. The proposed project also addresses the SCP development objective of “community building” by providing area residents with an outlet to the arts, a missing component of the Mililani and Central O’ahu region. The OAC’s efforts to build community ties and promote the arts as an integral part of community life will help to foster a sense of community and create a sense of place for the Mililani residents. Thus, the provision of community amenities and employment opportunities at OAC support the SCP vision for a *sustainable* Central O’ahu community.

The co-location of OAC with the Mililani Mauka Community Park and neighboring Mililani Middle School meets the SCP guideline regarding development of community-based parks and coordination of facilities to maximize on efficiencies in athletic, recreation, meeting and parking facilities. This arrangement will be particularly beneficial as OAC can utilize the community park for programs and community events when larger venues are needed (e.g., music festivals, arts-related fairs, etc.). Parking facilities can also be shared as needed through a joint-use parking agreement. In turn, Mililani Middle School could use OAC for special events such as school concerts, art exhibits and theatrical productions.

Another SCP guideline for existing and planned residential communities calls for the provision of land for development of community facilities such as churches, community centers, and elderly and child care centers. OAC supports this policy through Castle and Cooke Homes Hawai‘i’s land donation for the construction of the OAC facilities.

The OAC also supports the SCP objective of designing communities to support non-automotive travel. As mentioned earlier, the proposed project location on Meheula Parkway, a future designated bike lane, will allow OAC users to take advantage of alternate means of transportation. Additionally, the project’s easily accessible location within a residential neighborhood will help to encourage residents to walk or bike to lessons, concerts and events held at the facility. Pedestrian and bicycle activity can be further encouraged through the provision of amenities such as bicycle racks and storage lockers for personal effects. Although transit service has not yet been established for the Mililani Mauka community, the City’s Department of Transportation Services anticipates providing such service in the not too distant future. In the meantime, Mililani Mauka residents can access transit service at the Park and Ride facility located at Ukuwai Street approximately 1.5 miles from the OAC site. Shuttle service within the Mililani development is also available through the privately run Mililani Trolley. Two trolley stops are conveniently located in close proximity to the OAC site at Meheula Parkway/Lehiwa Drive and Kuaoa Street/Paalii Street. The trolley runs to the Park and Ride facility, providing residents with easy access to the City’s bus service.

5.2.3 Zoning

Zoning is a method by which the CCH regulates land use in accordance with the adopted land use policies mentioned above. Zoning designations are shown on CCH zoning maps.

The project site is zoned B-2 Community Business District. In general, business districts are designed to allow commercial and business activities to support the economic growth of the city by helping to ensure a

favorable business climate and enhance the economic and social well-being of city residents. The intent of B-2 districts is to provide areas for a wider range of community-wide business establishments which serve several neighborhoods. These districts are typically accessible by vehicular and pedestrian modes and served by adequate public facilities along major streets and in centrally located areas in urban areas.

The proposed project is a permitted use in the B-2 and will be compatible with the intent and purpose of the district's zoning standards.

5.2.4 Special Management Area

The CZM Program, as previously mentioned, promulgates the creation of Special Management Areas (SMA). SMAs are specially designated areas governed by specific county guidelines. Any development within an SMA requires an SMA permit from the appropriate county. An accepted Environmental Impact Statement fulfills a portion of the information necessary to apply for an SMA permit. The CCH also requires an environmental review following State HRS 343 procedures prior to granting the SMA permit.

The project site is located outside the SMA that extends primarily along all shoreline areas; no SMA Use Permit is therefore required for project actions.

6.0 FINDINGS AND DETERMINATION

The results of this assessment are that no negative impacts would result from the development and construction of the O`ahu Arts Center. Therefore, the proposed action should not result in significant impacts on the environment. It is suggested that an Environmental Impact Statement (EIS) is not required for the proposed project. A Finding of No Significant Impact (FONSI) is anticipated, and a Negative Declaration is determined to be in order.

A review of the “Significance Criteria” used as a basis for the above determination is presented below. An action is determined to have a significant impact on the environment if it meets any one of the thirteen (13) criteria.

1. **Involves an irrevocable commitment to loss or destruction of any natural or cultural resources.**

The proposed project involves no loss or destruction of cultural resources. No natural resources are known to exist on the property as the commercially-zoned site is located in an urbanized and developing residential community.

2. **Curtails the range of beneficial uses of the environment.**

The proposed project will be constructed on a vacant parcel that has been designated for commercial use. The site is surrounded by residential development and sits adjacent to the Mililani Mauka District Park. As such, the project will not negatively impact other beneficial uses of the environment such as recreation or wildlife.

3. **Conflicts with the State’s long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders.**

The proposed project does not conflict with the State or County’s long-term environmental policies or goals and guidelines.

4. **Substantially affects the economic or social welfare of the community or state.**

The proposed project will help to attract additional businesses to the area that will complement the facility and create a vibrant commercial zone for the neighborhood.

5. **Substantially affects public health.**

The proposed project will contribute to the improved public health and well being of community members and users as it will serve as a gathering place and recreational outlet. The OAC will also provide a home to various arts organizations and members of the arts community, creating a feeling of “ohana” and sense of belonging.

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

The proposed project will not have significant adverse secondary impacts. There will be only limited effects on public facilities as it will be developed in an existing urban area and will not contribute to population changes.

7. **Involves a substantial degradation of environmental quality.**
The proposed project will not substantially degrade environmental quality as it will not significantly impact the project site or surrounding area, impact landmarks or natural resources, or impact view corridors.
8. **Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions.**
The proposed project will not have significant cumulative impacts on the environment and is not part of a larger action.
9. **Substantially affects a rare, threatened or endangered species or its habitat.**
No threatened or endangered or candidate threatened or endangered species or habitats exist within the project site.
10. **Detrimentially affects air or water quality or ambient noise levels.**
The proposed project will not impact air quality or ambient noise levels. Runoff during the construction phase and an increase in impermeable surfaces could potentially increase pollutant loads in the Waikele Stream and Pearl Harbor Estuary drainage basin. However, such increases would not have significant impacts, particularly since existing water quality is considered to be impaired and additional loads would not be substantial.
11. **Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater or coastal waters.**
The proposed project will not be developed in an environmentally sensitive area.
12. **Substantially affects scenic vistas and view planes identified in county or state plans or studies.**
The proposed project will not impact any scenic vistas or view planes.
13. **Requires substantial energy consumption.**
The proposed project will not require substantial energy consumption.

7.0 AGENCIES AND ORGANIZATIONS CONSULTED

Agencies

City and County of Honolulu

- Board of Water Supply
- Department of Design and Construction
- Department of Parks and Recreation
- Department of Planning and Permitting, Policy Planning Branch
- Department of Transportation Services

State of Hawai'i

- Department of Business, Economic Development and Tourism - Office of Planning
- Department of Health - Clean Air Branch
- Department of Health - Clean Water Branch
- Department of Health - Environmental Planning Office
- Department of Health - Office of Environmental Quality Control
- Department of Health - Solid and Hazardous Waste Branch
- Department of Health - Wastewater Branch`
- Department of Land and Natural Resources
- Department of Land and Natural Resources - Historic Preservation Division
- Office of Hawaiian Affairs
- University of Hawai'i - Environmental Center

Federal

- US Environmental Protection Agency

Individuals and Groups

Senator Robert Bunda, District 22 (Mililani Mauka, Wahiawa)
 Senator Ron Menor, District 17 (Waipahu, Mililani and Mililani Mauka)
 Representative Marilyn B. Lee, District 38 (Mililani and Mililani Mauka)
 Representative Guy P. Ontai, District 37 (Waipahu and Mililani)

Mr. Marty Burke, Chair, Central O`ahu Regional Park
 Mr. Wes Frysztacki, Project Manager, Department of Transportation Services Hub and Spoke Project
 Mr. Richard Poirier, Chair, Mililani Neighborhood Board
 Oahu Arts Center – Design and Construction Committee

8.0 LIST OF PREPARERS

<u>PREPARER</u>	<u>RESPONSIBILITIES</u>	<u>AFFILIATION</u>
Wilbert C.F. Chee	Principal Project Manager	Wil Chee - Planning, Inc.
Kellese N.A. Cheung	Planner Document Writer/Processor Production Manager	Wil Chee - Planning, Inc.
Judy J. Mariant	Planner Final EA Preparation/ Production	Wil Chee - Planning, Inc.



9.0 REFERENCES

Documents

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Bushnell, Kristina, W. & Hammatt, Hallett, H. *A traditional Practices Assessment for the Proposed Mililani Mauka Phase III Development in Waipi`o Ahupua`a `Ewa District, Island of O`ahu. Cultural Surveys Hawaii*. June 2001

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Kusao and Kurahashi, Inc., *Development Plan Land Use Map Amendment and Final Environmental Assessment from Public Facilities to Residential and Low Density Apartment for Mililani Mauka, Phase III*, June 2001.

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R.M. Towill Corporation, *Filipino Community Center Final Environmental Assessment*, October 1999.

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Peter Rosegg, *O`ahu Arts Center Business and Strategic Plan*, December 2003.

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State of Hawai'i, Office of State Planning, *Hawai'i State Plan, Chapter 226, Hawai'i Revised Statutes*, 1991.

United States Department of Agriculture, Soil Conservation Service, *Soil Survey of Islands of Kaua'i, O'ahu, Maui, Moloka'i and Lana'i, State of Hawai'i*, 1972.

Newspaper Articles

James Gonser, "Mililani Schools 'Maxed Out,'" *Honolulu Advertiser*, February 11, 2001.

James Gonser, "Mililani Wants Arts Center," *Honolulu Advertiser*, September 23, 2001.

Scott Ishikawa, "Arts Center Becoming Reality," *Honolulu Advertiser*, November 26, 2001.

Scott Ishikawa, "Hope Not Dead for Arts Center," *Honolulu Advertiser*, July 16, 2002.

Don Robbins, "Arts Education Center Proposed for Mililani," *Ka Nupepa*, October 9, 2001.

Don Robbins, "Developer Donates Site for Mililani Arts Center," *Ka Nupepa*, December 12, 2001.

Catherine E. Toth, "Mililani Arts Center Plan Alive," *Honolulu Advertiser*, May 19, 2003.

Walter Wright, "Census Reveals O'ahu Suburb Shift," *Honolulu Advertiser*, March 22, 2001.

APPENDICIES

Appendix A: Correspondence

Response to Early Consultation
Response to the Draft Environmental Assessment

Appendix B: O`ahu Arts Center Business Plan

Appendix C: Traffic Assessment O`ahu Arts Center

Appendix A: Correspondence

Response to Early Consultation



STATE OF HAWAII
DEPARTMENT OF HEALTH

P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:
EMD / WB

October 6, 2003

O Arts Center.wpd
WP9 030874

Ms. Kellie Cheung, Planner
Wil Chee - Planning Inc.
1400 Rycroft Street Suite 928
Honolulu, Hawaii 96814

Dear Mr. Cheung:

Subject: Pre-Assessment Consultation Request for the Oahu Arts Center
Environment Assessment
Mililani Mauka bounded by Meheula Parkway, Lehiwa Drive and Kuaoa Street
9 acres

We have reviewed the subject document which requests a pre-assessment consultation for the Oahu Arts Center.

Wastewater treatment and disposal have not been addressed in the document. However, as the project is located within the City & County sewer service system, we will concur with the project provided that it is connected to the City's sewer system.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at 586-4294.

Sincerely,

Handwritten signature of Harold K. Yee in cursive.

HAROLD K. YEE, P.E., CHIEF
Wastewater Branch

LNK:erm



WIL CHEE - PLANNING, INC.

January 21, 2004

Mr. Harold K. Yee
State Department of Health
Wastewater Branch
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Dear Mr. Yee:

Subject: *O`ahu Arts Center, Environmental Assessment*

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated October 6, 2003 (reference number EMD/WB), has been received by our office. The following comments have been noted and will be considered in the preparation of the Environmental Assessment (EA):

- Project is connected to the City's sewer system
- Plans must comply with DOH Administrative Rules, Chapter 11-62 "Wastewater Systems." Such plans are subject to review for conformance with applicable rules.

Thank you again for participating in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

Kellie Cheung
Planner

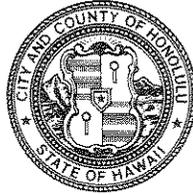
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DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

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TELEPHONE: (808) 523-4529 • FAX: (808) 523-4730 • INTERNET: www.co.honolulu.hi.us

JEREMY HARRIS
MAYOR



CHERYL D. SOON
DIRECTOR

GEORGE "KEOKI" MIYAMOTO
DEPUTY DIRECTOR

TP9/03-33811

October 6, 2003

Ms. Kellie Cheung, Planner
Wil Chee – Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, Hawaii 96814

Dear Ms. Cheung:

Subject: Oahu Arts Center

In response to your September 2, 2003 letter, we reviewed the project information provided and have the following comments for your consideration:

1. A location map should have been included as part of the project information provided.
2. All parking needs for the project should be accommodated off of the City's right-of-way. Plans should be developed to accommodate additional parking demand/needs in the event that the proposed 260 on-site parking stalls prove to be inadequate.
3. The project should include adequate off-street freight loading/unloading areas with proper turnaround areas. No backing into a loading area/dock from the City right-of-way shall be allowed.
4. Adequate off-street passenger loading areas should also be provided.

We look forward to reviewing the draft environmental assessment. Should you have any questions regarding these comments, please contact Faith Miyamoto of the Transportation Planning Division at 527-6976.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cheryl D. Soon".

CHERYL D. SOON
Director



January 21, 2004

Ms. Cheryl D. Soon
City & County of Honolulu
Department of Transportation Services
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Dear Ms. Soon:

Subject: *O`ahu Arts Center*, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated October 6, 2003 (reference number TP9/03-33811), has been received by our office. The following comments have been noted and will be considered in the preparation of the Environmental Assessment (EA):

- Provision of location maps
- Develop plans to accommodate additional parking demand/needs
- Include adequate off-street freight loading/unloading areas with proper turnaround areas
- Provide adequate off-street passenger loading areas

Thank you again for participating in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

Kellie Cheung
Planner

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LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

September 30, 2003

Ms. Kellie Cheung
Wil Chee - Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, HI 96814

Subject: Pre-Assessment Consultation Request for the Oahu Arts
Center Environmental Assessment

Dear Ms. Cheung,

We have received the description of the subject provided by your letter dated September 2, 2003 and have no comment at the present time.

We have no comment to offer at this time, but will reserve further comments when the documents are submitted.

Should you have any questions, please feel free to call our office at 586-4185.

Sincerely,

Genevieve Salmonson
Genevieve Salmonson
Director



WIL CHEE - PLANNING, INC.

January 21, 2004

Ms. Genevieve Salmonson
Office of Environmental Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

Subject: *O`ahu Arts Center*, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated September 30, 2003, has been received by our office. We note that the Office of Environmental Quality Control has no comment to offer at this time.

We appreciate your interest in this project and apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

Kellie Cheung
Planner

Providing Services Since 1976
Land Use Planners and Environmental Consultants

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:

EPO

September 30, 2003

Wil Chee – Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, Hawaii 96814

Attention: Kellie Cheung, Planner
Via email to wcp@lava.net

SUBJECT: Pre-Assessment Consultation Request for the *O`ahu Arts Center*
Environmental Assessment

Dear Ms. Cheung:

This project is located in the drainage basin of Waikele Stream and Pearl Harbor Estuary. These water bodies are currently listed under section 303(d) of the Clean Water Act as water bodies in which water quality is impaired by excessive nutrients and turbidity. In Pearl Harbor Estuary, water quality is also impaired by excessive suspended solids and polychlorinated biphenyls (PCBs).

The impaired status of these waters requires that the Department of Health establish Total Maximum Daily Loads (TMDLs) suggesting how much the existing pollutant loads should be reduced in order to attain water quality standards in the stream and estuary waters. Although these TMDLs are yet to be established and implemented, a first step in achieving TMDL objectives would be to prevent any project-related increases in pollutant loads.

A TMDL technical study of water quality in Waikele Stream is nearing completion. When TMDLs are established for the stream and its receiving waters, the State will establish pollutant load allocations for the contributing lands and develop an implementation plan to improve receiving water quality. One of the components of this implementation plan will be to reduce pollutant loads in runoff entering the receiving waters, thus we suggest that the project's drainage system include substantial practices for reducing any pollutant loads carried by runoff from the project.

To facilitate TMDL development and further evaluation of this project we suggest that the Draft Environmental Assessment (DEA) specify the locations in these receiving water bodies where stormwater discharges will occur. In order to assess the potential impact of the proposed project upon Waikele Stream and Pearl Harbor Estuary pollutant loading, we suggest that the DEA provide detailed information about pre- and post-project drainage patterns, runoff volumes, and pollutant loads. We suggest that this information include a quantitative analysis of project-related expansion of impermeable surfaces and its effects on drainage processes and water quality. Suggested calculations include reporting pre and post-project impervious surface areas within the project area, drainage sub-basins, and in the entire watershed and by estimating resultant post-project changes in runoff velocity, volume, and pollutant loads.

One mechanism for managing polluted runoff is provided by the conditions included in NPDES storm water permits such as those held by the City and County of Honolulu (Department of Environmental Services) and the State of Hawaii (Department of Transportation (Highways Division)). Thus, if the project will utilize City, State, or other permitted storm drain systems, we suggest consultation with the permittee(s) about storm drain design and management options that would prevent project-related increases in pollutant loads. Regardless of this relationship, we encourage Oahu Arts Center to participate in the TMDL development process, to consult with the Department of Health Clean Water Branch (Engineering Section) to discuss how water pollution control permitting may be linked with TMDL implementation, and to plan sufficient pollutant load reduction practices for future management of the storm drain system.

If you have any questions or need more information about the TMDL program, please contact me or David Penn, TMDL Coordinator, at 586-4337.

Sincerely,



JUNE F. HARRIGAN-LUM, MANAGER
Environmental Planning Office



January 21, 2004

Dr. June F. Harrigan-Lum
State Department of Health
Environmental Planning Office
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Dear Dr. Harrigan-Lum:

Subject: *O`ahu Arts Center*, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated September 30, 2003 (reference number EPO), has been received by our office. The following comments have been noted and will be considered in the preparation of the Environmental Assessment (EA):

- Specify locations where stormwater discharges will occur
- Provide detailed information about pre- and post-project drainage patterns, runoff volumes, and pollutant loads
- Provide quantitative analysis of project-related expansion of impermeable surfaces and its effects on drainage processes and water quality
- Consultation with City and State permittees regarding storm drain design and management options that would prevent project-related increases in pollutant loads
- Raise awareness on how OAC can participate in the TMDL development process

Thank you again for participating in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

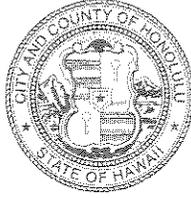
Kellie Cheung
Planner

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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JEREMY HARRIS
MAYOR

ERIC G. CRISPIN, AIA
DIRECTOR

BARBARA KIM STANTON
DEPUTY DIRECTOR

2003/ELOG-2931 (RS)

September 26, 2003

Ms. Kellie Cheung, Planner
Wil Chee – Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, Hawaii 96814

Dear Ms. Cheung:

Early Consultation Comments on the Draft Environmental Assessment Report
for the Oahu Arts Center Project;
Mililani Mauka, Hawaii; TMK: 9-5-002: Por. 032

This is in response to your September 2, 2003, early consultation request for comments for the draft Environmental Assessment, which you will be preparing for the Department of Design and Construction.

We offer the following comments for your review and consideration for the Draft EA (DEA):

1. Clarification of the Project Location: Addition of the Tax Map Key will be helpful to the reviewer. We have identified the site as TMK: 9-5-002: Por. 032.
2. If this project is related to or is the Mililani Vision Group No. 9's previously named "Arts Education Center" project being administered by the Department of Design and Construction, the DEA should identify it accordingly.
3. Our records reflect the proposed project is located in the State Urban land use district and in the B-2 Community Business Zoning District with a 60 foot height limit.

As described in your letter, the proposed use of the Center would most likely be regulated as a "meeting facility". However, the ownership and operational information requested below will help us formally determine if the center will be regulated as a "meeting facility" or a "public use", which are both permitted uses in a B-2 zoning district under the City's *Land Use Ordinance* (LUO).

4. Mililani Mauka Community Park: To confirm my staff's September 9th discussion with you, DPP is currently processing a revision to a portion of the Central Oahu Public Infrastructure Map (CO PIM) to add a "Park" symbol for the construction of the proposed Mililani Mauka Community Park on the adjoining parcels (TMK: 9-5-002: 033 and 041). We are currently awaiting Council's scheduling of the revision request at the Planning Committee.

5. Discussions of the following items in the DEA will be helpful:
 - a. Ownership and dedication of the three-acre portion by Castle and Cooke Homes Hawaii, Inc.
 - b. A detailed explanation of the nature of the intended activities, including the off-street parking requirements for all planned structures. The planned 260 standard size parking spaces may be insufficient. Additional parking may be needed. Alternatives to additional parking include a variance, a Conditional Use Permit (CUP) for the off-site parking, and/or a CUP for joint use of parking (either on- or off-site). You may call Jaime Peirson of our Zoning Regulations and Permits Branch at 527-5754 if you have any questions regarding these off-street parking requirements.
 - c. Roles/responsibilities of the City and County and the Oahu Arts Center (OAC) – especially clarify the City’s role, if any, in operating or funding the construction of the center.

Only Planning and Design funds were appropriated in the City’s FY 03 CIP Budget (Ordinance 03-18). But if City CIP funds will be used in the future for land acquisition and/or construction of this “major” public facility, the Central Oahu Public Infrastructure Map would have to be revised before City CIP funds can be budgeted and appropriated for construction and/or land acquisition.
 - d. Development schedule.
 - e. Conceptual diagrams, if available, including the proposed height of the center will be informative.
 - f. Hours of operation of the center.
 - g. The proposed project site is located within the Urban Community Boundary of the Central Oahu *Sustainable* Communities Plan (adopted by Ordinance 02-62, effective February 18, 2003). Consistency with the CO SCP should also be discussed.
 - h. Potential impacts of traffic, light pollution and noise on the adjacent neighbors and the proposed mitigation remedies.
 - i. Include the positive social benefits resulting from the proposed arts center.
6. The proposed performing arts auditorium and arts education center are consistent with the sewer master plan for the Mililani Mauka subdivision, which was approved by our Wastewater Branch on June 9, 2000. A Site Development Division Master Application for Sewer Capacity will be required for capacity reservation.

Ms. Kellie Cheung
September 26, 2003
Page 3

Please call Ray Sakai of my Policy Planning Branch staff at 523-4047 if you have any questions.

Sincerely yours,


ERIC G. CRISPIN, AIA
Director of Planning & Permitting

EGC:js

cc: Jaime Peirson, Zoning Regulations and Permits Branch

p:\divfunction\ea-eis\2003\elog2931\OahuArtsCntrEarlyEA.doc



January 21, 2004

Mr. Eric J. Crispin
City & County of Honolulu
Department of Planning & Permitting
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Crispin:

Subject: *O`ahu Arts Center*, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated September 26, 2003 (reference number 2003/ELOG-2931 (RS)), has been received by our office. The following comments have been noted and will be considered in the preparation of the Environmental Assessment (EA):

- Addition of the TMK
- Identification of the development as a Mililani Vision Group project
- Determination of whether the project will be operated as a "meeting facility" or "public use"
- Discussion on ownership and dedication of project land by Castle and Cooke Homes Hawaii
- Indication of off-street parking requirements for all planned structures. Consideration of alternative off-site parking sites.
- Discussion of the City and County's roles and responsibilities in the operation, funding and construction of the project
- Provision of a development schedule and operation schedule
- Provision of conceptual diagrams, including structure heights
- Consistency with the Central Oahu Sustainable Communities Plan
- Discussion of potential traffic, pollution and noise impacts on neighboring residents as well as mitigation measures
- Indication of the project's positive social benefits

Thank you again for participating in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

Kellie Cheung
Planner

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Land Use Planners and Environmental Consultants

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843



September 22, 2003

JEREMY HARRIS, Mayor

EDDIE FLORES, JR., Chairman
CHARLES A. STED, Vice-Chairman
JAN M.L.Y. AMII
HERBERT S.K. KAOPUA, SR.
DAROLYN H. LENDIO

RODNEY K. HARAGA, Ex-Officio
LARRY J. LEOPARDI, Ex-Officio

CLIFFORD S. JAMILE
Manager and Chief Engineer

DONNA FAY K. KIYOSAKI
Deputy Manager and Chief Engineer

Ms. Kellie Cheung
Wil Chee-Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, Hawaii 96814

Dear Ms. Cheung:

Subject: Your Letter of September 2, 2003 on the Pre-Assessment Consultation
Request for the Oahu Arts Center, Environmental Assessment, TMK: 9-5-2: 32

Thank you for the opportunity to comment on the proposed Arts Center.

The existing water system is presently adequate to accommodate the proposed development. The availability of water will be confirmed when the building permit is approved. The applicant is required to obtain a water allocation from Castle and Cooke Hawaii, Inc.

The proposed project is subject to Board of Water Supply Cross-Connection Control and Backflow Prevention requirements prior to the issuance of the Building Permit Application.

If you have any questions, please contact Joseph Kaakua at 748-5442.

Very truly yours,

 CLIFFORD S. JAMILE
Manager and Chief Engineer



WIL CHEE - PLANNING, INC.

January 21, 2004

Mr. Clifford S. Jamile
Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96843

Dear Mr. Jamile:

Subject: *O`ahu Arts Center, Environmental Assessment*

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated September 22, 2003, has been received by our office. The following comments have been noted and will be considered in the preparation of the Environmental Assessment (EA):

- Existing water supply is presently adequate to accommodate proposed project
- Applicant is required to obtain a water allocation from Castle & Cooke Hawaii
- Building Permit Application will be subject to BWS Cross-Connection Control and Backflow Prevention requirements

Thank you again for participating in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

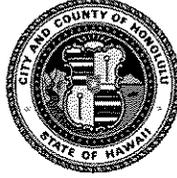
Kellie Cheung
Planner

Providing Services Since 1976
Land Use Planners and Environmental Consultants

DEPARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

1000 ULUOHA STREET, SUITE 309 • KAPOLEI, HAWAII 96707
PHONE: (808) 692-5561 • FAX: 692-5131 • INTERNET: WWW.CO.HONOLUU.HI.US

JEREMY HARRIS
MAYOR



WILLIAM D. BALFOUR, JR.
DIRECTOR

EDWARD T. "SKIPPA" DIAZ
DEPUTY DIRECTOR

September 18, 2003

Mr. Wil Chee
Wil Chee-Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, Hawaii 96814

Attention: Ms. Kellie Cheung

Dear Mr. Chee:

Subject: Pre-Assessment Consultation Request for the
Oahu Arts Center Environmental Assessment

Thank you for the opportunity to comment on the Pre-Assessment Consultation relating to the Oahu Arts Center Environmental Assessment.

The Department of Parks and Recreation has no comment at this time but wishes to remain a consulted party to the EIS process.

Should you have any questions, please contact Mr. John Reid, Planner, at 692-5454.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward T. Skippa", is written over a large, stylized circular flourish.

For WILLIAM D. BALFOUR, JR.
Director

WDB:cu
(33816)

cc: Mr. Don Griffin, Department of Design and Construction



WIL CHEE - PLANNING, INC.

January 21, 2004

Mr. William D. Balfour, Jr.
City & County of Honolulu
Department of Parks and Recreation
1000 Uluohia Street, Suite 309
Kapolei, Hawaii 96707

Dear Mr. Balfour:

Subject: *O`ahu Arts Center*, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated September 18, 2003, has been received by our office. We note that the Department of Parks and Recreation has no comment to offer at this time.

We appreciate your interest in this project and apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

Kellie Cheung
Planner

Providing Services Since 1976

Land Use Planners and Environmental Consultants

Castle & Cooke
Homes Hawaii, Inc.

P.O. Box 898900, Mililani, Hawaii 96789-8900

Septemeber 18, 2003

Miss Kellie Cheung
Wil Chee – Planning, Inc.
HMSA Center
1400 Rycroft St., Suite 928
Honolulu, HI 96814

Dear Ms. Cheung,

Subject: Oahu Arts Center; Pre Assessment Consultation Request

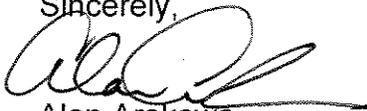
We have received your letter of September 2, 2003 regarding the Oahu Arts Center (OAC). We continue to support the OAC and their vision and efforts to bring a performing arts and education facility to Central Oahu.

Castle and Cooke Homes Hawaii, Inc. has committed approximately three acres of commercially zoned land to the OAC, subject to certain conditions. We are hopeful that these conditions will be satisfied to allow us to proceed with conveyance of this parcel to the OAC or to the City for lease back to OAC (if so desired by OAC).

We request that the facility be consistent with allowable uses and complement neighboring improvements. Also, potential community issues such as noise, traffic, parking and aesthetics should be addressed in the process.

If there are any questions, you may contact me at 548-4801, Natalie Kiehm at 548-4869, or Carleton Ching at 548-3793.

Sincerely,



Alan Arakawa
Vice President of Development & Construction
Castle & Cooke Homes Hawaii, Inc.



WIL CHEE - PLANNING, INC.

January 21, 2004

Mr. Alan Arakawa
Castle & Cooke Homes Hawai'i, Inc.
P.O. Box 898900
Mililani, Hawaii 96789-8900

Dear Mr. Arakawa:

Subject: *O`ahu Arts Center*, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated September 18, 2003, has been received by our office. The following comments have been noted and will be considered in the preparation of the Environmental Assessment (EA):

- Keep facility consistent with allowable uses and complementary to neighboring improvements
- Consider issues of noise, traffic, parking and aesthetics

Thank you again for participating in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

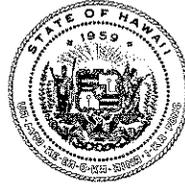
Sincerely,

Kellie Cheung
Planner

Providing Services Since 1976

Land Use Planners and Environmental Consultants

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
File:

September 16, 2003

03-990A CAB

Ms. Kellie Cheung, Planner
Wil Chee Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, Hawaii 96814

Dear Ms. Cheung:

SUBJECT: Pre-Assessment Consultation for the Oahu Arts Center, Mililani
Mauka, Oahu.

This letter is to transmit the following comments on the subject document:

Control of Fugitive Dust:

There is a significant potential for fugitive dust emissions during all phases of construction. Proposed construction activities will occur in proximity to existing residences, public areas and major thoroughfares, thereby exacerbating potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. Implementation of adequate dust control measures during all phases of development and construction activities is warranted.

Construction activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust.

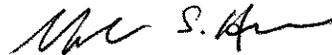
The contractor should provide adequate measures to control dust from the road areas and during the various phases of construction. These measures include, but are not limited to, the following:

Ms. Kellie Cheung
September 16, 2003
Page 2

- a) Plan the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Provide an adequate water source at the site prior to start-up of construction activities;
- c) Landscape and provide rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimize dust from shoulders and access roads;
- e) Provide adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Control dust from debris being hauled away from the project site.

If you have any questions, please contact Mr. Barry Ching of my staff at 586-4200.

Sincerely,



for WILFRED K. NAGAMINE
Manager, Clean Air Branch

BC:jhm



WIL CHEE - PLANNING, INC.

January 21, 2004

Mr. Wilfred K. Nagamine
State Department of Health
Clean Air Branch
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Dear Mr. Nagamine:

Subject: *O`ahu Arts Center*, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated September 16, 2003 (reference number 03-990A CAB), has been received by our office. The following comments have been noted and will be considered in the preparation of the Environmental Assessment (EA):

- Preparing a dust control management plan to address all pertinent activities
- Complying with the provisions of HAR §11-60.1-33 on Fugitive Dust
- Implementing adequate dust control measures during construction

Thank you again for participating in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

Kellie Cheung
Planner

Providing Services Since 1976

Land Use Planners and Environmental Consultants

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
File:

September 3, 2003

Wil Chee – Planning, Inc.
Attn: Kellie Cheung
1400 Rycroft Street, Ste 928
Honolulu, HI 96814

Dear Ms. Cheung:

**SUBJECT: Comments to the Oahu Arts Center
Environmental Assessment
Mililani Mauka**

Our comments should be printed as follows:

“Project activities shall comply with the Administrative Rules of the Department of Health:

- Chapter 11-46 Community Noise Control.
- Chapter 11-39 Air Conditioning and Ventilating.

Should there be any questions, please contact me at 586-4701.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell S. Takata".

FOU
Russell S. Takata
Program Manager
Noise, Radiation & IAQ Branch

Memo to File:

November 21, 2003

Ed Aczon called and requested an update of business plan and fundraising plan. I responded that all consultants have been authorized to proceed with work as of notification from Terry Hildebrand to resume work.

Ed needs information on the two referenced plans as legislative planning for the next session have started...and Ed will be meeting with Nestor Garcia and Robert Bunda next week. They need an idea of \$ project amounts they will attempt to target in the project. Also the committees (Design and Fundraising) have been requesting updates on the work. I suggested that they (committees) not call the consultants directly.

I called and spoke with Chuck McLemore who has been down the last month because of flu... he has work 95% complete. Will have a draft/conclusions for us next Thursday or so. He will call Ed Aczon himself.

Was not able to get Peter Rosegg by phone. I will message him by email.

WCFC



WIL CHEE - PLANNING, INC.

January 21, 2004

Mr. Russell S. Takata
State Department of Health
Noise, Radiation & IAQ Branch
P.O. Box 3378
Honolulu, Hawaii 96801-3378

Dear Mr. Takata:

Subject: O`ahu Arts Center, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated September 3, 2003, has been received by our office. The following comments have been noted and will be considered in the preparation of the Environmental Assessment (EA):

- Project activities shall comply with DOH Administrative Rules for Community Noise Control (11-46) and Air Conditioning and Ventilating (11-39).

Thank you again for participating in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

Kellie Cheung
Planner

Providing Services Since 1976
Land Use Planners and Environmental Consultants

LINDA LINGLE
GOVERNOR OF HAWAII



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

September 18, 2003

Kellie Cheung
Wil Chee Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, Hawaii 96814

LOG NO: 2003.1779
DOC NO: 0309EJ16

Dear Ms. Cheung:

**SUBJECT: Chapter 6E-42 Historic Preservation Review Pre-Assessment Consultation
Request for the O`ahu Arts Center Environmental Assessment at Mililani
Mauka, O`ahu
Waipio, `Ewa, O`ahu
TMK: (1) 9-5-002: 032**

Thank you for the opportunity to comment on the proposed O`ahu Arts Center (OAC), a planned performing arts auditorium and education center at Mililani Mauka. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the project areas. We received notification of this undertaking from your office on September 3, 2003.

A review of our records shows that there are no known historic sites at this location. This action is located in an area that was commercially cultivated with pineapple, which altered the land for many years. The depth of cultivation exceeds the expected depth of historic sites in the area, based on site patterns in similar environmental contexts. Subsequently, the area has been developed with residential subdivisions. Because it is unlikely that any other significant historic sites will be found in the area, we concur with your "no historic properties affected" determination.

Should you have any questions, please feel free to call Sara Collins at 692-8026 or Elaine Jourdane at 692-8027.

Aloha,

P. Holly McEldowney

P. Holly McEldowney, Acting Administrator
State Historic Preservation Division

EJ:jk



WIL CHEE - PLANNING, INC.

January 21, 2004

Ms. P. Holly McEldowney
State Department of Land & Natural Resources
Historic Preservation Division
601 Kamokila Blvd, Suite 555
Kapolei, Hawaii 96707

Dear Ms. McEldowney:

Subject: *O`ahu Arts Center*, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. A copy of your letter, dated September 16, 2003 (reference number 2003.1779/0309EJ16), has been received by our office. The following comments have been noted and will be considered in the preparation of the Environmental Assessment (EA):

- No historic sites are known to be at this location
- No historic properties will therefore be affected by the proposed actions

Thank you again for participating in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. This document will be available for your review when published. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

Kellie Cheung
Planner

Providing Services Since 1976

Land Use Planners and Environmental Consultants



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
EMD / CWB

09143PKP.03

September 29, 2003

Mr. Richard Stook
Wil Chee - Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, Hawaii 96814

Dear Mr. Stook:

**Subject: Pre-Assessment Consultation Request for the Oahu Arts Center
Environmental Assessment**

The Department of Health, Clean Water Branch (CWB) has reviewed the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 to identify whether a Federal license or permit (including a Department of Army permit) is required for this project. Pursuant to Section 401(a)(1) of the Federal Water Pollution Act (commonly known as the "Clean Water Act"), a Section 401 Water Quality Certification is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters...."
2. A National Pollutant Discharge Elimination System (NPDES) general permit coverage is required for the following activities:
 - a. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi).
 - b. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the commencement of the construction activities.**
 - c. Discharges of treated effluent from leaking underground storage tank remedial activities.
 - d. Discharges of once through cooling water less than one (1) million gallons per day.
 - e. Discharges of hydrotreating water.

Mr. Richard Stook
September 29, 2003
Page 2

- f. Discharges of construction dewatering effluent.
- g. Discharges of treated effluent from petroleum bulk stations and terminals.
- h. Discharges of treated effluent from well drilling activities.
- i. Discharges of treated effluent from recycled water distribution systems.
- j. Discharges of storm water from a small municipal separate storm sewer system.
- k. Discharges of circulation water from decorative ponds or tanks.

The CWB requires that a Notice of Intent (NOI) to be covered by a NPDES general permit for any of the above activities be submitted at least 30 days before the commencement of the respective activities. The NOI forms may be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/eh/cwb/forms/genl-index.html>.

- 3. The applicant may be required to apply for an individual NPDES permit if there is any type of activity in which wastewater is discharged from the project into State waters and/or coverage of the discharge(s) under the NPDES general permit(s) is not permissible. An application for the NPDES permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.state.hi.us/doh/eh/cwb/forms/indiv-index.html>.
- 4. Hawaii Administrative Rules, Section 11-55-38, also requires the owner to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD) or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. Please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.

If you have any questions, please contact the CWB at 586-4309.

Sincerely,



DENIS R. LAU, P.E., CHIEF
Clean Water Branch

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
EMD/SHWB

October 2, 2003

S1001LO

Ms. Kellie Cheung
Wil Chee - Planning, Inc.
1400 Rycroft Street, Suite 928
Honolulu, HI 96814

Dear Ms. Cheung:

SUBJECT: Pre-Assessment Consultation for the Oahu Arts Center Environmental
Assessment

Thank for the opportunity to offer early comments on the above cited document. Your request has been reviewed by the Hazardous Waste, Underground Storage Tank, and Solid Waste Programs within the Solid and Hazardous Waste Branch.

We have no comments to offer at this time. Please contact Lane Otsu at 586-4226 with any questions.

Sincerely,

STEVEN Y.K. CHANG, P.E., CHIEF
Solid and Hazardous Waste Branch



WIL CHEE - PLANNING, INC.

January 21, 2004

Mr. Dean Hazama
Mililani Neighborhood Board #35
95-215 Luaehu Place
Mililani, Hawaii 96789

Dear Mr. Hazama:

Subject: *O`ahu Arts Center*, Environmental Assessment

Thank you for participating in the pre-assessment consultation process for the above referenced project. It has been brought to my attention that you spoke with Wil Chee on September 17, 2003 regarding the O`ahu Arts Center.

Per your request, we will provide you with a copy of the EA for your review once it is published. I appreciate your participation in this scoping process and I apologize for the delay in responding to your comments. I have been out of the office on an extended leave, but work has now resumed on the EA. In the meantime, should you have any questions regarding this project please contact me at wcp@lava.net or 955-6088.

Sincerely,

Kellie Cheung
Planner

Providing Services Since 1976
Land Use Planners and Environmental Consultants

Appendix A: Correspondence

Response to the Draft Environmental Assessment

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

March 8, 2005

Wayne Hashiro, Acting Director
Department of Design & Construction
650 South King Street, 11th floor
Honolulu, Hawaii 96813

Attn: Terry Hildebrand

Dear Mr. Hashiro:

Subject: Draft Environmental Assessment (EA), **Oahu Arts Center**

We have the following comments to offer:

Document distribution: Keep in mind that the local neighborhood board is a mandatory recipient of the draft EA. There are also several agencies that require multiple copies. See our distribution chart at: http://www.state.hi.us/health/oeqc/submissions/dist_chart.html

Two-sided pages: In order to reduce bulk and save on paper, please print on both sides of the pages in the final document.

Cultural impacts assessment:

Act 50 was passed by the legislature in April 2000. This mandates an assessment of impacts to current cultural practices by the proposed project. In the final EA include such an assessment.

If the subject area is in a developed urban setting, cultural impacts must still be assessed. Many incorrectly assume that the presence of urban infrastructure effectively precludes consideration of current cultural factors. For example, persons are known to gather kauna'oa, 'ilima, 'uhaloa, noni or ki on the grassy slopes and ramps of the H-1 freeway and some state highways on the neighbor islands. Certain landmarks and physical features are used by Hawaiian navigators for sailing, and the lines of sight from landmarks to the coast by fisherman to locate certain fishing spots. Blocking these features by the construction of buildings or tanks may constitute an adverse cultural impact.

For assistance in the preparation refer to our *Guidelines for Assessing Cultural Impacts*. Contact our office for a paper copy or go to our homepage at <http://www.state.hi.us/health/oeqc/guidance/index.html>. You will also find the text of Act 50 linked to this section of our homepage.

Wayne Hashiro
March 8, 2005
Page 2

Permits and approvals: List all required permits and approvals for this project and the status of each.

Contacts: In the final EA include copies of all correspondence, including that received in the pre-consultation phase. It is essential that you include a copy of the September 18th, 2003 letter from the State Historic Preservation Division of DLNR with its "no effects" determination.

Sustainable building techniques: In addition to the energy conservation measures listed in section 4.2.4.6 of the draft EA, please consider applying other sustainable building techniques presented in the *Guidelines for Sustainable Building Design in Hawaii*. In the final EA include a description of any additional techniques you will implement. Contact our office for a paper copy of the guidelines or go to our website at <http://www.state.hi.us/health/oeqc/guidance/sustainable.htm>.

Funding: Funding will be done through contributions and grant monies. If there are any state or county funds involved, including any federal funds flowing through the state or county, disclose this in the final EA.

Figures: To Figure 8 in the final EA, add the names of the soil types to the legend, and in the text give a brief description of the soil type LaB on which the project site is situated.

Hazardous materials: Will the soil be tested for pesticide residue from the many years of agricultural use? If so discuss any planned mitigation measures in the final EA.

Auditorium: Section 4.2.3 notes that there will be 1000 seats, but elsewhere the number of seats is listed as 873. Please correct this in the final EA.

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,


GENEVIEVE SALMONSON
Director

c: Kellie Cheung, Wil Chee Planning



WIL CHEE - PLANNING AND ENVIRONMENTAL, INC.

April 4, 2006

Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment (EA), Oahu Arts Center

Dear Ms Salmonson

Thank you for your comments on the Draft EA for the Oahu Arts Center in Mililani. We will address your comments in the order that they were listed.

Document Distribution: We distributed the Draft EA to the Mililani Mauka Neighborhood Board, the Mililani Public Library and all of the other mandatory recipients on the OEQC document distribution Chart.

Two-Sided Pages: The final EA for the Oahu Arts Center will be double-sided in order to reduce bulk and save on paper.

Cultural Impacts Assessment: A discussion of the current cultural uses and impacts on these uses was added to the final EA. This discussion was based on previous cultural assessments performed in the area and attempts to contact members of the Wahiawa Hawaiian Civic Club, members of the neighborhood Board and other community members. Please refer to Section 4.2.2 Historic and Cultural Resources of the final EA.

Permits and Approvals: A list of required permits and approvals has been added to Section 1.2 Project Information.

Contacts: An Appendix for correspondence has been added that includes both the pre consultation comments and the comments that were received on the Draft EA. Included in the Appendix is the letter from the State Historic Preservation Division of DLNR dated September 18, 2003 that addresses the lack of Historic sites on the property.

Sustainable Building Techniques: A discussion on Sustainable Building Techniques was not included in the document because at this stage the proposed project is still conceptual and subject to further planning, design and analysis. At this point we can suggest and recommend that Sustainable Building Techniques and Guidelines for Sustainable Building in Hawai'i be followed when finalizing the plans.

Funding: Funding for the project will be entirely by contributions and grant monies and at this point in time there are no state, county or federal funds designated for this project. It is anticipated that the Oahu Arts Center will be a self-supporting non-profit.

Figures: Discussion on soil type LaB has been added to section 4.1.3 Topography and Soils.

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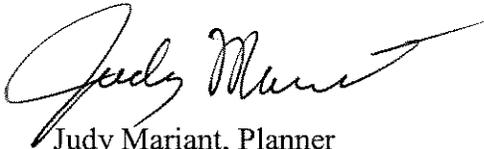
Land Use Planners and Environmental Consultants

Hazardous Materials: A brief discussion that recommends that prior to construction the soils should be spot tested for residual agricultural pesticides has been included.

Auditorium: The auditorium will have 873 seats and the traffic report used 1,000 seats as a base number for the traffic analysis. That number was chosen prior to the preparation of the conceptual plans of the auditorium to insure that an adequate potential increase in traffic was addressed. Again, it must be emphasized that all discussions here regarding the proposed project are still conceptual and subject to further planning, design and analysis.

Thank you for your comments on the Draft Environmental Assessment. If you should have any questions please contact me at (808) 596-4688.

Sincerely,

A handwritten signature in cursive script, appearing to read "Judy Mariant". The signature is written in black ink and is positioned above the typed name.

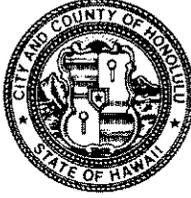
Judy Mariant, Planner

Wil Chee – Planning & Environmental, Inc.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

MUFI HANNEMANN
MAYOR



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANQUE
DEPUTY DIRECTOR

2005/ELOG-597 (DW)

April 18, 2005

Ms. Kellie Cheung, Project Planner
Wil Chee – Planning, Inc.
1018 Palm Drive
Honolulu, Hawaii 96814

Dear Ms. Cheung:

Draft Environmental Assessment Report for
Oahu Arts Center
TMK: 9-5-002:032 in Mililani Mauka, Oahu, Hawaii

Thank you for the opportunity to review the Oahu Arts Center (OAC) January 2005 Draft Environmental Assessment (EA), and the anticipated issuance of a "Finding of No Significant Impact" (FONSI), which you are preparing for the Department of Design and Construction.

We offer the following comments for your review and consideration for the Final EA report:

1. A glossary listing the abbreviations/acronyms and the definitions/items/entities represented would be helpful.
2. Section 1.2 Project Information:
 - Replace "ACCEPTING AUTHORITY" with "PROPOSING AND APPROVING AGENCY" and replace the Department of Planning and Permitting with the Department of Design and Construction.
 - Lot Area: Indicate that the entire parcel is 9.02 acres.
 - County Zoning Designation: add "with a maximum 60-foot height limit" to B-2 Community Business Zoning District.

3. Section 2.2 Project Location:

- On page 5, replace “Mililani Mauka Elementary School” with “Mililani Middle School”, and also in Section 4.2.1 on the top of page 21.
- Include in this section that Castle and Cooke Homes, Hawaii, Inc. has offered to donate the three-acre parcel for the proposed project. It appears that the land will be donated to the OAC rather than the City, but this should be explicitly confirmed in the Final EA. Please also include when the land transaction is anticipated to occur. This information should also be included in Section 3.2 Alternative Sites and Section 3.3 Preferred Alternative.

4. Section 2.3 Description of Proposed Project:

- Clarify the roles/responsibilities of the City and County and the OAC – especially the City’s role, if any, in operating, maintaining or funding the construction of the center (re: comment no. 5.c in our September 26, 2003 early consultation comments attached).
- Include additional information describing the physical characteristics of the proposed project, e.g., approximate square footage of the arts education building and the performing arts auditorium, building heights, architectural character, landscaping features.
- This section states that the performing arts auditorium will have 873 seats, while in Section 4.2.3 Circulation and Traffic (page 24) and in the Traffic Impact Analysis Report (page 9) reference is made to a 1,000-seat auditorium. Please address this discrepancy.
- The description of activities and operation of the OAC needs to be expanded. In the Final EA, indicate the following for both weekdays and weekends: the OAC’s hours of operation; approximate number of users during peak and non-peak times; and anticipated times of peak usage. Please also include a description of the type and frequency of special events and performances. The Final EA should also state the required ending time for evening functions and when exterior lights, particularly in the parking lot, will be turned off.
- The description of the OAC parking facilities and joint-use parking agreement with the Mililani Mauka Community Park needs to be clarified and expanded. The Final EA should indicate how many parking spaces at the community park will be designated for users of the OAC and what the parameters of operation will be, e.g., will these spaces be available all the time or only when special events are held? Please also indicate the total number of OAC parking spaces and where these spaces

are located. It appears that there will be a total of 261 parking spaces (62 above ground spaces and 199 spaces in the one-level underground structure). It is unclear how many of the 62 above ground parking spaces will be at the OAC and how many will be available for use at the Mililani Mauka Community Park. Information on the number and location of vehicular access points should also be included.

5. Section 2.4 Construction and Estimated Cost: Since the Draft EA is being triggered by the use of City funds, it should include a discussion of the City's CIP funding, including but not limited to the FY(s), amounts, and funding categories, including the grants. A symbol should be shown on the Public Infrastructure Map (PIM) before the appropriation of funding for land acquisition or construction for major public facilities. The CO PIM may have to be revised for this project.
6. The following revisions should be made to the report's figures:
 - There needs to be a map that shows where on the parcel the proposed project will be sited (similar to how it is shown in Figure 1 Project Location of the Traffic Impact Analysis report). The location of the Mililani Mauka Community Park and Mililani Middle School should also be shown for contextual purposes. The above information could possibly be shown on a revised Figure 1 or Figure 2.
 - Figure 3 Oahu Arts Center – Site Plan: Add the “North” arrow and labels for Mililani Mauka Community Park, Kuaoa Street, and Lehiwa Drive to facilitate orientation of the planned improvements. The site plan should also clearly show vehicular access to the proposed project.
 - Figure 4 Oahu Arts Center Front Elevation and Arts Education Building Side Elevation: Indicate from which street the elevation is being viewed.
 - Figure 7 Performing Arts Auditorium Parking – Underground: Include labels for Kuaoa Street and Mililani Mauka Community Park for site orientation purposes. The parking plan indicates 62 spaces above ground and 199 spaces below ground for a total of 261 parking spaces. The parking plan, however, indicates 266 spaces outlined. Please address this discrepancy.
7. Section 4.1.6 Flood Hazards: Revise “... the project site is located in an area of undetermined flood hazards” to “the project site is located in an area in which flood hazards are undetermined, but possible (FIRM Zone D).”
8. Section 4.1.8 Noise: The required ending time for evening functions should be included as a mitigative measure to noise generated from special events and performances.

9. Section 4.2.3 Circulation and Traffic:

- Although we have no objections to the proposed OAC from a traffic standpoint, the following design criteria should be incorporated into layout of the site:
 - The access driveways should be located as far from Meheula Parkway as practical and/or aligned directly across other streets, such as Paalii Street.
 - Internal driveways and parking areas should be interconnected such that motorists can enter and exit the site from either Kuaoa Street or Lehiwa Drive.
- An analysis of parking demand is strongly urged and proposed mitigative measures, if demand exceeds off-street parking capacity, should be included in the Final EA.
- A traffic management plan should be developed prior to the opening of the proposed project, outlining strategies to mitigate traffic impacts around the site for large events that may occur throughout the year.
- Construction plans for any work on or affecting City roadways should be submitted to the City for review and comment. Traffic control plans during construction should be submitted for review and approval, as required.
- A discussion on the accessibility of the proposed project from pedestrian, bicycle, and transit routes should be included. The Final EA should also state that Meheula Parkway is designated as a future bike lane on the Central Oahu *Sustainable Communities Plan* (SCP) Public Facilities Map (also indicated on Exhibit 4.1 on page 4-11).

10. Section 4.2.5 Visual and Aesthetic Resources: The Final EA should address light pollution generated from evening functions held at the proposed project, including mitigative measures.

11. Section 5.2.2 Central Oahu Development Plan:

- Make the following replacements:
 - Central Oahu Development Plan with “Central Oahu *Sustainable Communities Plan* (SCP)”.
 - DP Land Use Maps with “SCP conceptual maps (Open Space, Urban Land Use, Public Facilities, and Phasing)”.
 - The DP land use with the “Central Oahu SCP conceptual Urban Land Use Map (Map A2) designation for the project site is Residential and Low Density Apartment”.

- State that the proposed project is within the Central Oahu SCP Urban Community Boundary.
- Reiterate in this section that Meheula Parkway is designated as a future bike lane on the Central Oahu SCP Public Facilities Map (also indicated on Exhibit 4.1 on page 4-11).
- This section should be expanded to discuss how the proposed project is consistent and supportive with the vision, policies, principles, and guidelines contained in the Central Oahu SCP, including the following:
 - Include a description of how the proposed project supports the vision for Central Oahu's future, as stated in Section 2.1 of the Central Oahu SCP.
 - The Central Oahu SCP contains a guideline concerning community-based parks that encourages efficiencies in development and use of parking facilities (Section 3.3.2.1 on page 3-18). The Final EA should state that the proposed joint-use parking agreement with the Mililani Mauka Community Park supports this guideline.
 - The Central Oahu SCP contains a general policy pertaining to existing and planned residential communities that states that pedestrian and bicycle travel should be encouraged, particularly to reach neighborhood destinations such as schools, parks and convenience stores (Section 3.8.1.6 on page 3-56). The proposed OAC is described as a regional destination and thus various modes of access should be an integral component of the project. A description of how the proposed project supports this policy through the provision of pedestrian, bicycle, and transit access and facilities should be stated.
 - The Central Oahu SCP contains a general policy which states that lands should be provided for community facilities including churches, community centers, and elderly and child care centers (Section 3.8.1.8 on page 3-56). The Final EA should state that the offer by Castle and Cooke Homes, Hawaii, Inc. to donate the three-acre parcel for the proposed project supports this policy.
 - The Central Oahu SCP contains a guideline pertaining to circulation systems that states that all commercial development with more than 1,000 square feet and all employment sites with more than ten employees should be within 1/8-mile of a transit stop (Section 3.8.2.4 on page 3-60). The Final EA should identify the nearest transit stops to the proposed project.

Ms. Kellie Cheung, Project Planner
Wil Chee – Planning, Inc.
Page 6

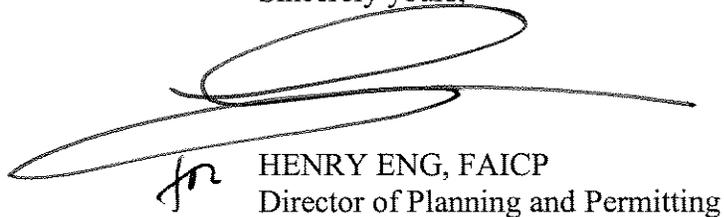
12. Section 9.0 References:

Make the following editorial revisions:

- City's 1992 *General Plan Objectives and Policies* as amended October 3, 2002 by Resolution 02-205, CD1.
- City's Central Oahu *Sustainable Communities Plan*, which was adopted as Ordinance 02-62 on December 20, 2002, was dated December 2002 instead of February 2002.

Please call Dina Wong of my Community Action Plans Branch staff at 527-6073 if you have any questions.

Sincerely yours,



HENRY ENG, FAICP
Director of Planning and Permitting

HE:lh
Doc: 364600

Attachment

cc: Director, Office of Environmental Quality Control
Department of Design and Construction



WIL CHEE - PLANNING AND ENVIRONMENTAL, INC.

April 4, 2006

Henry Eng, Director
Department of Planning & Permitting
City and County of Honolulu
650 South King Street 7th floor
Honolulu, Hawaii 96813

Subject: Draft Environmental Assessment (EA), Oahu Arts Center

Dear Mr. Eng

Thank you for your comments on the Draft EA for the Oahu Arts Center in Mililani. We will address your comments in the order that they were listed.

1. A glossary of abbreviations and acronyms has been included in the final EA and is located just after the table of contents.
2. We have made the changes that you recommend for section 1.2 Project Information and we have added the information stating that Castle and Cook Homes, Hawaii, Inc. has offered to donate the three-acre parcel for the proposed project.
3. In Section 2.2 the changes were made as recommended in your comments. The name of the school was changed to Mililani Middle School and the fact that Castle and Cook Homes, Hawaii, Inc. has offered to donate the three-acre parcel for the proposed project has been included in Sections 3.2 and 3.3.
4. In Section 2.3 Description of Proposed Project we have included all of the information that you and your staff have suggested should be included.
 - The Oahu Arts Center has hired Creative Fundraising Associates, Inc. to manage the capital campaign for building the complex. Staffing for the arts center will include a full time executive-director who will increase the visibility of OAC and increased fundraising. The director will also hire staff and begin marketing the center. When the facilities are operational other personnel will be added. It is anticipated that the Oahu Arts Center will be a self supporting non-profit organization.
 - The plans are still in the conceptual phase and are subject to further planning, design and analysis, so at this point in time the dimensions are subject to change. At this point all we have are the conceptual descriptions and dimensions.
 - The current plans indicate auditorium will have 873 seats and the traffic report used 1,000 seats as a base number for the traffic analysis. That number was chosen prior to the preparation of the conceptual plans of the auditorium to insure that an adequate potential increase in traffic was addressed.
 - It must be emphasized that all discussions here regarding the proposed project are conceptual and subject to further planning, design and analysis. This also applies to your comments on the hours of operation and hours and frequency of special events, these are operational issues that will be worked out at a later date.

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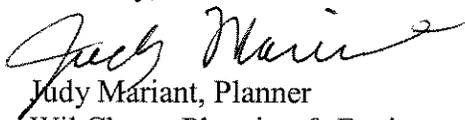
Land Use Planners and Environmental Consultants

- Once the plans are been finalized the recommended joint-use parking agreement can be worked out at a later date as part of the operational policies.
5. In section 2.4 the following information has been included: “The estimated cost of the two-phase project is approximately \$42 million. OAC will rely on a variety of revenue generating sources that includes grants from private foundations, private donations, sponsorships, membership fees, major gifts, fund-raisers, rental fees, tuition, ticket sales and volunteers. Initial start-up funds will come from grant monies”. A copy of the most recent O’ahu Arts Center Business Plan Business Plan has been included in the appendix of the final EA.
 6. Depending upon the appropriateness of the comments the following revisions were or were not made.
 - First a map showing the exact location on the parcel was not made due to the fact that the plans are still in the conceptual phase and will be finalized at a later date.
 - North arrows were added to the maps.
 - Street names were added to the elevations in the final EA.
 - According to the architects that prepared the conceptual plan, Paul Louie & Associates there are a total of 278 parking stalls. However please recall that the plan is still in the conceptual phase and subject to change.
 7. Section 4.1.6 Flood Hazards was revised and states: “According to digital map data provided by the City and County of Honolulu, the project site is located in an area designated as Zone D, in which flood hazards are undetermined. This is verified by the FIRM Flood Insurance Rate Map for the City and County of Honolulu issued by the Federal Emergency Management Agency, September 2004.”
 8. Section 4.1.8 Noise. The required ending time for evening functions as a mitigation measure for noise will be included as a mitigation measure for noise generated from special events and performances. It will be included in management plans for the Arts Center. Since the plans are still in the conceptual stage and subject to change this will be recommended in the EA for inclusion in event management plans.
 9. Circulation and Traffic:
 - All entrance and exit driveways are not located on Meheula Parkway and the figures have street names added to illustrate that fact.
 - An analysis of on demand parking has not been added because the project is still in the conceptual phase and subject to changes in the final plan. A recommendation to prepare an on demand parking analysis has been included in the EA.
 - A traffic management plan will be developed prior to opening the proposed project. At this point in time it is premature because the plans are still in the conceptual phase.
 - Once the project the plans are finalized and when permits are being obtained construction traffic control plans will be prepared.

- A discussion on the accessibility of the proposed Arts Center by pedestrian, bicycle and transit routes has been included in the final EA using the routes outlined in the Central Oahu Sustainable Communities Plan (SCP).
10. Visual and Aesthetic Resources: Mitigation will also include efforts to avoid lighting situations where light glare projects upwards or laterally as well as avoiding high intensity floodlights located on building tops or poles. Shielded lights, cut-off luminaries or indirect lighting should be used as well as avoiding locating bright lights. General hours of operation are projected to be Monday through Saturday from 8:00 am to 9:00 pm and on Sunday from noon to 9:00 pm. Special events and concerts are not anticipated to last later than 10:00 pm.
 11. Section 5.2.2 Central Oahu Development Plan: This section has been changed to Central Oahu Sustainable Communities Plan and discussion of all applicable sections has been added to the final Environmental Assessment.
 12. Section 9.0 References: The revisions outlined in the comment letter were made.

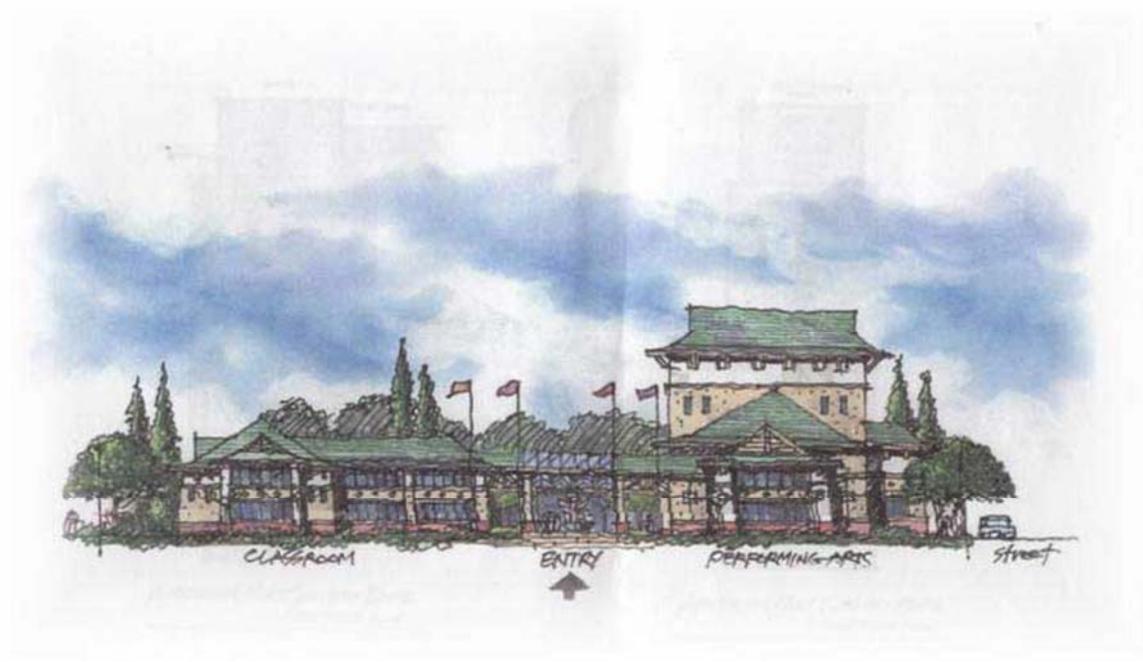
Thank you your comments on the Draft EA. If you should have any questions please contact me at (808) 596-4688.

Sincerely,



Judy Mariant, Planner
Wil Chee – Planning & Environmental, Inc

Appendix B: O`ahu Arts Center Business Plan



O`AHU ARTS CENTER

BUSINESS PLAN

April 21, 2005

Prepared by

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Table of Contents

<u>EXECUTIVE SUMMARY</u>	1
<u>DESCRIPTION OF THE BUSINESS</u>	5
Proposed services	5
Accomplishments to date	6
Current Activities	7
<u>LOCATION</u>	9
<u>MARKET</u>	10
Demographics, population, and anticipated growth	10
Identification of key competitors—Arts Education Center	13
Competitive analysis—Arts Education Center	16
Identification of key competitors—Performing Arts Auditorium	20
Competitive analysis—Performing Arts Auditorium	21
Prospective customers	26
<u>MARKETING STRATEGY</u>	29
Products and services	29
Pricing	30
Promotion	33
<u>ORGANIZATION AND MANAGEMENT</u>	35
<u>OPERATIONS</u>	39
<u>PERSONNEL</u>	39
Staffing for the Arts Education Center	39
Staffing for the Performing Arts Auditorium	41

Independent contractors for the O`ahu Arts Center	42
Volunteers	42
<u>FINANCIALS</u>	42
<u>RISKS AND CONTINGENCIES</u>	53
<u>APPENDIX A: LOCATION OF THE O`AHU ARTS CENTER</u>	54
<u>APPENDIX B: PRELIMINARY SPACE PLANS</u>	55
<u>APPENDIX C: BOARD OF DIRECTOR`S COMMITTEES</u>	
<u>AND MEMBERS</u>	58

EXECUTIVE SUMMARY

The O`ahu Arts Center (OAC) is a 501(c)(3) tax-exempt non-profit corporation with a vision of building an arts education and performing arts auditorium in Central O`ahu. Castle and Cooke Homes Hawaii, Inc. has committed three acres of prime commercial property in Mililani Mauka for the O`ahu Arts Center.

The OAC will be built in two phases. Phase I will consist of an Arts Education Center. This two-story structure will house studios for dance, arts and crafts, music, photography, sound, film, ceramics, painting and drawing. Music practice rooms and an orchestra/chorus room will be available. The Performing Arts Auditorium will be constructed in Phase II. This 873-seat facility will have the standard theatre amenities as well as an additional dance studio. This phase will also include a courtyard with outdoor amphitheater.

Known for “A Night of the Arts” and the “Mozart Festival,” the OAC is already engaging the 300,376 residents who live within a ten-mile radius of the proposed center in the arts. It is projected that these youthful, well-educated, affluent and upwardly mobile residents will be the primary customers of the OAC. These community members already support productions at the Leeward Community College Theatre, programs at the Honolulu Academy of Arts and concerts by the Honolulu Symphony. In a series of focus groups in Mililani there was consensus that Central O`ahu is underserved by the arts and both an education and performing arts auditorium would be well used.

Key competitors for the Arts Education Center were identified and analyzed. There is an absence of dance classes; fine arts, music and drama instruction; music practice rooms for individuals and groups; and sound, film and photography studios in

Central O`ahu. The Arts Education Center will fill these voids and offer a venue for artistic expression in Central O`ahu.

The Performing Arts Auditorium will compete with the Pearl City Cultural Center, the Hawai`i Theatre Center, Paliku Theatre at Windward Community College and the Leeward Community College Theatre for mainland and local entertainers. All of these venues have limited productions, present performances and rent their facilities. The Performing Arts Auditorium has 873 seats and this may differentiate it from the other theatres. Both the Leeward Community College Theatre and the Pearl City Cultural Center have approximately 600 seats, the Hawai`i Theatre Center has 1,200 seats and the Paliku Theatre has 300 seats.

The Performing Arts Auditorium will also compete with the Leeward Community College Theatre and the Pearl City Cultural Center for public and private school and studio recitals. The Performing Arts Auditorium will capture some of the market share from these theatres, especially the concerts and performances by the Mililani High School music and drama departments.

Both the Leeward Community College Theatre and the Pearl City Cultural Center operate at capacity for most of the year. It is expected that the Performing Arts Auditorium will capture any pent-up demand and create a new market for the performing arts in Central O`ahu.

At the outset the Performing Arts Auditorium will serve as a presenting house with some productions by participants of the Arts Education Center. In addition, the Performing Arts Auditorium may become a producing house for a “Senior Theatre” or a

repertory company. It could also serve as the home of an existing production company; such as, the Honolulu Theatre for Youth.

The O`ahu Arts Center will market its workshops, classes, performances and rentals aggressively and form partnerships whenever possible. For example, the Honolulu Academy of Arts Center at Linekona presents an excellent opportunity for collaboration. Both venues could co-sponsor workshops and classes and offer them at their sites.

Since the OAC is not subsidized by any government agency, it must generate revenues by drawing an audience and class participants as soon as it opens. The OAC cannot afford to discount prices to achieve rapid market penetration. Rather the pricing must be at the high end of the range and still remain competitive. The added value will be the availability of arts opportunities in Central O`ahu. This will require the OAC to have a close relationship with its customers and offer classes, workshops and performances that will be attractive to them.

Promoting the OAC will be an ongoing task. The OAC must promote their venue to the communities in Central O`ahu and to the arts community on Oahu. The OAC should take every opportunity to tell its story to civic groups and service organizations, military communities, cultural organizations, public and private schools and those engaged in the tourism and hospitality industry. It is recommended that the OAC join the Hawai`i Alliance for Arts Education, the Hawai`i Consortium for the Arts and the Hawai`i State Theatre Council.

The OAC must develop a database of customers and solicit their financial support for the center. Every fundraising and arts event sponsored by the OAC must increase the visibility of the center and highlight the importance of the arts in Central O`ahu.

The Board of Directors manage the OAC. Kathleen Masunaga serves as the part-time interim executive director. Edmund Aczon, President of the Board of Directors, is an avid supporter of the arts and has significant expertise in the building trades. The other board members have financial, legal, management, fundraising, editing and publishing, marketing and construction expertise. In addition, a well-known actor, director, dancer, writer, opera singer and visual artist serve on the board of directors.

Both the Arts Education Center and the Performing Arts Auditorium will be open seven days a week. The senior management team will consist of an executive director, director of development, education coordinator and theatre manager. Two administrative assistants and a custodian will provide support along with six part-time support staff.

Estimated concept construction costs for the Arts Education Center are approximately \$14 million including building costs and fixtures, furnishings and equipment. These costs for the Performing Arts Auditorium are \$12 million. Site development and parking costs are \$9 million.

Revenue projections for the first year of operations for the Arts Education Center are based on a 25% rental capacity and a 40% capacity in classes and workshops. Revenue exceeds expenses by \$109,978. Revenue projections from rentals and performances for the first year of operations for the Performing Arts Auditorium are \$289,440. Additional revenues of \$109,978 in net income from the Arts Education Center and \$369,407 in sponsorships, grants and special events will augment these revenues. Revenues meet expenses. It is assumed that all revenue and expense projections for both phases of the OAC are feasible and achievable.

Risks are presented and contingencies discussed.

The Appendices include a map of the location of the OAC, the preliminary space plans and a roster of the committees of the board of directors.

DESCRIPTION OF THE BUSINESS

Proposed services

The O`ahu Arts Center (OAC) is a 501(c)(3) tax-exempt non-profit corporation comprised of community members and leaders. They share a vision of planning, designing and raising funds to build a first-class arts education and performance center in Central O`ahu. Attracting people of all ages from the island of O`ahu, the OAC is dedicated to promoting the arts as an integral part of community and family life.

The OAC will be constructed in two phases. Phase one is the Arts Education Center. It consists of a two-story building with parking facilities. The Arts Education Center will house studios for dance, arts and crafts, music, photography, ceramics, painting and film. Individual and group practice rooms will be available. Display and exhibition space will be provided.

The Performing Arts Auditorium will be built in phase II. It will include an 873-seat auditorium with standard theater amenities; such as, an orchestra pit and provisions for sound, lighting, set construction and make-up/green room. The second floor of the auditorium will offer space for an additional dance studio, rehearsal and practice rooms. This phase will also include a courtyard with a sculpture and mural garden and an outdoor amphitheater for concerts and family picnics.

With their vision of building community ties through intergenerational classes, family programs and workshops in a variety of arts including performing and visual arts, the OAC will support intersession day camps, private lessons, recitals and competitions.

In addition, it will provide for professional development in the arts for all ages, informal gatherings for artists, community ensembles and workshops. Local, mainland and international talent will perform in the auditorium.

Accomplishments to date

The dream of a performing arts and education center in Mililani Town began in the late 1980s. As a planned community the residents of Mililani were satisfied with their parks, sports and recreational facilities, churches, shopping, schools and medical facilities. The one missing component was a facility dedicated to the arts. As the 1990s drew to a close the community took action to translate their dream into a reality.

During the fall of 2001 the Mililani Vision Team selected an arts education center as their focus. They voted to allocate their vision team monies to support the planning of the OAC. As well, the Mililani Mauka/Launani Valley, Wahiawa, Waipahu, North Shore and Mililani/Waipio Neighborhood Boards voted to endorse the OAC.

In December 2001 community supporters organized and filed for tax-exempt status for the OAC and this was granted in August 2002. During this time Castle & Cooke Homes Hawai'i, Inc. committed three acres of prime commercial land for the OAC.

During 2002 the vision team monies became available through the City and County of Honolulu. The following projects were funded with these monies: preliminary space plans by Paul Louie & Associates; an environmental assessment by Wil Chee-Planning & Environmental, Inc.; a capital campaign plan by Creative Fundraising Associates, Inc.; a preliminary business and strategic plan by Peter Rosegg; and the final business plan by Entrepreneurial Solutions, LLC.

Current activities

The OAC is increasing its visibility as a player in the performing and visual arts scene on O`ahu. The goal is to create the OAC as a presence in the community in advance of building the physical space. Two strategies will help achieve this goal. The first is sponsoring activities highlighting the arts on the island of O`ahu and the second is engaging the community in supporting the OAC through fundraising events.

In 2005 the OAC held their second Mozart Festival. This annual event promotes the study and performance of music composed by Wolfgang Amadeus Mozart in conjunction with the celebration of his birthday. It is a musical competition for students in grades k-12 and features strings, winds, percussion, piano and voice performances. On January 15, 2005, twenty-eight students competed at the University of Hawai`i's Orvis Auditorium. On February 5, 2005, over two hundred guests attended the Winner's Concert at the Doris Duke Theatre at the Honolulu Academy of Arts. Plans are underway for next year's Mozart Festival that commemorates the 250th anniversary of Wolfgang Amadeus Mozart's birthday.

The first "A Night of the Arts" was held on September 11, 2004, at the Mililani Golf Course. The "Just Two Girls Trio" of Sonya Mendez and Mimi Connor with Rocky Holms were featured at the event, along with nationally renowned slam poets, Selah and Kealoha, and the trio of Ben Vegas, Maila Gibson, and Albert Malignat. The next "A Night of the Arts" will be August 27, 2005.

Fifty-eight people entered the first O`ahu Arts Center's writing contest for fiction, non-fiction, and poetry. Awards were given for first, second and third place. This event will continue in 2005. Other events planned are a song writing contest and an annual juried art exhibition.

The year 2005 marks the third annual OAC golf tournament. Over 120 entrants compete in this annual fundraising event.

Entertainment by a classical pianist, keiki ukulele artists, a hilarious modern version of a Shakespeare play and the O`ahu Civic Orchestra Woodwind Quintet was presented at 2004's Holiday Dinner. As the number of attendees has grown at this fundraiser, the event has moved to larger facilities at the Kapolei Golf Course. Plans are underway for the fourth Holiday Dinner.

The OAC has found it difficult to find suitable sites for arts education programs. Many sites lack sufficient space and access to water. However, the OAC continues to search for opportunities. Presently, the center is contracting with Jennifer Patterson to provide creative movement/dance classes at preschools. Ms. Patterson has taught and performed in dance companies on O`ahu and the mainland.

The activities delivered to date by the members of the OAC Board of Directors and a group of dedicated volunteer committee members is a testament to their commitment to the arts in Central O`ahu.

LOCATION

Castle & Cooke Homes Hawai'i, Inc. has committed three acres of prime commercial land to the OAC for a performing arts auditorium and education center. It is located on the northeast corner of the intersection of Lehiwa Drive and Meheula Parkway in the Mililani Mauka section of Mililani. Mililani is a 35 year-old master planned community located in Central O`ahu, Hawai'i. It is approximately 20 miles from downtown Honolulu.

To the southeast, the property is adjacent to the Mililani Mauka Community Park. The proximity of this county park presents an ideal opportunity for the OAC to promote their programs and community events when a larger community venue is needed. The property adjacent to the OAC to the northeast is commercially zoned and to date it has not been developed. A map is located in Appendix A.

The site is accessible for all of Central and Leeward O`ahu and the North Shore communities. Windward residents will find the Center easily accessible via the H-3 freeway. The travel time to the OAC from the H-2/Mililani Mauka interchange on Meheula Parkway is approximately two minutes. The distance is approximately one mile. Meheula Parkway is a well-maintained, four-lane major arterial bisecting and running through the entirety of Mililani Town and Mililani Mauka.

Onsite parking will be available. However, in order to meet additional parking requirements during assemblies and special events, a joint-use parking agreement must be obtained from the Mililani Mauka Community Park and/or Mililani Middle School. Parking is also available on surface streets.

Conceptual space plans have been drawn for the OAC. These are available in Appendix B. The draft environmental assessment has been completed and it is in the comments phase. The draft environmental assessment is favorable to the development and construction of the OAC. Negative comments are not expected. As a result, an Environmental Impact Statement (EIS) may not be required for the proposed project.

MARKET

Demographics, population, and anticipated growth

The residents of Mililani Town and its adjacent community, Mililani Mauka, represent the primary market for the O`ahu Arts Center. This area is commonly referred to as Mililani and it is an ideal community to support the culture and the arts.

Demographically, the community is well educated, financially secure, youthful and upwardly mobile. From 2000 to 2007 Mililani is projected to grow by 7 percent. This is more than twice the growth of O`ahu. Households are projected to grow by 12 percent, again more than twice that of O`ahu. As a result by 2007, the entire Mililani development will be substantially complete with nearly 50,000 residents and more than 16,000 homes on 3,500 acres. Majority of the residents are in the 35-44 year age bracket with a high percentage of young people under age 19. A higher ratio of college graduates also resides in Mililani, as 26 percent hold a BA degree versus 17 percent on O`ahu. In summary:

Table 1: 2002 Mililani Demographics

Population	46,000
Households	15,400
Average Household Size	3
Median Age	34.6
Median Income	\$68,000

Anecdotally, there are more youth sports teams per capita in Mililani than anywhere else on O`ahu, and also more piano teachers. Mililani residents are more likely than O`ahu residents to have attended a University of Hawai`i sports event in the last year, and also more likely to have attended an arts & crafts fair or a live theater performance.

Mililani needs to develop more activities for their growing, retired senior population. As of 2002 there were far fewer seniors by percentage in Mililani than on O`ahu. However, in the next ten years as the population ages the number of people 55 years and older in Mililani will double. It is expected that these seniors will be active participants at the OAC.

The OAC will draw a significant number of participants/patrons from a surrounding area that is within a five and ten-mile radius from the proposed site. A five-mile radius includes the communities of Mililani, Whitmore Village, Wahiawa, Schofield Barracks, Wheeler Army Air Base and Waipio by Gentry. In addition, a ten-mile radius includes Waialua, Haleiwa, Waipahu, Kunia, Waikele, Aiea, and Pearl City. Demographics were gathered from these two concentric circles and then compared to the island of O`ahu.

With some minor divergences the area within ten-miles of the OAC represents well-educated, affluent, youthful and upwardly mobile residents. It is expected that this population will support the programs and educational opportunities at the OAC.

Age/population

Radius	5 mile	10 mile	Island of O`ahu
Population	99,954	300,376	904,842
Households	31,978	88,429	298,584
Average size of Household	3.1	3.39	3.03
Ages 0-19 (% of population)	29.2%	29.3%	26.3%
Ages 20-50 (% of population)	46.5%	45.8%	43.7%
Ages 50+ (% of population)	24.3%	24.9%	29.9%

Income by Percent of Population

Radius	5 mile	10 mile	Island of O`ahu
Less than \$30,000	16.2%	18.8%	24.4%
\$30,000 - \$60,000	27.7%	29.8%	29.1%
More than \$60,000	56.1%	51.4%	46.5%
Total	100%	100%	100%

Education by Percent of Population Age 25+

Radius	5 mile	10 mile	Island of O`ahu
Less High School grad	9%	14.4%	15.5%
High School grad	25.3%	28.3%	27.8%
Some college –AA degree	33.1%	33.4%	29.2%
Bachelor`s degree	25.5%	17.7%	18.9%
Graduate degree	8.1%	6.2%	9%
Total	100%	100%	100%

Two additional housing developments are expected in Central O`ahu in the next five years. These are within the five-mile radius of the OAC. During 2008 Castle & Cooke Homes Hawaii, Inc. plans to begin construction on residential homes in the Koa Ridge area. This 763-acre parcel is southeast of the OAC. It will include approximately 3,000 to 4,500 homes with a projected population increase of 9,000 and 13,500 residents.

Gentry Homes, Ltd. is planning on building approximately 13,000 units on 3,600 acres with a projected population increase of 39,000 residents. This development is east of Waipio by Gentry and the H-2 freeway.

With these additional housing developments the total population within a five-mile radius of the OAC will be approximately 152,454 people. It is projected that all the communities within the five and ten mile radius will represent the demographics most likely to support the OAC--young, upwardly mobile, educated and affluent residents.

Identification of key competitors-Arts Education Center

Competitors for the Arts Education Center were drawn from the area within a ten-mile radius of the proposed OAC. This includes the communities of Mililani, Whitmore Village, Wahiawa, Waialua, Haleiwa, Kunia, Waipahu, Waikele, Aiea, and Pearl City. Military recreation centers were not included as they are not open to the general public. Competitors were identified from the Verizon telephone directory, Internet, mailings/catalogs and by word of mouth. These competitors are listed in the following tables.

Instrumental Instruction

Name	Address	Focus	Comments
Allegro School of Music	710 Kamehameha Hwy, B102A, Pearl City	Piano, guitar	Beginning Kindermusic 6/05 50-60 students
Baldwin Sanders Piano Outlet	1000 Kamehameha Hwy, #211, Pearl City	Piano	Approximately 400 students
Hawai`i Music Works	98-1277 Kaahumanu St, Aiea	Piano, guitar, bass, drums, vocal	Moving to Pearlridge Mall 5/05 600 students
Hot Licks Inc.-Guitar Magic	98-023 Hekaha St. #2B, Aiea	Guitar	Connected with music store
Keiki Kani Music School	99-016 A Kamehameha Hwy, Aiea	General music, piano, choir for infants to seniors	Approximately 200 students
Na Mea Ho`okani Pila O Hawai`i	668 California, Wahiawa	Hawai`ian instruments, hula	

Instrumental Instruction Continued

Ohana Music Together	98-025 Hekaha Street, Aiea Some classes offered Mililani Missionary Church, Mililani	Songs, rhythmic/rhymes, movement, instrument play	Early Childhood Education program, ages 0-5
Pearl City Piano Studio	903 First Street, Pearl City	Piano, group and individual	Approximately 100 students
Performing Artists Academy	94-216 Farrington Hwy, Suite B1-6, Waipahu	Voice, piano, guitar, ukulele	300 + students
Roy Sakuma Ukulele Studios	95-390 Kuahelani Avenue, Mililani	Ukulele	

Performing Arts Instruction

Name	Address	Focus	Comments
Hypersquad Dance Company	200 Pupuole St, Unit #9, Waipahu	Hip hop street, ballet, jazz, street funk, advanced pointe	Company started in Mililani, moved to Waipio Gentry, now in Waipahu
Nix Dance Inc.	98-025 Hekaha, Aiea	Acting, vocal, ballet, dance, modeling	Broad range performing arts instruction
Studio 808 Dance Project, LLC	94-366 Pupupani Street, Suite 201, Waipahu	Jazz, ballet, hip hop, street lyrical	
Rosalie Woodson Dance Academy	99-153 A Moanalua Rd, Aiea	Ballet, tap, jazz, hip hop, salsa, acrobatics, gymnastics, piano	
W Performing Arts Center	Wahiawa	Jazz, tap, ballet/pilates for adults	60 children ages 5-16 take weekly tap dance classes, Sabrina Starr Dancers are performing unit of this studio, ballet/pilates – a low-impact class focusing on stretching, strengthening, toning for adults

Mililani Town Association, the City and County of Honolulu Recreation Programs, Leeward Community College's Continuing Education and Workforce Development, and the Department of Education's Community Schools for Adults also provide arts education. The courses and workshops they offer are listed below. These competitors are within a ten-mile radius of the OAC.

Name	Site Location	Focus	Comments
Mililani Town Association	Recreation Center I	Bath spa and basic soap classes, ukulele, making your own ukulele	
	Recreation Center III	Hula, Taiko drumming	All ages for hula
	Recreation Center VI	Scrapbooking, voice lessons, watercolor/acrylic painting class	Voice lesson are 30 minutes with an American Idol semifinalist
City and County of Honolulu, Recreation	Manana Community Park, Pearl City	Hula, folk line dance, Minyo and Pranhua Dance	
	Mililani District Park	Hula, folk/line dance, ceramics	Ceramics is pouring into molds. A kiln is available on site.
	Wahiawa District Park	Corsage, craft molding, hula, folk/line dance	
	Waikele District Park	Coconut shell, native seed, seashell jewelry	
	Whitmore Village Community Park	Senior ukelele/social singing	
Leeward Community College	Leeward campus	Boxes for gift giving series; Special flower shaped boxes, triangle boxes for graduation	Other art classes offered at Leeward Community College require acceptance in to the college
		Hula, oli (chanting), voice training, ukulele, guitar, beginning slack-key, Hawai`ian style weaving	Native Hawai`ian Community Based program

Community School for Adults (Department of Education)	Aiea High School	Beading, painting-multi-media, guitar, line dancing, ukulele, scrapbooking, hula	
	Leilehua High School	Beading, guitar-slack key, hula, tole painting	
	Mililani High School	Beading, guitar-folk, Hawai`ian singing, ukulele	
	Waipahu High School	Ceramics-beginning-handbuilding;intermediate-wheel throwing, beading, guitar, hula	

It is difficult to determine the number of vocal, instrumental and art classes offered in private homes in Central O`ahu. According to Charlotte Kimura, a member of the Honolulu Piano Teacher's Association, there are approximately twenty piano teachers in Mililani providing lessons in their homes. It is fair to assume that some art, vocal and other instrumental classes are offered as well. However, classes offered in the home are limited by space constraints, personal liability issues and household schedules.

Mililani High School provides space for two vocal, one percussion and five instrumental teachers. These instructors are independent contractors. Since space is limited at Mililani High School, they will move to the Arts Education Center as soon as it opens.

Competitive analysis-Arts Education Center

Competition decreases as start-up and closure costs increase. Conversely, competition increases when start-up and closure costs are low. For example, a significant number of hula, ukelele and guitar classes are offered throughout Central O`ahu. The start-up and closure costs for these classes are minimal. Most students provide their own instruments. The instructor's primary concern is finding a suitable location and many use

their own homes. Since these classes are plentiful, the price per class is low.

Consequently, hula, ukelele and guitar classes may not serve as a primary focus for the Arts Education Center.

Piano lessons are offered both in studios and in the instructor's home. Again start-up and closure costs are low, indicating a substantial number of piano lessons in the Central O`ahu area. Teachers who provide lessons in their homes use their personal piano. Studios may share the use of a single piano by rotating instructors. The Baldwin Sanders Piano Outlet uses its onsite pianos. However, piano availability is a necessity for the individual and group music and orchestra/chorus rooms at the Arts Education Center. Therefore, to maximize the use of resources, pianos lessons should be offered.

Dance classes have moderate start-up costs. They require special flooring to absorb the impact of the dancer's movements and reduce risk of injury. These studios also have larger space requirements and some find it difficult to find a suitable location. For example, the Hypersquad Dance Company began in Mililani, moved to Waipio Gentry, and just re-located to Waipahu.

There are five performing arts studios in Central O`ahu. Four are located along the Kamehameha/Farrington Highway corridor running through Aiea, Pearl City and Waipahu. They offer the popular hip hop street dances, jazz, and ballet. In addition to these classes, the Rosalie Woodson Dance Academy offers tap, salsa, and gymnastics. W Performing Arts Center, located in Wahiawa, is home of the Sabrina Starr Dancers and is known for its instruction in tap dancing.

However, there are no studios offering any of these types of dance in Waipio Gentry or Mililani or beyond Wahiawa up through the North Shore. It is expected that the

dance classes offered at the Arts Education Center will fill this void. Since there is sufficient population to fill the available spaces at all of the studios, little competitive rivalry is expected between these dance studios and the dance component of the Arts Education Center.

Facilities for fine arts instruction have high start-up and closure costs. This may account for the absence of these classes within a ten-mile radius of the OAC. By providing film, ceramic, photography, drawing and painting studios, the Arts Education Center will be able to offer intensive and specialized fine art classes and workshops.

The closest competitor of the Arts Education Center in fine arts is the Academy Arts Center at Linekona. Owned and operated by the Honolulu Academy of Arts, this art center is approximately 20 miles from the OAC. The Academy Arts Center at Linekona is east of Honolulu and drive time from Central O`ahu ranges from 40 to 75 minutes.

Central O`ahu residents are interested in the fine arts and the types of classes offered at the Academy Arts Center at Linekona. These courses include drawing, painting, watercolor, Chinese Brush painting, weaving, textile design, ceramics, etching, and lithography among others. Ms. Aldinger, Director of Public Relations for the Honolulu Academy of Arts, provided the following data on participation by Central O`ahu residents.

Zip Code	Arts Education Mailing List	Academy of Art Membership
96786- Wahiawa	14	52
96797- Waipahu	33	89
96789- Mililani	60	156

Because of the high start-up and closure costs in fine arts education, there is little expectation of new entrants beyond the Arts Education Center in Central O`ahu. The

distance between the Arts Education Center and the Academy Arts Center at Linekona, makes it unlikely that there will be any rivalry for market share in fine arts education between them. Since these two venues will be the only full service fine arts education facilities open to the public on O`ahu, the population base is adequate to support both of them.

The public high schools in Central O`ahu have fine arts facilities, however, they are not available for public use. Leeward Community College also has these facilities but they are limited to fully matriculated students.

The Arts Education Center will have a sound studio, music practice rooms and an orchestra/chorus room. Although piano lessons appear readily available in Central O`ahu, music practice rooms are not. As well, with the availability of music practice rooms, the ownership of a piano will not be a requirement for lessons.

There are recording studios in the Central O`ahu area, however, none of them provide instruction or allow amateurs to use their facilities. The inclusion of a sound studio at the Arts Education Center will greatly enhance the attractiveness of the center for instrumental and voice students. The start-up and closure costs for a sound studio are high and it is unlikely that another one will be built for public use in Central O`ahu.

It is expected that the orchestra/chorus room will be in high demand. This room will provide a venue for community chorales, barbershop choruses, community bands and orchestras. Presently, instrumental and vocal groups must compete with many organizations to use school cafeterias and churches. The acoustics at these sites are less than desirable and many churches restrict the use of their piano. A permanent site

dedicated to musical and instrumental ensembles will be a significant asset in Central O`ahu.

Drama education is extremely limited in both the public schools and the community at large. The Nix Dance Inc. in Aiea is the only studio offering acting lessons in Central O`ahu. Although amateur and professional actors live in Central O`ahu, a community theatre group does not exist. The orchestra/chorus room at the Arts Education Center would be conducive for acting classes and community theatre rehearsals.

The Arts Education Center will give those interested in film and photography an opportunity to explore these two areas of the arts. Although Hawai`i's film industry is growing, the opportunity for amateur filmmakers to use a studio or participate in instruction in filmmaking is limited. Amateur photographers suffer the same lack of instruction and facilities. Although the public high schools and Leeward Community College offer instruction in these areas, they are limited to matriculated students.

In summary, the Arts Education Center will have strong support for classes and workshops in dance, the fine arts, and acting. The sound, film and photography studios, music practice rooms and orchestra/chorus room will fill a significant void and offer a venue for artistic expression in Central O`ahu.

Identification of key competitors-Performing Arts Auditorium

The Performing Arts Auditorium will serve as both a presenting and producing house and as a rental facility for business meetings, community events and churches. A presenting house brings in performances as opposed to producing them.

Key competitors are those who compete directly in terms of venue type, seating capacity and proximity to the OAC. They are the following.

Key Competitors-Performing Arts Auditorium

Name	Location	Venue type	Number of seats	Within 10- miles of OAC	Ownership
Hawai`i Theatre Center	Downtown Honolulu	Presenting, produces Hawai`ian Music Concerts only, rental income	1,400	No	Nonprofit, Restored with some public funds, receives some benefits from City and County of Honolulu
Leeward Community College Theater	Pearl City	Presenting, Producing, rental income from businesses and churches	635	Yes	University of Hawai`i system
Pearl City Cultural Center	Pearl City	School events, rental income	670	Yes	Department of Education
Paliku Theatre	Kaneohe	Presenting, producing, rental income	300	No	University of Hawai`i system

There are many venues competing for the performing arts entertainment dollars of the residents of Central O`ahu. For example, residents attend plays at the Army Community Theatre, Manoa Valley Theatre, Diamond Head Theatre and Kumu Kahua Theatre. However, these theaters are primarily producing houses and they will not compete with the OAC for rentals or mainland or local performances.

Competitive analysis-O`ahu Arts Auditorium

Since the start-up and closure costs for a performing arts theater or auditorium are very high, careful attention should be given to the strengths and weaknesses of the competition and the niche the Performing Arts Auditorium may fill. This analysis will look at the following competition--Leeward Community College Theatre, Paliku Theatre, the Hawai`i Theatre Center, and Pearl City Cultural Center.

In all likelihood the Leeward Community College Theatre and Paliku Theatre at Windward Community College will compete for bookings for mainland entertainment from the same organization as the Performing Arts Auditorium. Each year these theatre managers attend the Western Arts Alliance regional meetings and book talent for the following year. Leeward Community College Theatre brings in eight to ten mainland shows per year. These are generally dance troupes and they provide a niche for the college theatre apart from the offerings in Honolulu. Dance troupes are also less expensive than touring drama groups.

Although the Paliku Theatre brings in a smaller number of mainland performers than the Leeward Community College Theatre, Paliku Theatre's schedule includes at least three of these performances. They have found a niche in vocal and instrumental concerts. The theatre has become the de facto home of Chamber Music Hawai'i and presents six of its performances during the season. Even though the Paliku Theatre is on the windward side of O`ahu, travel time to the theater from Central O`ahu is often less than the travel time to the Honolulu venues. The Paliku Theatre has only 300 seats and is a much smaller venue than the Performing Arts Auditorium. However, its relative proximity and focus on vocal and instrumental concerts makes it a competitor for the arts market in Central O`ahu.

Both the Paliku and Leeward Community College theaters stage one musical production per year by their drama departments. The Leeward Community College Theatre closes its facility to rentals for approximately one month during this time. They also host concerts by their music departments. However, these constitute a very small number of their yearly performances. The bulk of the theatre schedule is comprised of

performances for the general public and rentals to other performing arts and community groups.

Theatre rental to churches has provided a steady revenue source for the Leeward Community College Theatre. Many other theatres rent to churches including the Diamond Head Theatre. Joe Patti, theatre manager for Leeward Community College, felt this would also be a source of revenue for the Performing Arts Auditorium. However, these rentals are not without cost for the theatre. Leeward Community College does have two staff on site at all times during every rental. The church that rents the Leeward Community College Theatre is on site from Sunday morning at 4:00 am until 10:00 pm.

The Hawai`i Theatre Center, Performing Arts Auditorium and Paliku Theatre may draw different entertainers by virtue of their size. However, performers at larger venues also have greater expectations. When bringing in mainland performers the theater must pay for all ground transportation, hotel accommodations, meals during rehearsals and mainland airfare. A performer at Paliku Theatre may be satisfied at a Windward bed and breakfast, while an entertainer at the Hawai`i Theatre Center may require high-end accommodations in Waikiki.

All performers are paid a guarantee regardless of the size of the theatre. However, larger theaters are able to amortize the cost of the production over a larger audience. The risk for any theater is filling the required number of seats to break even.

Paliku Theatre, Leeward Community College Theatre and the Hawai`i Theatre Center will compete directly with the Performing Arts Auditorium for local entertainment. For example, the Hawai`i Theatre Center produces a Hawai`ian Music

Series. Hawai'i is home to wonderful local entertainers and booking them at your venue eliminates the high cost of bringing talent from the mainland.

Almost all theaters are actively seeking the convention and business meeting market. These rentals have made the difference between a loss and profit for the Maui Arts and Cultural Center. Business meetings fill theatres during weekdays when they are usually vacant. The Performing Arts Auditorium will compete directly with Leeward Community College for this market.

The Performing Arts Auditorium will compete directly with the Pearl City Cultural Center for private music studio and performing arts recitals and high and intermediate school music concerts. The Pearl City Cultural Center does not produce any performances other than their own school events. As well, it is not a presenting house. Unlike other auditoriums the Pearl City Cultural Center is available for rent by the hour and this is attractive for small music recitals.

The Pearl City Cultural Center does have some constraints. It is a high school auditorium and Pearl City High School has first priority, followed by the schools in the Pearl City High School complex. Others are served on a first come, first served basis. The Band Director manages the facility and available only when school is in session.

Parking is not available in the school's parking lot during school hours. Those using the theatre during that time must park on a grassy section next to the theatre. Alcohol is also not allowed at the theatre. This may discourage those organizations that wish to serve an alcoholic beverage during intermission. The DOE also restricts church leases to one year with a maximum extension of five years. Churches are expected to make every effort to secure another location during their one- year lease. According to

Tommy Kamisato, the Band Director in charge of the Pearl City Cultural Center, few churches rent the property.

During the theater season, September through June, the Leeward Community College Theatre is operating at 100% capacity. During the remainder of the year they are at 85% capacity. The theatre manager reports that groups continually inquire about using the theatre. The Pearl City Cultural Center is at 100% capacity from mid January through June. There appears to be pent-up demand for another performing arts venue in Central O`ahu.

The following table summarizes the direct competition for the Performing Arts Auditorium.

	Paliku Theatre	Hawai`i Theatre Center	Leeward Community College Theatre	Pearl City Cultural Center
Mainland performers	X	X	X	
Local performers	X	X	X	
DOE schools, private studios and performing arts recitals			X	X
Businesses/conventions			X	X
Churches			X	
Entertainment dollars from community	X	X	X	
Ticket prices	X		X	

The competitive advantages for the Performing Arts Auditorium are the following. It is easily accessible by interstate freeways from Central and Windward O`ahu and parking is adequate. The Performing Arts Auditorium may fill a niche market with 873 seats. All other presenting theatres have approximately 600 seats or less or greater than 1,200 seats. The residents of Central O`ahu are potential consumers of the arts as they are relatively young, well educated and affluent. Since the Performing Arts

Auditorium is neither government owned nor managed, it may set its own policies and procedures. The Performing Arts Auditorium will have state of the art equipment and facilities and be able to support the performers and art enthusiasts from the Arts Education Center.

Prospective customers

The Arts Education Center of the OAC will tap into an assumed and ready market. The population and demographics within a ten-mile radius of the OAC do support its success. The Central O`ahu communities are young, upwardly mobile, well educated and have the financial ability to support the arts. 46.5% of the population within five-miles of the O`ahu Arts Center are between the ages of 30 and 50. As more of these residents reach 50 plus and their children leave home, these seniors will have more discretionary income and time to devote to the arts.

With two choirs, three bands, two orchestras and a variety of solo musicians and ensembles as well as the drama group, Tri School Productions, Mililani High School is expected to be a major customer for the Performing Arts Auditorium. Presently, the school drama group uses the high school cafeteria for productions and the music department uses the Pearl City Cultural Center for concerts. Mililani High School has fall, holiday, and spring concerts as well as a Parade of Bands and Central District Honor Band performances. Tri School Productions draws students from Mililani, Leilehua and Waiialua High Schools. They have two weekend performances in November and April as well as solo and ensemble productions.

It is also expected that Mililani Middle School will perform at the Performing Arts Center. The school has beginning, intermediate and concert orchestras, a chorus and

beginning, intermediate and high interest bands. All students in 6th grade take ukulele. They have a hula group as well. They presently perform in the school cafeteria but look forward to performing their Holiday and Spring concerts and Mililani complex choral festival at the Performing Arts Auditorium.

Central O`ahu residents support the performing arts in their own community and in Honolulu. According to Joe Patti, Leeward Community College Theatre Manager, 115 households purchased tickets to performances at the theatre for the 2004-2005 season. These statistics represent tickets purchased online or over the phone. The theatre is unable to capture statistics from tickets purchased at the box office immediately prior to a performance. Central O`ahu residents also support the Honolulu Symphony. Data from the Honolulu Symphony shows the following for the 2004-2005 season: 634 tickets were purchased from the Mililani zip code, 238 from the Wahiawa zip code, and 230 from the Waipahu zip code.

The Performing Arts Auditorium will capture some of the market share from the Leeward Community College Theatre. In addition, the Performing Arts Auditorium will also develop its own market within Central Oahu.

Mililani residents are supportive of the OAC. During 2002 several workshops were held in the Mililani area where more than 35 participants expressed their views on arts education and a performing arts auditorium in Central O`ahu. The following is a synopsis of the comments and feedback that was received by the program committee of the OAC.

- The Central O`ahu area is very underserved by arts opportunities.

- Participants were enormously excited about the possibility of an arts related center in their community.
- An arts center with both an education and a performance interest would be well used by the Central O`ahu community.
- Public school performing arts instructors want a proper place to hold performances that reinforce the importance of the arts.
- Both private and public instructors voiced a shortage of performance spaces for practice sessions (small and large) and recital or formal performance spaces.
- Both private and public instructors and artists voiced a lack of display and presentation space for visual arts.
- There are limited opportunities for children wanting to attend arts related classes.
- In some cases, such as piano lessons, there is more demand than classes available.
- Available classes during and after school hours and weekends do not yet meet the demand.
- For many art activities there are no local opportunities and the children must be driven to Honolulu for these types of experiences.
- Adults face similar challenges as far as arts activities being held in Honolulu and the need to drive back and forth to town.
- It is important to pursue both an education and performance auditorium.

The residents of Pearl City, Aiea, Waikele, Waipahu, Waipio Gentry, Mililani, Wahiawa, Haleiwa and Waialua are very proud of their communities. They support their public schools, sports activities, churches, civic organizations, and the limited number of art activities available to them. There is no reason to believe that they will not support the O`ahu Arts Center.

MARKETING STRATEGY

Products and services

The Arts Education Center of the OAC will house studios for dance, arts and crafts, music, photography, ceramics, painting and film, individual and group practice rooms and display and exhibition space.

It is expected that classes will be offered in watercolor, drawing, oil and acrylic painting, weaving, textile design, ceramics, etching, lithography, jazz and ballet among others. Music instruction may include vocal and instrumental classes; such as, violin, piano, and clarinet. Community ensembles, including a community chorus, chorale, orchestra or woodwind quartets may use the orchestra/chorus room. The Arts Education Center will sponsor workshops from well-known artists in ceramics, dance, and other art and performing arts mediums.

The Arts Education Center will seek opportunities to form partnerships with other providers. The Arts Education Center and the Honolulu Academy of Arts Center at Linekona could partner to bring some of the Academy's classes to the Center. As well, Diamond Head Theatre might offer their drama classes at the center. Diamond Head

Theatre also provides daytime classes to students who are home schooled. This could be another viable option for the Arts Education Center.

The Hawai`i Academy of the Performing Arts (HAPA) is a nonprofit organization established to provide training and development in the various disciplines of theatre, dance, and music. Some of their instructors are singer Glen Medeiros, choreographer Vernon (Kealoha) Campbell, and rhythm and blues vocalist Ginai. Since HAPA is unable to secure a suitable location, their programming consists of raising money for scholarships for students for performing arts instruction. According to their director, they would be interested in offering instruction at the Arts Education Center.

The Performing Arts Auditorium of the OAC will include performances from entertainers from Hawai`i and the mainland and productions staged by Arts Education Center participants. The OAC may establish a “Senior Theatre.” The popularity of these groups is growing across the mainland and as Central O`ahu’s baby boomers age they are looking for opportunities for artistic expression. Other possibilities include the development of a Central O`ahu repertory theatre.

The Performing Arts Auditorium may become the home of an existing production company. Both Ohia Productions and Honolulu Theatre for Youth are without theatre homes. Paliku Theatre at Windward Community College became the de facto home for Chamber Music Hawai`i. The Performing Arts Auditorium could likewise become the home of another musical ensemble.

Pricing

Since the OAC is not subsidized by any government agency, it must draw on audience and class participants as soon as it opens. This usually requires a pricing

strategy that achieves rapid market penetration by discounting prices. However, the OAC must set prices with a goal of breaking even.

Therefore, the OAC must have a very close relationship with its customers. The Center must offer the type of instruction and performances that will be an incentive for the customer to pay a high-end price. An added value for customers in Central O`ahu will be enjoying art classes, workshops and performances in their own community.

The pride of having a venue of the caliber of the OAC in the community is also an added value. Customers must recognize that ticket sales, classes and workshop fees alone will not support the financial needs of the OAC. It must also depend on fundraising events to meet its budget.

A survey was done of instructional opportunities in Central O`ahu and the Academy of Arts at Linekona to determine possible price ranges for the Arts Education Center. The following table summarizes these prices.

Location	Class	Cost per class	Comments
Studio 101 LLC	Hip Hop Dance	\$15.00	N/A
Mililani Town Association	Beginning hula	\$7.50	Children, most classes at MTA \$10.00 per class
	Voice	\$20.00	Instructor is American idol semifinalist
Academy of Arts at Linekona	Ceramics	\$12.00	14 week session, supplies extra
	Workshops	\$60.00/day	9:00 am to 4:00 pm
Baldwin Sanders Piano Outlet	Piano	\$20.00	Individual as opposed to group lessons
Home piano studio	Piano	\$17.00	Mililani home

With the exception of piano lessons, it is expected that each class will have from 10 to 15 students.

The Arts Education Center will charge at least \$20 per student for some classes. In general, however, the prices will range from \$10.00 and \$20.00 per class.

A survey was conducted for presenting performing arts venues that were considered competitive with the Performing Arts Auditorium. The following table outlines those prices.

Theatre	Performance	Ticket price	Comments
Leeward Community College	Dayton Contemporary Dance Company	\$25.00	Students-\$20.00
Paliku	Bill Tapia and friends	\$25.00	Discounts for students, military, seniors
	Chamber Music Hawai`i	\$20.00	Same discounts as above
Hawai`i Theatre Center	Hookena	\$32.00	Discounts for senior, student, military, youth

The Performing Arts Auditorium may not support the ticket prices of those of the Hawai`i Theatre Center. However, an adult ticket price ranging from \$20.00 to \$25.00 is reasonable.

The basic rental charges for the theatres competing with the Performing Arts Auditorium are listed in the following table.

Location	Duration of rental	Per seat charge	Comments
Paliku Theatre	10 hours	\$2.33	10 hour minimum
Pearl City Cultural Center	10 hours	\$1.02	Can be rented by the hour
Leeward Community College	10 hours	\$0.95	10 hour minimum
Hawai`i Theatre Center	4 hours	\$1.07	Challenging to compare this theatre, many different price levels, guess at best

Basic rental means rental of space only. Additional charges are made for required custodian services, equipment, utilities, stage labor and personnel. A front of the house manager is required whenever an audience is present and a security/technician at all times. In addition, a fee is charged if box office services are needed. The Performing Arts Auditorium should charge at least \$1.10 per seat for rentals for 10 hours and competitive charges for additional services.

Promotion

The promotion of the OAC is an ongoing task. In developing an audience for theater performances and arts education, the staff will need to establish the OAC as an enjoyable, exciting venue for a variety of arts and cultural opportunities and entertainment. They will need to promote art, music, dance, ceramics, video production and photography among the many educational opportunities available at the center as an important life enhancement and cultural entertainment option. The OAC must also become a cultural and entertainment destination for all of the residents of the island of O`ahu.

Networking with other arts and performing arts organizations throughout Hawai`i will be important for the OAC. Membership and involvement in such organizations creates possibilities for networking and opportunities to collaborate. These memberships also lend credibility and recognition to the OAC. In addition, these memberships are a path to funding possibilities either in collaboration with other organizations or solo.

The OAC should join the Hawai`i Alliance for Arts Education. This nonprofit urges the recognition of the educational potential of all the arts, advocates for the finest arts instruction, and serves as a vital communication link between the arts and education

communities. The OAC should also join the Hawai`i Consortium for the Arts. This organization provides legislative advocacy as well as technical assistance workshops for artists and arts organizations.

Creating relationships with other theatre directors will be invaluable for the OAC. The OAC should consider joining the Hawai`i State Theatre Council. This organization promotes excellence in live theatre and facilitates theatre collaborations. At a minimum, a special effort should be made to create working relationships with the directors at the Paliku Theatre, Hawai`i Theatre Center, Leeward Community College Theatre, the Maui Arts and Cultural Center and other neighbor island theatres. These relationships offer the opportunity to co-sponsor performances, rotate productions through the different venues and increase the visibility of the O`ahu Arts Center.

Outreach should be extended to civic groups and service organizations, military communities, cultural organizations, public and private schools and those engaged in the tourism and hospitality industry. The OAC should look for every opportunity to tell their story and garner support for the center. This would include speaking at Rotary Clubs, the Lions Club, and doing visual displays at the public library. Periodic updates in *Ka Nupepa* would be helpful in informing the community of the progress of the OAC. A booth at the annual Taste of Mililani is another opportunity to tell the O`ahu Arts Center's story.

Every fundraising and arts event sponsored by the OAC is an opportunity to increase the visibility of the Center and highlight the importance of the arts to Central O`ahu and the island of O`ahu.

The print media, radio, television and the Internet should also be used to promote the OAC. The O`ahu Arts Center's web site, www.oahuartscenter.org, already keeps the community abreast of their events and the progress towards building the Center. The OAC must develop a database of their supporters. Presently, this would include persons attending its Mozart Festival, Holiday Dinner, participants in their writing and proposed song competition, and those attending their fundraising events. This database, then, serves as a mailing list for a print or e-newsletter and direct mail solicitations.

ORGANIZATION AND MANAGEMENT

The OAC is a 501(c)(3) tax-exempt nonprofit corporation. The Board of Directors manage the OAC and serve without compensation. Kathleen Masunaga is contracted for 40 hours a month as interim executive director. Her duties include providing administrative support to the board of directors, managing the budget and finances and working with the volunteers on fundraising events. She has extensive experience in managing nonprofits. Previously she was business manager for Ho'ala School, president/executive director of the Hawai`i Restaurant Association, and executive director of Friends of Cancer Research in Hawai`i. She has a Bachelor of Arts from Gonzaga University and has taken graduate courses in business administration at the University of Hawai`i-Manoa.

The Board of Directors consists of twenty-one members. One committee co-chair and two program subcommittee co-chairs attend the board meetings. Most of the board members live in Central O`ahu. Two board memberships are vacant—a representative

from the North Shore and the Waipahu Neighborhood Boards. The following persons serve on the board of directors.

Name	Position	Education	Profession	Comments
Edmund C. Aczon	President, Executive Committee (EC)	Business Industry related courses	Manpower Specialist, Hawai'i Carpenter's Union Local 745; Field representative for U.S. Senator Inouye	Former President of Building Industry Association and Hawaii Construction Industry Association, Very supportive of performing arts
Melissa Graffigna	Vice-President, EC, Rep for Mililani Mauka/Launani Neighborhood Board (NB)	Attended University of Arlington	Office Manager, Sts Constantine & Helen Greek Orthodox Cathedral	Supporter of the arts for children, community leader
Tony Saguibo	Secretary, EC, Chair, Fundraising Committee	J.D.,U. of San Diego	Staff attorney, Laborers International Union of N.A.	Directed three successful golf tournaments for OAC
Wayne Takahashi	Treasurer, EC, Chair Budget & Finance Committee	B. of Business Administration U of Hawai'i-Manoa (UHM)	Bank of Hawai'i, Mililani Branch Manager	Provides financial expertise to the board
Ann Nakagawa Murata	EC, Chair Board Development Committee	J.D. Georgetown Law Center	Attorney with Federal Government	Strong history of support for education
Donna Ribellia-Abreu	EC	B.A. Chaminade U.	Franchise owner/operator of both McDonald's in Mililani	Chair of "A Night of the Arts"
Norman Fujioka	Board member, Co-Design& Construction Com. Chair	B.A. Environmental Planning,U. of Washington	Trustee of the Francis H. Fujioka Family Trust	Strong interest in community planning

Board of Directors Continued

Name	Position	Education	Profession	Comments
Jamie Kemp	Board member, Chair, PR and Marketing Committee	B.A. Journalism, San Diego U.	Communications Resource Manager for HMSA	Was editor and publisher of Pacific Media Publishing, including <i>Ka Nupepa</i> , the newspaper of Central O`ahu
Elsha Bohnert	Board member, Co-Chair Program Committee, emphasis visual arts	A.A. Liberal Arts, South Oklahoma City College	Visual artist, writer, works as curator for Honolulu Country Club Art Gallery	Won many awards in art shows in Hawai`i, past President of National Pen Women
Ron Hirai	Board member, Co-Chair Program Committee, emphasis music	M.A School Administration, M.A. Music Education, UHM	Retired DOE principal, former Mililani High School Band Director	Music educator, clarinetist, member of O`ahu Civic Orchestra
Doug Mossman	Board member	Graduate of Pasadena Playhouse College of Theatre Arts	Retired actor, member of Screen Actor's Guild	Appeared in Hawai`ian Eye, Hawai`i Five O, KCCN radio
Mary Jane Lee	Board member, Represents Wahiawa NB	MS Child Welfare, Columbia University	Retired director of Family Court	Tireless community volunteer
Charles Remington	Board member, Represents Mililani/Waipio NB	M.A. Management & Supervision Central Michigan University	Community Association Manager, Certified Management Inc.	Multiple experiences in property management
Carleton Ching	Board member	B.S., Boise State University	Director of Community & Gov. Relations, Castle & Cooke Homes Hawai`i, Inc.	Desire to participate and help in bringing OAC mission to fruition.

Board of Directors Continued

Name	Position	Education	Profession	Comments
Bennette Evangelista	Board Member	Honors Grad, Bank Admin. Institute's Grad School of Retail Banking, U. Wisconsin Madison	VP and Regional Director for Community Relations Actus Lend Lease LLC	16 years of banking experience, 7 years in television
Guy P. Ontai	Board member	MS Physics, M.I.T.	VP and Chief Engineer, Alakai Consulting and Engineering, Inc	Former State Representative
Ford Fuchigami	Board member	B.A. Journalism, UHM	Manufacturer's Rep, Encompass Group, LLC	Sales and marketing experience
Ann-Maile Yamasaki	Board member	B.A. Politics and Government, U. of Puget Sound	Chief Executive Officer/Executive Director Hawai'i 3R's	Hawai'i Opera Theatre adult chorus 2004, Mae Orvis Opera Studio 2004-5
Linda Conboy	Board member Volunteer Coordinator	M.Ed., UHM	Retired nurse educator	Involved in dev.of Maui Culture and Arts Center;23 yrs fundraising experience
Sharon Adair	Program Subcommittee Co-chair, drama	RN, Palm Beach College	Self-employed RN consultant	2004 Pookelas for Best Director& Best Play-Trip to Bountiful
Jennifer Patterson	Program Subcommittee Co-chair, dance	BFA, Rockford College	Dance Instructor, Rainbow School Kahuku, North Shore Dance Project, Allegra Performing Arts Center, OAC	Dance performer, choreographer, instructor
Ronald G. Nishihara	Co-Design & Construction Com. Chair	MBA, UHM	Project Manager, Special Projects, Castle & Cooke Homes Hawaii, Inc.	Licensed architect, LEED accreditation

See Appendix C for a list of board committees and their members.

The OAC has hired Creative Fundraising Associates, Inc. to manage the capital campaign for the building of the complex. Chuck McLemore and business partner, Elizabeth McLemore Lum have been responsible for raising approximately \$12 million for the Wellness Center at Castle Medical Center, \$13 million for the Fil-Com Center, and \$10 million for Le Jardin Academy's first phase. Over the past ten years they have secured over \$85 million in grants for capital campaigns in Hawai'i.

OPERATIONS

The Arts Education Center will be open Monday through Saturday from 8:00 am to 9:00 pm and on Sunday from noon to 9:00 pm. Piano lessons and arts and crafts classes will be offered in the evenings. The remaining classes will be available on weekdays and Saturdays. Classes will not be offered on Sundays. All remaining studios will be available for private or group use during the evenings and Sunday. For example, a hula halau may wish to rent the dance studio from 7:00 pm to 8:45 pm for their classes and rehearsals.

The Performing Arts Auditorium will be available for use seven days a week on a first come first served basis.

PERSONNEL

Staffing for the Arts Education Center

Within the next year the O`ahu Arts Center plans to hire a full-time executive director. This person will increase the visibility of the OAC by increasing programming

and fundraising. As the construction of the Arts Education Center nears he/she will hire the remaining staff and begin marketing the center. It will be extremely important to sign contracts with the instructors, advertise their classes and enroll participants prior to the opening of the center as the Arts Education Center must begin to generate income as soon as possible after the center opens.

Upon opening the following staff should be hired—an education coordinator, two education specialists, an administrative assistant and a custodian. This is the minimum staff required to support the operations of the Arts Education Center.

The full-time education coordinator will coordinate all classes and contracts with the instructors. He/she will also be responsible for the art equipment and the training and maintenance required for its use. Two part-time education specialists will assist the education coordinator. They will be responsible for supporting the classes, workshops and rentals during the evening and weekend hours. It is projected that they will work twenty hours per week.

With a full-time education coordinator the executive director's duties will shift from programming to marketing the OAC.

The administrative assistant will manage the mailings and database, accounts payable and receivable and provide administrative support. Accounting services for monthly financial statements, bank account reconciliations and the audit will be outsourced.

A custodian will be hired to work twenty hours per week. He/she will perform standard custodial duties.

Staffing for the Performing Arts Auditorium

As the Performing Arts Auditorium nears completion, a full-time theatre director will be hired. The theatre director will be responsible for the operations of the theatre as well as booking mainland and local performances. These performances must be booked as soon as staff are assured of the opening date of the performing arts auditorium.

The duties of the executive director of the O`ahu Arts Center will increase with the opening of the performing arts auditorium. As a result, his/her salary will increase by \$10,000 per year.

The O`ahu Arts Center will also hire a full-time development director. This person will be responsible for the following fundraising duties—direct mail solicitations, major donor gifts, special events, corporate grants and sponsorships and foundation grants.

A full-time administrative assistant will be hired to support the work of the theatre manager and director of development. This person must be skilled in database management. A database is a strong component of the theatre's operations and fund development.

The Performing Arts Auditorium will hire the following part-time staff—a box office manager, a volunteer manager, a technical staff for lights, and a technical staff for sets.

The hours for the custodian for the Arts Education Center will be expanded from part-time to full-time and he/she will assume the duties of custodian for the Performing Arts Auditorium.

Independent contractors for the O`ahu Arts Center

All instructors for workshops and classes will be independent contractors. The center will advertise all classes, enroll the students and provide the facilities. The teachers will provide their own supplies. Students may bring their own supplies or purchase them from the instructors. Revenue from each class will be split as follows—70 % for the instructor and 30% for the OAC.

Accounting services and major grounds maintenance will be outsourced.

Volunteers

Volunteers at the Performing Arts Auditorium will serve as ushers for performances. They will also assist the box office manager with ticket sales. Volunteers will play a vital role in community outreach activities and in planning and participating in fundraising events.

FINANCIALS

The financials are based upon the assumption that the revenues for the OAC will be dependent upon fundraising, program service fees, rentals, and ticket sales. Fundraising may include special events, direct mail solicitations, grants and sponsorships. Program service fees include tuition for classes and workshops.

The following financials for both the Arts Education Center and the Performing Arts Auditorium are included—estimated concept construction costs, a revenue projection for the first year of operation and a first year estimated profit and loss statement. Assumptions are included with each financial statement. An additional

financial statement presenting revenue scenarios for the Arts Education Center is included.

Revenue projections are conservative. Revenue for the Arts Education Center is based on a capacity of 25% for studio and practice room rentals and a capacity of 40% for all classes and workshops. At these low capacities the Arts Education Center is expected to generate a net income of \$109,978.

Revenue for the Performing Arts Auditorium is based on rentals for performances, conferences, churches, school events and the presentation of six events with entertainers from the mainland. Income also includes \$259,440 from sponsors, special events and grants. \$109,978 in net income will be transferred from the Arts Education Center to the Performing Arts Center. It is assumed that all revenues are feasible and achievable.

Expenses were based in part from the Form 990s available from www.guidestar.org for the Diamond Head Theatre and the Hawai`i Theatre Center.

The following are the concept construction costs prepared by Paul Louie, AIA, CLI, CDT, of Paul Louis & Associates, Inc. The costs are based on the space plans presented in Appendix B. The rough estimate at \$275/sf is from their Cost Engineering and the 25% and 20% Fixtures, Furnishings, Equipment estimates are from the BYU-Hawai`i Physical Plant. The following figures do not include architectural engineering and other consultant engineering fees.

O`ahu Arts Center--Construction Budget

Performing Arts Auditorium

First Floor	26,157 square feet
<u>Second Floor</u>	<u>9,474 square feet</u>
Total	35,631 square feet

Building Construction Cost	9,798,525
Estimated	275 square foot

Fixtures, Furnishings, Equipment	
Estimated	25% building cost <u>2,449,631</u>
Total	12,248,156

O`ahu

First Floor	23,770 square feet
<u>Second Floor</u>	<u>21,447 square feet</u>
Total	45,217 square feet

Building Construction Cost	
Estimated	275 square foot 12,434,675

Fixtures, Furnishings, Equipment	
Estimated	20% building cost <u>2,486,935</u>
Total	14,921,610

Site Development Cost	3 acres	
Total building cost		22,233,200
Estimated 15% of building cost		\$3,334,980
Total		\$3,334,980

Parking	Below grade underground parking	
	64,887 square feet	
	\$95 square feet	
Total		\$6,164,265

Construction for the O`ahu Arts Center	
All phases	
Total	36,669,011

10% Contingency	3,666,901
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5% Escalation (2005)	<u>1,833,451</u>
Total construction budget	\$42,169,363

**Arts Education Center
Statement of Revenues**

Class	cl/wk	s/class	s/week	s/yr	fee/cl	100%	Capacity	
							60%	40%
Piano (6)	216	1	216	9,936	20.00	198,720	119,232	79,488
Music group (2)	70	5	350	3,220	10.00	32,200	19,320	12,880
Dance (2)	72	10	720	33,120	15.00	496,800	298,080	198,720
Sound Studio	2	5	10	460	20.00	9,200	5,520	3,680
Film Studio	2	5	10	460	20.00	9,200	5,520	3,680
Photography	2	5	10	460	20.00	9,200	5,520	3,680
Ceramics (2)	6	5	30	1,380	20.00	27,600	16,560	11,040
Arts & Crafts (2)	68	7	476	21,896	10.00	218,960	131,376	87,584
Art/Painting (2)	12	5	60	2,760	20.00	55,200	33,120	22,080
Total	450	48	1882	73,692		1,057,080	634,248	422,832

Rentals	hrs/wk	studios	total/wk	hrs/yr	fee/hr	100%	Capacity		
							60%	40%	25%
Music Practice (4)	87	4	348	17,400	15.00	261,000	156,600	104,400	65,250
Sound Studio	81	1	81	4,050	20.00	81,000	48,600	32,400	20,250
Photography	81	1	81	4,050	20.00	81,000	48,600	32,400	20,250
Film Studio	81	1	81	4,050	20.00	342,000	205,200	136,800	85,500
Ceramics (2)	156		156	7,800	20.00	156,000	93,600	62,400	39,000
Arts & Crafts (2)	43		43	2,150	10.00	21,500	12,900	8,600	5,375
Art/Painting (1)	51	1	51	2,550	15.00	38,250	22,950	15,300	9,563
Orchestra/chorus	14	1	14	700	50.00	35,000	21,000	14,000	8,750
Total	594		855	42,750		1,015,750	609,450	406,300	253,938

S - students

Cl - class

**Arts Education Center
Profit and Loss Statement
First Year of Operation**

Revenue	
Program Service Fees	676,770
Total Revenue	676,770
Expense	
Salaries & Wages	143,400
Taxes & Benefits	35,850
Instructors	295,982
Insurance	30,000
Legal Fees	500
Accounting Fees	15,600
Utilities	18,000
Repair and Maintenance	10,000
Mileage	360
Office supplies	3,000
Office equipment rental	1,200
Dues & subscriptions	1,500
Telephone	3,200
Postage	3,000
Security system	1,200
Miscellaneous	4,000
Total Expense	566,792
Net Income	109,978

Assumptions:

Program Service Fees are determined by the following:

Revenue	First Year
Earned Income	
Classes 40% capacity	422,832
Rentals at 25% capacity	253,938
Total	676,770

Salaries and wages are as follows:

Staffing	FTE	Salary
Director	1.00	45,000
Administrative Asst	1.00	24,000
Education Coord.	1.00	40,000
Education Spec	1.00	24,000
Custodian	0.50	10,400
Total	4.50	143,400

Students will bring own supplies or purchase from instructor

Taxes and benefits are projected at 25% of base salary.

Instructors are independent contractors. The class fee is split 30% to OAC and 70% to instructor.

Students to bring own supplies or purchase them from the instructor.

Maintenance includes care of the landscaping.

Application for exemption for state excise tax will be made and received.

**Arts Education Center
Net Income Scenarios**

	40%	Capacity 60%	100%
Class/workshop income	422,832	634,248	1,057,080
Rental income	406,300	609,450	1,015,750
Total Income	829,132	1,243,698	2,072,830
Fixed operational costs	270,810	270,810	270,810
Instructors fees 0.70	295,982	443,974	739,956
Total Expense	566,792	714,784	1,010,766
Net Income	262,340	528,914	1,062,064
Rental Income constant at 25% capacity			
Class/workshop income	422,832	634,248	1,057,080
Rental income at 25% capacity	253,938	253,938	253,938
Total Income	676,770	888,186	1,311,018
Fixed operational costs	270,810	270,810	270,810
Instructors Fees	295,982	443,974	739,956
Total Expense	566,792	714,784	1,010,766
Net Income	109,978	173,402	300,252

**Oahu Performing Arts Auditorium
Statement of Revenues**

One-performance event (recital, concert, etc.)	
Rental (\$960/10 hours)	960
Box Office fee (\$1 per ticket)	873
Misc. fees (managers, ushers, security, etc.)	500
	2,333
Two performance event: (musical/comedy, performer, band, dance)	
Rental (\$960 per 10 hours)	1,920
Load in/load out, rehearsal (\$960 x 2 days)	1,920
Box Office fee (\$1 per ticket)	1,746
Misc. fees (managers, ushers, security, etc.)	1,000
	6,586
Churches	1,440
Schools	1,500
Revenue Projections	
Rental, 30 one-performance events/conferences/businesses	69,990
Rental, 2 -two performance events	13,172
Rental, church for 40 weeks	57,600
Rental, 20 school events	30,000
Presenting, 6 mainland talent	108,000
one performance event	
all tickets @ \$25.00; 75% house	
Total revenue projections/ year one	278,762

Assumptions:

Oahu Performing Arts Auditorium at 70% based on 50 weeks per year 2 days/week

Rental charge -- \$1.10 per seat for 10 hours, school at package of \$1,500 for ten hours

Ticket prices for all seats at \$25.00

**Performing Arts Auditorium
Profit and Loss Statement
First Year of Operation**

Revenue	
Rentals	170,762
Ticket sales/6 presenting performances	108,000
Sponsors, special events, grants	259,440
Net income from O`ahu	<u>109,978</u>

Total Revenue **648,180**

Expense	
Salaries & Wages	272,400
Taxes & Benefits	81,720
Insurance	60,000
Legal Fees	500
Accounting Fees	8,000
Utilities	60,000
Repair and Maintenance	10,000
Mileage	360
Office supplies	500
Office equipment rental	500
Dues & subscriptions	300
Telephone	3,400
General Excise Tax	27,000
Postage	8,000
Security system	2,000
Travel, conference	3,500
Cost of mainland entertainment	90,000
Advertising	<u>20,000</u>

Total Expense **648,180**

Assumptions		
Staffing	FTE	Salary
Executive Director	0.10	10,000
Administrative Asst.	1.00	24,000
Box Office Manager	0.50	25,000
Volunteer Manager	0.50	24,000
Development Director	1.00	55,000
Theatre Manager	1.00	50,000
Technical Staff	0.40	25,000
Technical Staff	0.40	25,000
Custodian	0.50	10,400

Revenues are determined conservatively.

Cost of 6 presenting performances at \$15,000 each.

Ticket revenue based on presenting performances only.

Rentals are for rental of auditorium only. During the first year of operations there will be no scenes or costumes to rent.

Any revenue from concessions will be negligible and are not included in this profit and loss statement.

Net income from the Arts Education Center will be used to offset fundraising requirements.

This net income from the Arts Education Center is based on 25% capacity for rentals and 40% capacity for classes/workshops.

RISKS AND CONTINGENCIES

While Castle and Cooke Homes, Inc. has initially committed the site in Mililani Mauka at the intersection of Lehiwa Drive and Meheula Parkway, there may be alternate locations that may be more suitable. These may present opportunities to facilitate the O`ahu Arts Center's mission of providing a performing arts and education facility to serve the region. The OAC will make adjustments accordingly.

The space plans are preliminary and may be subject to change due to funding limitations. The drawings will be brought into alignment with these funding limitations.

It is difficult to project ground breaking and the beginning of construction for either of the two phases of the O`ahu Arts Center. It is assumed that the start date for the Arts Education Center may be within the next three years. The construction of the Performing Arts Auditorium will follow. As these dates draw closer all financials will be revised. At that time a balance sheet and cash flow analysis will be developed. With these revisions the expectation remains that this project and its operations will remain feasible.

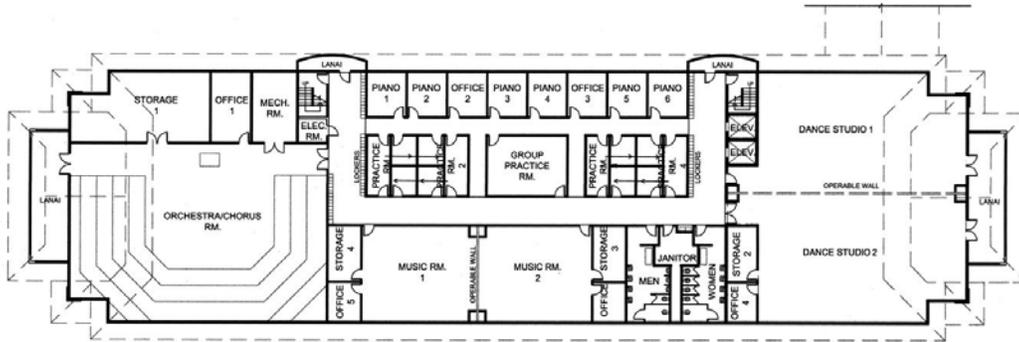
As the Arts Education Center nears completion and contracts are signed with instructors, the hours of operations may be adjusted to meet the needs of the instructors and participants.

The instructors at the Arts Education Center may be reclassified as employees rather than independent contractors. This reclassification will not result in substantive changes to the financial statements.

APPENDIX A: LOCATION OF THE O`AHU ARTS CENTER

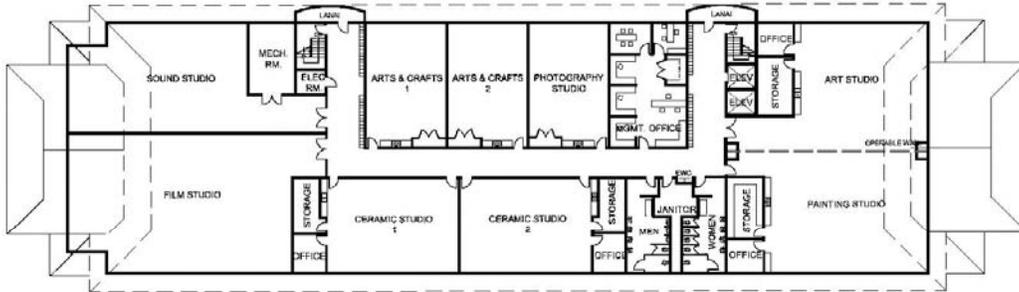


APPENDIX B: PRELIMINARY SPACE PLANS



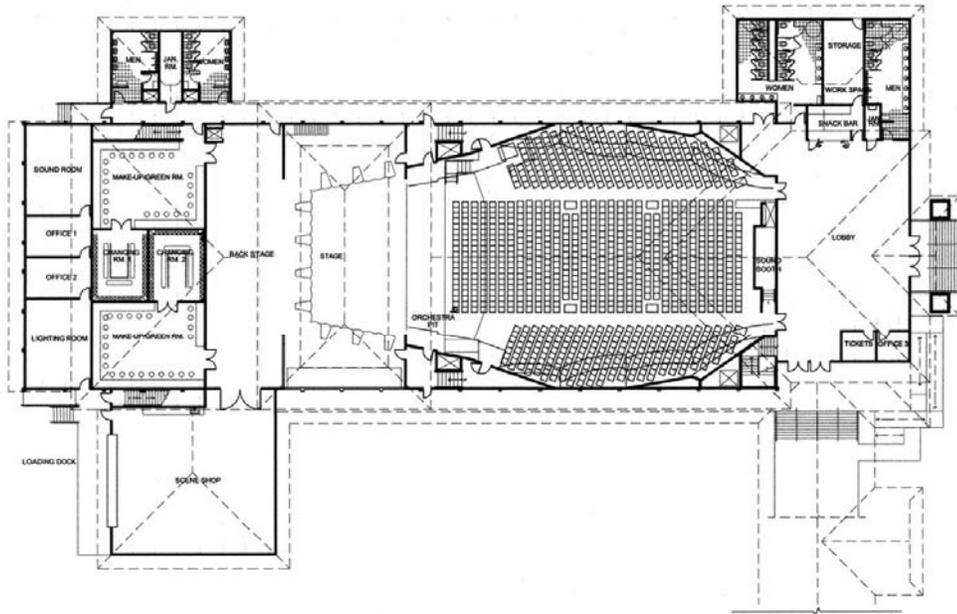
ARTS EDUCATION BUILDING - First Floor

scale: 1/16" = 1'-0"

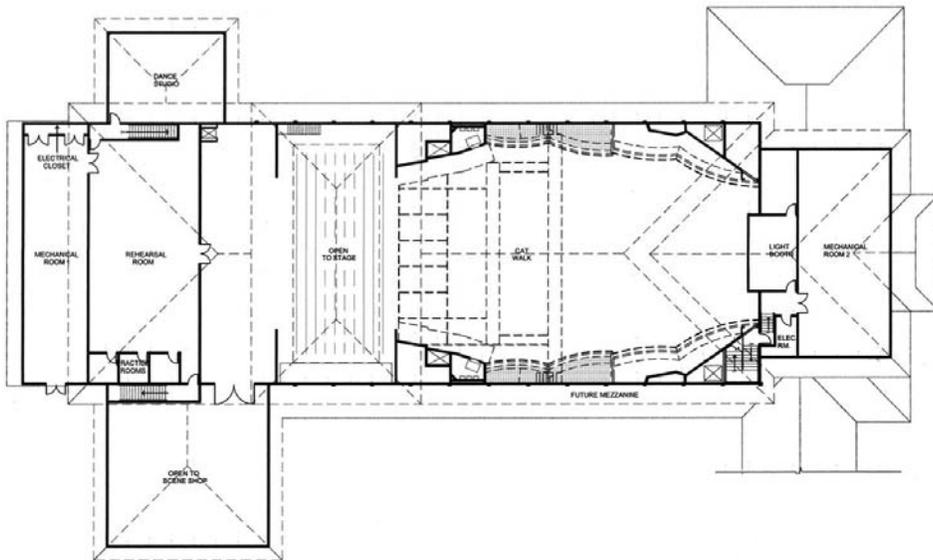


ARTS EDUCATION BUILDING - Second Floor

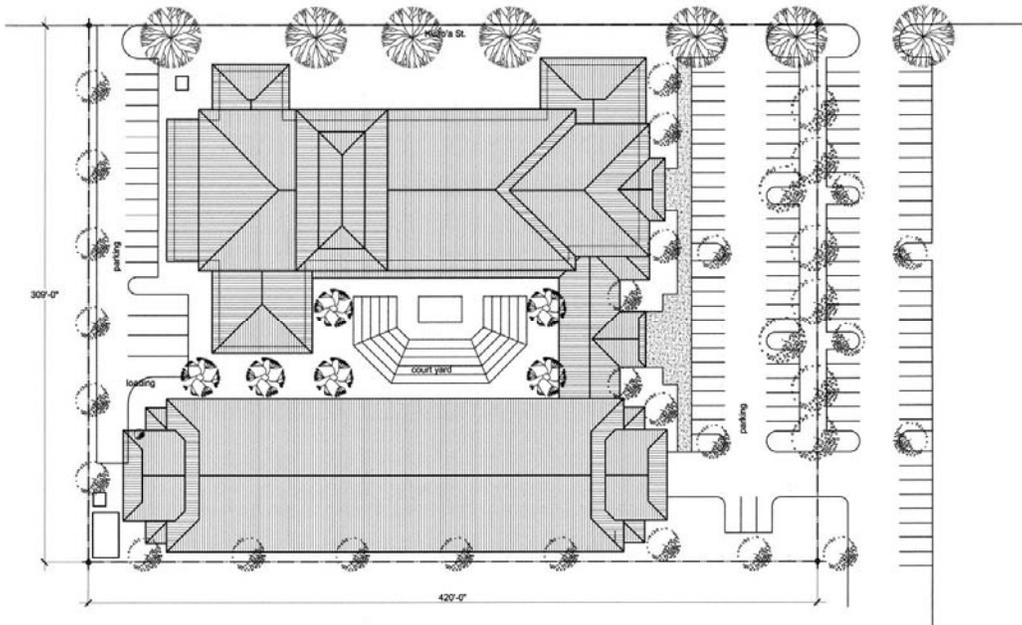
scale: 1/16" = 1'-0"



PERFORMING ARTS AUDITORIUM - FIRST FLOOR
 scale: 1/16" = 1'-0"



PERFORMING ARTS AUDITORIUM - SECOND FLOOR
 scale: 1/16" = 1'-0"



O'AHU ARTS CENTER - Site Plan
scale: 1" = 30'-0"

APPENDIX C: BOARD OF DIRECTOR'S COMMITTEES AND MEMBERS

Executive Committee:

Edmund Aczon, President
Melissa Graffigna, Vice President
Tony Saguibo, Secretary
Wayne Takahashi, Treasurer
Donna Ribellia-Abreu
Ann Murata

Budget & Finance Committee:

Wayne Takahashi, Chair
Edmund Aczon
Norman Fujioka
Ron Hirai
Bennette Evangelista

Membership:

Melissa Graffigna, Chair
Paula Imamura

PR/Marketing

Jamie Kemp, Chair
Edmund Aczon
Wendy Nakasone
Paula Imamura

Program:

Elsha Bohnert, Co-chair
Ron Hirai, Co-chair
Michelle Aczon
Kimo Collins
Laura Kunimura
Tina Market
Doug Mossman
Tony Tung
Jason Umemoto
Phil Bohnert
Helen Keahi
Paul Louis
Eric Matsumoto
Mark Nakahira
Jennifer Patterson
Sharon Adair
Linda Turnbull
Theresa Wee

Fundraising Committee:

Tony Saguibo, Co-chair
Dick Poirier, Co-chair
Edmund Aczon
Elsha Bohnert
Melissa Graffigna
Marilyn Lee
Ann Murata
Marcus Oshiro
Donna Ribellia-Abreu
Michelle Aczon
Phil Bohnert
Randy Iwase
Paul Louie
James Nakatani
Theresa Wee

Special Committee:

Design & Construction

Norman Fujioka, Co-chair
Ron Nishihara, Co-chair
Ron Hirai
Natalie Kiehm
Jason Umemoto
Edmund Aczon
Carleton Ching
Guy Ontai
Sherman Wong

Appendix C: Traffic Assessment O`ahu Arts Center

**Traffic Assessment
Oahu Arts Center
Mililani, Oahu, Hawaii**

July 2005

The Oahu Arts Center has proposed to construct its facility in Mililani Mauka on the island of Oahu. The 8-acre site was originally part of a larger 12-acre commercial site that had been planned as a shopping center. The site is located along the southwest (makai) side of Kuaoa Street near its intersection with Meheula Parkway. To the northwest is the remainder of the undeveloped commercial site; to the southeast is a district park (active recreation use) and farther to the southeast, the Mililani Middle School. Residential dwellings are located on the opposite side of Kuaoa Street, although no driveways connect directly onto Kuaoa Street.

Mililani Mauka is a master planned community that will ultimately have approximately 6,350 dwelling units, parks, schools, and small neighborhood commercial centers. Mililani Mauka currently has approximately 5,000 occupied dwellings. Figure 1 shows the project location.

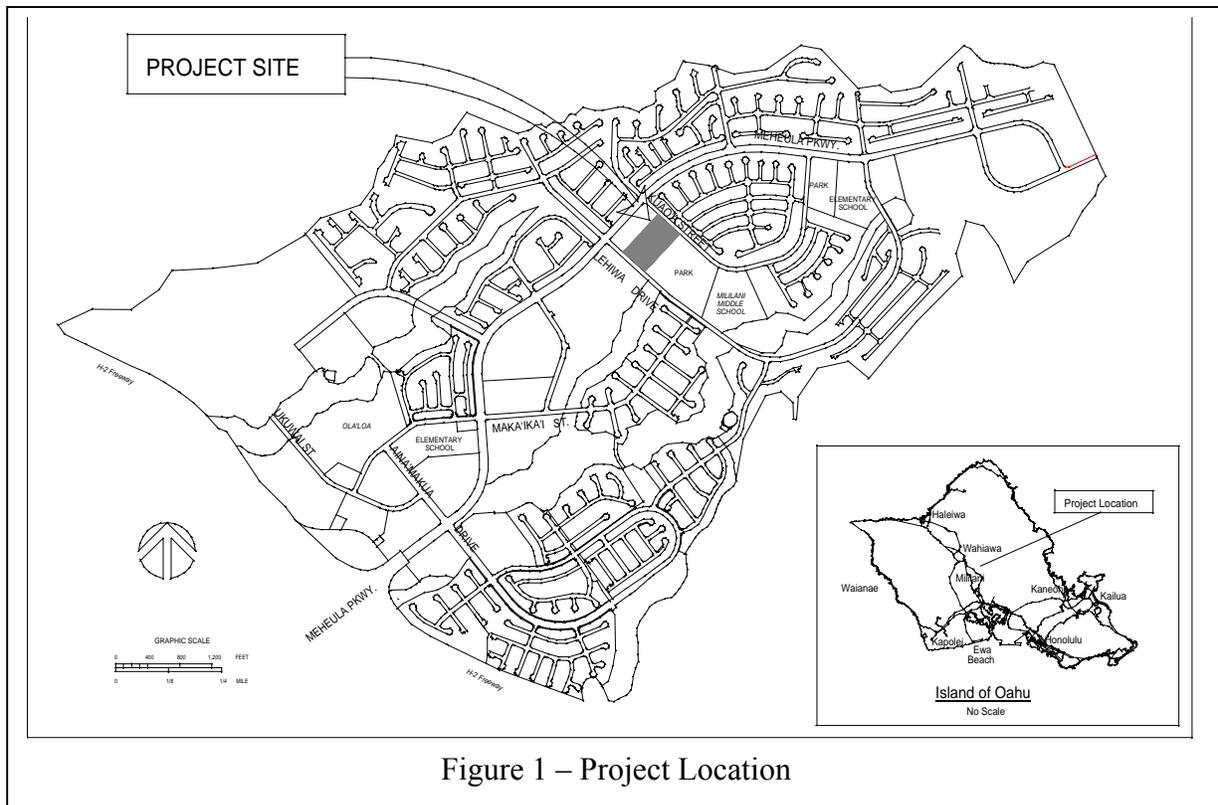


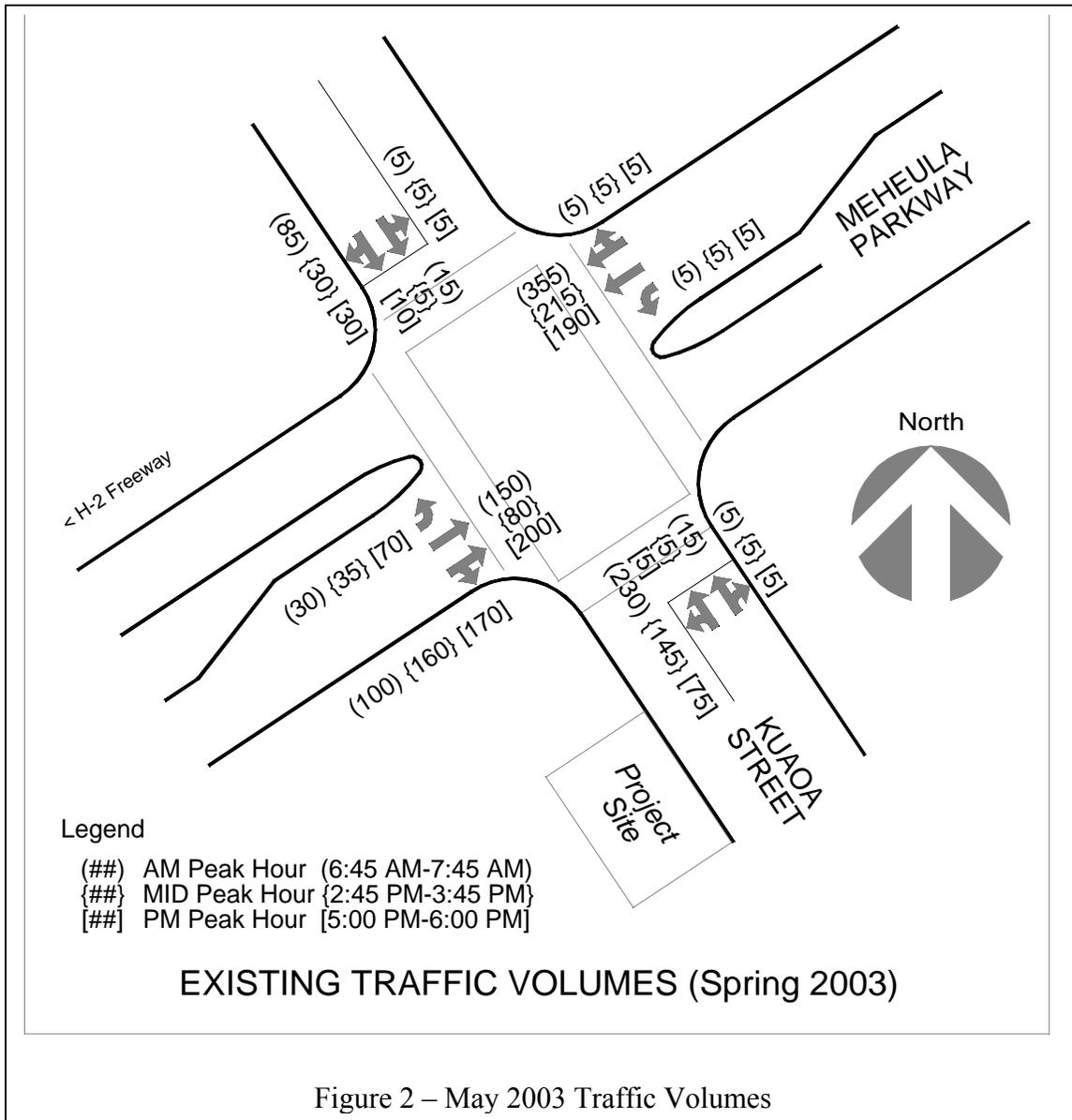
Figure 1 – Project Location

Meheula Parkway is an arterial street serving the Mililani community. It provides the only access to Mililani Mauka and is a four-lane divided roadway in the vicinity of the project site. Median openings occur at intersections only and separate lanes are provided in the median for left turns. Streets intersecting Meheula Parkway are typically two-lane roadways with parking on both sides; with restricted parking at intersections, two lanes are available at the approaches to separate left turns from right turns (crossing traffic would use either lane).

Traffic counts were taken by the City and County of Honolulu Department of Transportation Services in 2003 of the approaches to the intersection of Meheula Parkway and Kuaoa Street. At the time of the count, there were approximately 850 occupied dwelling units in Mililani Mauka east of Lehiwa Street. Table 1 summarizes the counts and peak hour volumes at the intersection in 2003 are shown in Figure 2.

Table 1 – Summary of Traffic Count Data

	Approach to Meheula Parkway/Kuaoa St.				
	southwest	northwest	southeast	northeast	total
April 30-May 1, 2003*	4,818	623	1,689	2,616	9,746
6:45 – 7:45 AM	278	98	244	358	978
2:45 – 3:45 PM	274	19	151	218	662
5:00 – 6:00 PM	442	36	80	194	752
* northwest approach taken May 1-2, 2003 Source: City and County of Honolulu, Department of Transportation Services					



Capacity analyses were done using the procedure for unsignalized intersections described in the *Highway Capacity Manual*. The analyses provide estimates of the volume-to-capacity ratio and average delay for traffic in each lane based on conflicting movements and intersection geometrics. The analysis procedure assumes that the main street traffic arrives in a random fashion. At the intersection, however, traffic often arrives in platoons due to the nearby traffic signal and the analysis procedure will estimate lower capacities and higher average delays (and worse levels of service) than would occur because of the platooned arrival of main street traffic.

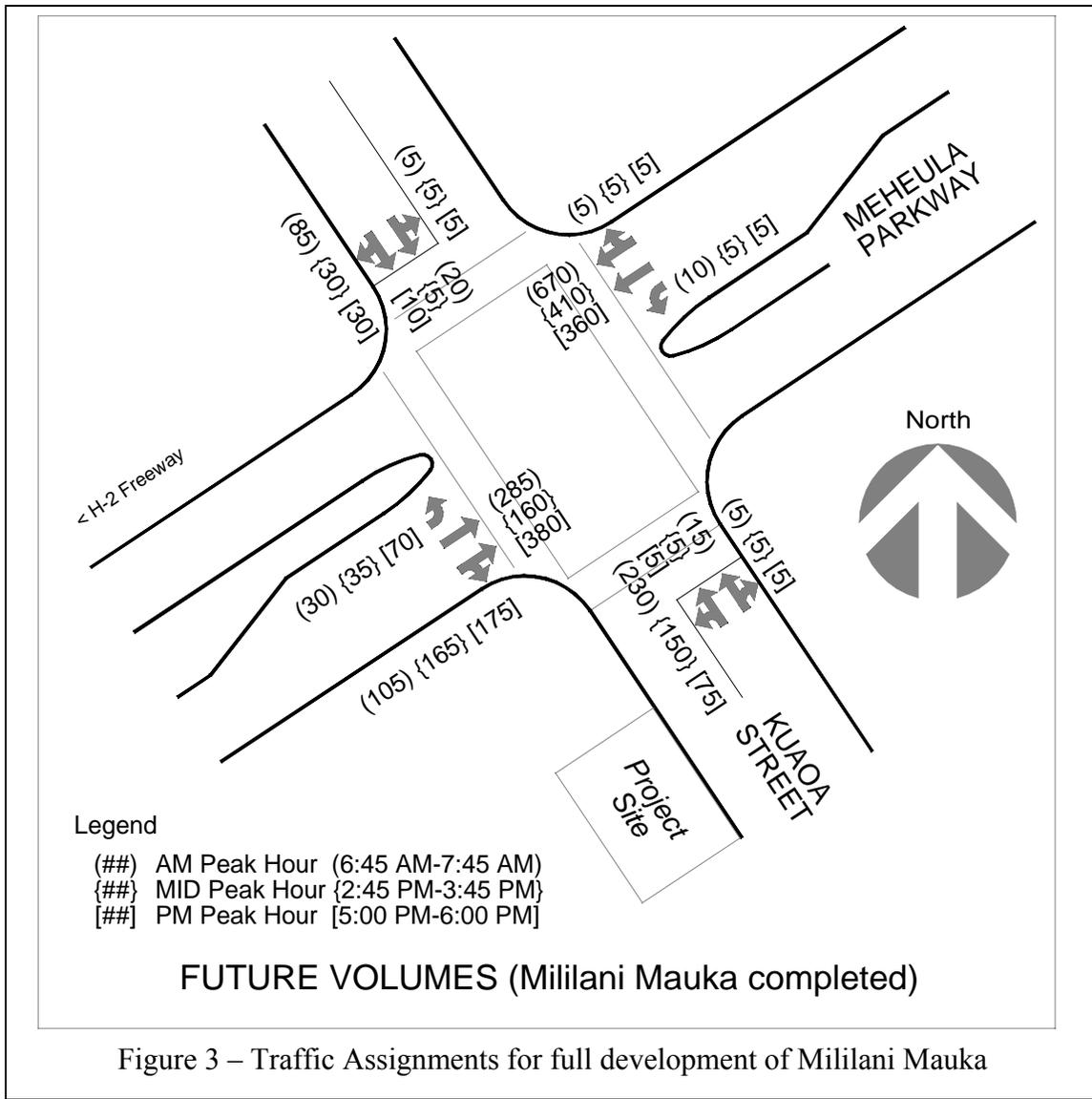
The delays are related to a “level of service”. Level of Service C describes average delays and is considered acceptable for rural conditions and Level of Service D is considered acceptable for urban conditions. Criteria for levels of service are:

	Average delay per vehicle (seconds)					
Unsignalized intersection	≤ 10	> 10 and ≤ 15	> 15 and ≤ 25	> 25 and ≤ 35	> 35 and ≤ 50	> 50
Level of Service	A	B	C	D	E	F

Reference: *Highway Capacity Manual 2000*

The analyses of the peak hour volumes counted in 2003 at the unsignalized intersection of Meheula Parkway and Kuaoa Street indicate Level of Service C conditions for the left lane of the northwest bound Kuaoa Street approach at Meheula Parkway, with the longest delays being incurred by vehicles making the left turn in the AM Peak Hour (6:45 AM – 7:45 AM). All other movements at the intersection were Level of Service B or better.

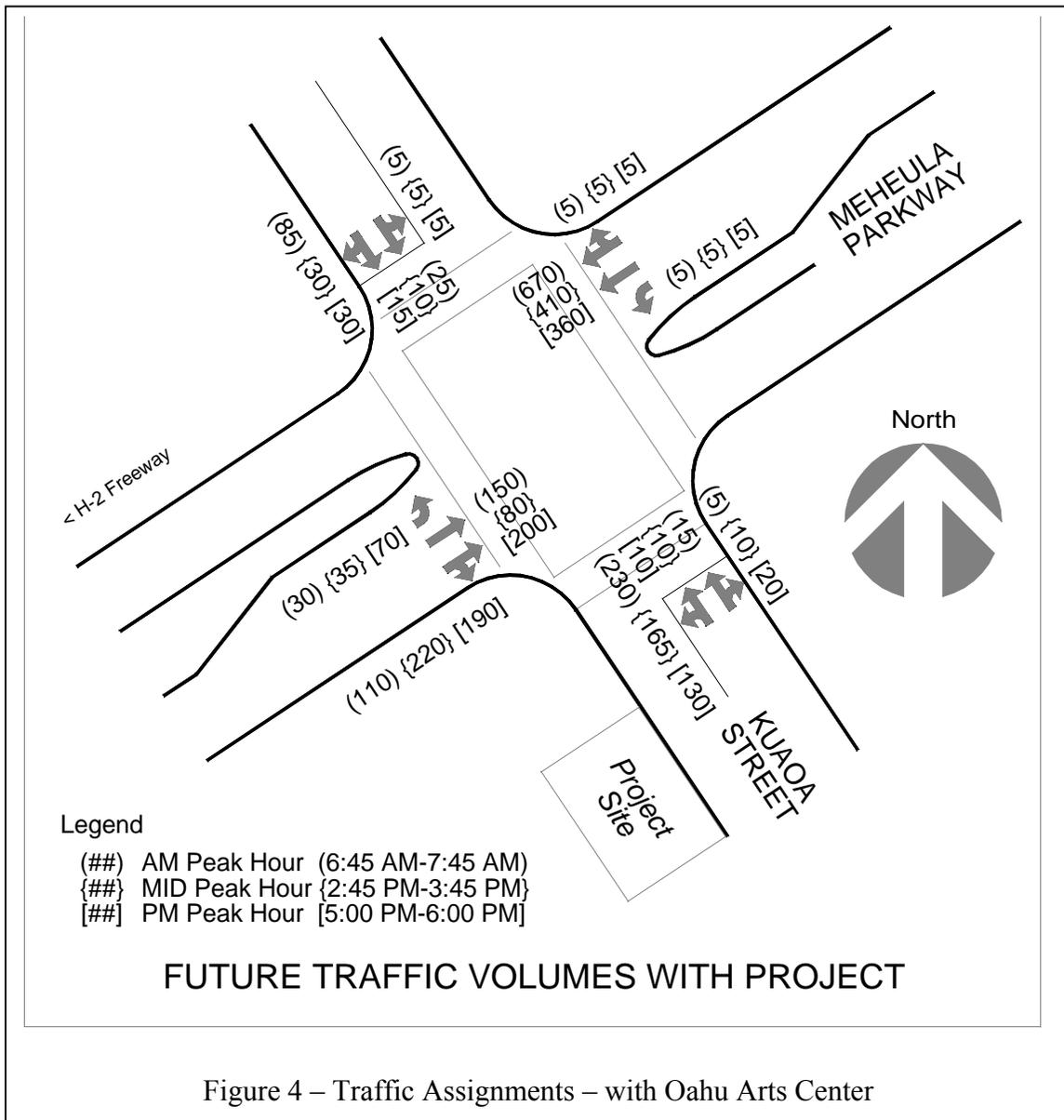
Upon completion of development in Mililani Mauka, there will be approximately 1,600 dwelling units east of the project site. Traffic volumes on Meheula Parkway were increased to account for these additional units. Figure 3 shows the estimates of peak hour traffic volumes at the intersection of Meheula Parkway and Kuaoa Street at full development. The analyses of these volumes indicate Level of Service F conditions for the left lane of the northwest bound Kuaoa Street approach at Meheula Parkway in the AM Peak Hour (6:45 AM – 7:45 AM), with volume at 81% of capacity. Level of Service D describes the delay for this movement in the PM Peak Hour (5:00 PM – 6:00 PM). All other movements at the intersection were Level of Service C or better.



Activities at the proposed Oahu Arts Center will provide studios for art and music activities, including an auditorium (capacity of 873 seats). Possible programs include after-school activities, senior citizen programs, day camps, private lessons, recitals and music competitions, and professional development courses.

Traffic generated by the Oahu Arts Center would be minimal in the AM Peak Hour (6:45 AM – 7:45 AM). Staff or other employees may arrive within this hour, with no traffic leaving the site; estimated impact would be 5 vehicles per hour arriving from the southwest, making a right turn from Meheula Parkway to Kuaoa Street.

The project's traffic impact during the peak hours for other traffic would occur in the afternoons. The peak traffic impact is expected to occur in the later period between 5:00 PM and 6:00 PM, with 25 vehicles entering the area and 75 vehicles leaving the area through the intersection of Meheula Parkway and Kuaoa Street. The traffic impact in the earlier afternoon peak hour between 2:45 PM and 3:45 PM is conservatively estimated to be the opposite, i.e. 75 vehicles entering and 25 vehicles leaving the area. Figure 4 shows the traffic assignments for the future with project condition.



Tables 3, 4, and 5 summarize the results of the analyses. Table 3 shows that the project will have minimal impact to left turns from Meheula Parkway to Kuaoa Street in either direction, where existing Level of Service A conditions will continue with or without the project.

Table 3 – Levels of Service, left turns from Meheula Parkway to Kuaoa Street

Meheula Parkway left turns to Kuaoa Street		Northeast bound			Southwest bound		
		V/C	ADPV	LOS	V/C	ADPV	LOS
6:45 AM – 7:45 AM	Existing	0.03	8.3	A	0.01	7.9	A
	Future without project	0.04	9.4	A	0.01	8.3	A
	Future with project	0.04	9.4	A	0.01	8.4	A
2:45 PM – 3:45 PM	Existing	0.03	8.0	A	0.01	8.0	A
	Future without project	0.04	8.7	A	0.01	8.3	A
	Future with project	0.04	8.7	A	0.01	8.5	A
5:00 PM – 6:00 PM	Existing	0.07	8.1	A	0.01	8.4	A
	Future without project	0.08	8.7	A	0.01	9.1	A
	Future with project	0.08	8.7	A	0.01	9.2	A

V/C = volume/capacity ratio
ADPV = average delay per vehicle (seconds)
LOS = level of service

Table 4 shows the levels of service for traffic approaching on Kuaoa Street northwest of Meheula Parkway (southeast bound). Existing Level of Service B conditions in the left lane will change to Level of Service C with the increased traffic on Meheula Parkway as Mililani Mauka is completed. Additional traffic due to the Oahu Arts Center will increase delays slightly but Levels of Service will be the same as future without project. The right lane will continue to have peak hour Level of Service B conditions.

Table 4 – Levels of Service, Kuaoa Street at Meheula Parkway, southeast bound

Kuaoa Street, southeast bound		Right lane			Left lane		
		V/C	ADPV	LOS	V/C	ADPV	LOS
6:45 AM – 7:45 AM	Existing	0.14	10.9	B	0.03	13.6	B
	Future without project	0.19	13.5	B	0.05	18.6	C
	Future with project	0.19	13.5	B	0.05	18.7	C
2:45 PM – 3:45 PM	Existing	0.05	10.3	B	0.01	12.6	B
	Future without project	0.06	11.3	B	0.02	15.1	C
	Future with project	0.07	11.9	B	0.03	16.2	C
5:00 PM – 6:00 PM	Existing	0.06	10.8	B	0.03	14.8	B
	Future without project	0.07	12.1	B	0.04	18.4	C
	Future with project	0.09	13.0	B	0.05	19.6	C

V/C = volume/capacity ratio
 ADPV = average delay per vehicle (seconds)
 LOS = level of service

The project’s greatest impact to traffic conditions will be on the northwest bound approach of Kuaoa Street to Meheula Parkway. Increased volumes of traffic on this approach, combined with increases in the number of vehicles on Meheula Parkway, result in increased delays. As shown in Table 5, Level of Service D conditions in the 5:00 PM – 6:00 PM hour without the project would change to Level of Service E, with volume at about 67% of capacity.

Table 5 – Levels of Service, Kuaoa Street at Meheula Parkway, northwest bound

Kuaoa Street, northwest bound		Left lane			Right lane		
		V/C	ADPV	LOS	V/C	ADPV	LOS
6:45 AM – 7:45 AM	Existing	0.55	22.5	C	0.01	10.7	B
	Future without project	0.81	52.5	F	0.01	12.4	B
	Future with project	0.83	55.9	F	0.03	15.0	B
2:45 PM – 3:45 PM	Existing	0.34	16.3	C	0.01	10.8	B
	Future without project	0.45	21.6	C	0.01	11.8	B
	Future with project	0.53	25.8	D	0.03	12.5	B
5:00 PM – 6:00 PM	Existing	0.25	18.5	C	0.01	11.9	B
	Future without project	0.34	26.5	D	0.02	13.7	B
	Future with project	0.62	41.0	E	0.06	13.4	B

V/C = volume/capacity ratio
 ADPV = average delay per vehicle (seconds)
 LOS = level of service

The worst condition for that lane, however, will occur in the morning peak hour (6:45 AM to 7:45 AM), as future traffic volumes on Meheula Parkway limit the opportunities for traffic on Kuaoa Street. As shown in Table 5, Level of Service F describes delays in the left lane without or with the proposed Oahu Arts Center (volume would be 81%-83% of capacity).

Any improvement to the intersection that may be needed to address the impact of the Oahu Arts Center during the 5:00 PM – 6:00 PM peak hour would be needed even without the project due to conditions in the 6:45 AM – 7:45 AM peak hour. However, based on the traffic volumes and estimated delays, traffic signals would not be warranted.

The project’s greatest impact to traffic will occur before and after special events, which are estimated to happen ten to fifteen times a year. Based on the proposed capacity of nearly 900 seats in the auditorium, the greatest impact would occur after a performance, with as much as 300 vehicles wishing to turn left onto Meheula Parkway. These events occur in the evening, and peak traffic would be expected between 9:30 PM and 10:30 PM, when non-project traffic is much less than during other hours, as illustrated in Figure 5.

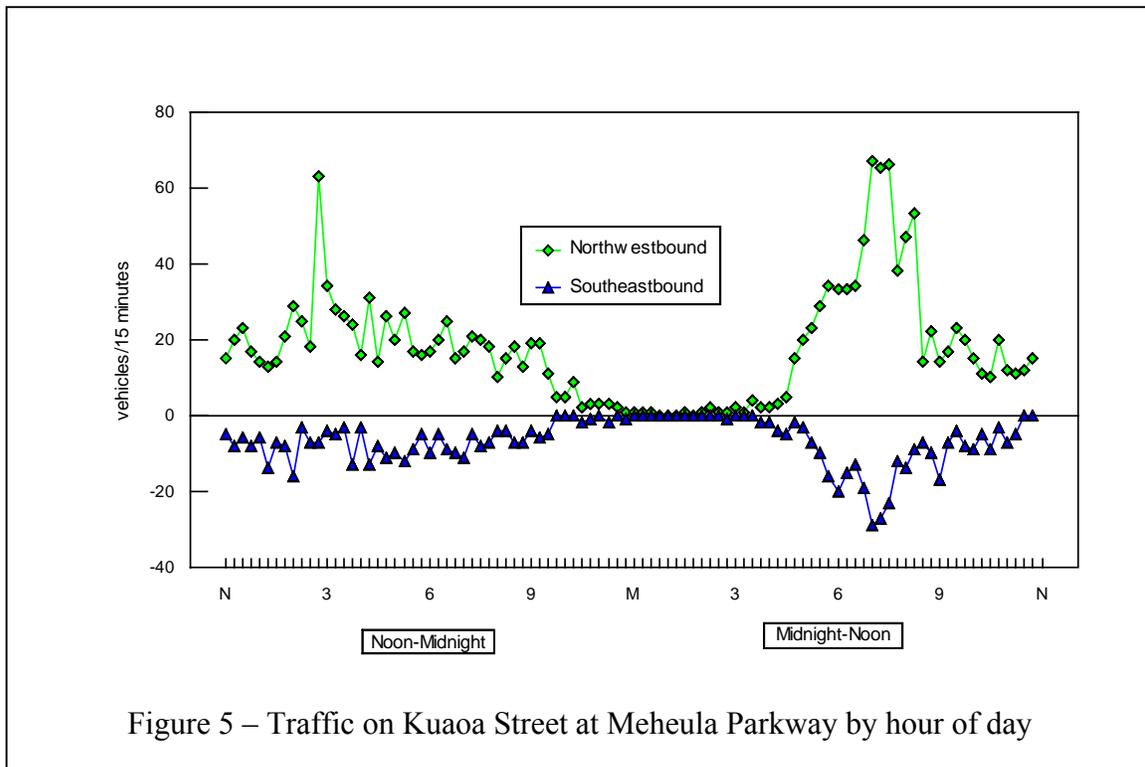


Figure 5 – Traffic on Kuaoa Street at Meheula Parkway by hour of day

During large events, cars will be parked not only in the site parking lot, but also on Kuaoa Street and on Lehiwa Street (while the building will be near Kuaoa Street, the parking lot extends to Lehiwa Street). Of the estimated 300 vehicles that will need parking during a capacity event, approximately 270 vehicles could be accommodated in the parking lot on the site, leaving 30 vehicles needing parking on nearby streets. Within 1,000 feet of the arts center along Kuaoa Street, there is an estimated 1,100 lineal feet of curbspace available (after deductions for no parking areas due to the intersection with Paalii Street, driveways, and other no parking areas) for parking on each side of the street southeast of Meheula Parkway. This length of curb could accommodate more than 100 parked cars. Additional curbside parking is also available on Lehiwa Street. On-street parking, therefore, will be sufficient.

Traffic exiting the area will be distributed to a number of intersections, including the lower intersection of Meheula Parkway and Lehiwa Street, which is signalized. At the Kuaoa Street northwestbound approach, traffic volume in the spring of 2003 between 9:30 PM and 10:30 PM was about 70 vehicles per hour, with about 350 vehicles per hour (total both ways) on Meheula Parkway. At full development of Mililani Mauka, the volume on Meheula Parkway is expected to increase to about 660 vehicles per hour. With this traffic volume on Meheula Parkway, the capacity for left turns from the stop controlled Kuaoa Street is estimated to be 475 vehicles per hour. If half of the 300 vehicles leaving the area after a capacity event were to use the lower Kuaoa Street intersection, traffic would clear in 20-25 minutes. With the departing traffic spread out over an hour, as may occur with a reception or other after-performance activity, left turns from Kuaoa Street could operate at Level of Service D or better. The use of a special duty police officer to simulate signalized operation of the intersection could also mitigate any adverse traffic impacts.

Conclusion: With the exception of major events that occur infrequently, the proposed project will have minimal traffic impacts and will not require any roadway improvements. If traffic congestion occurs after major events, it could be mitigated with the use of a special-duty police officer to simulate a traffic signal at the intersection of Kuaoa Street and Meheula Parkway.

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