

DAVID Y. IGE  
GOVERNOR



CURT T. OTAGURO  
COMPTROLLER  
AUDREY HIDANO  
DEPUTY COMPTROLLER

**STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES**

P.O. BOX 119, HONOLULU, HAWAII 96810-0119

NOV 25 2020

PM-3166.0

Dr. Keith Kawaoka  
Acting Director  
Office of Environmental Quality Control  
Department of Health  
State of Hawaii  
235 South Beretania Street, Room 702  
Honolulu, Hawaii 96813

Dear Dr. Kawaoka:

Subject: Environmental Impact Statement Preparation Notice  
Wahiawa Civic Center  
Court Facility and State Office Building  
D.A.G.S. Job No. 12-21-7716  
Wahiawa, Island of Oahu, Hawaii  
TMK: [1] 7-4-006:012, 7-4-004:001, and 071

With this letter, the State of Hawaii Department of Accounting and General Services (DAGS) hereby transmits the Environmental Impact Statement Preparation Notice (EISPN) for the proposed "Wahiawa Civic Center and Judiciary," situated at TMK Nos. [1] 7-4-006:012, 7-4-004:001, and 071 in Wahiawa, on the island of Oahu. Due to the collective scale of the Proposed Action, compliance with Chapter 343, Hawaii Revised Statutes (HRS), warrants the preparation and processing of an Environmental Impact Statement (EIS).

A completed Applicant Publication Form and a summary of the Proposed Action is enclosed (with a copy of the same sent via electronic mail to [oeqc@doh.hawaii.gov](mailto:oeqc@doh.hawaii.gov)).

Pursuant to the requirements of Sections 11-200.1-4 and 11-200.1-23, HAR, we request that you publish notice of the EISPN in the next available periodic bulletin (The Environmental Notice) for the public to submit comments to Wilson Okamoto Corporation, with copies to DAGS, during a thirty-day public comment period.

21 - 087

Dr. Keith Kawaoka  
Letter No. PM-3166.0  
Page 2

If there are any questions, please contact Sally Tamai, Project Coordinator, Project Management Branch, DAGS (Tel: 808-586-0463, Email: [sally.l.tamai@hawaii.gov](mailto:sally.l.tamai@hawaii.gov)), or our consultant, Mr. Keola Cheng (Tel: 808 946-2277, Email: [KCheng@wilsonokamoto.com](mailto:KCheng@wilsonokamoto.com)). Thank you for your cooperation.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'CK', is written over the typed name.

CHRISTINE L. KINIMAKA  
Public Works Administrator

ST/csc  
Attachments  
c: Judiciary, Joanne Krippaehne  
Planning Branch, Joseph Earing

**From:** [webmaster@hawaii.gov](mailto:webmaster@hawaii.gov)  
**To:** [HI Office of Environmental Quality Control](#)  
**Subject:** New online submission for The Environmental Notice  
**Date:** Tuesday, December 1, 2020 3:50:38 PM

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**Action Name**

Wahiawā Civic Center-Court Facility and State Office Complex

**Type of Document/Determination**

Environmental impact statement preparation notice (EISPN)

**HRS §343-5(a) Trigger(s)**

- (1) Propose the use of state or county lands or the use of state or county funds

**Judicial district**

Wahiawā, O'ahu

**Tax Map Key(s) (TMK(s))**

[1] 7-4-006:012, 7-4-004:001 and 0071

**Action type**

Agency

**Other required permits and approvals**

Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration", Chapter 6E, HRS, State Historic Preservation Law, Pollution Control – Noise Permit, Air Pollution Control Permit, Building Permit, Grading Permit, Trenching Permit, Sewer Connection Application, BWS - Cross-Connection Control Requirements & Backflow Prevention Requirements, DOH - National Pollutant Discharge Elimination System

**Proposing/determining agency**

State of Hawai'i Department of Accounting and General Services

**Agency contact name**

Sally Tamai

**Agency contact email (for info about the action)**

[sally.l.tamai@hawaii.gov](mailto:sally.l.tamai@hawaii.gov)

**Email address or URL for receiving comments**

[WahiawaCCEIS@wilsonokamoto.com](mailto:WahiawaCCEIS@wilsonokamoto.com)

**Agency contact phone**

(808) 586-0499

**Agency address**

1151 Punchbowl Street  
Honolulu, Hawaii 96813  
United States  
[Map It](#)

**Public Scoping Meeting information**

12/17/2020/ 5:30 PM-7:30 PM Virtual: <https://bit.ly/WahiawaCivicEISPNScoping>

**Accepting authority**

Governor of Hawai'i

**Accepting authority contact name**

David Ige

**Accepting authority contact email or URL**

<https://ltgov.hawaii.gov>

**Accepting authority contact phone**

(808) 586-0034

**Accepting authority address**

415 South Beretania Street  
Honolulu, Hawaii 96813  
United States  
[Map It](#)

**Was this submittal prepared by a consultant?**

Yes

**Consultant**

Wilson Okamoto Corporation

**Consultant contact name**

Keola Cheng

**Consultant contact email**

[Kcheng@wilsonokamoto.com](mailto:Kcheng@wilsonokamoto.com)

**Consultant contact phone**

(808) 946-2277

**Consultant address**

1907 South Beretania Street, Suite 400  
Honolulu, Hawaii 96826  
United States  
[Map It](#)

**Action summary**

The Proposed Action encompasses the development and construction of a new Wahiawā Civic Center, consisting of a Court Facility, State Office Complex, and a City & County of Honolulu (City) Satellite City Hall on the grounds of the existing Wahiawā Civic Center, an approximately 2.96-acre site.

The existing Wahiawā Civic Center is fully occupied but undersized to accommodate other desired services. The proposed action encompasses the construction of a Court Facility and State Office Complex that will house State offices, City offices such as the Satellite City Hall and Driver's Licensing, and a Judicial District Court Facility. This development will provide various State and City services in one location and would be supported by off- and on-site infrastructure improvements, off- and on-site parking, and on-site support buildings such as a central utility



plant.

#### **Attached documents (signed agency letter & EA/EIS)**

- [EISPN-Wahiawa-Civic-Center-Court-Facility-State-Office-Complex-12.1.2020-FINAL.pdf](#)

#### **Action location map**

- [Civic\\_Center\\_Project\\_Site.zip](#)

#### **Authorized individual**

Keola Cheng

#### **Authorization**

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

# Environmental Impact Statement Preparation Notice:

**Wahiawā Civic Center**

**Court Facility and State Office Complex**

**DAGS Job No. 12-21-7716**

Wahiawā, Oʻahu, HI

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State of Hawaiʻi –

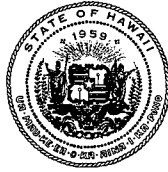
Department of Accounting  
and General Services

**December 2020**

Wilson Okamoto Corporation x AHL.



DAVID Y. IGE  
GOVERNOR



CURT T. OTAGURO  
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**STATE OF HAWAII**  
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Very truly yours,

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CHRISTINE L. KINIMAKA  
Public Works Administrator

ST/csc  
Attachments  
c: Judiciary, Joanne Krippaehne  
Planning Branch, Joseph Earing

# **ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE**

## **Wahiawā Civic Center Court Facility and State Office Complex**

**DAGS JOB NO. 12-21-7716**

Wahiawā, O‘ahu, Hawai‘i  
TMKs: [1] 7-4-006:012, 002,  
7-4-004:001, and 0071

### **Prepared For:**

**State of Hawai‘i**  
**Department of Accounting and General Services**  
1151 Punchbowl Street  
Honolulu, HI 96813

**and**

**AHL**  
733 Bishop Street, Makai Tower, Suite 3100  
Honolulu, HI 96813

### **Prepared By:**

**Wilson Okamoto Corporation**  
1907 South Beretania Street, Suite 400  
Honolulu, HI 96826

WOC Job No. 10598-01

**December 2020**

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## **PREFACE**

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared pursuant to Chapter 343, Hawai'i Revised Statutes (HRS), and Title 11, Chapter 200.1, Hawai'i Administrative Rules (HAR), Department of Health (DOH), State of Hawai'i.

Proposed is an "agency action" by the State of Hawai'i Department Accounting and General Services (DAGS), hereinafter referred to as the Wahiawā Civic Center - Court Facility, and State Office Complex or "Proposed Action." Under the provisions of Act 172, SLH 2012, DAGS has determined at the outset that the preparation of an Environmental Impact Statement (EIS) is required for the Proposed Action. Due to the collective scale of the Proposed Action, compliance with Chapter 343, Hawai'i Revised Statutes (HRS), warrants the preparation and processing of an EIS.

The purpose of this EIS process is to disclose to government agencies, the general public, stakeholders, and decision-makers the anticipated impacts of the subject project and to identify feasible measures that might be taken to mitigate potential impacts that may result from its implementation and operation.

Acceptance of the Final EIS by the Governor of the State of Hawai'i will be a determination that the document complies with disclosure requirements and that it may then be used to evaluate proceeding with the Proposed Action.

## SUMMARY

<b>Project Name:</b>	Wahiawā Civic Center - Court Facility, and State Office Complex
<b>Proposing Agency:</b>	State of Hawai'i Department of Accounting and General Services (DAGS)
<b>Location:</b>	Wahiawā, O'ahu
<b>Tax Map Keys (TMKs):</b>	Four (4) TMKs: 7-4-006:012 – 75,100 SF (in appropriation) 7-4-006:002 – 17,500 SF (adjacent Transit Center; existing CUP-JD with parcel above) 7-4-004:001 – 11,600 SF (in appropriation) 7-4-004:071 – 24,650 SF (in appropriation)
<b>Land Area:</b>	128,850 SF, or approximately 2.96 Acres (2.56 acres for 3 parcels named in appropriation)
<b>Recorded Fee Owner:</b>	State of Hawai'i
<b>Existing Use:</b>	Existing Wahiawā Civic Center
<b>State Land Use District:</b>	Urban
<b>Special Management Area:</b>	Outside of Special Management Area (SMA)
<b>City and County Zoning:</b>	Residential (R-5) A portion of the project site is governed by Joint Development Agreement (JDA) that runs with an existing Conditional Use Permit for Joint Development (CUP-JD) and stipulates a maximum building height of 45' with 5' setbacks. Both the existing JDA and CUP-JD will need to be amended to allow for the joint development of the subject project site.
<b>Flood Zone Designation:</b>	Zone X
<b>Proposed Action:</b>	<p>The Proposed Action encompasses the development and construction of a new Wahiawā Civic Center, consisting of a Court Facility, State Office Complex, and a City &amp; County of Honolulu (City) Satellite City Hall on the grounds of the existing Wahiawā Civic Center, an approximately 2.96-acre site.</p> <p>The Proposed Action will endeavor to create a new public facility that will provide the Central O'ahu, North Shore, and Wahiawā communities with State, City, and Judicial services in one location. The existing Wahiawā Civic Center is fully occupied but undersized to accommodate other desired services. The proposed action encompasses the construction of a Court Facility and State Office Complex that will house State offices, City offices such as the</p>

Satellite City Hall and Driver's Licensing, and a Judicial District Court Facility. This development will provide various State and City services in one location and would be supported by off- and on-site infrastructure improvements, off- and on-site parking, and on-site support buildings such as a central utility plant.

Notably, from a facility design standpoint, proposed programming parameters outline that project facilities under the jurisdiction of the State Judiciary will be served by dedicated equipment and utilities. Consequently, project facilities that fall under the jurisdiction of the State and City Agencies present on-site will be served by separate equipment and utilities.

It is anticipated that parking for approximately 140 vehicles will be provided. The anticipated Proposed Action's gross spatial programming needs include approximately 76,000 SF of offices, courthouse space, and utilities. Of this 76,000 SF, the space requirements are anticipated to be approximately 40,000 SF for The Judiciary; 25,000 SF for State Agencies; 6,000 SF for City Agencies; and the remaining 5,000 SF set aside for the utility needs on site.

**Impacts:**

The following environmental resource criteria that have been identified for assessment in the forthcoming Draft EIS are:

- Climate and Climate Change
- Geology
- Topography
- Soils
- Hydrology
- Surface Waters
  - Groundwater
  - Coastal Waters
- Natural Hazards
- Natural Environment
  - Flora & Exceptional Trees
  - Fauna
- Historic and Archaeological Resources
- Cultural Resources
- Air Quality
- Noise
- Hazardous Materials
- Visual Resources
- Socio Economic Characteristics
- Environmental Justice
- Public Services and Facilities
- Infrastructure, Traffic, and Utilities
- Sustainability & Resiliency
- Secondary and Cumulative Impacts

**Determination:**

Under the provisions of Act 172, SLH 2012, the State of Hawai'i Department of Accounting and General Services (DAGS) has determined at the outset that an environmental impact statement is required for the subject proposed "Wahiawā Civic Center - Court

Facility and State Office Complex." An EIS is being prepared for the Proposed Action, situated at neighboring TMKs: [1] 7-4-006:012, 7-4-006:002, 7-4-004:001, and 7-4-004:071 in Wahiawā, on the island of O'ahu.

Due to the collective scale of the Proposed Action, compliance with Chapter 343, Hawai'i Revised Statutes (HRS), warrants the preparation and processing of an EIS.

**Agencies Consulted  
in EISPN Process:**

See Section 3 of EISPN Document

**Acknowledgements:**

This EIS Process will involve and engage a broad mix of community members, including elected officials, administrators, public servants, community leaders, business leaders, and members of the public who have long contributed to the Wahiawā area. The project team recognizes the following people who contributed to this effort.

Senator Donovan Dela Cruz  
Representatives  
Council members  
Stakeholders

**State Project  
Leadership Team:**

Department of Accounting and General Services  
State of Hawai'i Judiciary

**Project Design Lead:**

AHL.

**EIS Consultant:**

Keola Cheng  
Director – Planning

Dalton Beauprez  
Senior Planner

Sydney Foster  
Planner

Wilson Okamoto Corporation  
Honolulu, Hawai'i 96826  
Telephone: (808) 946-2277

**Project Team:**

**AHL.**  
*Project Lead*  
*Prime Architectural Consultant*

**Wilson Okamoto Corporation**  
*EIS / Entitlements Consultant,*  
*Traffic Engineering Consultant*  
*Civil Engineering / Site Infrastructure Consultant*

**Honua Consulting**

*Historic, Archaeological, and Cultural Resources Consultant,  
Community Outreach Lead*

**Aecos Inc**

*Botanical / Faunal Resources Consultant*

**Munekiyo – Hiraga**

*Socio-Economic / Environmental Justice Consultant*

**Controlpoint Surveying, Inc.**

*Surveyor*

**Hirata & Associates, Inc.**

*Geotechnical Consultant*



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## **1. GENERAL DESCRIPTION OF THE PROPOSED ACTION'S TECHNICAL, ECONOMIC, SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS**

### **1.1 Project Background**

The State of Hawai'i Department of Accounting and General Services (DAGS) is proposing to construct a new Wahiawā Civic Center, which includes a Court Facility, and State Office Complex (herein referred to as the "Proposed Action") at 910 California Avenue, the site of the existing Wahiawā Civic Center (See Figure 1-1). DAGS is responsible for managing and supervising a wide range of State programs and activities, including land acquisition, planning, designing, inspecting, and managing construction projects, facilitating quality control, contracting, construction management, and equipping facilities and other improvements for State agencies.

The Central O'ahu, Wahiawā, and North Shore communities have eagerly anticipated and looked forward to the development of a new, consolidated civic center within the block bordered by California Avenue, Kilani Avenue, North Cane Street, and Lehua Street (See Figure 1-1, and 1-2). Review of historic documentation and materials reflects that as early as 1957, plans had identified and designated this site for the development of a civic center. Over the decades, piece-meal development of the site culminated to form what is now commonly considered to be the Wahiawā Civic Center, which actually is less of a true civic center, and better characterized as a collection of assorted temporary or semi-permanent structures.

Subsequent plans sought to formally outline the redevelopment of the Wahiawā Civic Center, leading with the preparation of the Wahiawā Town Master Plan in the 90's which specifically outlined and called for the improvement of civic center oriented uses on the site. The premise of this plan was acted upon in 1996, when CDS International was contracted to develop a Conceptual Design for a new Wahiawā Civic Center that featured a courthouse and civic center on the site.

Later, in 2011, the State Legislature appropriated \$2,000,000 to fund planning and design for a more permanent court facility in Wahiawā. Most of the \$2,000,000 Capital Improvement Projects (CIP) funding that was appropriated in establishing a permanent court facility in Wahiawā was returned unused as it was determined that the then existing condition of the Wahiawā site was insufficient to establish the court facility needed to serve the greater Central O'ahu area. Consequently, the current offsite Wahiawā District Courthouse was maintained in a leased commercial building located at 1034 Kilani Avenue.

More recently, in 2019, the State Legislature appropriated \$250,000 to fund the preparation of a Proof of Concept Study to evaluate the Redevelopment of the existing Civic Center site into a new, consolidated "Wahiawā Civic Center – Court Facility and State Office Complex". The initial design development effort was led by the University of Hawai'i Community Design Center (UH-CDC). Subsequently, in 2020, the State Legislature authorized the appropriation of \$76 million to fund the design and construction of a new Wahiawā Civic Center to include a District Court Facility, and State Office Complex to serve Central O'ahu (i.e., the Proposed Action).

Although the appropriation specifically refers to Tax Map Key (TMK) Parcels 7-4-004:001, 7-4-004:071, and 7-4-006:012, we note that TMK 7-4-006:002 is part of the site redevelopment because it is tied to TMK parcel 7-4-006:012 by a Joint Development Agreement (JDA) and Conditional Use Permit for Joint Development (CUP-JD). These four (4) parcels are all owned by the State of Hawai'i. As a requirement to the Proposed Action, DAGS will be amending the existing JDA and CUP-JD to include all four (4) State owned parcels.



FIGURE 1-1  
Project Location Map

*Wahiawā Civic Center - Court Facility, and State Office Complex  
Wahiawā, O'ahu, Hawai'i*





FIGURE 1-2

## Surrounding Uses Map



*Wahiawā Civic Center - Court Facility, and State Office Complex  
Wahiawā, O'ahu, Hawai'i*

## 1.2 Chapter 343, HRS (Hawai'i EIS Law)

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared to meet the requirements of Hawai'i Revised Statutes (HRS) Chapter 343-5, as amended, and Hawai'i Administrative Rules (HAR) Title 11, State of Hawai'i Department of Health, Chapter 200.1, pertaining to Environmental Impact Statement (EIS) Rules. Specifically, in accordance with HRS Section 343-5 (a)(1), the Proposed Action involves the use of State lands and funds and is thereby subject to environmental review requirements – which have triggered this EIS process. In observance of this, the State of Hawai'i is pursuing the preparation of an EIS as a good faith gesture to the community.

This EISPN serves to provide public notice of the intent to conduct an EIS for the Proposed Action. As a subset to this, the EISPN also serves to solicit public comments on the scope of impacts to be evaluated and discussed within the Draft EIS. Public involvement is a key component of the EIS process. Solicitation of public input includes notification, publication of project information, and invitations to participate in scoping and provide comments regarding the Proposed Action.

The Draft EIS will provide information describing the purpose and need for the project, a description of the Proposed Action, an analysis of the potential environmental consequences of the Proposed Action, and a discussion of alternatives considered. It will disclose significant short-term, long-term, and cumulative impacts on the human, natural, and built environments. The Draft EIS documents will also inform interested parties of the Proposed Action and seek relevant public comment on subject areas that should be addressed. Those comments will be responded to, addressed, and documented in the Final EIS.

Site-specific environmental studies, conceptual engineering analyses, and renderings to be prepared for the Proposed Action will also be discussed in the Draft EIS, and appended, as appropriate. The following resource categories have been tentatively identified for consideration in the EIS:

- |   |  |
|---|--|
| • Climate and Climate Change            | • Cultural Resources                     |
| • Geology                               | • Air Quality                            |
| • Topography                            | • Noise                                  |
| • Soils                                 | • Hazardous Materials                    |
| • Surface Waters                        | • Visual Resources                       |
| • Groundwater                           | • Socio Economic Characteristics         |
| • Coastal Waters                        | • Environmental Justice                  |
| • Natural Hazards                       | • Public Services and Facilities         |
| • Natural Environment                   | • Infrastructure, Traffic, and Utilities |
| • Flora & Exceptional Trees             | • Sustainability & Resiliency            |
| • Fauna                                 | • Secondary and Cumulative Impacts       |
| • Historic and Archaeological Resources |  |

The EIS will also evaluate the Proposed Action's conformance with relevant State and County land use plans, policies, and controls, with the intent to provide the public and decisionmakers with a comprehensive overview of the regulatory compliance associated with the Proposed Action. The following land use plans, policies, and controls have been tentatively identified for consideration in the EIS:

### **State of Hawai'i**

- Hawai'i State Plan, HRS Chapter 226
- Hawai'i State Functional Plans
- State Land Use Law, HRS Chapter 205
- State Environmental Review Law, HRS Chapter 343
- Hawai'i Coastal Zone Management Program, HRS Chapter 205A
- Hawai'i Environmental Policy Act, HRS Chapter 344
- State Water Quality Standards and Water Pollution Control Standards, HAR Chapters 11-54 and 11-55
- Hawai'i 2050 Sustainability Plan

### **City and County of Honolulu**

- City and County of Honolulu General Plan
- Central O'ahu Sustainable Communities Plan
- City and County of Honolulu Land Use Ordinance

## **1.3 Project Location**

The State of Hawai'i is the recorded fee owner of the Project Site which encompasses approximately 2.96 acres located in Central O'ahu within the town of Wahiawā. The Project Site is situated within the historical moku of Wai'anae and the ahupua'a of Kaukonahua. The Wahiawā Dam, which is commonly known or referred to as Lake Wilson surrounds Wahiawā to the north, south, and west. Constructed in 1889, the dam has since created a reserve of waters, which now comprise Lake Wilson that originate from flows at the northern and southern forks of Kaukonahua Stream. The Project Site can be further specifically identified by four separate, but neighboring Tax Map Key (TMK) parcels between Center Street and California Avenue (See Figure 1-3). The larger eastern parcels, Tax Map Keys (TMKs): [1] 7-4-006:012 and 7-4-006:002 at 910 California Avenue include the partial landholding of the Wahiawā Transit Center, the existing Wahiawā State Office Building, and an adjacent parking area to the west. The smaller western parcels, TMK: [1] 7-4-004:001 and 7-4-004:071 are located at 830 California Avenue (See Figure 1-3). As noted previously, these four (4) TMK parcels will be jointly developed under an amendment to an existing JDA and CUP-JD that runs with the existing Wahiawā Civic Center.

The immediate area surrounding the Project Site is generally comprised of the Wahiawā Public Library to the east, a 76 Gas Station to west, the Wahiawā General Hospital to the north, and a shopping center to the south. It has come to the Project Team's attention that on-going planning and design efforts to redevelop the library are currently under way. To clarify, the redevelopment of the Wahiawā Public Library is a discrete, separate action from the Proposed Action discussed herein, and it is anticipated that the development of that project would require a separate environmental review process. To the extent practicable, the forthcoming Draft EIS will acknowledge and disclose the potential cumulative impacts of all anticipated development within the vicinity of the Project Site.

## **1.4 Existing Conditions**

The Project Site, with an area 2.96 acres, is between the Wahiawā Public Library (along Lehua Street) and the Wahiawā Transit Center (near North Cane Street), which is also located on the Wahiawā Civic Center Site. The Wahiawā Transit Center is to the east of the Project Site and the Wahiawā Public Library is to the west of the site. The existing Wahiawā State Office and a parking lot, surrounded by green space, are within the Project Site. The existing Wahiawā State Office



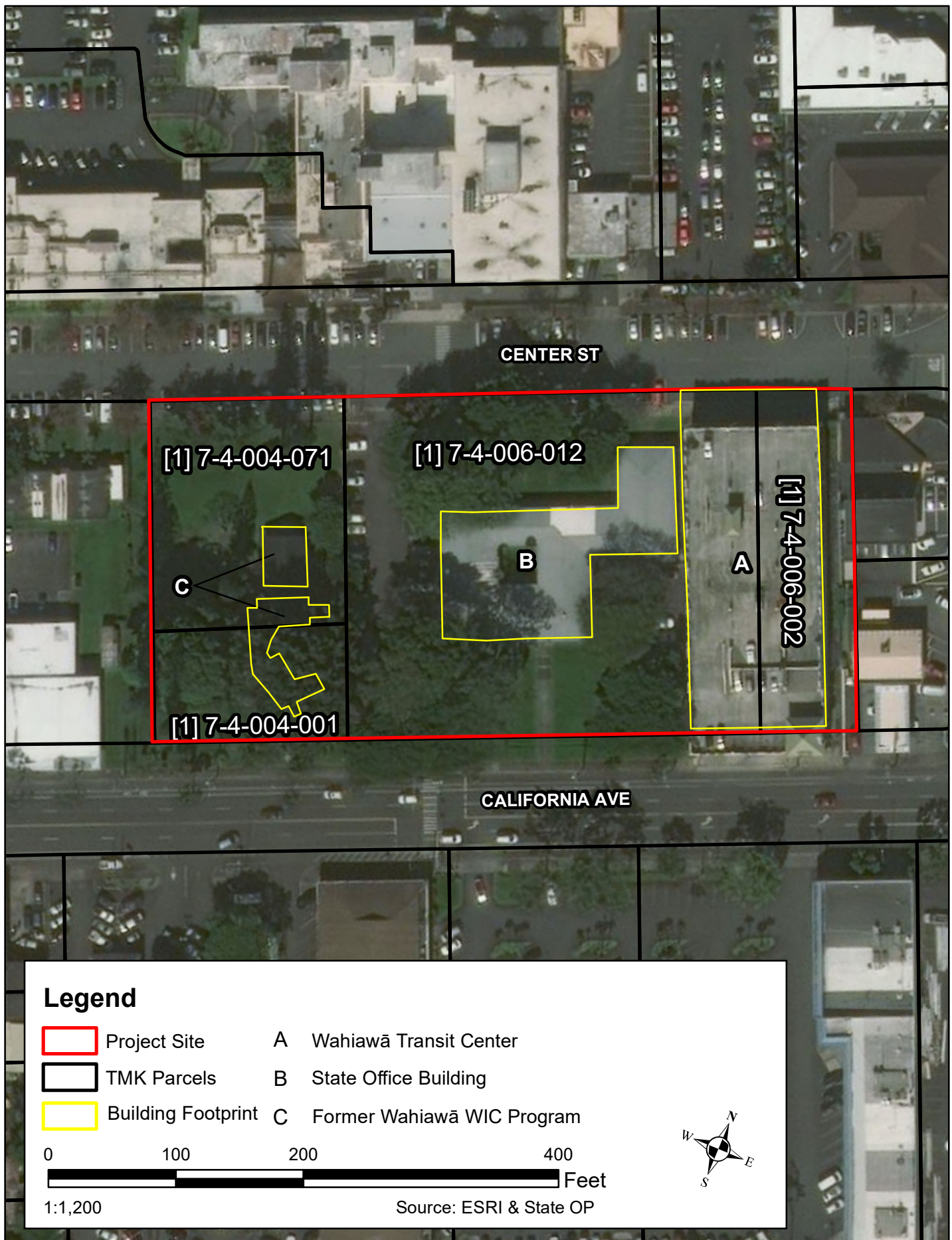


FIGURE 1-3  
TMK Map



*Wahiawā Civic Center - Court Facility, and State Office Complex  
Wahiawā, O'ahu, Hawai'i*



currently houses offices for the State of Hawai'i Department of Human Services, Department of Health, and the University of Hawai'i College of Tropical Agriculture and Human Resources.

The cottage buildings occupied by the Wahiawā Women, Infants and Children (WIC) Program were severely damaged by a fire on March 24, 2020. The remnants of these damaged buildings have since been demolished. Trees surrounding the building were also impacted by the fire and as recommended by an arborist, they were removed or trimmed back.

A site visit was conducted by Tree Solutions & Environmental Consulting Services, Inc. on July 9, 2020 and a subsequent tree assessment was also prepared. The assessment identified fifty-one (51) trees, thirty-seven (37) trees of which were identified on the Civic Center property with the remaining balance of 14 trees observed in street planters adjacent to the Project Site. No native or Exceptional Trees were identified. Of the fifty-one (51) trees observed, several high value introduced trees were identified, including significant Gold trees, Narra trees and Monkeypod trees. The assessment advised that these trees should be preserved within the large planter spaces they have matured in since extensive root structures are present. Preliminary project design reviews have outlined and prioritized the need to leverage developable spaces that would not be intrusive to or conflict with the presence of significant trees. It is anticipated that further study and consultation with community stakeholders in relation to significant / exceptional trees will serve to better inform, shape, and direct final Project design.

The Project Site currently contains an off-street surface parking lot with 34 standard spaces and 4 ADA-accessible spaces and the Wahiawā Transit Center. The surface parking lot is an asphalt pavement lot, in which several areas of significant deterioration and cracking, likely due to tree roots below the pavement, are observed. In addition to this parking lot, there is adequate on-street parking along both sides of Center Street. There are also dedicated parking lots for the Wahiawā Public Library, and the Wahiawā Transit Center. Notably, the Wahiawā Transit Center sits partially on the East end of the Project Site.

Additionally, it should be noted that the Project Site is situated within the City and County of Honolulu's R-5 (Residential) zone. Under the current zoning designation, the Proposed Action is subject to a 25-foot height limit. However, it should be noted that the Project Site, including the Wahiawā Public Library and the Wahiawā Transit Center & Park and Ride are the only parcels in the immediate area that are situated within this zoning designation. All surrounding adjacent parcels are situated within the City and County of Honolulu's B-2 (Business) zone, which stipulates a 60-foot height limit (See Figure 1-4).

### **1.5 Purpose and Need, Goals and Objectives of the Proposed Action**

The Proposed Action will continue to support existing and future civic center programs providing much needed office space in a centralized location for the Central O'ahu, Wahiawā, and North Shore communities. Furthermore, the Proposed Action will serve to meet space and programming needs of a diverse range of State and City agencies, services and program, with the State Judiciary identified as a key user.

Currently, a number of State and City offices that serve Central O'ahu and the North Shore are housed in separate, distant locations. The decentralization of such offices is inconvenient for residents and complicates coordination efforts among and within stakeholder agencies. The State Office Complex component of the Proposed Action will directly address this, ensuring that the Central O'ahu, Wahiawā, and North Shore communities are better served while also maintaining organization within State and City services, programs, and offices. Coordination of access and

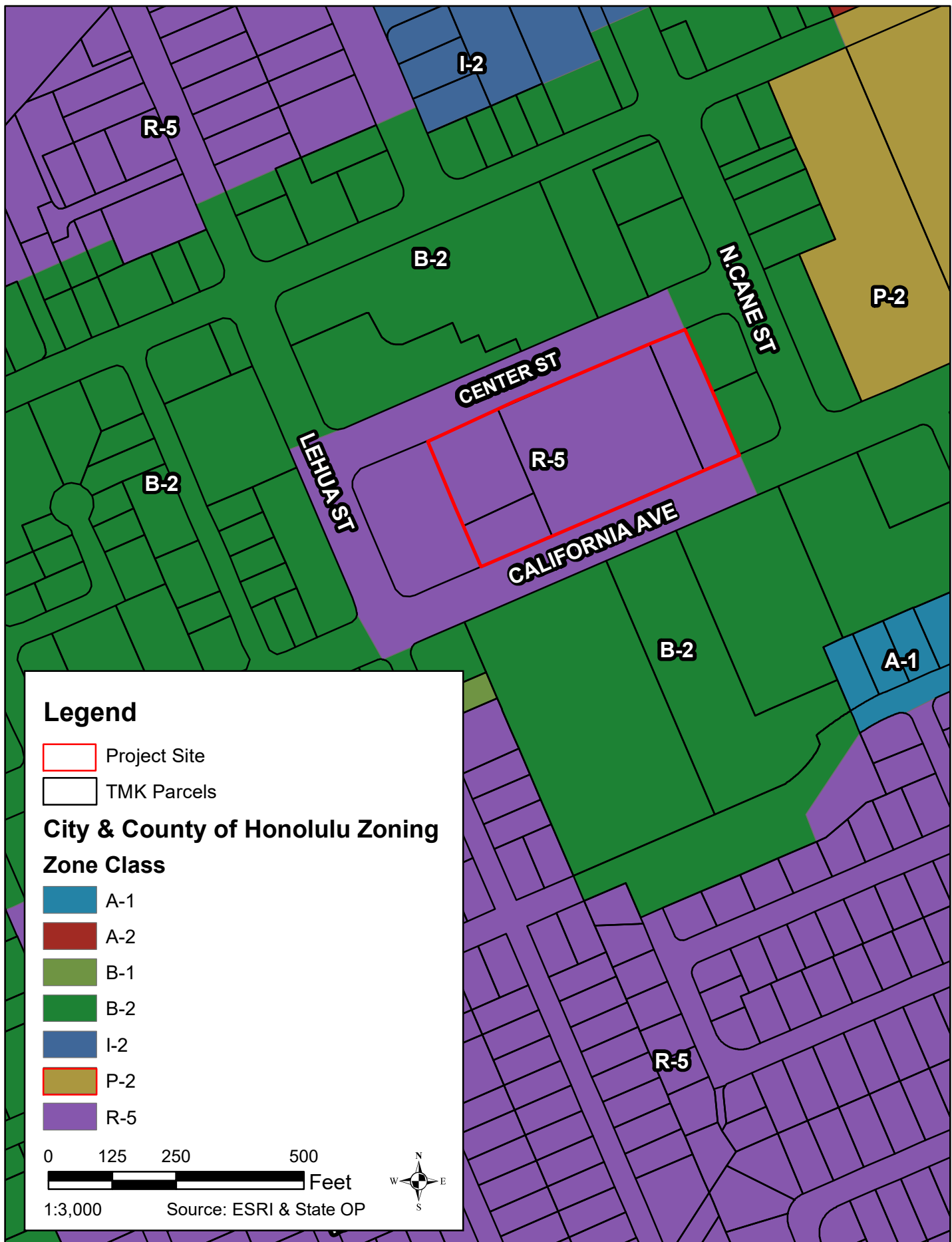


FIGURE 1-4

## City and County of Honolulu Zoning Map



*Wahiawā Civic Center - Court Facility, and State Office Complex  
Wahiawā, O'ahu, Hawai'i*

functions, specifically with the Transit Center, will help with accessibility for the Wahiawā community and greater region. Moreover, as mentioned herein previously, the cottage buildings in which the WIC Program were previously housed were damaged by a fire on March 24, 2020. The remnants of the damaged buildings have since been demolished, reducing the available office space on site and forcing the WIC program to use temporary, makeshift accommodations in the library and other parts of the existing Civic Center. The Proposed Action would replace outdated, existing on-site facilities with new facilities that are far more effective in serving the needs of Central O'ahu, Wahiawā, and North Shore communities.

Courthouses are typically sited in centralized locations to provide justice to all. Generally speaking, courthouses symbolize the civility of the community, and need to be accessible while providing a safe environment for the employees, visitors, judges, and detainees. Courthouses are a place of high importance and functionality, but they can also be a place with charged emotions. Consequently, courthouse design prioritizes safety and security in terms of design, systems, equipment, and operations programming. Consequently, courthouses must be carefully designed to align with proper judicial security procedures as well as leverage prevailing technologies and best practices to ensure the safety and security of the facility and the community it serves.

The current Wahiawā District Court facility is considered to be largely “unsecure” and lacks many features of a modern judicial courthouse mainly due to the fact that it is currently situated in a leased commercial building not originally designed for a courthouse. The leased commercial building is located at 1034 Kilani Avenue, across the street from the Wahiawā District Park.

The Proposed Action will provide the Wahiawā District Court with a modern and contemporary courthouse facility that expresses The Judiciary's forward-looking vision of transparency and access to justice for all while honoring and respecting the 'āina and its surrounding community and rich cultural heritage of Wahiawā and the law of the land.

In general, the goals and objectives of the Proposed Action are to:

- Provide the Wahiawā community and greater region with a modern civic center tailored towards their needs;
- Consolidate the existing State and City and County offices, programs, and services in coordination with the Transit Center in a centralized location; and
- Provide a modern, safe, and secure judiciary courthouse and offices that uphold the integrity and gravitas of the judicial process.

## **1.6 Proposed Action**

The Proposed Action outlines the development and construction of a new Wahiawā Civic Center, Court Facility, and State Office Complex on the grounds of the existing Wahiawā Civic Center, an approximately 2.96-acre site comprised of the four project TMKs (mentioned above).

The Proposed Action will endeavor to better serve the Central O'ahu, Wahiawā, and North Shore communities and maintain organization between existing State and County services, programs, and offices that are currently decentralized at different locations. Conceptual plans, based on direct consultation with the anticipated Proposed Action end users, indicate that programming needs require the development of facilities to serve State Agencies, City Agencies, and the Judiciary. Conceptual plans, based on direct consultation with the anticipated Proposed Action end users, indicate that programming needs require the development of facilities to serve State Agencies, City Agencies, and the State Judiciary. The program outlined further anticipates

separation of The Judiciary utility facilities from the utility facilities designated for the State and City Agencies. Additionally, the program will include off-street parking and several loading zones.

Specifically, the following offices and facilities would be consolidated into the proposed complex: State of Hawai'i - Department of Human Services, State of Hawai'i - Department of Health, University of Hawai'i - College of Tropical Agriculture and Human Resources, City and County of Honolulu - Satellite City Hall and Driver's License Office, and the Wahiawā District Court (State Judiciary). Centralizing the offices and facilities will allow the site to be far more efficient than its current state, which currently houses the offices for the State of Hawai'i Department of Human Services, Department of Health, Public Health Nursing Office, Wahiawā WIC Program and the University of Hawai'i for Tropical Agricultural and Human Resources in various structures on site.

Moreover, the site will include courtyards, and other supporting facilities. It is further anticipated that parking for approximately 140 vehicles will be provided as well. The Proposed Action's anticipated gross spatial programming needs include approximately 76,000 Square Feet (SF) of offices, courthouse space, and utilities. Of this 76,000 SF, State Agencies are anticipated to require 25,000 SF, with 6,000 SF allocated to City Agencies, 40,000 SF to the judiciary, and the remaining 5,000 SF set aside for a Central Utility Plant to Serve State and City functions (as discussed previously, the State Judiciary will be served by separate Utilities and Equipment).

### **1.6.1 Project Design**

The UH-CDC was commissioned to conduct a proof of concept study for the development of the Project Site as a new Civic Center. However, it is important to note that the plans produced by this study, although detailed, are conceptual in nature as the UH-CDC study focused more on the abstract envisioning of the site, rather than directly assessing design constraints, such as available budget and space, and considered end-user wants over specific program needs.

More importantly, the efforts undertaken by UH-CDC with regard to community outreach and consultation pursuant to the subject proof of concept study have been important and critical to the delivery of this project. UH-CDC efforts have brought awareness of this project to this community and it is understood that UH-CDC will continue to inform the community of the project. The design deliverables that resulted from UH-CDC's efforts will also continue to serve and inform future design efforts for the Proposed Action, which are now under AHL. AHL is committed to continuing community outreach through the design phase and working towards refining design plans as necessary.

As mentioned previously, the Proposed Action will seek to consolidate the functions and operations of a range of State and City agencies into a unified Wahiawā Civic Center, Court Facility, and State Office Complex. Contingent upon further feedback and refinement from Project end-users as to their specific space and programming needs, the core Civic Center, Court Facility, and State Office Complex could be comprised of a single larger consolidated building, or several smaller separate buildings. Notably, specific design parameters set forth by The Judiciary outline the need for clear division of Judiciary facilities from other agency spaces and functions due to security and operational concerns.

Pursuant to the space required by Project end-users, the Project Design Team anticipates that approximately 140 stalls will need to be provided by the Project. Several approaches to accommodating these 140 stalls are under consideration. Design considerations with several options are discussed in further detail below. Whether a supplemental stand-alone parking facility would need to be vertical or at grade is currently at question, pending the final configuration of

the Civic Center, Court Facility, and State Office Complex in alignment with the space and configuration needs set forth by project end-users as previously outlined herein.

Presently, preliminary design exercises conducted for the Proposed Action have identified key constraints that will ultimately shape the direction of final project design. Specifically, key constraints include the incorporation and preservation of certain significant trees, responding to Project end-user facility and spacing needs, accommodation of associated parking requirements, and the careful consideration of vertical (height) building profiles and massing in order to maintain consistency with the surrounding neighborhood. Pursuant to the need to balance these constraints with the space and programming needs posed by Project end-users, various design schemes are currently being explored by the Project design team. Outlined below are variations of the design program massing considered, which outline and discuss options that vary in terms of impact to the site and surrounding context. Each design massing option described includes a general description, followed by a summary of anticipated positive and negative attributes associated with each option. Additionally, all the proposed design options will require the three existing buildings on site, occupied by the existing Wahiawā Civic Center and the State of Hawai'i Public Nursing Office to be demolished.

It should be noted that modifications to the Transit Center may be subject to City and County approval, as well as review by any participating Federal Agencies who committed funds towards the construction of the Transit Center. These approvals and requirements may impact and shape the timeline and costs of design and construction moving forward.

**Option 1 A:** Single Civic Center, Court Facility, and State Office Complex building varying from one (1) to two (2) stories in height. Two (2) levels of parking added to the Wahiawā Transit Center located adjacent to the Project Site.

Attributes - With a large footprint, the building height would be kept at a minimum. This would retain view corridors and would not disturb the context of the surrounding neighborhood. By contrast, the Wahiawā Transit Center would be expanded to a four (4) story structure. Consequently, it would stand out relative the general context of the surrounding neighborhood. The larger footprint required under this option would necessitate the removal of a number of trees. This would result in additional ground disturbance and would consequently increase the need for careful archaeological monitoring and study, which could potentially prolong the duration of construction. A large roof area will also collect more water and increase stormwater drainage needs.

**Option 1 B:** Single Civic Center, Court Facility, and State Office Complex structure, projected at three (3) to four (4) stories in height. Parking provided on grade.

Attributes – With only one smaller building footprint, ground disturbance would be kept at a minimum resulting the preservation of more trees. Parking on grade limits the massing of built structures and retains view corridors. A single building with a small footprint would, however, require an increase in height of that structure, which will impact the skyline, increase cast shadows, and disturb views for the surrounding neighborhoods. The large surface parking lot would likely collect an abundance of water, increasing surface runoff which may require treatment.

**Option 2 A:** Three (3) buildings, each up to two (2) stories high consisting of two (2) office / occupancy-viable structures and one (1) parking structure.

**Attributes** – With two (2) buildings and a single parking garage constructed on site, heights would remain similar to relative surroundings and view corridors are preserved. The footprints required under this configuration would likely require the removal of many trees, triggering some of the same concerns outlined in Option 1 A. By contrast, however, ground disturbance will be spread throughout the site.

**Option 2 B:** Three (3) buildings varying from one (1) to two (2) stories in height. Two (2) levels of parking added to the Wahiawā Transit Center located adjacent to the Project Site.

**Attributes** – By spreading the program area into three (3) buildings, site-wide overall building heights will be kept at a minimum. Under such a configuration, it is anticipated that buildings could maneuver around the trees, enabling more of the latter to be preserved. As would be the case under Option 1 A, the adjacent Wahiawā Transit Center would be expanded from two (2) to four (4) stories on height, which may disturb view corridors in the region, and conflict with the context of the surrounding neighborhood. With broader footprints of on-site structures, there may be an increased need for underground lines and site disturbance. This could also create unfavorable wind conditions between structures and congest the site, limiting circulation.

**Option 3:** Two (2) buildings, each up to two (2) stories high consisting of two (2) occupiable structures along the perimeter and one (1) central parking structure.

**Attributes** - With one (1) court building and (1) additional building consisting of two (2) levels of parking surrounded by office space for agencies that will collocate on the site, impacts of height and lot coverage could be alleviated. The parking could tie into the existing Transit Center Parking. Utilities for the Court Building could go on the roof or inside the building, while utilities for all other agencies could be built into the parking structure.

The constraints discussed above both individually and collectively dictate and influence project design either by directly mandating the physical developability of the Project Site or shaping the parameters for project space and programming needs. Specifically, due to the amount of variations the design massing may take upon the site, multiple design massing options should be noted in order to fully encompass the impact on the surrounding environment. While one option may have a greater impact on an element such as the site landscape, another may impact other environmental aspects more. As design efforts continue to progress, the Project Design team will endeavor to weigh, balance, and reconcile these needs and constraints while also managing the vertical profile and general massing of the project facilities and their overall consistency with the surrounding neighborhood.

## 2. DETERMINATION

This document serves as notice that DAGS intends to prepare an EIS for the Proposed Action. Due to the collective scale of the Proposed Action, compliance with HRS Chapter 343 warrants the preparation and processing of an EIS. HRS Section 343-5(e), enacted by Act 172 (2012), allows an applicant to prepare an EIS rather than an environmental assessment if the accepting authority determines, through its judgement and experience, that an EIS is likely required. The preparation of such an EIS begins with the preparation of an EISPN, often referred to as an "Act 172 EISPN." Decisions to be made on the acceptability of the EIS would be made by the Governor

of the State of Hawai'i. This EISPN as mentioned above in Section 1.2, has been prepared in accordance with HRS Chapter 343 and HAR Chapter 11-200.1.

### **3. CONSULTATION**

This section identifies agencies, citizen groups, and individuals to be consulted as part of the EIS process. This EISPN has been prepared as an initial step in developing the scope of the Draft EIS. The EISPN will be published by the State Office of Environmental Quality Control in The Environmental Notice. In addition, notice of the availability of the EISPN will be sent to those agencies believed to have jurisdiction or expertise as well as those citizen groups and individuals reasonably believed to be affected by the Proposed Action. These parties are identified below:

#### **Federal Agencies**

- U.S. Army Corps of Engineers, Honolulu District
- U.S. Department of the Interior
- U.S. Environmental Protection Agency
- U.S. Department of Navy
- U.S. National Park Service

#### **State of Hawai'i Agencies**

- Department of Business, Economic Development and Tourism (DBEDT)
  - DBEDT, Strategic Industries Division
  - DBEDT, Hawai'i State Energy Office
  - DBEDT, Land Use Commission
  - DBEDT, Office of Planning
- Department of Agriculture
- Department of Accounting and General Services
- Department of Education
- Department of Defense
- Department of Health (DOH)
  - DOH, Office of Environmental Quality Control
  - DOH, Environmental Management Division
  - DOH, Hazard Evaluation and Emergency Response Office
  - DOH, Kinau Hale
  - DOH, Wastewater Branch
  - DOH, Safe Drinking Water Branch
- Department of Land and Natural Resources (DLNR)
  - DLNR, Division of Forestry and Wildlife
  - DLNR, Land Division
  - DLNR, Office of Coastal and Conservation Lands
  - DLNR, Engineering Division
  - DLNR, State Historic Preservation Division
  - DLNR, Commission on Water Resources Management
- Department of Hawaiian Home Lands
- Office of Hawaiian Affairs
- Department of Transportation (DOT)
  - DOT, Airports Division
- The Judiciary – State of Hawaii



### **City and County of Honolulu Agencies**

Honolulu Fire Department  
Department of Environmental Services  
Department of Planning and Permitting  
Department Parks and Recreation  
Department of Design and Construction  
Board of Water Supply

Honolulu Police Department  
Department of Transportation Services  
Department of Facility Maintenance  
Office of the Mayor

### **Government Officials and Other Parties**

Senator Donovan Dela Cruz  
Senator Gil Riviere  
Representative Amy Perruso  
Councilwoman Heidi Tsuneyoshi  
Hawaiian Telcom  
Hawaii Gas  
Hawaiian Electric Company  
Spectrum Hawai'i  
Wahiawā – Whitmore Village Neighborhood Board No. 26

Comments in relation to the EIS process, key issues, potential environmental impacts, existing information, methodologies, and general project scoping from other individuals and organizations are welcome.

### **3.1 Public Outreach and Scoping Process**

As discussed in Section 1.2 above, public outreach and consultation efforts are acknowledged as important components of both the EIS and master planning / design processes. Consequently, meetings will be held with community groups and key stakeholders regarding the Proposed Action. Cultural experts and community groups will be consulted and asked to provide their feedback. Likewise, input will be solicited from key stakeholders representing business, entertainment, government, military, sports, television, tourism, etc. Through outreach and consultation with these groups, informed decisions can be made during the planning process that will address the community's needs, as well as those of numerous stakeholders.

Public input for this EISPN will be formalized through a public scoping process. This EISPN has been prepared per the requirements codified in HAR Section 11-200.1-23. Substantive comments received in response to this EISPN during the public scoping process will help determine the significant issues to be analyzed in depth in the forthcoming Draft EIS.

The scoping process provides for public and agency input through outreach and a public comment period. Scoping serves as an opportunity to obtain input from the community regarding the issues and resources community members would like to see addressed or analyzed throughout the EIS process. In this regard, it helps to define the "scope" of issues and analyses in the EIS. The intent of the scoping process for this EISPN is to reach out early and engage a broad range of stakeholders with the purpose of informing, eliciting input, building relationships, and avoiding

misunderstandings. Federal, State, and local agencies, Native Hawaiian Organizations (NHOs), and the public are invited to participate in the scoping process.

Due to the public health concerns in observance of pandemic conditions stemming from the threat posed by COVID-19, in-person agency and public meetings will not be held. DAGS is providing opportunities for public input by facilitating the EISPN public scoping meeting virtually online where oral comments can be made with regards to the EIS. The public scoping meeting held in conjunction with this EISPN will be on December 17, 2020, running from 5:30 PM - 7:00PM. Participation in this scoping meeting will require pre-registration, which may be completed at the following link below (bear in mind the link is case-sensitive) – a QR code to the registration link is also provided:

<https://bit.ly/WahiawaCivicEISPNScoping>



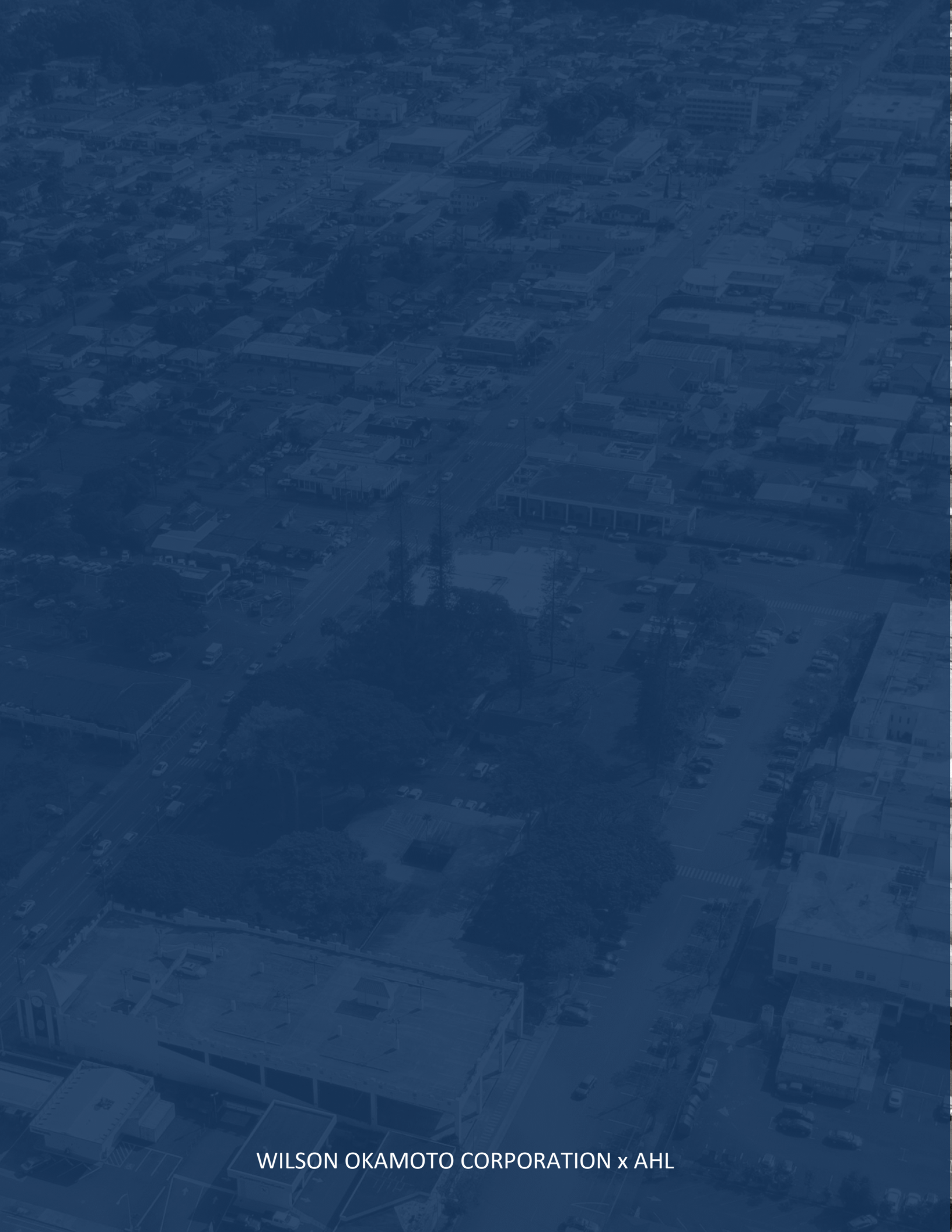
Following registration, a link to the meeting will be provided via e-mail.

Furthermore, written comments will be accepted throughout the public scoping period. Written comments can be sent via email to: [WahiawaCCEIS@wilsonokamoto.com](mailto:WahiawaCCEIS@wilsonokamoto.com); or mailed to:

Wilson Okamoto Corporation  
1907 S. Beretania Street, Suite 400  
Honolulu, HI, 96826  
ATTN: Wahiawā Civic Center - Court Facility and State Office Complex EIS

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