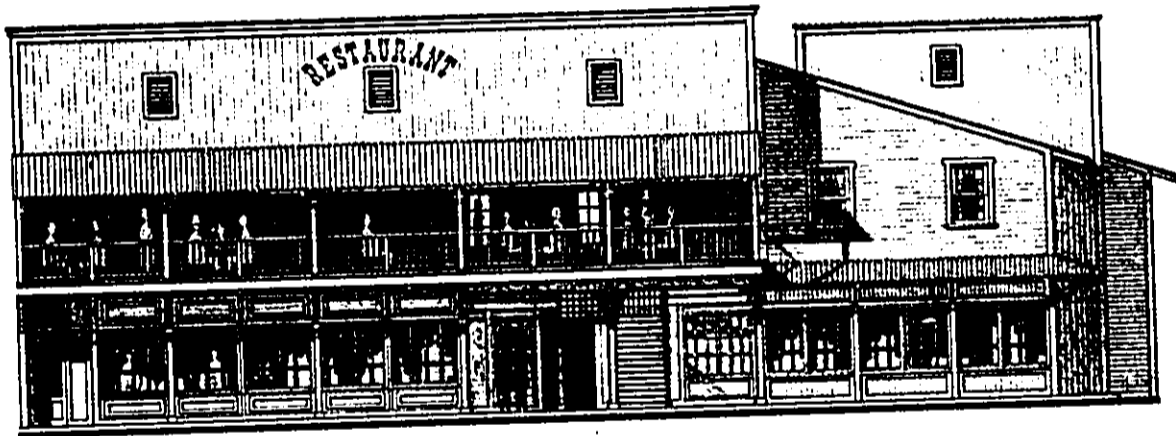


Office of Environmental Quality Control  
Office of the Governor  
550 Halekiauila Street  
Tani Office Building, Third Floor  
Honolulu, Hawaii 96813



## Environmental Impact Statement

**MARINERS**  
LAHAINA MAUI

**ALLEY**  
HAWAII

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REVISED  
ENVIRONMENTAL IMPACT STATEMENT  
FOR THE  
MARINERS ALLEY  
LAHAINA, MAUI, HAWAII

MARCH 1976

SUBMITTED BY: JOHN E. WILSON III  
PRESIDENT  
PALI KAI REALTORS

PREPARED BY: ENVIRONMENT IMPACT  
STUDY CORPORATION

---

N O T E

The following Summary and Sections 1 through 10 of this document contain the original plans for Mariners Alley. Section 11 contains the plan revisions made in response to various concerns expressed by State and County agencies.

SUMMARY SHEET

APPLICANT: JOHN E. WILSON III  
PROPOSED PROJECT: MARINERS ALLEY  
TMK 4-5-01, 16, 40 & 47  
LAHAINA, MAUI, HAWAII  
APPROVING AGENCY: MAUI HISTORIC COMMISSION

---

1. PROPOSED ACTION

The proposed action consists of the development of a two-story office and retail shop structure that will provide approximately 18,000 square feet of commercial space.

The project will contain seven shops, seven offices, a restaurant, and a basement rathskellar, which will be marketed individually as condominiums under the Horizontal Property Regime. Parking for ten vehicles will be provided at the rear of the complex. The project will conform to all applicable County and Historic District requirements.

2. DESCRIPTION OF THE PROPOSED SITE

The project site is located at 840 Front Street, on the block bounded by Papalaua and Lahainaluna Streets. Two commercial structures, housing four retail shops and two apartment structures now occupy the project site. Three of the four structures are in dilapidated condition and exhibit substandard characteristics.

3. RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS, POLICIES AND CONTROLS

The proposed action conforms with all applicable land use controls. The first 100 feet of the site is zoned Historic District 2 under which a commercial use is permitted; the remainder of the site is zoned B-2, Business. The site is designated as Historic District and Commercial, in the General Plan for the Lahaina District (1968), and Historic District Business and B-2 Business in the Lahaina Community Development Plan (1973).

4. ANTICIPATED ENVIRONMENTAL IMPACTS

The development of the project may generate short-term, construction-related impacts affecting air quality, noise levels, and traffic flow. These impacts will be mitigated by appropriate measures. In addition, the project will require the relocation of the present site tenants, which may cause a temporary social dislocation. The four commercial tenants of the site have expressed an interest in the new condominium, and may relocate to the proposed building.

Long-term impacts generated by the project will include an upgrading of the existing "neighborhood" of the development, an increase in the tax base of Lahaina, and an increase in employment opportunities.

The project will require the use of public facilities and services. As the proposed project will connect to the municipal sewage system, it will contribute to the pollution

of off-shore waters until a municipal wastewater reclamation plant is constructed.

5. ADVERSE IMPACTS WHICH CANNOT BE AVOIDED

Sewage from the proposed development will be collected by the municipal sewage system and discharged into off-shore waters, contributing to the short-term pollution of off-shore waters until the Lahaina wastewater reclamation plant is completed.

6. ALTERNATIVES TO THE PROPOSED ACTION

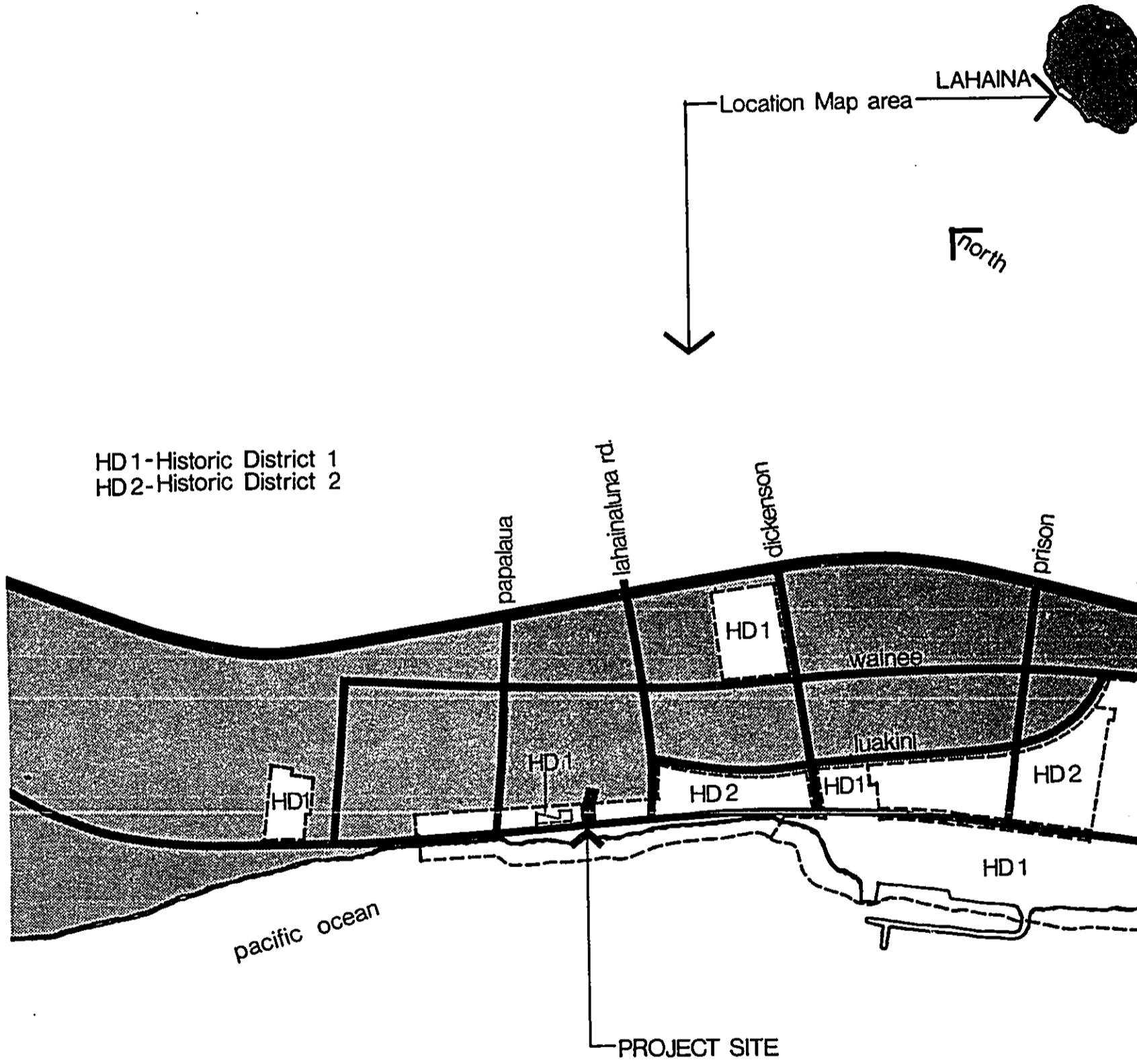
Alternatives include: (1) No Action, in which the existing commercial and residential uses continue; (2) Alternative Sites, which are not available to the developer due to economic constraints; and (3) Alternative Designs of the proposed project. Alternative designs are possible, but the proposed design meets all Historic District design requirements and harmonizes with the historic character of Lahaina town.

7. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

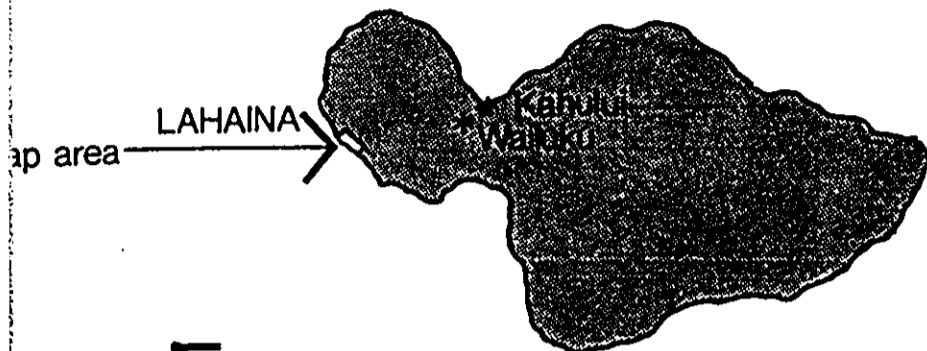
Land will be committed to project use for the duration of the amortization of the project development. Labor, fuel and materials used during the development's construction and operation will also be committed. There will be no loss or destruction of cultural or natural resources.

# PROJECT LOCATION

HD1-Historic District 1  
HD2-Historic District 2





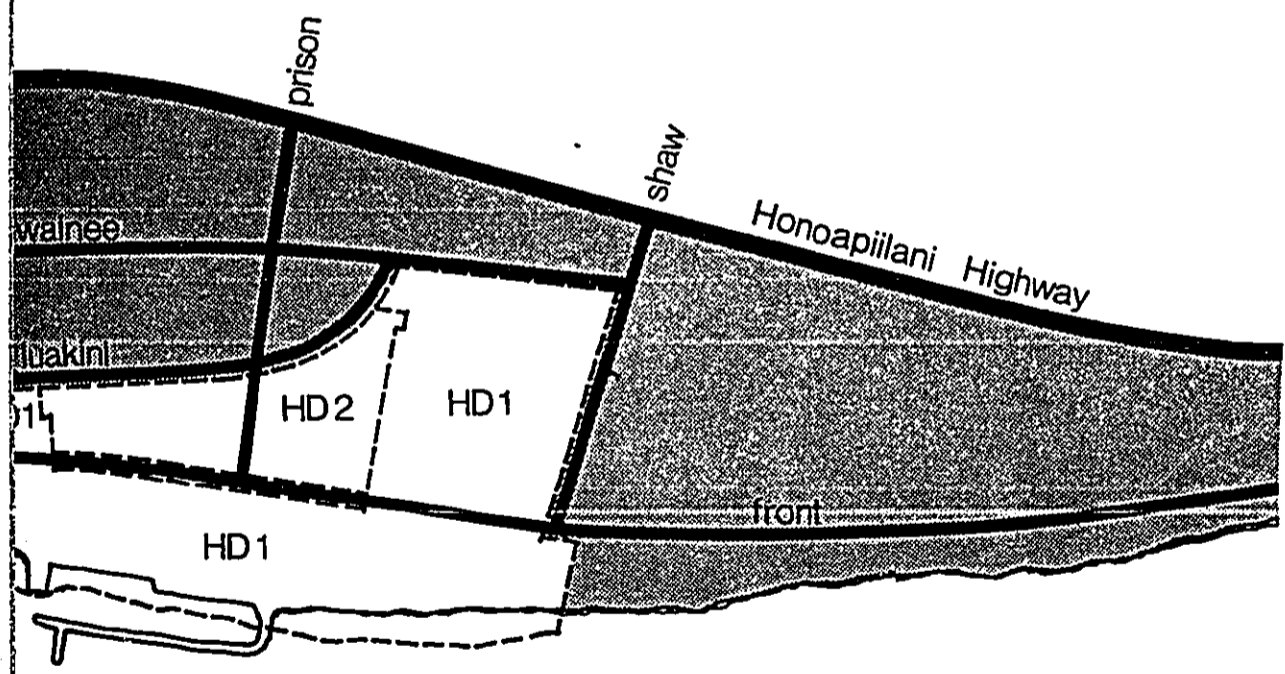


LAHAINA

KEOULI  
WAIKEOLU

North

# Island of Maui



Location Map no scale

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SECTION 1

DESCRIPTION OF THE PROPOSED PROJECT

I. PROJECT OBJECTIVES

The objectives of the proposed Mariners Alley are as follows:

A. To improve and develop presently under-utilized property with the construction of approximately 18,000 square feet of shop and office space.

B. To market the individual shops and offices as condominiums under the Horizontal Property Regime, thereby providing prospective tenants with the opportunity to own their own spaces.

C. To architecturally maintain the charm and historic character of Lahaina, and in particular, Front Street, through the careful design and construction of the proposed development.

II. DESCRIPTION OF FACILITIES

The proposed development consists of a two-story structure that will provide a total of 17,639.4 square feet of commercial space. The building will contain a partial basement, seven shops on the first floor, and seven offices and a restaurant on the second floor. Table 2-1 presents a list of proposed shops and offices.

Shops and offices will flank a central pedestrian mall with primary access to the building from Front Street. On-grade parking for ten vehicles will be provided at the rear

of the building, and vehicular access will be from Wahie Lane. Building elevations and site and floor plans may be found at the end of this section.

#### Building Design

The proposed project has been designed so as to be in harmony with the architectural character of existing structures on Front Street. The building facade will be of wood, with detailing to emphasize the small store-front shop nature of the structure. The second floor overhang will provide sidewalk coverage and shield pedestrians from inclement weather conditions in the "Old Lahaina" manner. The small scale of the structure, the use of light-colored, natural materials, and the architectural design which evokes Lahaina during the late 1800's, all conform to Historic District requirements.

#### Access

Access to the parking and service areas of the structure will be from Wahie Lane. The developer is willing to dedicate two feet along the Wahie Lane border of the project site to the County to be used for future expansion of the lane. Access on the existing lane, however, will be adequate to serve the limited amount of vehicles using the road. Pedestrian access to the development will be from Front Street. A separate Front Street entrance to the second floor restaurant will be provided, and the proposed basement rathskeller will be accessible from the interior pedestrian mall of the building.

## Utilities

### Power

Electricity may be drawn from existing power sources on Front Street, and a gas line is available on the property side of the street.

### Water

Water lines may connect to the existing eight inch line on Front Street.

### Telephone

Telephone connections may be made to the existing cables on Front Street.

### Sewer

Sewer lines may connect to the eight inch line on Front Street.

### Emergency Provisions

The building will be equipped with an internal fire alarm and smoke detection system, and a water sprinkling system will also be provided.

### III. ECONOMIC CHARACTERISTICS

The project will be developed as a commercial condominium as provided under the Horizontal Property Regime. Each prospective owner will receive a 60-year lease, and will pay his/her proportionate share of the common expenses, taxes, lease rent, and utilities of the development. The shop and office owner will recognize several economic advantages through leasehold ownership, including a savings in percentage

rent of gross sales of the shop, and a tax advantage through depreciation. The developer however, reserves the right to retain ownership of the improvements and to lease commercial space outside of the condominium concept, should adverse economic conditions exist during the development of this project. Project costs are estimated at approximately \$0.5 million.

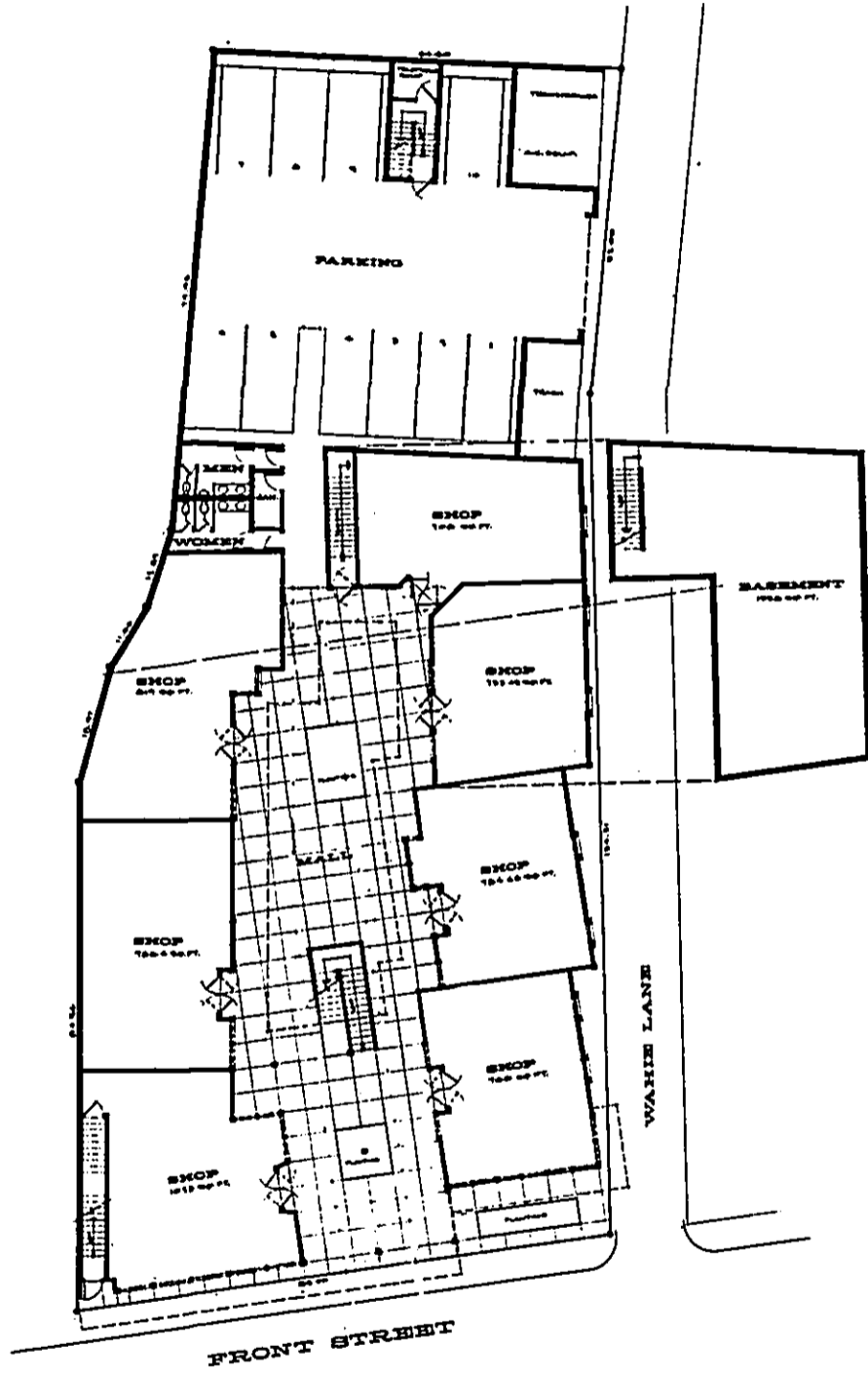
IV. PROJECT PHASING OF CONSTRUCTION

Construction on the proposed project could start in March, 1976, after the receipt of all necessary County approvals. Construction will be completed in one phase, and is estimated to take from 6 to 7 months.

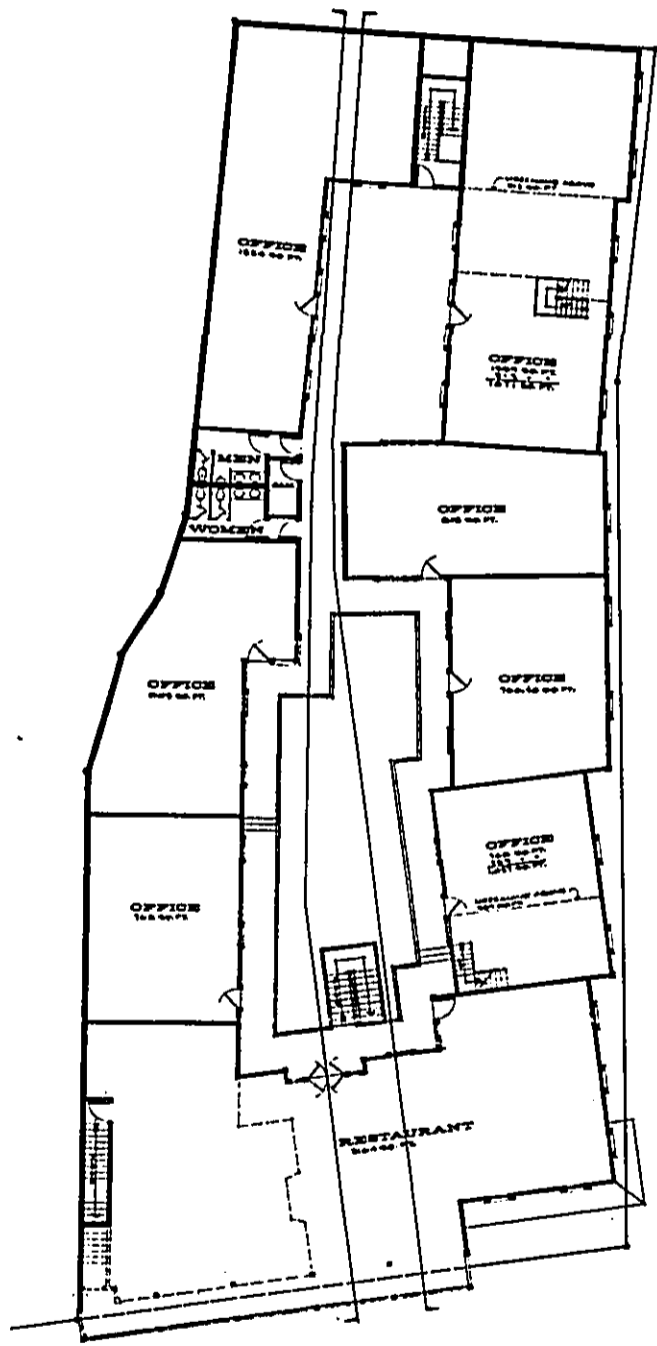


# SITE/FLOOR PLANS

SCALE 1"=30'0"



Ground Floor Plan



Second Floor Plan

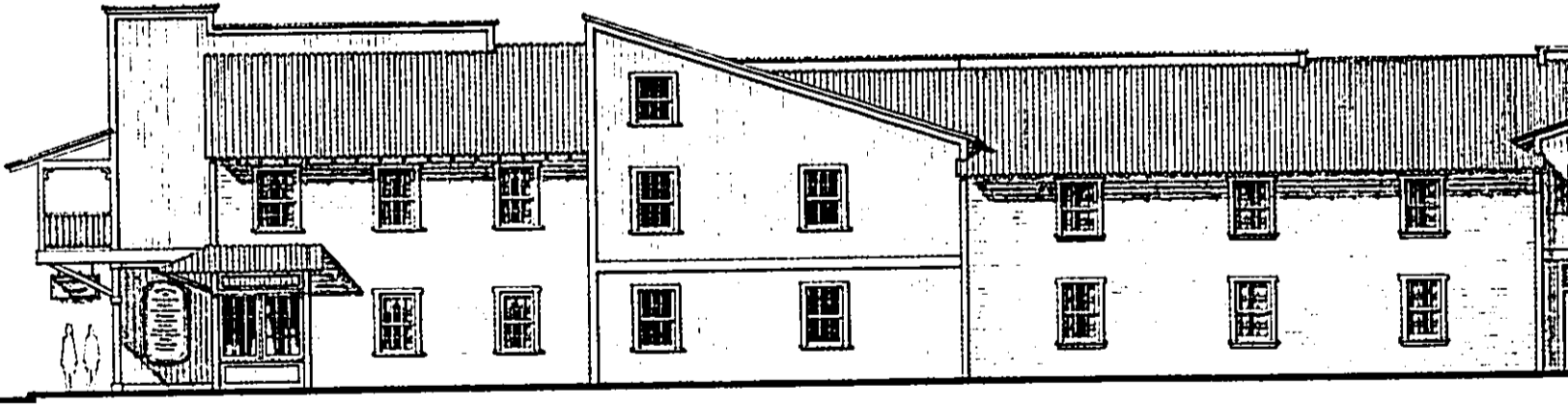
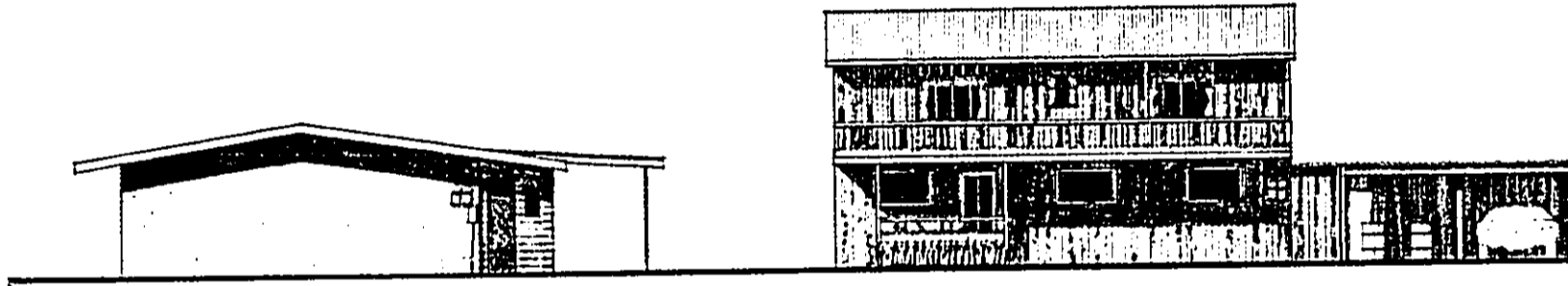
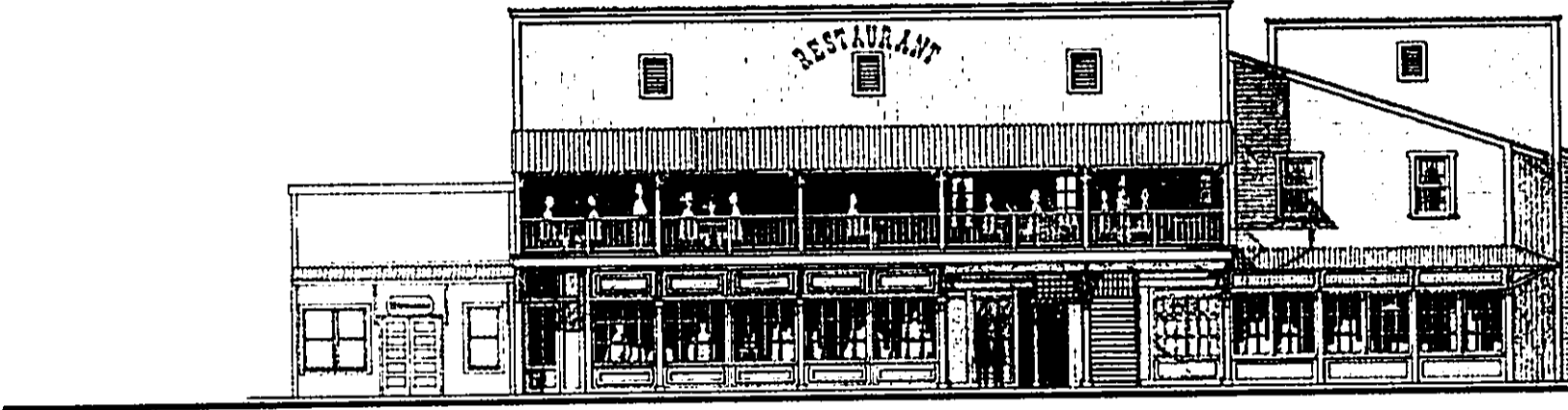
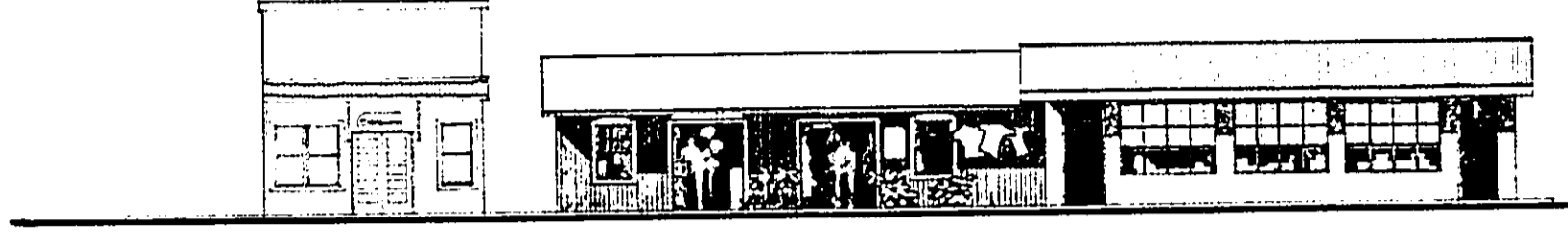
Architectural drawing showing the layout of the second floor, including various rooms and corridors.

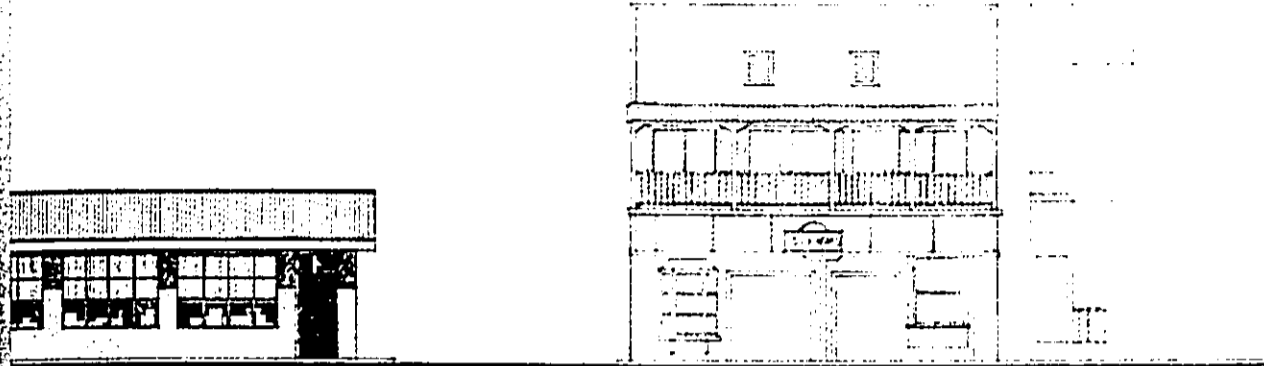
Architectural drawing showing the layout of the second floor, including various rooms and corridors.

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

# STREET ELEVATIONS

SCALE 1/16" = 1'-0"

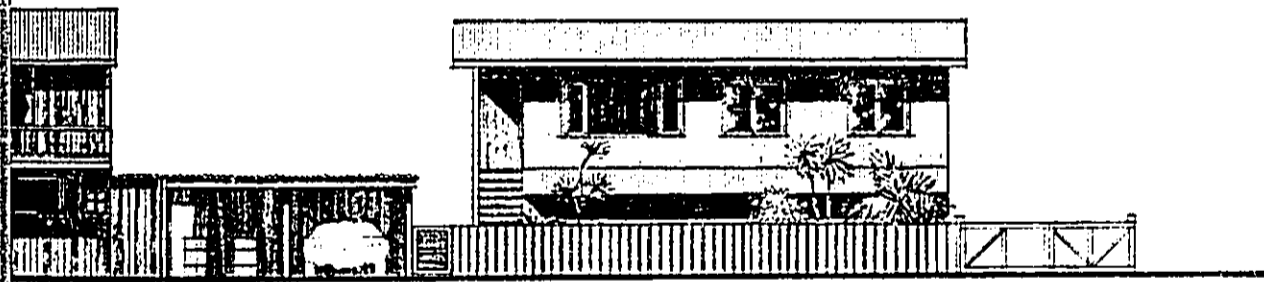




Existing Front Street



Proposed Front Street



Existing Wahie Lane



Proposed Wahie Lane



TABLE 1-1  
PROPOSED SHOP AND OFFICE USES

<u>Shop No.</u>	<u>Proposed Use</u>	<u>Approx. Sq. Ft.</u>	<u>Approx. No. of Employees</u>
S-1	General Store	1,023	5
S-2	Jewelry	986	4
S-3	Fast Food	819	5
S-4	Shell & Gift Shop	708	4
S-5	Sportswear & Equip- ment	733	4
S-6	Fashion	784	5
S-7	Gift Shop	768	5
B-1	Cocktail Lounge	1,558	12
R-1	Restaurant	3,164	25
O-1	Architect	803	3
O-2	Dentist	1,334	4
O-3	Doctor	1,871	4
O-4	Lawyer	815	3
O-5	Accountant or Travel Agency	766	3
O-6	Beauty Salon	1,027	3
O-7	Real Estate	768	8

## SECTION 2

### DESCRIPTION OF THE PROJECT AREA

#### I. THE DEVELOPMENT OF LAHAINA

Lahaina has undergone many transitions in its colorful past: It was once the royal village and home of Kamehameha I, the capital of the Kingdom of Hawaii, and the center of the Pacific whaling trade. More recently, however, Lahaina was a quietly declining plantation town, which saw its population decline by almost half during the years 1940-1960.

Lahaina today is the social, economic and cultural center of West Maui, is the third most populous urban center on the island of Maui, and is the second largest merchandising center on the island. This change has been due to a revitalized economy based on the growth of the visitor industry which began development in the early 1960's, and the growth of related visitor-support businesses and services.

##### A. Tourism Trends

The development of the Kaanapali Beach area, three miles north of Lahaina, is responsible, in large part, to the preeminent position of Lahaina in the visitor market. By December 31, 1974, the Hawaii Visitors Bureau reported that the island of Maui had 5,731 hotel units, of which the Lahaina-Kaanapali-Napili region had 4,252, or 74.2%.\* An additional 1,458 units are planned

\* Includes both hotel and condominium units.

for that area, with 566 expected to be completed in 1976, and an additional 892 completed sometime after 1977.

The Hawaii Visitors Bureau publishes occupancy rates as provided by the hotels in the Lahaina area. Their 1974 annual report reflects the following percentages for Lahaina, and for Maui:

	<u>Lahaina</u>	<u>Maui</u>
January	80.6	79.9
February	92.2	90.9
March	93.1	90.8
April	78.8	75.5
May	70.6	66.3
June	69.6	66.3
July	75.5	72.4
August	87.5	84.9
September	68.2	63.5
October	77.3	74.1
November	74.2	70.3
December	62.4	61.8
Yearly Average	77.4	74.6

These occupancy rates are for all reporting units in the Lahaina area, including a heavy concentration of condominiums, which are not used as heavily as the major hotels in the area. Occupancy rates for the hotels alone are significantly higher, at 85% to 95% during the first nine months of 1975.

Lahaina, because of its hotel concentration, has become the center of Maui's tourist industry, and as that industry and supporting services have expanded, so has the economic base of Lahaina town and the rest of

the West Maui region. As a result of this hotel concentration, Lahaina has been able to support sizable commercial activities, which make Lahaina the second largest retail merchandizing center on Maui.

B. Population Trends

The resident population of the Lahaina area has been steadily increasing since 1960, reflecting the revitalization of the area's economy through the growth of the visitor industry. In 1960, the resident population of the Lahaina District totaled 4,844, and of Lahaina town, 3,423. By 1970, the resident population of Lahaina District was 5,524, based on U.S. Census reports for the two tracts, 314 and 315, which cover all of that District. This total was updated as of July 1, 1973, by the Hawaii State Census Statistical Areas Committee to 6,809, representing an increase of 23% over that three-year period. A 1975 census update was made on the neighbor islands during the summer and fall of 1975, and most recent population figures by district will be released in early January. It is anticipated that the present resident population for Lahaina District in 1975 will be estimated at 7,000.

The average daily resort population of Lahaina District is not known, but can be estimated from data collected by Hawaii Visitor's Bureau. The Lahaina area now contains nearly 75% of all of Maui County's 5,731



hotel units, and that area is experiencing a higher occupancy rate than the County as a whole. For 1974, the Lahaina occupancy rate was 77.4% versus a 74.6% rate for Maui County. Although the Maui rate has dropped slightly for the first nine months of 1975 to 73.4%, the Lahaina area is experiencing a higher occupancy rate than last year. The number of visitors to Maui in 1974 totaled 852,200, with an intended length of stay of 3.23 days, for approximately 2,752,606 visitor days. This would give Maui County a visitor population of approximately 7,541 visitors each day. Lahaina, with 75% of the available hotel units, can be estimated as having 75% of the resort population, or 5,655, on an average day.

Population projections for the Lahaina District were included in the General Plan for the Lahaina District, which was prepared in 1968, and which estimated a resident population of 28,500 by 1990, with a projected resort population of 13,860, based on an anticipated hotel unit count of 7,700, as shown in Table 2-1. The projections are compared with estimated actual figures for 1975.

TABLE 2-1

	Projected Resident Population	Estimated Resident Population	Projected Hotel Units	Actual Hotel Units	Projected Resort Population*	Estimated Resort Population
1975	13,200	7,000	3,150	4,252	5,670	5,655
1980	19,200		4,900		8,820	
1990	28,500		7,700		13,660	

\*Based on 100% occupancy and 1.8 persons per unit.

From this comparison, it appears that the projections made in 1968 for the growth of tourism in Lahaina were surprisingly accurate in the resort population, but that hotel construction has moved ahead of projections. The resident population for Lahaina is only half of what was expected by 1975, possibly because new employees who were expected to move into Lahaina to fill newly created jobs in the visitor industry were not needed, as existing Maui residents took over many of those positions, especially non-heads of households who held 3 out of every 4 visitor-service oriented jobs (according to a report made to the Hawaii Hotel Association in 1971).

C. Employment Trends

Agriculture has traditionally been the major employer of West Maui residents, and in 1965, employed an estimated 50% of the working force in the Lahaina District. The hotel and visitor industries, however, have been assuming an increasingly more dominant role.

in the employment market. In 1965, these industries were estimated to employ 33% of the total work force in West Maui, and by 1970, 40%. Employment projections based on the General Plan estimate an eleven-fold increase in direct hotel employment by 1990 from 1965 levels, with visitor support (non-hotel) employment increasing by nearly thirty-one times. This is based on the assumption, however, that the district will develop a wide range of non-hotel visitor activities. Total employment projections are anticipated to increase from 2,000 persons in 1965 to nearly 16,000 by 1990.

In line with these projections made in 1968, employment in the hotel and visitor industries has increased steadily in the Lahaina District. The 1970 census reflected that of a total labor force of 2,568, approximately 40% were employed in retail sales, clerical positions, or as service workers. The visitor industry provided employment to additional workers in managerial positions, in transportation, and in construction and maintenance, so the projection of 40% employment in the visitor industry by 1970 is close to, or slightly less than, actual performance for that year.

More recent comments on employment in the visitor industries comes from the November, 1975, report by First Hawaiian Bank on Maui County in 1975:

Pineapple and sugar companies have done some hiring this year, and hotel employment has in-

creased by 120 in the first eight months. Hotel employment on Maui passed the number of sugar workers for the first time last year, and hotel employment is still ahead this year. It is unlikely that the hotel industry will relinquish its position as the largest private employer because it is growing rapidly compared with sugar, which is near its maximum acreage potential.

...Maui is the only area in the State that is enjoying a fine tourist year in 1975, and despite the County's high unemployment figure, hotels cannot get sufficient labor during peak periods.

Employment projections forecast continuing increases in the work force, with the hotel and visitor support industries maintaining their status as the major employer of West Maui residents. In addition, non-primary, or resident-oriented employment is also expected to show large increases by 1990, and it is anticipated that this type of employment will account for approximately 30% of the work force, as opposed to approximately 18% in 1965.

D. Physical Growth

As population has expanded in Lahaina, so has the physical development of the town itself. Front Street today contains the majority of tourist-oriented shops and establishments, particularly from Papalaua Street to Prison Street. Commercial usage more oriented to the residents of Lahaina occurs toward the northern end of the town, particularly on the block bounded by Wainee, Lahainaluna, Front and Papalaua Streets. The Lahaina Shopping Center, the Farmer's Market, post office and two banks all contribute to the intense

activities occurring in this area. Shopping establishments more oriented to the visitor are located along Front Street, particularly toward the southerly end of the town center.

Land use patterns for Lahaina as well as land use plans for the town core reflect the attempt to attract sufficient tourist-related facilities and the necessary accompanying services to support both visitor and resident needs.

## II. DESCRIPTION OF THE PROJECT SITE

### A. Location

The proposed site is located on Front Street, on the block delineated by Front, Papalaua, Wainee, and Lahainaluna Streets. The site is located approximately in the center of this block on its Front Street border, between the Front Street Okazu-ya to its north, and Wahie Lane to its south. The site, measuring 85 feet along Front Street and 186 feet in depth, is 14,450 square feet in size. The first 100 feet of the site depth is designated Historic District, and the entire site is within the National Historic Landmark District.

### B. Climate

The climate of the Lahaina District is mild and dry, with northeasterly trades prevailing during most of the year. Temperatures range from 52 degrees to 93 degrees

with average monthly temperatures varying between 71.2 degrees for the coolest month, to 77.7 degrees for the warmest month. Highest temperatures occur during the months of August and September. Rainfall occurs primarily during the winter months and averages 14.53 inches per year.

C. Land Use

The proposed site presently contains 2 single-story structures housing 4 stores on Front street, and 2 two-story apartment structures to its rear. All buildings are old; one is in a severely dilapidated condition, and all but one of the structures exhibit substandard characteristics. Project site uses are presented in the plate at the end of this section. The entire site is General Planned commercial, and is designated "Business" in the Lahaina Community Development Plan.

Land uses surrounding the site consist of the following:

- North - commercial: Lahaina Okazu-ya
- East - commercial: Maui Sea Foods and the Lahaina Shopping Center
- South - mixed use: Wahie Lane and the Long Arms Apartments, including the Hole-in-the-Wall Restaurant
- West - Commercial: Front Street and the Lahaina Yacht Club, the Oceanhouse Restaurant, and the Lahaina Lei Maker.

D. Neighborhood Character

The neighborhood of the proposed development consists of properties located off Wahie Lane, as shown in the above cited plate. The neighborhood has an insular quality emphasized by the fences that enclose the outside perimeters of properties abutting Wahie Lane. Because of the fences, access is possible only from Wahie Lane, which ends at the border of the Lahaina Shopping Center property to the east. From Wahie Lane to the Shopping Center, pedestrian access is possible, and this route is commonly used as a pedestrian short-cut from the Center to Front Street.

The neighborhood is dominated by two large open areas, one to either side of Wahie Lane. The Maui Sea Foods parking lot, with access from the Shopping Center parking area, is located to the north, and a vacant lot is located to the south. This vacant lot is unpaved and the ground covered with an oil spread to prevent dust nuisance. Two dilapidated, ramshackle wooden structures abut the vacant lot and slabs of wood and the sides of the structures fully enclose the lot on its southern border. The Alexander Apartments, located directly across the Maui Sea Foods facility, forms the eastern border of the lot. The apartments are buffered from the lot and Wahie Lane by a hibiscus hedge and set-back. The western side of the lot is flanked by a

dilapidated, wooden two-story apartment structure, built directly against the back of the Lahaina Theater. Next to the Theater, and adjacent to Wahie Lane, is the Long Arms Apartment structure, which contains apartments on its second level, and a restaurant on the ground floor, with access from Wahie Lane. This building also contains a shop opening onto Front Street.

Along Wahie Lane, beside the Long Arms Apartments and in the vacant lot are refuse receptacles, including a large commercial container, that are open to view and smell, creating an unsightly scene of garbage and litter, and an odor that is apparent along much of the length of Wahie Lane. The only visually attractive element in the area is the well-maintained two-story apartment structure to the rear of the project site. It is fenced off on all sides from its surrounding area.

Structurally, the neighborhood of the project site consists of several enclosed areas with limited access, located within a larger, fenced area. The residential quality of the area suffers from the proximity of the Lahaina Shopping Center parking and service areas which surround the Wahie Lane area on one side with a large expanse of asphalt, the lack of maintenance in vacant areas, and the substandard residential structures.



E. Soils

The soils of the proposed site consist of the Pulehu series, Ppa, Pulehu silt loam on 0 - 3% slopes, according to the U.S. Soil Conservation Service. The series consist of well-drained soil on alluvial fans and stream terraces and basins that have developed an aluminum washed from basic igneous rock. The soils are nearly level to moderately sloping and the texture consists of silt loam.

F. Drainage and Hydrology

The project site is located within the southern fringes of the 100 year flood boundaries of the Kahoma Stream, located approximately 1 mile north of the project site, and within the tsunami inundation limit as defined by the Drainage Study of Maui County, conducted by the R.M. Towill Corporation in 1971. Kahoma Stream, originating in the West Maui mountains, is subject to overflow conditions during periods of high rainfall. This is due, in part, to its inadequate capacity and the irregular alignment of the existing channel. During flows of high peak discharge, waters overflow the south bank of the stream; the existing earth levee on the north bank has also overtopped and flow through the adjacent canefields results in considerable flooding between the Honoapiilani Highway and the ocean. Considerable flood damage occurred on the Pioneer Mill property during

the flood of October 1961, with losses estimated at \$1.5 million.

The project site, however, has not been subject to serious flooding, and there is no recorded incidence of major flooding on the site. The Army Corps of Engineers have completed studies of the area, and proposed stream alignment and related channel improvements will substantially mitigate the flooding problem.

G. Flora and Fauna

As the project site is developed, there are no large areas left to uncultivated flora or fauna. The residential portion of the site around the two-story apartment building contains several varieties of common houseyard foliage, including ti (Cordyline terminalis), banana (Musa paradisiaca), mango (Mangifera indica), and three coconut trees (Cocos nucifera). Patches of haole koa (Corida sebestena) grow wild in unmaintained areas of the site. No wildlife exists on the site except, perhaps, for a small rodent population that may be found around poorly maintained commercial and residential structures.

H. Archaeological-Historical Significance

The project site is presently developed and has undergone several clearing and construction stages in the past. It is anticipated, therefore, that anything of archaeological significance would have been discovered

or destroyed during those previous operations. If, however, during the course of project development, archaeological artifacts are discovered, the developer will immediately contact the State Historic Preservation Officer, who will recommend a course of action.

The project site is not included in the area designated as Historic District 1 by the Plan for the Preservation and Restoration of Lahaina. Historic District 1 covers an area that contains historically significant sites and structures that are to be preserved and restored. A portion of the site is included in Historic District 2, which was created to act as a buffer zone between District 1 and the rest of the town. According to these designations, therefore, the project site does not contain anything of historical significance.

I. Existing Utilities

1. Water

Water lines are located in the project site area as follows:

- 8 inch line on Front Street
- 8 inch line on Papalaua Street
- 1-1/4 inch line on Wahie Lane
- 8 inch to 3/4 inch line on Wainee Street

2. Power

Electrical and gas lines are located along Front Street. Existing power lines are thus available and

can provide for the project's needs.

3. Sewer

The project site area is served by an 8 inch line along Front Street. The line operates by gravity flow and is considered adequate to accommodate sewer flows from the proposed development.

4. Storm Drainage

A storm drain abuts the northern property line of the project site, accommodating the site's overland flows.

5. Telephone

There are presently overhead telephone cable lines to the site that serve the existing site tenants.

J. Public Services

1. Fire Protection

The project area is served by the Lahaina Fire Station and response time to Lahaina Town is estimated at two minutes. The proposed project will contain interior smoke detection and alarm and water sprinkling systems to facilitate fire protection methods. In addition, a fire hydrant is located at the corner of Wahie Lane and Front Street.

2. Police Protection

The Lahaina District is served by 27 patrol officers and 4 detectives, with assistance from 9 County-wide vice squad members. Police protection

is considered adequate, although 7 more patrol officers and 5 sergeants have been requested to provide greater traffic and parking regulation enforcement.

3. Refuse Collection

Lahaina Town is served by a municipal refuse collection service with twice-a-week pickups. A private refuse collection company also makes pickups in the area on a contract basis.

K. Parking

Parking within the core area of Lahaina Town is limited and hinders the orderly movement of traffic, especially along Front Street. The exact number of parking spaces available and the future projected needs for the Lahaina area are unavailable at the present time. However, indications such as the number of parking violations issued by the Maui County Police Department indicate the need for additional parking.

A current survey of existing off-street parking shows the following breakdown:

MUNICIPAL OFF-STREET PARKING

<u>LOCATION</u>	<u>CARS</u>	<u>BUSES</u>
Dickerson-Wainee	72	14
Prison-Front Street	20	14

PRIVATE OFF-STREET PARKING

<u>LOCATION</u>	<u>CARS</u>	<u>BUSES</u>
Lahaina Shopping Center	260	

Future proposed parking is as follows:

MUNICIPAL PROPOSED PARKING

<u>LOCATION</u>	<u>CARS</u>	<u>BUSES</u>
Luakini St., between Dickerson and Prison Sts.	Not yet determined.	
Luakini St., between Lahainaluna Rd. and Dickerson St.	Not yet determined.	

PRIVATE PROPOSED PARKING

<u>LOCATION</u>	<u>CARS</u>	<u>BUSES</u>
Lahaina Plaza (Papalaua St.)	262	6

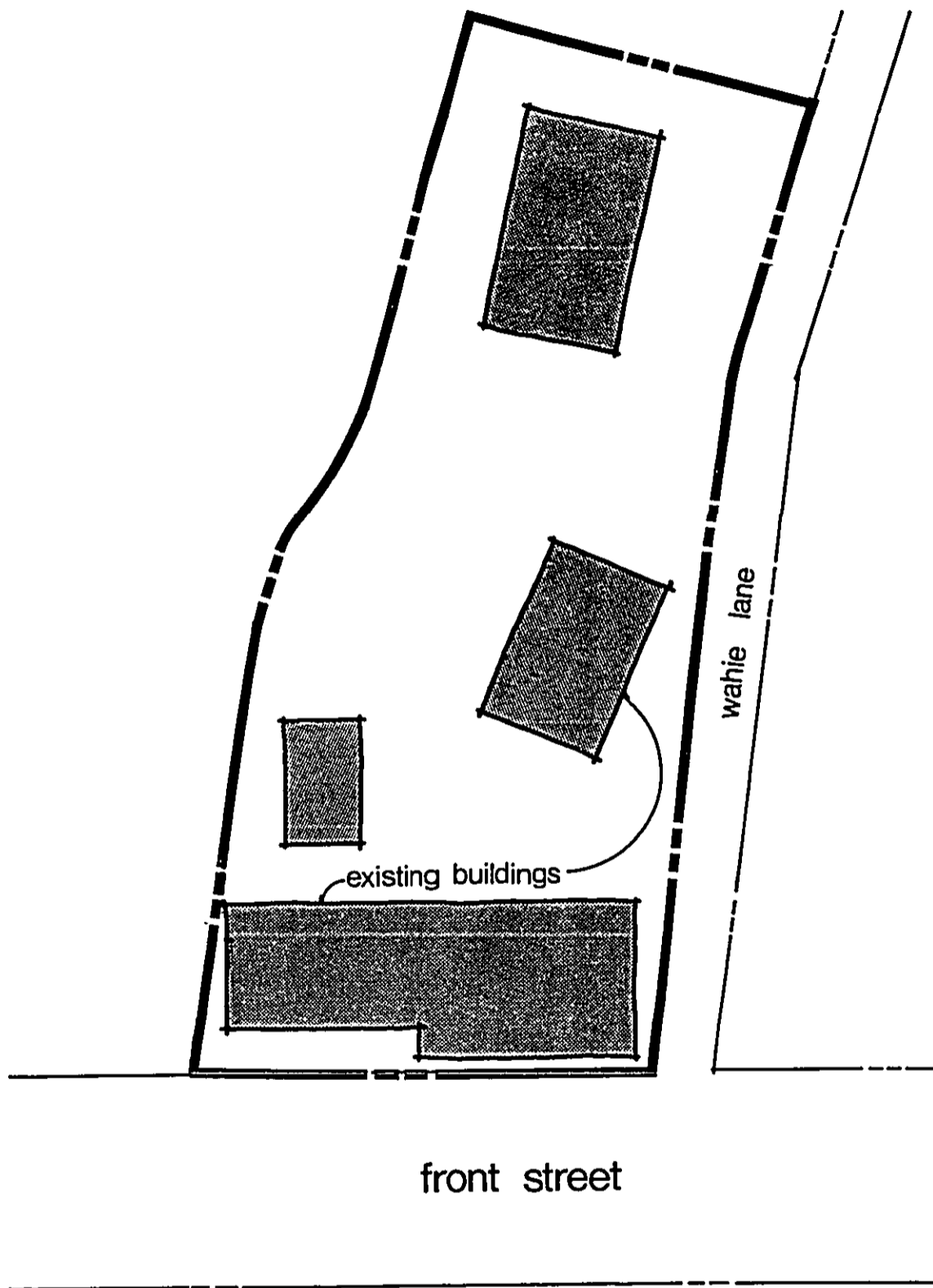
L. Traffic

Traffic flow is basically in a north-south direction along the three main corridors, Front and Wainee Streets, and the Honoapiilani Highway. Traffic counts on streets surrounding the project area are based on figures supplied by the County of Maui, and are as follows:

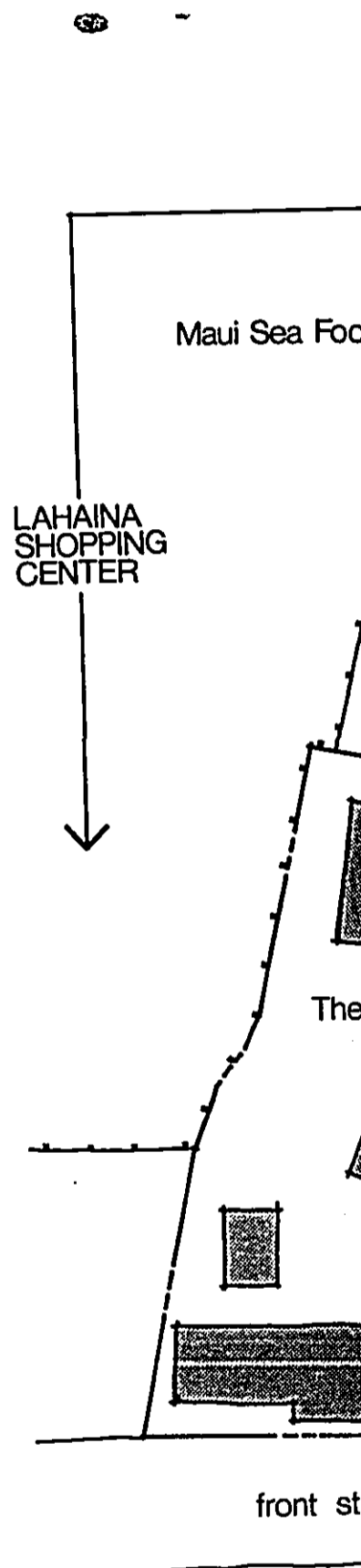
STREET	FROM	TO	1969ADT*	1990ADT
Wainee	Papalaua	Prison	300	1293
Front	Prison	Papalaua	300	800
Front	Papalaua	Honoapiilani Hwy.	770	1293

\*average daily traffic

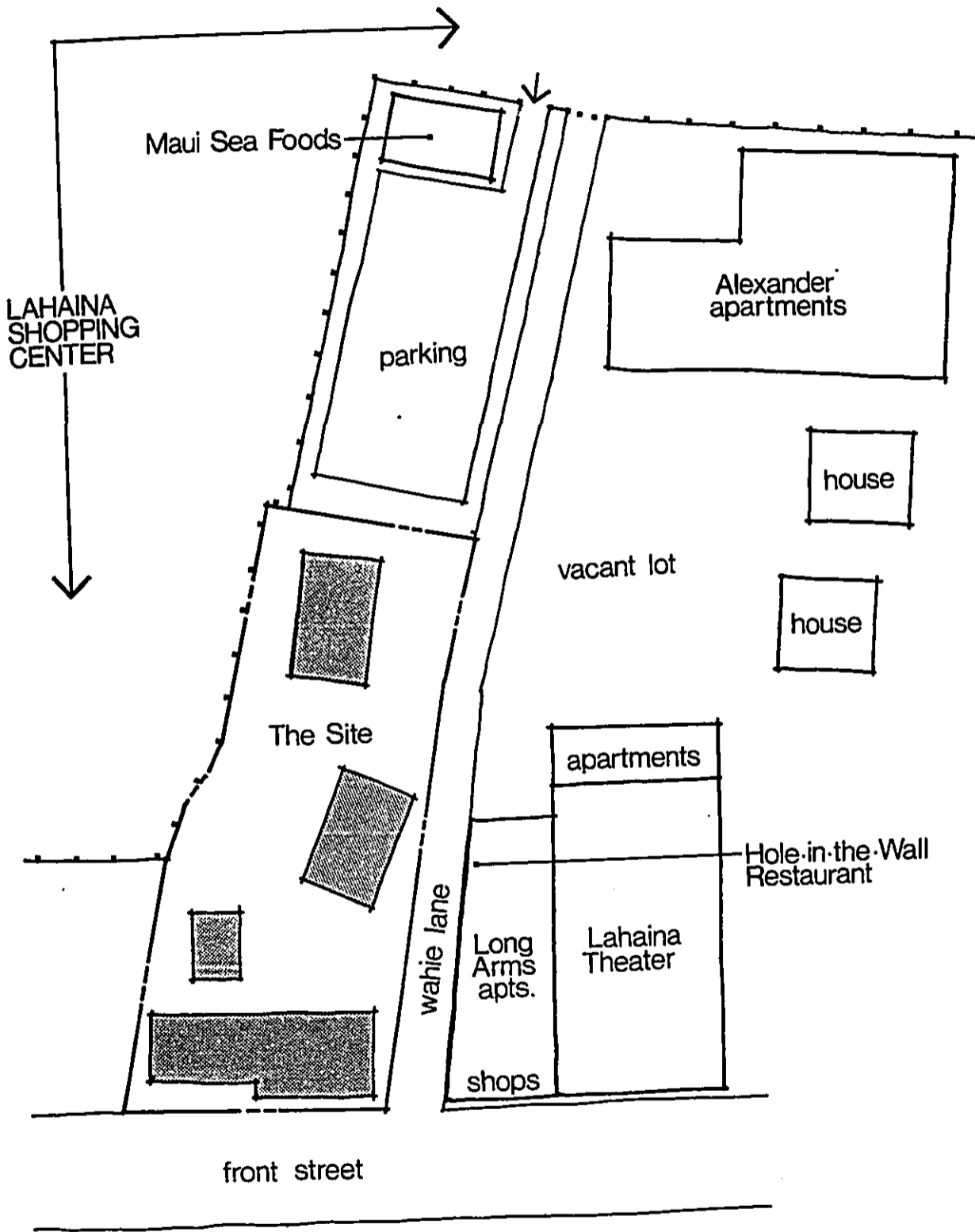
# PROJECT SITE



Existing Site 1"=30'0"







Existing Neighborhood no scale

SECTION 3

RELATIONSHIP OF THE PROPOSED ACTION TO LAND USE PLANS,  
POLICIES, AND CONTROLS FOR THE AFFECTED AREA

The proposed action conforms to all applicable land use controls for the site as indicated below:

Federal: The site lies within the boundaries of the "Lahaina National Historic Landmark" as established on September 16, 1974.

State: The site is designated for urban use.

County: The project site is zoned Historic District 2 to a depth of 100 feet from its Front Street border. The remainder of the site is zoned Business (B-2). The General Plan for the Lahaina District (1968), adopted by ordinance and the official general plan, designates the entire site as "commercial." The Lahaina Community Development Plan (1973), adopted by resolution, and an advisory land use guide, designates it as "business."

The project site is located within the commercial core of Lahaina and furthers the development intent of the General Plan and the Community Development Plan by removing residential uses that do not conform to the commercial land uses proposed in those plans.

Both the General and Community Development Plans have recognized that the amenities of Lahaina's past cannot be

maintained without concomitantly developing the economic base of the town through a policy of controlled growth as reflected in land use policy. As tourism is expected to continue as a major economic component of Lahaina, these plans reflect the attempt to attract sufficient tourist-related facilities and the necessary accompanying services to support both visitor and resident needs. Both plans, therefore, have consolidated commercial land use activities along Front Street and within the project block. Through this concentration, the plans emphasize the linear shopping character of Front Street and promote pedestrian usage along the street.

The existing residential uses on the site are not in harmony with the commercial core activity of the project block. The commercial activities occurring on the site conform to land use designations and zoning, but these activities are housed in small dilapidated structures that do not utilize the site to its fullest extent. The development of the proposed project will permit a more intense use of the site for commercial purposes, and at the same time will promote the pedestrian use of Front Street, a goal articulated in both the General and Community Development Plans.

## SECTION 4

### ANTICIPATED ENVIRONMENTAL IMPACTS AND MITIGATIVE MEASURES TAKEN TO MINIMIZE ADVERSE IMPACTS

#### I. AIR QUALITY

Short-term impacts. During project site development and construction activities, dust and emissions will be generated by construction operations and vehicles. These impacts will be temporary and limited to the duration of the construction phase which is anticipated to last approximately 6 months.

The adverse impact of emissions from construction vehicles and equipment is not anticipated to cause a problem, as prevailing winds will disperse and dilute any emission concentration that may occur. Emissions are not anticipated to exceed safe levels at any time. The contractor will be responsible for the proper maintenance of all construction equipment, which will minimize pollutants from internal combustion engines.

Dust will be generated during all phases of project development but will be particularly high during site clearance and grading activities, which will involve the demolition of existing structures on the site. Dust levels will be controlled through the use of water wagons and/or other sprinkling systems, and care will be taken to minimize dust levels at all times, and particularly during high dust-generating activities.

Long-term impacts. The project is not anticipated to affect the ambient air quality of the project area, although a minor amount of steam and cooking odors may emanate from the kitchen exhaust of the proposed restaurant. The ten vehicles that will utilize the parking area of the project are not anticipated to significantly affect ambient air quality.

## II. NOISE

Short-term impacts. Noise will be generated by the operation of general construction equipment during site development and construction and by motor vehicles necessary to construction activities. General construction noises are not anticipated to be high, as shown in Figure 4-1. However, high noise levels will be generated during demolition and grading activities. These levels will occur only for short periods during a time span of approximately one week, and must be tolerated as a short-term nuisance. Noise nuisance will be mitigated by limiting the hours of construction from 7:00 a.m. to 3:30 p.m., five days a week. In addition, the contractor will ensure that all mufflers on construction equipment are functional and properly maintained.

Long-term impacts. Noise generated by the daily commercial activities occurring within the proposed development is anticipated to range from 50 to 65 dBA. Noise levels from similar commercial centers in the area have not caused undue hardship to surrounding areas. The development will, however, include a restaurant and rathskellar in which nightly entertainment

may be provided. The rathskellar may generate high levels of sound, but as it will be located in the basement of the complex, much of the sound will be deflected and kept below grade. In addition, the rathskellar will be soundproofed to reduce sound "leakage," and the subsequent exterior noise levels are not anticipated to be high. The second floor restaurant, facing Front Street, will serve a "family" type of clientele. The restaurant will be surrounded by commercial uses on all sides, and is not anticipated to affect surrounding developments.

### III. UTILITIES

#### A. Electricity

Short-term impacts. Electrical power is required during the construction phase of the project. Temporary power lines will be installed, and no adverse environmental impacts are anticipated.

Long-term impacts. Electrical power for the operation of the commercial complex is required. Adequate power supply is available and has been confirmed by the Maui Electric Company. In order to reduce power consumption requirements, however, the following energy conservation measures will be incorporated into the design and operation of the proposed facility:

1. The lighting system will generally utilize fluorescent tubes which provide more efficient lighting with less power consumption than incandescent bulbs.

2. The windows of the proposed project will open to provide natural ventilation when possible.
3. The central air-conditioning unit of the building, when used, will operate at a temperature of 78°F., which has been demonstrated to provide optimum cooling with minimum energy use.

B. Gas

Short-term impacts. No impacts are anticipated.

Long-term impacts. An adequate supply of L.P. gas is available from a line along Front Street to meet the needs of the commercial complex.

C. Water

Short-term impacts. Water will be required during the construction phase for dust control. The use of water for dust control is desirable and should not have an adverse environmental impact.

Long-term impacts. The amount of water required for the operation of the commercial center is estimated at 150 gpm. Fire flow requirements are estimated at 500 gpm. No serious impact on the existing water supply for the Lahaina District is anticipated at this time, as estimated water needs will constitute a small percentage of the total water consumption of Lahaina Town. Table 4-2 presents Lahaina water consumption from 1964 to 1974.

D. Sewage

Short-term impacts. No environmental impacts on existing sewage systems will occur during construction. Portable chemical toilets will be used for sewage disposal.

Long-term impacts. The County of Maui operates the sewage collection and disposal system for the Lahaina District. Sewage is collected through an existing 8 inch gravity line located off Front Street. Sewage disposal for the town occurs through a 16 inch ocean outfall located off Ala Moana Street. The outfall extends 1500 from shore to a depth of 40 feet. No treatment is provided for discharged sewage, although the County will begin construction on a waste water treatment plant by April, 1976. This facility will eliminate the present raw sewage discharge and has been designed to accommodate a maximum flow of 13.4 mgd.

Sewage from the proposed project will contribute to minor pollution of the off-shore waters until the treatment plant is constructed. However, sewage flow from the project, estimated at 150 gpm, will be a small percentage of the total flows from Lahaina, which have been estimated at 2.45 mgd.\* The amount of sewage emanating from the project, therefore, will not substantially affect the quality of off-shore waters, and all pollution of such waters will cease upon the completion of the treatment plant.

#### IV. PUBLIC SERVICES

##### A. Police Protection

Short-term impacts. No additional demand for police protection is anticipated during the construction phase.

\* Final E.I.S. for the Lahaina Waste Water Reclamation Plant, 1973.



Long-term impacts. The project is located within the beat route of the Lahaina Police, and should not create additional demands for police protection. If additional security is required, private security guards can be provided by the owners.

B. Fire Protection

Short-term impacts. No additional demand for fire protection is anticipated during the construction phase.

Long-term impacts. The County of Maui provides fire protection for the Lahaina District and the project may have an impact on the existing services. In order to minimize fire hazard, the developer will provide an interior sprinkler system for the building, as well as a smoke detection and fire alarm system. The existing fire hydrant on the corner of Front Street and Wahie Lane will provide water flows if required.

C. Refuse Collection

Short-term impacts. Demolition and clearing activities on the project site will generate demolition material which will be disposed of by the contractor at the County-operated sanitary landfill site located four miles from Lahaina. No significant environmental impacts are anticipated from the disposal of this material.

Long-term impacts. The commercial center will

generate solid waste, but the collection and disposal of the solid waste are not anticipated to present serious problems. Two options are available for solid waste disposal: contracting with a private refuse disposal company or utilization of County services. It is anticipated that the former will be utilized by the tenants of the proposed project.

Presently, there are 172 businesses and governmental accounts in the Lahaina area generating approximately 150 tons of refuse per week. The exact amount of refuse to be generated from the proposed project is not known at the present time. However, it is not anticipated that the additional solid waste generated will significantly tax the existing services nor the sanitary landfill activities.

Also, the type of solid waste generated is not classified as hazardous or toxic and will not require special disposal procedures or problems.

V. TRAFFIC AND PARKING

Short-term impacts. The proposed project may affect traffic along Front Street during the construction phase of the development. This impact will be most apparent during demolition activities, when trucks will be transporting waste materials from the project site to a disposal site.

Traffic disruption will be short-term, and its extent will depend upon the routing of construction traffic. The

preferred routing would be to gain access from the rear of the project site to the adjacent Lahaina Shopping Center, near the Nagasako Market parking area, to Papalaua Street. This parking area is presently separated from the project site by a chain link fence. In order to implement this routing, permission must be obtained from the Lahaina Shopping Center, and the fence must be temporarily removed. If this permission is not obtained, vehicular traffic from the project site must use Front Street.

In this situation, the on-street parking spaces will be coned off, and flag men utilized to direct Front Street traffic during the demolition and clearing phase of the project.

Long-term impacts. The proposed project is not anticipated to contribute to traffic in Lahaina, as the complex is anticipated to attract primarily pedestrians shopping along the Front Street commercial corridor, and clients of the professional offices in the building. It is anticipated that the development will provide shop and office space to establishments already located in Lahaina, so the project should not generate any substantial increase in new traffic arriving in Lahaina. As the project will not stimulate any traffic increase in Lahaina, the project is not anticipated to impact the parking situation in Lahaina.

## VI. FLOOD-TSUNAMI ZONES

The proposed project is located near the southwestern edge of the 100 year flood boundary of Kahoma Stream and within the tsunami inundation limit. The project's impact on flood hazard is anticipated to be minimal, as there has been no recorded incidence of flooding on the project site. During the October 31 to November 3, 1961 cyclonic storm, considered by many as generating the worst of the past 15 floods, the Lahaina area suffered over \$1.5 million in flood damage from Kahoma Stream overtopping. The flood waters did not cause erosion or flooding of the project site.

However, the project site may be affected by the occurrence of a 100 year flood, although adjacent commercial developments along Front and Papalaua Streets would protect the project site from most of the waters that may emanate from the stream. It is estimated, under the present situation, that the project site may be covered with one to two feet of water. Flood impact on the proposed project is not considered a critical danger due to:

1. The Kahoma Stream Flood Control Project, planned by the Army Corps of Engineers, which will mitigate flood problems in the area;\*
2. The limited likelihood of a 100 year flood occurring before Kahoma Stream channel improvements are completed.

\* Completion of the flood control project is dependent on Congressional authorization and funding; in the interim, however, the project will comply with all applicable County ordinances.

The project will be impacted by tsunami inundation, as will most of Lahaina town, since the tsunami limit is defined by a line parallel to and mauka of Honoapiilani Highway. However, as shown in Table 4-3, tsunami occurrence has not significantly impacted Lahaina, and has resulted in minimal damage when occurring. The developer accepts all risks attendant with development in the tsunami zone, and has not incorporated tsunami design considerations in the project structure. Flood-tsunami resistant design will be difficult to incorporate because of Historic District design criteria and because of economic constraints.

#### VII. ECONOMIC IMPACTS

Short-term impacts. Construction costs and tax revenue to be generated by the development of Mariners Alley have not yet been calculated. However, similar costs for a recent development valued at \$1.5 million have been made, and the costs and revenue from the \$0.5 million proposed construction of Mariners Alley may be estimated on that basis.

During construction, the following direct cash inputs to the State or County would be estimated as:

Gross income taxes	\$22,000
Payroll taxes	15,000
Permit fees	4,000
	<u>\$41,000</u>

In addition, the project would spend approximately \$140,000 for local labor, and approximately \$80,000 for local material purchases and rentals. This infusion of \$220,000 would be

a substantial bonus to the Lahaina area, and would generate further revenue in corporate and personal income taxes, in general excise taxes, and in payroll taxes. An additional benefit would be the employment of construction workers who are currently collecting unemployment compensation, thus reducing that burden to the State.

The operation of Mariners Alley will continue to provide direct tax revenues to the State and County in the following areas:

- Increased property taxes based on the value of the new construction;
- Corporate income taxes based on profit from the sale of space;
- Corporate income taxes based on profit made by tenants;
- General excise taxes based on sales made by tenants;
- Payroll taxes paid for employees of the tenants;
- Personal income taxes based on the earnings of employees.

Beyond the direct tax revenue generated within the Mariners Alley development, individuals and corporations supplying the development with materials and services will enjoy additional business, and will, in turn, generate increased tax revenues to the State and County.

Long-term impacts. It is difficult to quantify the long-term impacts of the Mariners Alley project on Lahaina's economy. The general anticipated impact will be beneficial, since the proposed project will provide employment opportunities to residents, will broaden the tax base of the town to in-

crease County and State revenues, and will increase total retail capacity in Lahaina to match the expected growth of tourist and resident population in that area.

Although specific tenants have not yet been determined, it is proposed that approximately 10,500 square feet of the total 18,000 square feet of available space will be devoted to tourist-oriented shops and restaurants. The remaining space will be used as offices by local professionals. Since the property will be offered as condominium units under the Horizontal Property Regime, with the significant tax advantage to the tenant of owning rather than renting property, it is expected that the proposed development will be attractive to potential retailers and professionals.

The proposed project will increase retail and office capacity in the Lahaina District, with an undetermined effect on existing space. It is anticipated that the addition of shops and restaurants in a quality commercial plaza may stimulate existing establishments to upgrade and expand their offering of goods and services for both residents and visitors. An examination of the current and projected economic conditions in Lahaina indicates that the new capacity can be absorbed without a negative effect on existing commercial establishments.

The most recent survey of retail centers in the Lahaina area was performed by Economic Research Associates, and referred to in the Environmental Impact Statement on The Whaler's Wharf prepared by Media Five Ltd. in October of 1975. Their

survey reflects the following information:

<u>SELECTED CENTER OR AREA</u>	<u>ESTIMATED SQUARE FEET OF LEASED SPECIALTY SPACE</u>	<u>ESTIMATED ANNUAL SALES PER SQUARE FOOT</u>	<u>ESTIMATED ANNUAL SALES</u>
Pioneer Hotel Retail	10,500	\$171	\$ 1,800,000
Whalers' Village	43,000	153	6,600,000
Whale's Tale & Shops	5,700	196	1,120,000
Front Street Shops & Restaurants	25,000	108	2,700,000
Whalers' Market Place	26,500	68	1,800,000
Lahaina Market Place	4,500	80	360,000
Total/Average	115,200	\$125	\$14,380,000

The accuracy of these estimates was verified by a local expert who manages retail property in Lahaina and on Oahu, and who considered the low annual sales figures for Whaler's Market Place and for Lahaina Market Place to be reasonable in view of the type of shops each had as tenants, their size and location, and the nationwide average of sales for neighborhood shopping centers of \$79 per square foot. The higher sales figure reported for the other selected centers are closer to the top 10% of nationwide sales for stores in this type of center, which would be approximately \$140 per square foot, but acceptable since these particular centers contain a good mix of specialty stores.\*

\* For stores selling on the Mainland, these classifications of sales average \$75 per square foot, as reported in Percentage Leases, a Commercial Rental Survey by the National Institute of Real Estate Brokers.



An evaluation of the economic impact of Mariners Alley on existing commercial establishments would be based on changes in the square footage of retail shops and restaurants which is now set at 115,200, and in their annual sales of \$14,380,000.

The Lahaina area could absorb additional retail capacity if there were an increase in resident population, in the number of visitors to Lahaina, in the length of stay of each visitor, in the number of hotel rooms, in the amount of money spent each day by visitors, or any combination of these changes. Because the shops in question, and those proposed for Mariners Alley would cater primarily to the increased visitor population, it is more important to consider increases in visitor spending than possible changes in the resident population, which will increase gradually from its present level.

The current level of visitor spending on retail items in the Lahaina area is estimated at \$25,000,000 for 1974. This estimate is based on two independent sources. The 1972 Census of Retail Trade, published by the U.S. Department of Commerce, reported total retail sales for the Lahaina census tract at \$25,704,000 in 1972. Of this total, most expenditures were made in eating and drinking establishments, apparel and accessory stores, and miscellaneous retail stores which cater to the visitor. Purchases by residents in these stores would be balanced by purchases by visitors in the Kaanapali area, which lies outside the Lahaina census tract.

The second source was the 1974 Annual Report by the Hawaii Visitors Bureau which recorded 852,200 visitors to Maui in 1974, with an intended length of stay of 3.23 days, for a total of 2,752,606 visitor days. The HVB expenditure survey reflected the following expenditures by visitors to the neighbor islands during 1974:

	<u>TOTAL</u>	<u>NON-HOTEL RETAIL EXPENDITURES</u>
Food (including nightclubs)	\$11.80 @ 50%	\$ 5.90
Entertainment	1.98	
Transportation	12.04	
Clothing	1.98	1.98
Gifts & Souvenirs	3.23	3.23
Lodging	11.64	
Miscellaneous	1.74	1.74
Adjustment Factor	<u>.75</u>	<u>          </u>
Total:	\$45.16	\$12.85

The non-hotel retail expenditure estimate of \$12.85 per visitor per day multiplied by the 2,752,606 visitor days would amount to \$35,370,987 for total visitor expenditures on Maui in 1974. With 75% of Maui's hotel units located in the Lahaina-Kaanapali-Napili area, it might be estimated that 75% of visitor expenditures, or \$26,528,240, are made in the same area. Considering both of these estimates of visitors' retail expenditures outside the hotels, the 1974 level of \$25,000,000 is reasonable.

Any projected increase in these levels of spending would be based primarily on the increases in the number of tourists to Maui, and in the length of stay intended. Such factors have been considered in the planning of new hotel facilities on Maui, which are due for construction according to the following schedule:

<u>Total Hotel Units</u>	<u>1974</u>	<u>% of Maui Hotels</u>	<u>1977</u>	<u>% of Maui Hotels</u>	<u>1980</u>	<u>% of Maui Hotels</u>
Lahaina-Kaanapali- Napili	4252	74%	4818	65%	5710	68%
All of Maui	5731	100%	7418	100%	8407	100%

This would represent an increase of 30% in hotel capacity by 1977, and an increase of 47% by 1980. Projected visitor expenditures for the Lahaina area based only on this rate of growth would be:

$\$25 \text{ million} \times 1.30\% = \$45.5 \text{ million} \times 65\%$  of hotels in Lahaina for visitor spending of approximately \$30 million in 1977.

$\$25 \text{ million} \times 1.47\% = \$51.5 \text{ million} \times 68\%$  of hotels in Lahaina for visitor spending of approximately \$35 million in 1980.

These estimates do not take in the changing value of the dollar over those years, or increases in resident spending, or increases in visitor spending per day, which would all contribute to a higher spending level than that projected here.

Currently, visitor-oriented shops in Lahaina enjoy an estimated \$14,380,000 of the \$25,000,000 sales annually, or 57.5% of all visitor expenditures for that area. If this percentage were to remain constant during the next five years,

projected expenditures for these shops would be:

$$57.5\% \times \$30 \text{ million} = \$17,250,000 \text{ in 1977}$$

$$57.5\% \times \$35 \text{ million} = \$20,125,000 \text{ in 1980}$$

Based on these spending levels by visitors, and setting estimated annual sales per square foot at \$100 (as a compromise figure between the \$79 mainland average and the \$125 set by Economic Research Associates in their survey), the following areas of retail selling space could be utilized efficiently over the next five years in the Lahaina shopping area:

$$1974: \frac{\$14,380,000}{\$100 \text{ sales/square foot}} = 143,800 \text{ sq. ft.}$$

$$1977: \frac{\$17,250,000}{\$100 \text{ sales/square foot}} = 172,500 \text{ sq. ft.}$$

$$1980: \frac{\$20,125,000}{\$100 \text{ sales/square foot}} = 201,250 \text{ sq. ft.}$$

With present square footage of 115,200, there is sufficient potential business to accommodate an expansion of at least 57,300 square feet of selling space by 1977, with an additional 28,750 square feet possible by 1980.

At higher levels of sales per square foot, less selling space would be required. However, the introduction of new and attractive visitor facilities into the Lahaina shopping area would be an inducement to tourists to spend more time in Lahaina, and allow that area to earn a percentage of total visitor expenditures greater than the 57.5% it is now estimated to hold. At a higher level of visitor expenditures, the higher sales per square foot figure could be absorbed with no change in selling space as projected above.

The new retail outlets will provide an immediate cash flow to the Lahaina area during construction in the form of materials and services purchased for direct construction, for materials and services needed by workers during construction, and in jobs provided to Maui residents in construction. The island of Maui's currently high unemployment rate of 10.1%, as reported by the State Department of Labor, is due primarily to layoffs in construction and in seasonal agriculture. New construction projects would generate jobs which are needed, and would generate a demand for goods and services to supply the project during construction. Such an effort would reduce the burden on the State Unemployment System, which now provides unemployment compensation to these potential employees.

Following construction and furnishing of the new outlets, jobs will be provided in managing, operating and servicing the Mariners Alley shops and offices. The 1972 Census of Retail Trade indicated that approximately 40 retail employees were needed for every \$1,000,000 in annual sales. From the current level of \$14 million, or 560 employees in sales to visitors, jobs would be created by 1977 for an additional 130 employees, and by 1980 for another 115 employees.\* Beyond these direct positions in retailing, additional jobs will be created to provide services to the new retail shops, and to the expanded resident population filling these positions.

\* Because 70% of the retail workers in Lahaina were women, according to the 1970 census, it is expected that approximately 50% of these jobs will be filled from households already living on Maui. According to a State Department of Labor and Industrial Relations report for October 1975, the availability of retail workers on Maui was in balance with the needs of retail stores except where bilingual skills were required.

The economic success of new visitor facilities in the Lahaina shopping district depends on the continued growth of tourism in that area, and on the tourists' continued interest in visiting Lahaina. Maui has experienced steady increases in the number of visitors to the island, and in their length of stay, as the Lahaina-Kaanapali area becomes a favorite destination for first-time and return visitors, and for Hawaii's vacationing residents. Tourism to that area is expected to continue its growth, with Maui matching or exceeding the Statewide increase of 6% per year which has been projected by the recent Conference on Alternative Economic Futures.

The addition of Mariners Alley with new shops, restaurants and office space will provide a further attraction to visitors in that area to shop the Lahaina retail outlets, and thus provide additional traffic and potential sales to those other shops which are able to maintain an interesting variety of merchandise, and high quality service to customers.

#### VIII. SOCIAL IMPACTS

Short-term Impacts. The development of the proposed project will displace the existing site tenants which consist of four commercial establishments and six residential households. All tenants have been notified of the proposed project and are residing on the site on the basis of a month-to-month lease. Copies of the letters sent to the tenants notifying them of the prospective action are shown in the Appendix.

All the commercial tenants have expressed a desire to remain as tenants in the new shopping complex. The residential site tenants, however, will require relocation to other areas. A temporary social dislocation may occur to the apartment occupants, but the Pali Kai Realtors, in coordination with the developer of the proposed project, will make every effort to assist the tenants in their relocation.

Long-term Impact--Regional Context. An analysis of the long-term social impact of the project on Lahaina town is difficult to quantify at the present time. As the project is part of the economic development of Lahaina, the project may be said to contribute to the long-term social impacts associated with commercial development. The project is only a small portion of such development, however, so any social impacts that may be generated on the town by the proposed project will be minimal in nature. The following general comments can be made:

- A. The proposed development will not substantially affect the existing life-style of Lahaina residents. It may, however, provide for greater resident-visitor interface, as the project is anticipated to attract both residents and visitors of Lahaina. It will not change the social situation in Lahaina beyond that which was anticipated in the General Plan under the proposed commercial usage of the site.
- B. The project is not anticipated to stimulate any increase in population in Lahaina, as the project is anticipated to house existing commercial establishments.

- C. The proposed project will provide existing shops and offices in Lahaina with an opportunity to move into new commercial space in a well-designed building, in an advantageous location. This may stimulate other existing establishments on Front Street to upgrade their standards and services, which will benefit the Lahaina shopper and the community as a whole.
- D. The project will not adversely affect existing community facilities such as nursing homes, hospitals, or schools.
- E. The project will increase the demand for public services and utilities, as has been discussed in III and IV of this section.

Long-term Impacts--Neighborhood Context. The neighborhood of the proposed development generally consists of single-family residences, apartment structures, a commercial storage area and adjacent parking lot, and a vacant lot, all located off Wahie Lane, as described in Section 2, D. The neighborhood has an insular quality to it provided by fences that separate the Wahie Lane parcels from the Lahaina Shopping Center parking area to the north, and residential properties to the south. This insularity is further emphasized by the limited access of the Wahie Lane parcels.

Although the neighborhood exists physically, it does not seem to exist socially, primarily because of the fencing that separates the property sites from one another. There are no common, shared areas in the neighborhood, and No Trespassing signs and the fences discourage any coherent neighborhood social feeling. This is most obvious in the only attractive residence in the area, the well-maintained apartment structure to the rear of the project site, which "fences in" its attrac-



tiveness from its deteriorating and dilapidated neighbors.

The residential, "neighborhood" quality of the area also suffers from the proximity of neighboring commercial activities, specifically the Lahaina Shopping Center parking and service areas, the lack of care and maintenance in vacant areas, and the ramshackle, substandard residential structures. Many of the residential structures of the area seem to be populated by transients drawn by low rents and Front Street proximity. For them, Front Street may constitute the "real" neighborhood, with its attractive shops and cafes, bustling activities and abundant "sidewalk socializing."

The impact of the proposed development on the "neighborhood" will be to upgrade the area, replacing the existing structures with a development that will be in harmony with surrounding commercial activities. The project will not generate any nuisance impacts that will affect the residential uses in the area, and may stimulate neighboring property owners to better utilize and maintain their sites.

#### IX. AESTHETIC IMPACT

Front Street is characterized by low-profile, one and two story structures directly abutting the sidewalk, constructed generally of wood and light colored materials, in a style reminiscent of the architecture found in the frontier towns of the Old West. This style is typified by a simplicity of design, second floor balcony overhangs projecting over the sidewalk, and the use of wood and adobe materials. The build-

ings that align Front Street form a type of continuous shopping arcade, consisting of small cafes and stores containing a wide and diverse array of colorful clothes, jewelry, and arts and crafts. The small-scaled, linear shopping corridor created by this type of development encourages leisurely sidewalk socializing and sightseeing by pedestrians in a manner consistent with the historical character of the town.

The proposed project has been carefully designed to be in harmony with the existing architectural character of Front Street and to continue the shopping arcade formed by existing Front Street structures. The building height will continue the low-profile of development along the street, and the balcony overhang and architectural detailing of the proposed structure are consistent with the overall building style of the town. The proposed project will be an attractive addition to the town of Lahaina, enhancing and upgrading the Front Street corridor.

TABLE 4-1

		NOISE LEVEL (dBA) AT 50 FT.					
		60	70	80	90	100	110
EARTH MOVING	COMPACTERS (ROLLERS)		H				
	FRONT LOADERS		-----				
	BACKHOES		-----				
	TRACTORS		-----				
	SCRAPERS, GRADERS			-----			
	PAVERS				H		
	TRUCKS			-----			
MATERIALS HANDLING	CONCRETE MIXERS		-----				
	CONCRETE PUMPS			H			
	CRANES (MOVABLE)		-----				
	CRANES (DERRICK)				H		
STATIONARY	PUMPS		H				
	GENERATORS		-----				
	COMPRESSORS		-----				
IMPACT EQUIPMENT	PNEUMATIC WRENCHES			-----			
	JACK HAMMERS AND ROCK DRILLS			-----			
	PILE DRIVERS (PEAKS)					-----	
OTHER	VIBRATOR		-----				
	SAWS		-----				

NOTE: BASED ON LIMITED AVAILABLE DATA SAMPLES

Source: Environmental Impact Statement for The Seibu Makena Master Plan, Neighbor Island Consultants, Inc.

CONSTRUCTION EQUIPMENT  
NOISE RANGES

TABLE 4-2

LAHAINA  
WATER CONSUMPTION

<u>YEAR</u>	<u>1,000 Gallons</u>
1974	363,745
1973	433,986
1972	377,516
1971	330,283
1970	298,865
1969	250,759
1968	220,760
1967	196,470
1966	176,951
1965	161,289
1964	168,631

TABLE 4-3  
TSUNAMI DATA

Date	Location	Maximum Runup Height (meters)	Observations and Remarks
Nov. 7, 1837	Kahului	Unknown	"Two natives drowned, rest swam to safety"; 26 grass houses were carried 240 meters inland. No details.
	Lahaina	2.5	No details.
May 17, 1841	Lahaina	1.0	Water rose and fell repeatedly at intervals of 4 min., rushing violently and with great noise over the reefs.
Aug. 14, 1868	Kahului	3.6	Considerable damage.
Jan. 20, 1878*	North Coast	Unknown	Some houses destroyed.
Jan. 31, 1906	Kahului		Wave overflowed coastal road.
Aug. 16, 1906	Kahului		No destruction although lowlands in the vicinity of the town were flooded.
	Maalaea	3.6	Some damage to the wharves.
	McGregor		Superstructure of wharf at McGregor's Landing was washed away.
Feb. 3, 1923	Kahului		Heavy damage in Kahului and east coast of Maui.
Mar. 3, 1933	Lahaina		Mar. 3 - Three small waves in harbor. First wave 05:00, water recede 10-14 meter horizontally; second wave 05:30; last wave few minutes later.
Apr. 1, 1946	Kahului	2.0 6.7	5.2 to 6.7 meters outside Kahului breakwater. 4.0 meters at the head of the bay.
	Maliko Bay	6.5	
	Lahaina	2.0	Third wave the largest.
	Kaanapali	3.7	
	Hana	3.7	
Mar. 4, 1952	Kahului	9.3	
Nov. 4, 1952	Kahului		Kahului-Spreckelsville region of Maui suffered the greatest damage.
Sep. 13, 1953	Kahului	0.1	
Apr. 19, 1955	Kahului	0.1	
Mar. 29, 1956	Kahului	0.3	
Mar. 9, 1957	Kahului	3.6\$	Exceeded the gage limit which was 1.7 meters. Considerable damage along the northeast coast of the island.
Oct. 31, 1957*	Kahului	0.1	
Jul. 9, 1958	Kahului	0.1	
Nov. 7, 1958	Kahului	0.3	
Nov. 13, 1958*	Kahului	0.1	
May 4, 1959	Kahului	0.2	
May 23, 1960	Kahului	2 - 4.5 2.8	Wave height exceeded gage limit of 2.8 meters. A church floated 6.1 meters away from its foundation.
Oct. 13, 1963	Kahului	0.4	
	Kaanapali	0.1	
Oct. 20, 1963	Kahului	0.4	
Mar. 27, 1964	Kahului	3.7	Flooded shopping center near waterfront; total damage \$52,590.
Oct. 17, 1966	Kahului	0.2	
Dec. 28, 1966	Kahului	0.2	
May 16, 1968	Kahului	1.0	

\*Questionable tsunami.

SECTION 5

ADVERSE IMPACTS WHICH CANNOT BE AVOIDED

I. SHORT-TERM IMPACTS

All short-term, adverse impacts that may be generated by the proposed project are associated with site development and construction activities. These include impacts on noise levels, air quality, and traffic circulation. Noise and ambient air quality impacts are not anticipated to be severe, and will be mitigated by actions discussed in Section 4, I and II. The movement of construction vehicles carrying demolition wastes from the site may cause a temporary disruption of traffic along Front Street, if Front Street is used as the only access route to the site during construction activities. Warning signs will alert motorists to site construction activities, and flag men will be used to direct traffic so as to minimize this disruption.

In addition, the development of the proposed project will require the relocation of the residential tenants of the site. This may result in the temporary social dislocation of the tenants as they change from one neighborhood to another. However, the developer and Pali Kai Realtors will make every attempt to assist the tenants in their relocation efforts.

II. LONG-TERM IMPACTS

The operation of the development will contribute to sewage discharge into off-shore waters. This pollution of

off-shore waters by untreated sewage will continue until the sewage treatment plant is constructed to abate such pollution.

SECTION 6

ALTERNATIVES TO THE PROPOSED ACTION

I. NO ACTION

If the proposed action is not implemented, the existing commercial and residential uses on the project site will continue. These uses, however, occur in generally substandard and dilapidated structures that will require eventual replacement due to health and safety factors.

II. ALTERNATIVE DESIGN

As requested by the Maui County Planning Department, the following alternatives are presented, incorporating alternative uses of Wahie Lane.

A. Present Use

If Wahie Lane remains as is, alternative designs for the project are possible, but it is felt that the proposed design is in harmony with the town's existing architectural character. The proposed design meets all of the Historic District's architectural requirements and will complement and enhance the Front Street shopping corridor.

B. Pedestrian Mall

This design plan would convert Wahie Lane into a pedestrian mall with appropriate landscaping, paving, and seating areas, the length of the Lane. The building design would remain essentially the same, but access to the building's interior mall and shops would be provided



from Wahie Lane. The parking and refuse collection area for the complex would remain to the rear of the site, if permission could be obtained to use the Lahaina Shopping Center area as access. If permission is denied, the parking area would be converted into either an enclosed pedestrian sitting area, a tot lot, open space, or another appropriate use. The refuse area for the facility would remain as in the present plan, and collection and service vehicles would use Wahie Lane at designated times for pick-ups and deliveries. No other vehicles would be permitted to use the Lane, except for emergency vehicles.

The use of Wahie Lane as a pedestrian mall would provide a pleasant walking and rest area for pedestrians, connecting the Lahaina Shopping Center to the Front Street shopping area. This use, however, may deny vehicular access to the property owner of the vacant lot located off Wahie Lane.

C. One Way into Lahaina Shopping Center

1. This alternative would extend Wahie Lane into the Shopping Center if a right-of-way was obtained from the Shopping Center. This would stimulate greater vehicular use of the Lane, as vehicles other than those associated with the proposed project would utilize the Lane. This use would provide a direct connection to the Lahaina Shopping Center parking area from Front

Street, and may thereby relieve some of the present congestion on Front Street. The Alexander Apartments, however, may be adversely affected by the introduction of a traffic flow along the Lane.

2. This alternative would provide access into the Shopping Center from the parking area of the proposed project. The parking area would be left open and vehicles would turn left into the Shopping Center from this area, which would be dedicated to the County. This alternative would generate similar impacts as the preceding use, except that the Alexander Apartments would not be significantly affected by any traffic flow.

D. Extension to Luakini Street

This alternative would also stimulate greater vehicular use of Wahie Lane and effectively dissect the present block bounded by Luakini, Front, Papalaua, and Dickerson Streets. This use, whether one- or two-way, would connect the Lahaina Shopping Center parking area to the congested Front Street area. Traffic flow along this route will impact the residences abutting the proposed extension, as well as the Alexander Apartments. This alternative, as will all others emphasizing vehicular use, will affect pedestrians using the Lane, as traffic use will increase.

III. ALTERNATIVE SITES

As the developer owns no other land suited for a commercial development of this type, no other alternative sites exist.

SECTION 7

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The only resource that will be irreversibly and irretrievably committed will be that of energy, both in terms of labor and in terms of fuel and electrical power required during the construction and operation of the proposed facility. Land will be committed to the activities of the project for the duration of the project's amortization, but can be converted to other uses upon the expiration of this period. There will be no loss of any cultural or natural resources.

SECTION 8

THE RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S  
ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF  
LONG-TERM PRODUCTIVITY

The proposed project site is currently utilized for commercial and residential uses contained in two one-story commercial structures abutting Front Street, and two two-story apartment buildings to the rear of the site. All existing structures are old, in dilapidated conditions, and exhibit substandard characteristics. The apartment structures are on a site designated for commercial use under both the General Plan and the Community Development Plan.

The proposed project will replace these structures with a well-designed and maintained shopping and office complex, the use of which is consistent with all applicable land use controls. The proposed project conforms, therefore, to uses intended under the two plans cited above, and will thereby further the goals articulated for Lahaina in the two plans.

ELMER F. CRAVALHO  
MAYOR



SUGICHI HIRAGA  
FIRE CHIEF  
MARCO M. MEYER  
DEPUTY FIRE CHIEF

COUNTY OF MAUI  
DEPARTMENT OF FIRE CONTROL  
WAILUKU, MAUI, HAWAII 96793

November 6, 1975

Environmental Impact Study Corp.  
Suite 401, 915 Fort Street Mall  
Honolulu, Hawaii 96813

Dear Dr. Miura:

Re: Lahaina Commercial Condominium,  
TMK 4-5-01: 16, 40 & 47

In determining whether a potential impact would be created during, and after the construction phases of the above referenced project, it is our opinion that it would not seriously hamper fire department operations.

The problem most likely to occur would be that of traffic congestion during the construction period should traffic on Front Street not be rerouted.

However, because of the physical character of the area, fire suppression activities can be made only from Front Street. It is therefore, our recommendation that the owners consider the merits of installing a complete automatic sprinkler system for the building or, install within the building, fire hose cabinets equipped with preconnected fire hoses and nozzles.

Very truly yours,

*Ronald Mukogawa*  
Ronald Mukogawa  
Fire Prevention Inspector

December 17, 1975 -

Mr. Ronald Mukogawa  
Fire Prevention Inspector  
County of Maui  
Department of Fire Control  
Wailuku, Maui, Hawaii 96793

**SUBJECT:** MARINERS ALLEY  
(LAHAINA COMMERCIAL CONDOMINIUM)  
Tax Map Key: 4-5-01, Parcels 16, 40 & 47  
LAHAINA, MAUI, HAWAII

Dear Mr. Mokogawa:

Thank you for your review and comments on the above project. As you have suggested, the project will incorporate an automatic sprinkler system within the building, in addition to a fire alarm and smoke detection system.

Upon completion, a copy of the E.I.E. for the above project will be sent to you for your further review and comments.

Please note that the project's name has been changed from Lahaina Commercial Condominium to "Mariners Alley". If you should have any questions please call me.

Very truly yours,

---

Marvin T. Miura, Ph.D.  
President

MTM:cg

PLANNING COMMISSION  
Kazuo Kage, Chairman  
George Murashige, Vice-Chairman  
Shiro Hokama  
Patrick Kawano  
Charles Ota  
Leo Polo, Jr.  
Harlow Wright  
Wayne Uemae, Ex-Officio  
Shigeto Murayama, Ex-Officio



Elmer F. Cravallio  
Mayor

Tosh Ishikawa  
Planning Director

Yoshikazu "Zuke" Matsui  
Deputy Planning Director

COUNTY OF MAUI  
PLANNING DEPARTMENT

200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

November 20, 1975

Dr. Marvin T. Miura, Ph.D, President  
Environment Impact Study Corporation  
Suite 401  
American Savings & Loan Building  
915 Fort Street Mall  
Honolulu, Hawaii 96813

Dear Dr. Miura:

Re: Lahaina Commercial Condominium,  
Lahaina, Maui

The environmental impact statement for the proposed project should include an evaluation of all items listed in the environmental assessment prepared for the Historic Commission.

Detailed discussion with supplemental data must be included in the EIS on the following:

1. Adequacy of existing sewer, water, and drainage facilities. Water requirements for irrigation, domestic, and fire flow uses.
2. Improvements contemplated for Wahie Lane. How will the project and improvements help to alleviate parking problems, traffic congestion, and aid in safe pedestrian passage?
3. Evaluate the need for another commercial project based on existing and other proposed commercial uses within Lahaina Town. What needs will the proposed project satisfy? What would be the socio-economic or physical environmental consequences if the project was not built? What groups/area would be affected by the project? Economically, is the project justifiable?
4. In alternatives to the project, discuss energy conservation measures that could be designed into the project.

While the above concerns may not define all of the potential impacts that may occur, we are willing to meet with you at your convenience to discuss the subject further.

Very truly yours,

RALPH N. MASUDA  
Environmental Planning Coordinator

cc: Water Supply  
Paul Mancini  
Public Works



December 17, 1975

Mr. Ralph N. Masuda  
Environmental Planning Coordinator  
County of Maui  
Planning Department  
200 S. High Street  
Wailuku, Maui, Hawaii 96793

SUBJECT: MARINERS ALLEY  
(LAHAINA COMMERCIAL CONDOMINIUM)  
Tax Map Key: 4-5-01, Parcels, 16, 40 & 47  
LAHAINA, MAUI, HAWAII

Dear Mr. Masuda:

Thank you for your review and comments on the above project. Your concerns have been noted and will be addressed in the project's Environmental Impact Statement, which will be sent to you upon completion for your further review and comments.

Please note that the project's name has been changed from Lahaina Commercial Condominium to "Mariners Alley". If you should have any questions please call me.

Very truly yours,

---

Marvin T. Miura, Ph.D.  
President

MTM:cg



OUR REFERENCE

YOUR REFERENCE

## POLICE DEPARTMENT

COUNTY OF MAUI

WAILUKU, MAUI, HAWAII 96793



Address All  
Communications to  
Abraham Aiona,  
Chief of Police  
Philibert L. Vierra,  
Deputy Chief of Police

November 24, 1975

Marvin T. Miura, Ph.D., President  
Environment Impact Study Corp.  
Suite 401 American Savings &  
Loan Building  
915 Fort Street Mall  
Honolulu, Hawaii 96813

Dear Doctor Miura:

RE: LAHAINA COMMERCIAL CONDOMINIUM  
Tax Map Key: 4-5-01, Parcels 16, 40 and 47  
Lahaina, Maui, Hawaii

This is to acknowledge your letter dated November 5, 1975 requesting a review and comments regarding potential impacts that the Lahaina Commercial Condominium may have relative to police protection and public safety.

Following are our recommendations to possibly improve the environmental assessment submitted.

- 1) The plan calls for seven shops, seven commercial offices, and one restaurant, all of which will require parking for employees and customers alike. At the present time, there are only four parallel parking stalls fronting the property on Front Street and none on the opposite side. Considering the number of businesses involved, we feel that the proposed 10 off-street parking stalls are inadequate and recommend increasing this number.
- 2) The restaurant could conceivably involve entertainment where the noise level may be a nuisance to residents in the immediate vicinity. We have experienced this problem of late in the Lahaina town area. The following apartments in the proximity of the proposed project may be affected:
  - a) Alexander Apartments - three-story structure.

Marvin T. Miura, Ph.D.

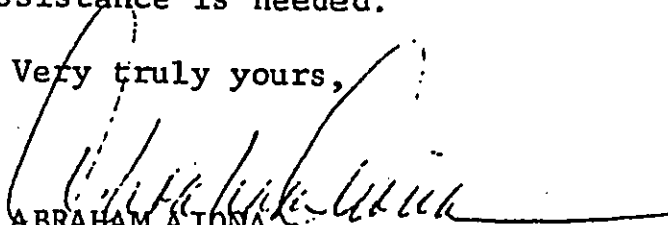
Page 2

November 24, 1975

- b) Long Arms Apartments - second floor of building.
  - c) Yet Lung Apartments - second floor of building.
- 3) Lastly, the storm drain in the Kahoma Stream flood plain must be considered. There are three visible drains within the immediate vicinity of the development but Front Street is a known problem area during heavy rains. It is not uncommon to find the sidewalks under water. Obviously, the present storm drain is overtaxed and any further paving will only add to the problem. Besides storms, there is also the threat of tsunami which would compound the drainage problems in the area. Therefore, it is recommended that a careful engineering study be made.

Please call on us if further assistance is needed.

Very truly yours,

  
ABRAHAM AIONA  
Chief of Police

cc: Planning Department  
County of Maui

December 18, 1975

Abraham Aiona  
Chief of Police  
Police Department  
County of Maui  
Wailuku, Maui, Hawaii 96793

SUBJECT: MARINERS ALLEY  
(LAHAINA COMMERCIAL CONDOMINIUM)  
Tax Map Key: 4-5-01, Parcels 16, 40 & 47  
Lahaina, Maui, Hawaii

Dear Chief Aiona:

Thank you for your review and comments on the above project. Your concerns have been noted, and we offer the following comments in response:

1. It is not anticipated that the proposed project will generate major traffic to Lahaina town. The proposed project will generally serve pedestrian shoppers and clients of the professional office tenants of the building.
2. Noise reduction measures will be incorporated in the design and construction of the project to minimize noise nuisance.
3. The architect for the project does not consider a drainage problem to be present at the project site. Potential tsunami and flood hazards are further discussed in Section 5 of the E.I.S.

A copy of the project's E.I.S. will be sent to you shortly for your further review and comments.

Eric Soto  
~~XXXXXXXXXX~~  
AGENT



COUNTY OF MAUI  
DEPARTMENT OF ECONOMIC DEVELOPMENT  
WAILUKU, MAUI, HAWAII

December 17, 1975

Dr. Marvin Miura  
Environmental Impact Study Corp.  
Suite 401  
American Savings and Loan Bldg.  
915 Fort Street Mall  
Honolulu, Hawaii, 96813

Subject: Lahaina Commercial Condominium  
Tax Map Key: 4-5-01, Parcels 16,40, and 47  
Lahaina, Maui, Hawaii

Dear Dr. Miura:

The potential impacts, as listed in the environmental assessment prepared by the Maui County Planning Department staff for the Historic Commission must be fully evaluated by the environmental impact statement for the proposed project.

It is believed that the potential impacts must be fully detailed and discussed with substantiating material included in the environmental impact statement.

Potential Impacts:

1. It must be determined the present capacity of the public facilities located within the area and the effect on them by the proposed project.
2. How does the project effect the socio-economic structure of the area?
3. How will the project alleviate pedestrian and vehicle traffic? How will it change traffic patterns both foot and vehicle within the area or will the project cause greater parking and traffic congestion with only 10 parking stalls planned?
4. How will the project alter flood patterns during flooding periods?

Page 2

December 17, 1975

Dr. Marvin Miura

Marvin, I hope this will be of some help in the E.I.S. preparation.  
Please call if I can be of further assistance.

Sincerely,

*Eric Soto*

Eric Soto  
Economic Development Specialist

ES:lb

December 31, 1975

Mr. Eric Soto  
Economic Development Specialist  
County of Maui  
Dept. of Economic Development  
Wailuku, Maui, Hawaii

SUBJECT: MARINERS ALLEY  
(LAHAINA COMMERCIAL CONDOMINIUM)  
TAX MAP KEY: 4-5-01, PARCELS 16, 40 & 47  
LAHAINA, MAUI, HAWAII

Dear Mr. Soto:

Thank you for your review and comments on the above project. Your concerns have been noted and will be addressed in the project's E.I.S., which will be sent to you for your future review and comments.

Please note that the project's name has been changed from Lahaina Commercial Condominium to "Mariners Alley." If you should have any questions, please call me.

Very truly yours,

---

Marvin T. Miura, Ph.D.  
President

MTM:gc



PODED-P

DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
BLDG. 230, FT. SHAFTER  
APO SAN FRANCISCO 96558

26 November 1975

Dr. Marvin T. Miura, President  
Environmental Impact Study Corporation  
915 Fort Street Mall, Suite 401  
Honolulu, Hawaii 96813

Dear Dr. Miura:

We have reviewed your request for comments on the environmental assessment for Lahaina Commercial Condominium and offer the following comments:

a. As noted on page 3, the project is located at the fringes of the 100-year Kahoma Stream flood plain, water surface elevation of 8.8 feet, mean sea level (msl). The water surface elevation at the project site for the 100-year tsunami is approximately 12 feet msl. The impact statement should recognize that the proposed structures would be constructed within a flood plain and would be subject to flood damages.

Completion of a Federal flood control project at Kahoma Stream would be dependent upon authorization and funding by Congress and preparation of detailed planning reports and construction documents. In the interim, consideration should be given to flood proofing or other methods of flood damage prevention, in accordance with the Flood Plain and Tsunami Inundation Area Ordinance of the County of Maui.

b. The assessment outline appears to address the significant impacts of the project. With the recent increase in proposed projects within the Lahaina area, it is imperative that the approving agency be given sufficient data on all aspects in order to evaluate the cumulative impact of this and other similar projects on the neighborhood character and the historic/cultural integrity of the historic district.

Thank you for the opportunity to participate in the consultation phase. We would appreciate a copy of the statement when it is available.

Sincerely yours,

  
KISUK CHEUNG  
Chief, Engineering Division





December 17, 1975

Mr. Kisuk Cheung  
Chief, Engineering Division  
Department of the Army  
U.S. Army Engineer District, Honolulu  
Bldg. 230, Ft. Shafter  
APO San Francisco, CA 96558

SUBJECT: MARINERS ALLEY  
LAHAINA COMMERCIAL CONDOMINIUM  
TMK 4-5-01:16, 40, and 47  
LAHAINA, MAUI, HAWAII

Dear Mr. Cheung:

Thank you for your review and comments on the above project. We have noted your concerns and hope we have adequately addressed them in the E.I.S. A copy of the E.I.S. will be sent to you shortly for your further review and comments.

Please note that the project's name has been changed from Lahaina Commercial Condominium to "Mariners Alley". If you should have any questions please call me.

Very truly yours,

---

Marvin T. Miura, Ph.D.  
President

MTM:cg



DEPARTMENT OF WATER SUPPLY  
COUNTY OF MAUI  
P. O. BOX 1109  
WAILUKU, MAUI, HAWAII 96793

December 3, 1975

Dr. Marvin T. Miura  
Environment Impact Study Corp.  
Suite 401, American Savings & Loan Bldg.  
915 Fort Street Mall  
Honolulu, Hi 96813

Dear Dr. Miura:

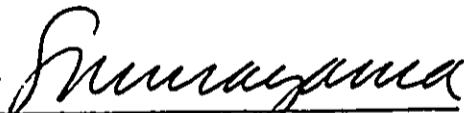
Subject: Lahaina Commercial Condominium, TMK: 4-5-1:16, 40, 47,  
Lahaina, Maui

As in all commercial projects, we will require an engineer's calculation for water use -- domestic, irrigation and fire flow.

Knowing the minimum fire flows needed in a commercial-business district, we will require the developer to install an 8-inch waterline along Waivee Street from Dickenson Street to connect to the existing 8-inch waterline at hydrant No. 212, a distance of approximately 400 feet. This waterline improvement, along with several others being made in the area, will provide better fire protection to the project.

If you have any questions, please feel free to call on us.

Sincerely,

  
Shigeto Murayama, Director

TI/KS/ao

cc: Planning Dept. - Attn: R. Masuda

*"By Water All Things Find Life"*

December 31, 1975

Mr. Shigeto Murayama  
Director  
Department of Water Supply  
County of Maui  
P.O. Box 1109  
Wailuku, Maui, Hawaii 96793

SUBJECT: MARINERS ALLEY  
(LAHAINA COMMERCIAL CONDOMINIUM)  
TAX MAP KEY: 4-5-01, PARCELS 16, 40 & 47  
LAHAINA, MAUI, HAWAII

Dear Mr. Murayama:

Thank you for your comments on the above project. Your concerns have been noted and a copy of your letter has been sent to John Wilson III of Pali Kai Realtors, who will coordinate plans for the proposed project with your staff.

Please note that the project's name has been changed from Lahaina Commercial Condominium to "Mariners Alley." If you should have any questions, please call me.

Very truly yours,

\_\_\_\_\_  
Marvin T. Miura, Ph.D.  
President

MTM:gc

PLANNING COMMISSION  
Kazuo Kage, Chairman  
George Murrashige, Vice-Chairman  
Shiro Hokama  
Patrick Kawano  
Charles Ota  
Leo Polo, Jr.  
Harlow Wright  
Wayne Uemae, Ex-Officio  
Shigeto Murayama, Ex-Officio



Elmer F. Cravatta  
Mayor

Tosh Ishikawa  
Planning Director

Yoshikazu "Zuke" Matsui  
Deputy Planning Director

COUNTY OF MAUI  
PLANNING DEPARTMENT  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

December 9, 1975

Dr. Marvin T. Miura, President  
Environment Impact Study Corp.  
Suite 401, American Savings & Loan Bldg.  
Financial Plaza of the Pacific  
915 Fort Street Mall  
Honolulu, Hawaii 96813

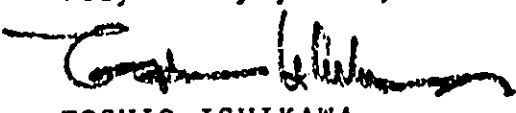
Dear Dr. Miura:

Re: Lahaina Commercial Condominium, TMK 4-5-01:16  
and 40, Lahaina, Maui

In response to your letter requesting comments on the above project, we are enclosing herewith a copy of the Assessment Report which conveys the concerns of this department. In addition, please be advised that off-street parking will be required in accordance with existing County requirements for that part of the proposed project which is located mauka of the Historic District boundary.

Thank you for your cooperation. If additional clarification is required, please contact Mr. Chris Hart of our staff.

Very truly yours,

  
TOSHIO ISHIKAWA  
Planning Director

Encl.

GEORGE R. ARIYOSHI  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

CHRISTOPHER COBB, CHAIRMAN  
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU  
DEPUTY TO THE CHAIRMAN

DIVISIONS:  
CONVEYANCES  
FISH AND GAME  
FORESTRY  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

December 16, 1975

Dr. Marvin T. Miura  
President, Environmental Impact  
Study Corporation  
Suite 401  
American Savings and Loan Building  
Financial Plaza of the Pacific  
915 Fort Street Mall  
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Comments on Effect of Proposed Lahaina  
Commercial Condominium on Lahaina  
National Historic Landmark

The site location for this proposed undertaking lies within the boundaries of the Lahaina National Historic District Landmark. However, effects of the project upon the historic and architectural values of the landmark cannot be determined until plans are submitted showing the size, style, mass, siting, landscaping, color, materials and other elements designed to be a part of the construction.

When such plans are received, we will be pleased to comment further on the effects of the Lahaina Commercial Condominium on the cultural environment.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Jane L. Silverman".

Jane L. Silverman  
Historic Preservation Officer  
State of Hawaii

SECTION 10

LIST OF NECESSARY APPROVALS

<u>AGENCY</u>	<u>ACTION</u>	<u>STATUS</u>
Maui Historic Commission	E.I.S. Approval	E.I.S. Submitted for approval
Land Use and Codes Administration, Department of Public Works, County of Maui	Building Permit Electrical Permit Grading Permit Driveway Permit	Subject to approval of E.I.S.
Director, Planning Department, County of Maui	S.M.A. Permit	

SECTION 11

COMMENTS AND RESPONSES RECEIVED DURING THE REVIEW PERIOD

### SUMMARY OF PLAN REVISIONS

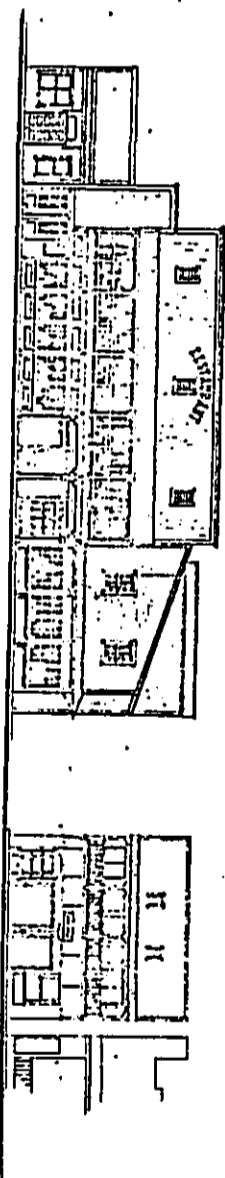
During the EIS review period, various governmental agencies have expressed concerns regarding the proposed project. In response to these concerns, the developers of Mariners Alley have revised the project plans as follows:

1. The square footage of the project has been reduced from 17,928.5 square feet to 14,304.5 square feet. The second floor area above the parking area and, the mezzanine shown on the original plans have been eliminated.
2. The project will accommodate seven shops, four offices, and a restaurant and basement rathskellar. The original plans would have provided for seven shops, seven offices, and a restaurant and basement rathskellar.
3. Parking has been increased from 10 stalls to 12 stalls. Four stalls are required for the portion of the project zoned B-2. No parking is required for the portion of the project designated Historic District 2. The project, therefore, will provide 8 spaces over that required. The parking area will be buffered from view by plantings on the northern and eastern sides, and a wooden fence flanking the parking access.
4. The developer will grant 4 feet to Wahie Lane, which will widen the lane to approximately 19 feet.
5. The developer will be responsible for the maintenance and resurfacing of Wahie Lane, if Quiet Title is granted. The filing of Quiet Title is an action taken on behalf of all adjoining property owners with their full cooperation and backing.
6. The developer is coordinating development plans with the Land Use and Codes Administration, County of Maui, to ensure that storm runoff from the project site will not contribute to flooding of the Front Street area.

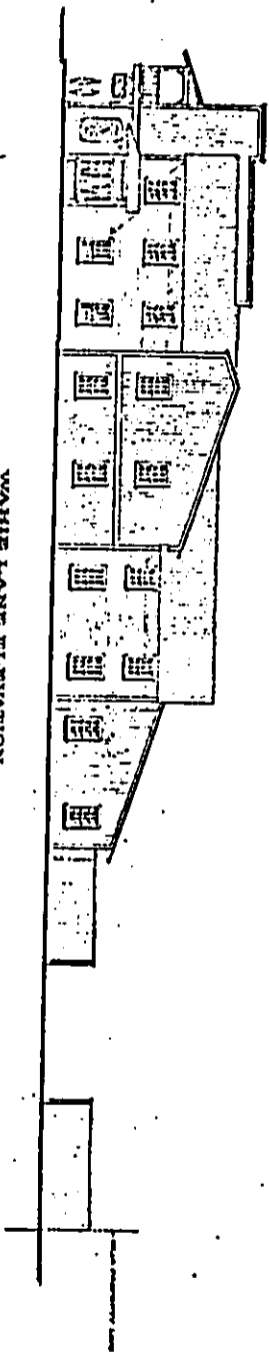




FRONT STREET ELEVATION



WAHIE LANE ELEVATION



MARINERS ALLEY

ARCHITECTURE & PLANNING  
ASSOCIATES

WHALENN VILLAGE • KAAHAPALI • MAUI • HAWAII • 96761 • 801-2012

January 7, 1976

Chris Hart  
Maui Historic Commission  
County of Maui  
200 S. High Street  
Mailuku, Maui 96793

SUBJECT: Environmental Impact Statement for Mariners Alley,  
Lahaina, Maui

Dear Mr. Hart:

Copies of the subject EIS were officially received on January 5, 1976. To allow for a 30-day public review period, deadline for comments will be February 8, 1976. Availability of the EIS will be published in our January 8, 1976 EQC Bulletin. Also, pursuant to Chapter 343, Hawaii Revised Statutes, we have sent copies of the EIS to agencies/organizations indicated on the attached distribution list.

All written comments will be directed to your agency and Pali Kai Realtors c/o Environmental Impact Study Co. If you should have any questions, please do not hesitate to contact my staff at 548-6915.

Sincerely,

/s/ Albert Q. Y. Tom

Albert Q.Y. Tom  
Chairman

Attachment

cc: w/attach -Pali Kai Realtors

cc: Pali Kai Realtors

UNITED STATES DEPARTMENT OF AGRICULTURE  
Soil Conservation Service  
440 Alexander Young Building, Honolulu, HI 96813

January 14, 1976

Dr. Richard E. Marland  
Environmental Quality Commission  
550 Halekauwila St., Rm. 301  
Honolulu, HI 96813

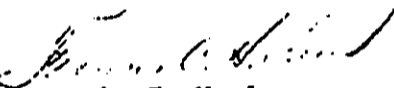
Dear Dr. Marland:

Subject: Mariners Alley, Lahaina, Maui, Hawaii - EIS

We have reviewed the subject EIS and have no comments to offer.

Thank you for the opportunity to review this EIS.

Sincerely,

  
Francis C. H. Lum  
State Conservationist

Attachment

cc: Maui Historical Commission, Wailuku, HI  
Pali Kai Realtors, Honolulu, HI



DEPARTMENT OF WATER SUPPLY  
COUNTY OF MAUI  
P. O. BOX 1109  
WAILUKU, MAUI, HAWAII 96793

January 15, 1976

Maui Historical Commission  
County of Maui  
200 S. High Street  
Wailuku, Hi 96793

Gentlemen:

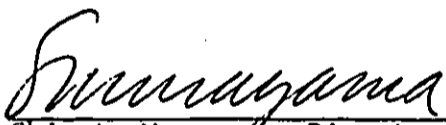
Subject: Mariner's Alley, TMK: 4-5-1:16, 40, 47, Lahaina, Maui  
Environmental Impact Statement

We would like to correct the statement made in the subject E.I.S., on Page 4-4, as relates to the Fire Flow requirement being estimated at 500 gpm.

Our calculations indicate a fire flow of approximately 2,000 gpm and in order to accomplish such flow, we have required the offsite waterline described in our letter of December 3, 1975 to Dr. Miura. A copy of that letter is contained in the E.I.S., Section 9.

If you desire further clarification, please contact us.

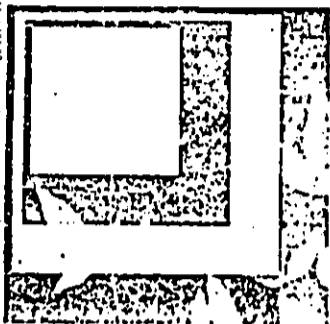
Sincerely,

  
Shigeto Murayama, Director

TI/KS/ao

cc: Pali Kai Realtors, c/o Dr. Marvin Miura  
Environmental Impact Study Corp.  
915 Fort St. Mall, Suite 401  
Honolulu, Hi 96813

*"By Water All Things Find Life"*



February 17, 1976

Mr. Shigeto Murayama  
Director  
Department of Water Supply  
County of Maui  
P. O. Box 1109  
Wailuku, Maui HI 96793

SUBJECT: MARINERS ALLEY  
Tax Map Key: 4-5-01, Parcels 16, 40 & 47  
LAHAINA, MAUI, HAWAII

Dear Mr. Murayama:

Thank you for your review and comments on the  
above EIS for the above project.

We have corrected the EIS to reflect the fire  
flow indicated in your letter.

Very truly yours,

  
Marvin T. Miura, Ph.D.  
President

MTM:cg

**ENVIRONMENT IMPACT STUDY CORP.**

SUITE 401 AMERICAN SAVINGS & LOAN BLDG / FINANCIAL PLAZA OF THE PACIFIC / 915 FORT STREET MALL / HONOLULU, HAWAII 96813 / TELEPHONE (808) 521-2567



DEPARTMENT OF THE ARMY  
U. S. ARMY ENGINEER DISTRICT, HONOLULU  
BLDG. 230, FT. SHAFTER  
APO SAN FRANCISCO 96558

PODED-PV

27 January 1976

Pali Kai Realtors  
c/o Dr. Marvin T. Miura  
Environmental Impact Study Corp.  
915 Fort Street Mall, Suite 401  
Honolulu, Hawaii 96813

Dear Dr. Miura:

We have reviewed the environmental impact statement for Mariners Alley, Lahaina, Maui, Hawaii, and offer the following comments:

The statement on pages 4-9 that the "flood impact on the proposed project is not considered a critical danger due to . . . the limited likelihood of a 100-year flood occurring before Kahoma Stream channel improvements are completed" is misleading. There is a one percent chance of a 100-year flood occurring in any given year. Under existing conditions, a 100-year flood would cause in excess of \$3.5 million in damages. A copy of the Kahoma Stream survey report is inclosed for your information.

Thank you for the opportunity to review the statement.

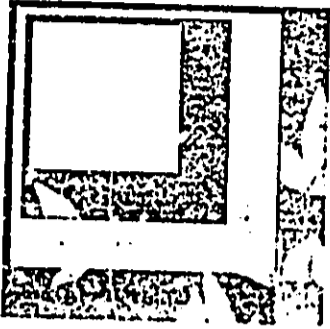
Sincerely yours,

1 Incl  
As stated

  
KISUK CHEUNG  
Chief, Engineering Division

Copy furnished: w/o Incl  
Chairman, Maui Historical Commission  
County of Maui  
200 S. High Street  
Wailuku, Maui 96793





February 17, 1976

Mr. Kisuk Cheung  
Chief, Engineering Division  
Department of the Army  
U. S. Army Engineer District  
Building 230, Ft. Shafter  
APO San Francisco 96558

SUBJECT: MARINERS ALLEY  
Tax Map Key: 4501, Parcels 16, 40 & 47  
LAHAINA, MAUI, HAWAII

Dear Mr. Cheung:

Thank you for your review and comments on the EIS for the above project.

In response to your comments we acknowledge the possibility of a 100-year flood occurring before Kahoma Stream Channel improvements are completed. However, we feel that the one-percent chance of that flood occurring in any given year constitutes what we have termed a "limited likelihood" of occurrence.

We also acknowledge that such a flood would cause great damage. However, the developer of the proposed project is aware of and accepts the risks attendant with development in a 100-year flood zone.

We hope we have clarified the statements in question in the subject project's EIS.

Very truly yours,

  
Marvin T. Miura, Ph.D.  
President

MTM:cb

**ENVIRONMENT IMPACT STUDY CORP.**

SUITE 401 AMERICAN SAVINGS & LOAN BLDG / FINANCIAL PLAZA OF THE PACIFIC / 915 FORT STREET MALL / HONOLULU HAWAII 96813 / TELEPHONE: 808-521-2907



26 JAN 1976

/FZV-FE-EE

Maui Historical Commission  
200 S. High Street  
Wailuku, Maui 96793

Gentlemen:

Reference is made to the Environmental Impact Statement for the Mariners  
Alley, Lahaina, Maui, Hawaii, January 1976.

We have reviewed the EIS document and have no comments to offer.

Thank you for the opportunity to review this document.

Sincerely yours,

CHARLES S. VARNUM  
Colonel, CE  
Director of Facilities Engineering

✓ CF:  
Pali Kai Realtors  
C/O Mr. Marvin T. Miura  
Environmental Impact Study Corp.  
915 Fort Street Mall  
Suite 401  
Honolulu, Hawaii 96813

SECTION 9

ORGANIZATIONS AND PERSONS CONSULTED

Federal Government

U.S. Army Corps of Engineers, Honolulu District

State of Hawaii

Jane Silverman, Historic Preservation Officer  
James Kumagai, Deputy Director, Department of Health

County of Maui

Toshio Ishikawa, Director, Planning Department  
Wayne Uemae, Director, Public Works Department  
Shigeto Murayama, Director, Department of Water Supply  
Ronald Mokugawa, Deputy Fire Marshal  
Eric Soto, Economic Coordinator  
Abraham Aiona, Chief of Police  
Winston Miyahira, Liquor Commission  
Ralph Masuda, Environmental Planning Coordinator

Other

Maui Electric Company  
Gasco

Office of Environmental Quality Control  
Office Of The Governor  
550 Halekaiwila Street  
Tan Office Building, Third Floor  
Honolulu, Hawaii 96813

February 2, 1976

Chris Hart  
Maui Historical Commission  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96705

SUBJECT: Environmental Impact Statement for Mariner's Alley,  
Lahaina, Maui

Dear Mr. Hart:

As of this date, this Office has received four comments on the above subject. An attached sheet lists the responding agencies and/or organizations.

In our review of the environmental impact statement (EIS), we have found a few areas in which the discussion should be expanded. We offer the following comments:

1. Our main concern is the unusual number of shopping centers proposed within the town of Lahaina. In addition to Mariner's Alley, plans are proposed for Whaler's Wharf and Lahaina Plaza. We strongly recommend that consideration be given to how the proposed action will relate to the other two commercial complexes in terms of the total social, economic, environmental and physical impacts on Lahaina. In other words, the impact's of just one proposed center would not be as much as three. Thus, a discussion regarding not only how Mariner's Alley would affect Lahaina, but how it and the other shopping complexes affect Lahaina together.
2. On page 2-3, the EIS states, "As a result of this hotel concentration, Lahaina has been able to support sizable commercial activities, which make Lahaina the second largest retail merchandizing center on Maui." However, what will this action have when competing with two other large shopping complexes? How will this action affect the business of other surrounding and existing stores?

Page 2

3. The EIS indicates on page 2-9 that the building on the site is in severely dilapidated condition. Yet, are these buildings the original buildings during the historical whaling period? What historical significance do the buildings have?
4. The EIS cites reference to an economic survey of retail centers in the Lahaina area. However, these figures do not include the three proposed commercial complexes which will significantly alter the survey. Thus, will Lahaina be able to accommodate the proposed action feasibly? Will the proposed action be economically feasible if Lahaina Plaza and Chaley's are operating?
5. Because of the unique character of Lahaina, street widening is limited and consequently results in poorly circulated traffic. With the proposed commercial ventures increasing parking, traffic will become an acute problem. Though, the proposed action has ten parking spaces, there are more commercial operations than parking spaces for the complex. What is the justification for the limited number?

For fairness and brevity, this office did not attempt to summarize other reviewers. Instead, we recommend that all comments be given careful consideration.

We further recommend that (1) applicant respond to all commenters, including this office with a point by point discussion as to the validity, significance, and relevance of each comment; (2) discussion as to how each comment was evaluated and considered in planning the proposed action; and (3) comments and responses be appended to the revised EIS.

We trust that these comments will be helpful to you. We thank you for the opportunity to review the EIS.

Sincerely,

/S/ Richard E. Marland

Richard E. Marland  
Director

Attachments

cc: Pali Kai Realtors  
c/o Environmental Impact Study Corp.  
w/attachs.

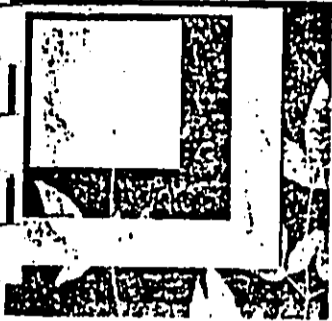
LIST OF RESPONDING AGENCIES

FEDERAL

U.S. Fish and Wildlife	January 8, 1976
Soil Conservation Service	January 14, 1976
Department of the Air Force	January 16, 1976

STATE

Department of Agriculture	January 14, 1976
---------------------------	------------------



March 22, 1976

Dr. Richard Marland  
Director  
Office of Environmental Quality Control  
Office of the Governor  
550 Halekauwila Street  
Room 301  
Honolulu, HI 96813

SUBJECT: MARINERS ALLEY ENVIRONMENTAL IMPACT  
STATEMENT

Dear Dr. Marland:

Thank you for your review and comments on the above  
EIS. In response, we offer the following clarifications,  
which are numbered to correspond with your comments:

1. We do not feel that Mariners Alley can be compared  
to the other proposed shopping centers cited in your  
letter. In contrast to the other developments, Mariners  
Alley will not expand the retail shopping corridor of  
Front Street by developing land not currently in com-  
mercial use. Mariners Alley will replace existing  
commercial facilities on the site, which is in the  
heart of the shopping district. In addition, Mariners  
Alley will allocate space almost equally between pro-  
fessional and business offices and retail shop and  
restaurant uses. Finally, the development will be much  
smaller in size than either of the other proposed  
retail centers.

We feel that each development proposed for Lahaina  
must be evaluated on its own merits, and it is not in  
the scope of a single project's EIS to evaluate other  
projects proposed for the area. Detailed EIS's have  
been completed for the other projects to assist in  
their evaluation.

Dr. Richard Marland, Director  
Office of Environmental Quality Control  
March 21, 1976

Page 2

2. The economic impact of Mariner's Alley has been presented in Section 4 of the EIS. Specifically, pages 4-14 to 4-17 cover the impact of the proposed project on existing businesses and Lahaina's ability to absorb additional commercial space.

3. The buildings on the project site were not built during the whaling era. The earliest building on the site dates from approximately 1940. As the buildings were not designated as structures to be preserved or restored in the Plan for the Preservation and Restoration of Lahaina, it is not considered that the buildings contain any historical significance.

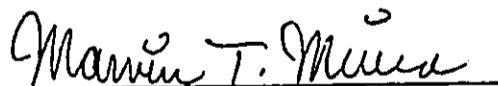
4. The economic survey cited in the report was a survey of existing commercial space in Lahaina. On the basis of existing space, retail sales, and projected visitor expenditures, an analysis was made as to how much additional space Lahaina could accommodate. This analysis is presented in pages 4-14 to 4-17 of the EIS.

If the developer felt the project would not be economically feasible in light of the operation of other proposed developments, the developer would not assume the risk of the construction of the project.

5. The number of parking spaces proposed for Mariners Alley has been revised to 12 stalls. Four stalls are required for the portion of the property zoned B-2. No parking is required for a HD2 zoning designation.

In addition, please be advised that in response to your concerns and those expressed by other agencies, the developers of the above project have revised the proposed plans. Please refer to the attached Summary of Plan Revisions.

Very truly yours,

  
Marvin T. Miura, Ph.D.  
President

MTM:cg  
Enclosures



United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Division of Ecological Services  
821 Millilani Street  
Honolulu, Hawaii 96813

Reference: ES

January 8, 1976

Interim Director  
Environmental Quality Commission  
550 Halekauwila Street, Room 301  
Honolulu, Hawaii 96813

Dear Sir:

This provides comments on environmental impact statement, Mariners Alley, Lahaina, Maui, Hawaii.

We have reviewed the impact statement and have no additional comments to make.

As requested, we are returning the statement for your use.

We appreciate this opportunity to comment.

Sincerely yours,

*Maurice H. Taylor*

Maurice H. Taylor  
Area Supervisor

Encl. As above

cc: RD (ES), Portland





UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

---

440 Alexander Young Building, Honolulu, HI 96813

January 14, 1976

Dr. Richard E. Marland  
Environmental Quality Commission  
550 Halekauwila St., Rm. 301  
Honolulu, HI 96813

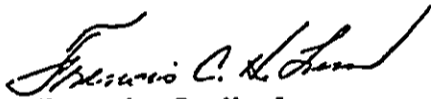
Dear Dr. Marland:

Subject: Mariners Alley, Lahaina, Maui, Hawaii - EIS

We have reviewed the subject EIS and have no comments to offer.

Thank you for the opportunity to review this EIS.

Sincerely,



Francis C. H. Lum  
State Conservationist

Attachment

cc:  
Maui Historical Commission, Wailuku, HI  
Pali Kai Realtors, Honolulu, HI



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 15th AIR BASE WING (PACAF)  
APO SAN FRANCISCO 96553



REF ID: A655617 DEEE (Mr Nakashima, 449-2158)

16 JAN 1976

SUBJECT: Environmental Impact Statements

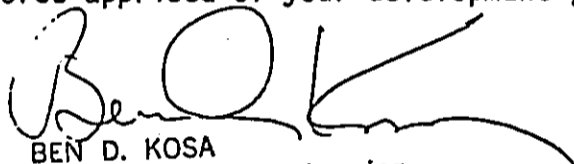
TO: Environmental Quality Commission  
550 Halekauwila St, Room 301  
Honolulu, Hawaii 96813

1. This headquarters has no comment to render relative to the environmental impact statements for the following two projects:

Proposed Clubview Hills Planned  
Development-Housing Project  
Kahaluu, Oahu, Hawaii

Mariners Alley  
Lahaina, Maui, Hawaii

2. We greatly appreciate your cooperative efforts in keeping the Air Force apprised of your development projects throughout the state.

  
BEN D. KOSA  
Dep Dir of Civil Engineering



GEORGE R. ARIYOSHI  
GOVERNOR



JOHN FARIAS, JR.  
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF AGRICULTURE  
1428 SO. KING STREET  
HONOLULU, HAWAII 96814

January 14, 1976

MEMORANDUM

TO: Environmental Quality Commission  
SUBJECT: Mariners Alley EIS

The Department of Agriculture has reviewed this Environmental Impact Statement for the Mariners Alley in Lahaina, Maui, Hawaii.

This project will have no impact on agriculture. The EIS is returned for your files.

Thank you for the opportunity to consider this matter.

A handwritten signature in cursive script that reads "John Farias, Jr.".

John Farias, Jr.  
Chairman, Board of Agriculture

JF:ad:d

Enc.

February 5, 1976

STP 8.3485

Maui Historical Commission  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Sirs:

Subject: Environmental Impact Statement  
Mariner's Alley, Lahaina, Maui

We have no comments on the subject proposal.

Sincerely,

E. ALVEY WRIGHT  
Director

JST:jk

cc: HWY-P  
Pali Kai Realtors  
c/o Marvin T. Miura

February 6, 1976

Maui Historic Commission  
County of Maui  
200 S. High Street  
Wailuku, Maui 96793

Gentlemen:

Re: Environmental Impact Statement  
Mariner's Alley, Lahaina, Maui

The County of Maui has reviewed the subject EIS and submits the following comments:

1. Preliminary review of the site plan and elevations as shown in the EIS indicates that the mezzanine floor will be an occupied floor above grade. In this regard the building appears to be three stories in accordance to the Historic District Ordinance definition of a "story". Two stories are allowed in the Historic District. The plans also show the restaurant balcony extending over the sidewalk. This overhang will require the Commission's approval.
2. The applicant will be required to meet the parking requirements for that section of the proposed project within the B-2 Community Business District zoning. Review of site plans in the EIS indicate that nineteen (19) parking stalls and one (1) loading space will be required. Also, no turnaround area is shown as required by ordinance. Therefore, the ten (10) parking stalls to be provided will not meet the parking requirements.
3. The subject area is within the 100 year flood hazard area of Kahoma Stream as defined by the Corps of Engineers and should be further addressed in the revised EIS.
4. Any improvements to the subject parcel will increase surface runoff which, if not handled within the proposed development, will affect the neighboring buildings along Front Street. What drainage improvements are contemplated to handle runoffs from the proposed project?

5. Wahie Lane is approximately 15' wide at Front Street but narrows as it progresses mauka. Without widening for two-way traffic, severe traffic congestion will occur on Front Street. In this respect we feel that Wahie Lane should be widened and improved.

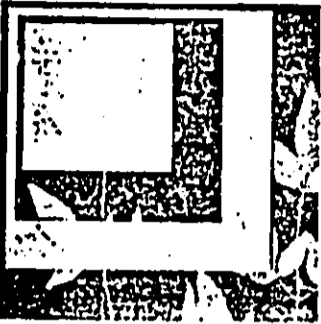
6. The Commission has reviewed and accepted two environmental impact statements, namely the Whaler's Wharf and Lahaina Plaza projects. These two projects and the subject project will add approximately 118,624 square feet of retail-specialty space in Lahaina Town. Each project, if reviewed individually will show minor impact, but if reviewed together to show the cumulative effects of these three projects, major negative impacts on existing commercial establishments and on Lahaina Town are quite apparent.

We are willing to meet with the applicant to discuss our concerns at their convenience. Please contact me should you have any questions.

Yours very truly,

RALPH MASUDA  
Environmental Planning Coordinator

cc Pali Kai Realtors ✓  
c/o Environmental Impact Study Corp.  
cc Mr. Eric Soto  
cc Mr. Ed Kagahiro  
cc Mr. Paul Mancini  
cc Mr. Chris Hart



March 21, 1976

Mr. Ralph Masuda  
Environmental Planning Coordinator  
County of Maui  
200 South High Street  
Wailuku, HI 96793

SUBJECT: MARINERS ALLEY ENVIRONMENTAL IMPACT  
STATEMENT

Dear Mr. Masuda:

Thank you for your comments on the EIS for the above project. In response to your concerns and those expressed by other County agencies, the developers of the above project have revised the proposed plans as follows:

1. The square footage of the project has been reduced from 17,928.5 square feet to 14,304.5 square feet, with the elimination of the second floor area above the parking area. In addition, the mezzanine shown on the original plans has been eliminated.
2. The project will accommodate seven shops, four offices, and a restaurant and basement rathskellar. The original plans would have provided for seven shops, seven offices, and a restaurant and basement rathskellar.
3. Parking has been increased from 10 stalls to 12 stalls. Four stalls are required for the portion of the project zoned B-2. No parking is required for the portion of the project designated Historic District 2. The parking area will be open but buffered from view by plantings on the northern and eastern sides, and a wooden fence flanking the parking access.
4. The developer will grant 4 feet to Wahie Lane, which will widen the lane to approximately 19 feet.

Mr. Ralph Masuda  
Environmental planning coordinator  
March 21, 1976

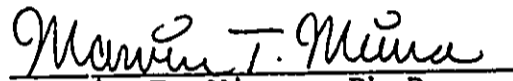
Page 2

5. The developer will be responsible for the maintenance and resurfacing of Wahie Lane, if Quiet Title is granted. The filing of Quiet Title is an action taken on behalf of all adjoining property owners with their full cooperation and backing.

6. The developer is coordinating development plans with the Land Use and Codes Administration, County of Maui, to ensure that storm runoff from the project site will not contribute to flooding of the Front Street area.

Attachments 1 and 2 show the revised floor plans and building elevations.

Very truly yours,

  
Marvin T. Miura, Ph.D.  
President

MTM:cg  
Enclosures





RE:0191

## University of Hawaii at Manoa

Environmental Center  
Crawford 317 • 2550 Campus Road  
Honolulu, Hawaii 96822  
Telephone (808) 948-7361

Office of the Director

February 6, 1976

### MEMORANDUM

TO: Maui Historical Commission  
Pali Kai Realtors

FROM: Doak C. Cox

RE: Review of Draft EIS for Mariners Alley, Lahaina, Maui

The Environmental Center's review of the above cited EIS has been prepared by Jacquelin Miller, Environmental Center, Leonard Wilson, Political Science Department, Ray Tabata, Sea Grant Office, and Pauline King Joerger, History Department. The following areas have been cited by our reviewers as needing further clarification or additional documentation.

#### Pg. 1-1.

The commercial space is stated as 17,639.4 square feet. Table 2-1 on page 1-5 reveals the square footage of each shop and office. The total of this list is 17,927 square feet. Although it is perhaps a minor point, this inconsistency should either be explained or corrected.

#### Pg. 2-16 - 2-17.

It is stated on page i that 10 parking spaces will be provided. This appears to be an insufficient amount of parking for the estimated 97 employees of the proposed project. What is the current parking situation in the vicinity of this shopping area? What will be the parking impact of the proposed project on the current parking facilities in Lahaina? Where will employees and customers park? Parking needs and existing facilities should be quantified in the final EIS. How will this project affect current traffic flow in Lahaina? What are the parking requirements under the existing ordinances?

#### Pg. 3-1.

In the past few months we have had occasion to review two other EIS's for commercial developments in the town of Lahaina: Whaler's Wharf and the Lahaina Plaza. Each of these projects will have a cumulative impact on parking, public facilities, and the economy of present business establishments.

The social and economic impacts of the present project as they relate to the other proposed new commercial developments should be included in the final EIS.

AN EQUAL OPPORTUNITY EMPLOYER

Pg. 4-5.

The comparison of sewage flows from the project in "gpm" with total flows from Lahaina in "mgd" is misleading. Comparisons should be given in consistent units in the final EIS to facilitate evaluation of the impacts. It appears from our calculations that the proposed project will contribute of the order of 216,000 gallons of sewage per day or approximately 9% of the total for Lahaina. These estimates are based on the assumption that the 150 gpm fig. cited represents an average, not peak, discharge.

In this regard we should perhaps emphasize the importance of evaluating the cumulative effect of this project's sewage flow in connection with the other proposed commercial developments. We note that water usage cited on page 4-4 of 150 gpm is equal to the estimated sewage flow of 150 gpm on pg. 4-5. However, we note that this is not the case in the Lahaina Plaza EIS where water usage is estimated at 260 gpm, pg. 5-7 (or 374,000 gpd if the 260 gpm figure represents an average water usage) and the sewage flow is estimated at 29,980 gpd. Still more confusing are the water usage and sewage estimates presented for the Whalers Wharf project. The peak water demand is more than 500 times the average daily consumption (pg. 17) and the sewage discharge is estimated as 2/3 of the average. The estimated total volume of sewage for Lahaina is given as 1 mgd. In the Lahaina Plaza and Mariners Alley EIS's the total sewage for Lahaina is given as 2.45 mgd.

It seems essential that the various estimates of water usage and sewage discharge be given in some form of uniform and consistent manner in the final EIS so that an adequate evaluation can be made of this project's impact on the water supply and receiving waters at Lahaina. How were the figures derived?

The estimated date for completion of the Lahaina Sewage Treatment Plant is not given. This should be included to ascertain the amount of time that the proposed project will be contributing to the offshore pollution problem.

Pg. 4-8.

Although the proposed project "is anticipated to attract primarily pedestrians," where will employees park? How is this situation not a long-term impact on the parking situation?

Pg. 4-9.

Since the flood control project for Kahoma Stream depends on congressional authorization of funds, consideration should be given to flood proofing designs for the project. At what flood level and frequency would the Rathskellar become totally flooded? What is the water table level? Has the Hawaii Water Resources Regional Study looked at this particular area and if so what recommendations have been made?

Pg. 4-10.

What is specifically meant by line 6, "The developer accepts all risks attendant with development in the tsunami zone . . . ."? In what way does the Historic District design criteria make it difficult to incorporate flood-tsunami resistant design? What are the "economic constraints" against flood-tsunami resistant design? Will Federal Flood Insurance be available to the owners?

Pg. 4-12, 4-18.

Have the other proposed Lahaina commercial developments been taken into consideration in estimating the amount of commercial square footage which can be supported in the Lahaina area? The economic impact of this development on the established Lahaina business community both in the event of its success and possible failure as a business venture should be addressed in the final EIS. How many square feet of commercial space have been completed since the projections cited on page 4-13 and how many are in the planning stage?


Pg. 4-19.

How many people must be located? What age group is involved?

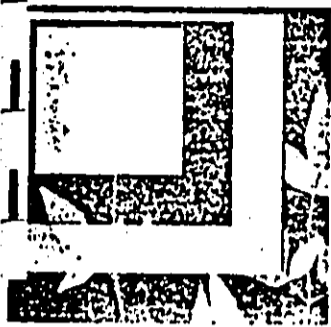
Concluding remarks

Our reviewers have noted the pertinence of the comments submitted during the preparation phase by Ralph Masuda, Maui Planning Dept., Abraham Aiona, Maui Chief of Police, Eric Soto, Maui Dept. of Economic Development, and Kisuk Cheung, Army Corps of Engineers, particularly with regard to parking, traffic, flood and tsunami hazard, sewage disposal and the cumulative socio-economic impacts of this development. In general our reviewers have expressed concern that the topics raised by the Center and the above cited departments have not been adequately addressed in the EIS.

We appreciate the opportunity to have reviewed this EIS.

  
\_\_\_\_\_  
Doak C. Cox, Director

cc: OEQC  
R. Tabata  
L. Wilson  
P. K. Joerger



March 21, 1976

Dr. Doak Cox  
Director  
Environmental Center  
University of Hawaii  
2540 Maile Way  
Honolulu, HI 96822

SUBJECT: MARINERS ALLEY ENVIRONMENTAL IMPACT  
STATEMENT

Dear Dr. Cox:

Thank you for your staff's review and comments on the EIS for the above project. We would like to note, however, that these comments, dated February 6 on your letterhead, were postmarked February 12, 1976, and received by us on February 13. As you are aware, the review period for the subject EIS ended on February 8. However, we offer the following responses, numbered to correspond with your comments, to the questions raised in your letter.

Page 1-1

In coordination with the County of Maui's Planning Department, the developers have revised the plans for the proposed project to a considerable extent. These revisions have reduced the square footage of the project from 17,928 square feet to 14,305 square feet. Most of this space reduction has occurred in the rear portion of the second floor of the building. Attachment 1 summarizes the plan revisions, and includes building floor plans and elevations.

Page 2-16 - 2-17

The current parking situation in Lahaina is described on page 2-16 of the EIS. Future proposed parking facilities are shown on page 2-17. Within the vicinity of the project, parking is available at the Lahaina Shopping Center, and at a municipal parking lot located at Dickenson and Wainee Streets, as well as on-street parking along Front Street.

Dr Doak Cox, Director  
Environmental Center  
University of Hawaii  
March 21, 1976

Page 2

It is anticipated that the employees of the proposed project will utilize public parking facilities in Lahaina when required. However, it is expected that the majority of the development's employees will be residents of Lahaina Town, and will not require motor transportation to work. Customers of the shopping and office complex are expected to be primarily pedestrians. The project is not anticipated to affect traffic flow in Lahaina as it is not expected to stimulate traffic increases into Lahaina.

The proposed project, however, has been revised to provide 12 parking stalls. Four parking stalls are required for the project, based on the area of the project zoned B2. No parking is required for the portion of the project zoned HD2. The project, therefore, will provide 8 additional parking spaces over the parking requirement.

Page 3-1

We do not feel it is within the scope of a single project's EIS to review the impacts that may be generated by other proposed projects. The subject project's EIS has covered the social and economic impacts that may be generated by the proposed project. Statements for Whaler's Warf and Lahaina Plaza have also been submitted to assist in their respective evaluations. Each project, therefore, must be judged on its own merits.

It is true, however, that all the proposed projects cited in your letter will generate cumulative social, economic, and physical impacts. These impacts, attendant with increased urbanization, may be summarized as follows:

1. Increased employment opportunities will be provided which may lead to an increase in population;
2. Greater commercial facilities may stimulate a visitor increase;
3. The tax base for Lahaina will be widened and County Tax revenues will increase;
4. Traffic flows may increase;

Dr. Doak Cox, Director  
Environmental Center  
University of Hawaii  
March 21, 1976

Page 3

5. Parking facilities will increase (as a result of Lahaina Plaza);
6. The commercial core of Lahaina will be expanded on its northern and southern borders; and
7. Additional commercial facilities may stimulate existing retail establishments to upgrade their facilities and expand their offerings of goods and services.

In addition to the above, air quality will be altered as traffic increases, water quality will continue to be degraded at the municipal sewage discharge outlet until the wastewater treatment plant is completed, and a greater demand will be put on existing public facilities and services. It should be noted that the proposed developments for Lahaina will be installing public improvements at private expense in the way of water lines, parking facilities, and street improvements.

The subject project, however, will not contribute significantly to the adverse cumulative impacts enumerated above. In contrast to the other developments, Mariners Alley will not expand the retail shopping corridor of Front Street by developing land not currently in commercial use. Mariners Alley will replace existing commercial facilities on the site, thereby continuing the existing site activities but on an upgraded site.

Page 4-5

Water and sewage flows for the project have been recalculated. Attachment 2 presents the new figures, based on peak flows, and explains the method in which they were computed. Please note that these calculations were derived from the square footage of the original plans. As the square footage of the project has been reduced, it may be anticipated that the water and sewage flows shown in Attachment 2 may also decrease.

Page 4-8

Refer to the response under Page 2-16.

Page 4-9

It is anticipated that the Rathskellar may be flooded 2 to 3 feet of water during a 100 year flood. Floodproofing measures will be incorporated into the

Dr. Doak Cox, Director  
Environmental Center  
University of Hawaii  
March 21, 1976

Page 4

design and construction of the proposed project and will include water-tight doors and two sump pumps in the basement. In addition, a 6-inch curb will protect against surface runoff during periods of heavy rainfall.

The water table in the project area is estimated at a minimum of 9.0 feet. This estimate is based on test borings conducted at a site directly across the project site on Front Street. In addition, the Front Street sewer line lies at approximately 9 feet below grade.

Page 4-10

The developer accepts all loss connected with damage to the subject property in the event of a tsunami. However, as shown on page 4-26 of the EIS, tsunami damage has not been significant in Lahaina. Flood-tsunami resistant design may be incorporated into project plans by either 1) raising the entire structure above grade on pole supports, thereby losing the ground floor area, or 2) fortifying the building through the use of additional materials and structural reinforcement.

The first alternative is clearly incompatible with design criteria as presented in the Lahaina General Plan. Both alternatives would also make the project economically unfeasible; the loss of the ground floor would reduce the leasible square footage of the development, and the second alternative would increase building costs by approximately 35-40 percent. Flood insurance is available to the owners.

Page 4-12, 4-18

The other proposed commercial developments were known when estimates of the amount of commercial space that could be supported in the Lahaina area were developed. The economic impact of the proposed project on the existing business community has been covered on page 4-12, in which it was stated that the proposed development may stimulate existing establishments to upgrade and expand their offering of goods and services. If the proposed project were not successful, then competition in the business community may be lessened. In addition, other proposed developments may be deterred from establishing activities in a situation where market supply exceeded demand to such an extent that it caused the failure of a new commercial complex.

Dr. Doak Cox, Director  
Environmental Center  
University of Hawaii  
March 21, 1976

Page 5

Figures shown on page 4-13 are not projections but an inventory of existing commercial space in Lahaina.

Page 4-19

Approximately 7 residents must be relocated from the project site, in addition to the owners of the parcel. The 7 residents are transients, in their 20's, and two have expressed intentions to move back to the mainland.

We hope we have answered your questions adequately.

Very truly yours,

Marvin T. Miura  
Marvin T. Miura, Ph.D.  
President

MTM:cg  
Enclosures



Attachment 2

A SEWAGE FLOW REPORT

FOR

MARINERS ALLEY  
Lahaina, Maui, Hawaii

prepared by  
DOWNING & ASSOCIATES-ENGINEERS  
Wailuku, Maui, Hawaii

PURPOSE:

The preparation and submittal of this sewage flow report is to comply with the Water Resources Research Center at the University of Hawaii.

SITE LOCATION:

- The project site is located at 840 Front Street, Lahaina, Maui, Hawaii. The tax map key is 4-5-01:16,40,47. The recorded land area is 13,964 sq. ft.

PROPOSED DEVELOPMENT:

The proposed development will be a two-story commercial building consisting of retail shops on the first floor and business offices on the second floor. An approximate area of 17,000 sq. ft. of commercial space will be provided.

REFERENCES:

The bibliography for this report are the following references:

1. American Society of Civil Engineers, "Design and Construction of Sanitary and Storm Sewers", ASCE Manual No. 37, 1969.
2. International Association of Plumbing and Mechanical Officials, "Uniform Plumbing Code", 12th ed., 1970.

#### DESIGN CONSIDERATIONS:

An estimate of the peak sewage flow for this development will be based upon the "fixture-unit" method of design. As defined by the United States' Standards Institute National Plumbing Code, USASI A40.0-1955, a fixture-unit flow rate is "the total discharge flow in gallons per minute of a single fixture divided by 7.5 which provides the flow rate of that particular plumbing fixture as a unit of flow". The fixture-unit is approximately equal to one cubic feet per minute (cfm).

The fixture-unit method and peak flow computation on a per capital basis are often compared. The fixture-unit method is based on a probability projection. A projection that assumes an average number of fixture-units and average water use per capita. The water usage or habits of a population is based on the average or normal population. For small areas or uses, the fixture-unit method is considered the best method for estimating peak rates.

#### COMPUTATIONS:

The enclosed drawings of the floor plans (appendices B, C) and the proposed shops and office uses (appendix D) are the basis for this design of the peak sewage flow. The computation is given in appendix A.

#### CONCLUSION:

The peak sewage flow for this development is 75 gallons per minute. With a floor area of approximately 17,000 sq. ft., the estimated peak sewage flow would be equal to 42,150 gallons per day per acre.

APPENDIX A

SEWAGE FLOW COMPUTATION

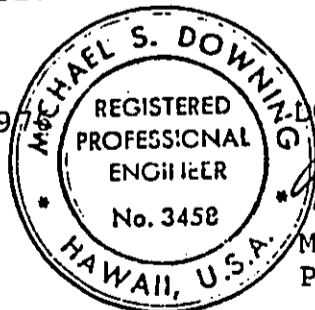
EQUIVALENT FIXTURE UNITS (PUBLIC)

Kind of Fixtures	Number of Fixtures	Demand Weight of Fixtures	Fixture Units
Restrooms:			
Wash Sinks	8	2	16
Water Closets	6	10 (FV)	60
Urinals	2	5	10
Dentist Office:			
Dental Unit	2	1	2
Lavatory	1	2	2
Doctor Office:			
Lavatory	2	2	4
Beauty Salon:			
Lavatory	2	2	4
Restaurant:			
Bar Sink	2	2	4
Kitchen Sink	2	4	8
Dishwasher	1	4	4
Cocktail Lounge:			
Bar Sink	2	2	4
Dishwasher	1	4	4
Fast Food Center:			
Kitchen Sink	2	4	8

TOTAL NUMBER OF FIXTURE UNITS = 130

A graph of Fixture Units vs. Demand(gpm) from the Uniform Plumbing Code shows that for a system of predominantly flush valves, the demand of 130 fixture units is 75 gpm. This estimate is for the entire water supply of the building. Altho, the peak sewage flow is less than the water supply for the building, the flows will be considered identical for this report. Consequently, the peak sewage flow for the building will be 75 gpm (gallons per minute).

DATE: March 8, 1977



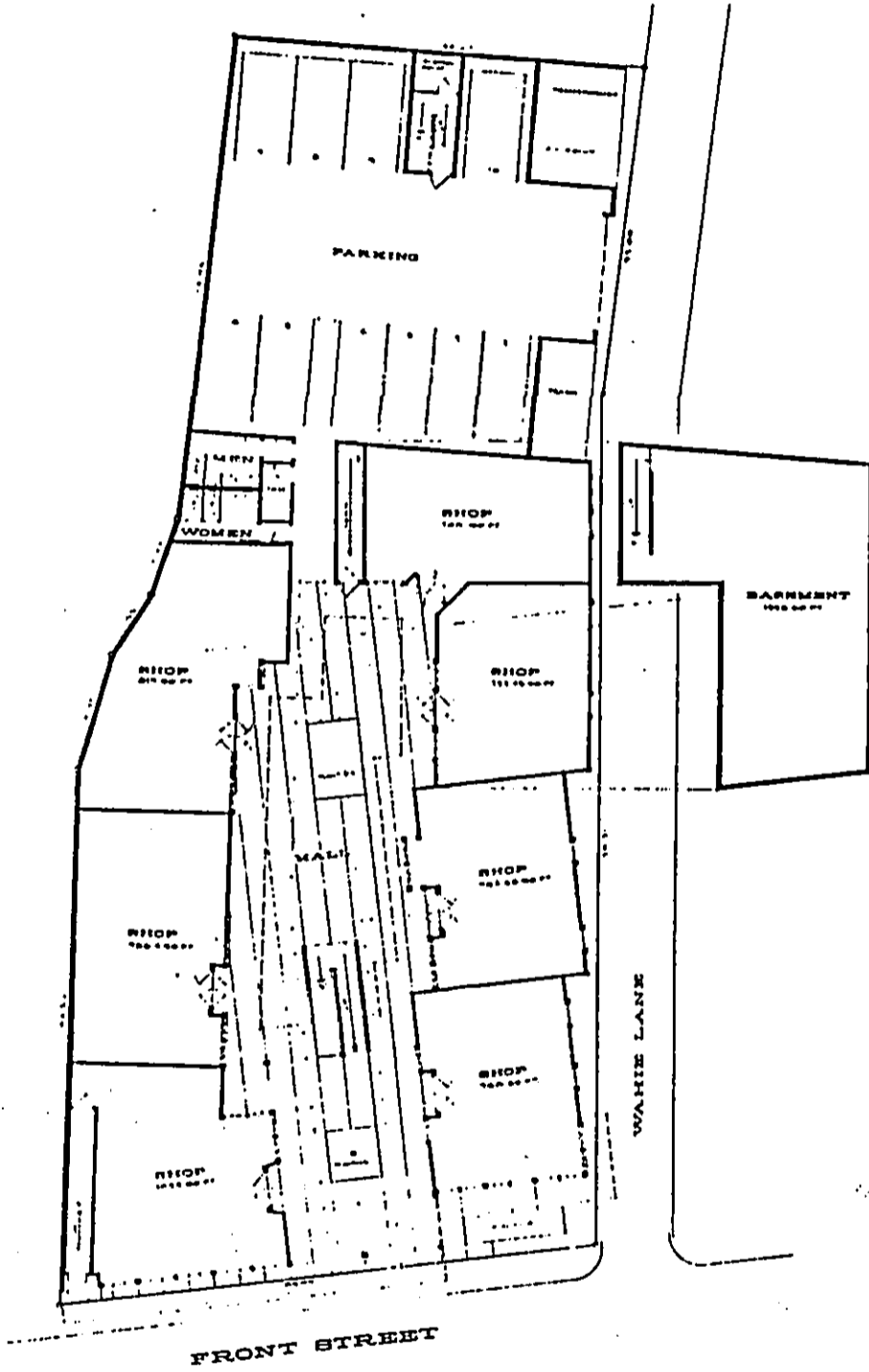
DOWNING & ASSOCIATES-ENGINEERS

*Michael Downing*  
 Michael S. Downing, P. E.  
 Principal, Civil Engineer

APPENDIX B

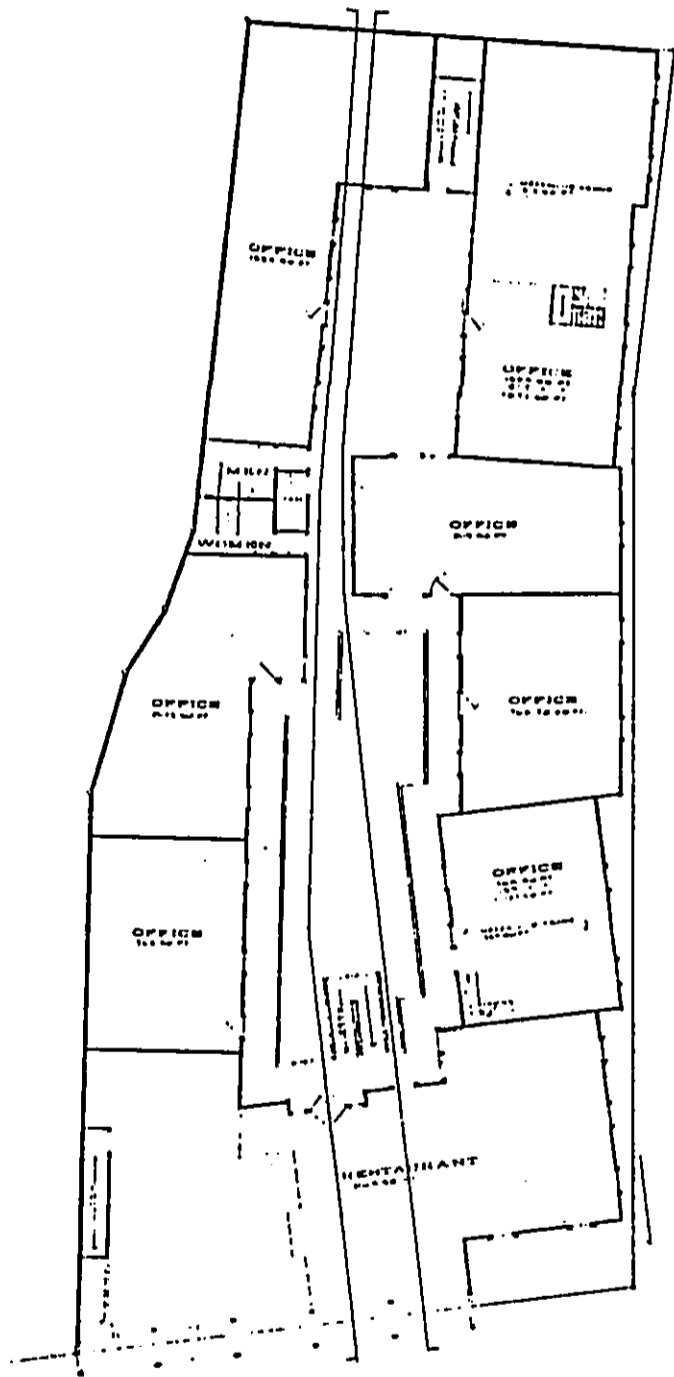
# SITE/FLOOR PLANS

SCALE 1"=30'0"



Ground Floor Plan

APPENDIX C



Second Floor Plan

APPENDIX D

PROPOSED SHOP AND OFFICE USES

<u>Floor</u>	<u>Proposed Use</u>	<u>Approx. Sq. Ft.</u>
Basement:	Cocktail Lounge	1,558
First:	Fashion	784
	Fast Food	819
	General Store	1,023
	Gift Shop	768
	Jewelry Store	986
	Shell & Gift Shop	708
	Sportswear & Equipment	733
Second:	Accountant or Travel Agency	766
	Architect	803
	Beauty Salon	1,027
	Dentist	1,334
	Doctor	1,871
	Lawyer	815
	Real Estate	768
	Restaurant	3,164

STATE OF HAWAII  
DEPARTMENT OF PLANNING AND  
ECONOMIC DEVELOPMENT  
P. O. Box 2359  
Honolulu, Hawaii 96804

February 12, 1976

Ref. No. 0344

Maui Historical Commission  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

Dear Sir:

Subject: Mariners Alley, Lahaina, Maui  
Environmental Impact Statement

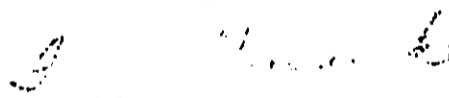
Our staff has reviewed the EIS for Mariners Alley and wish to offer the following comments for your consideration.

We are concerned about the project's impact on the parking problem in the Lahaina town area, even though the EIS indicates that this project will not have a detrimental impact on the parking situation. However, it appears that any commercial building with 18 businesses and a potential employment of 97 persons will generate parking needs. Consequently, the 10 parking spaces proposed for Mariners Alley may be inadequate to service its businesses and their clients.

Also, the project's impact on pedestrian and automobile traffic in Wahie Lane should be addressed.

We appreciate this opportunity to review the subject statement and hope that these comments will assist you in preparation of the final EIS.

Sincerely,

  
Hideto Kono

cc: Pali Kai Realtors

March 18, 1976

Mr. Hideto Kono  
Department of Planning and  
Economic Development  
P. O. Box 2359  
Honolulu, HI 96804

*1.1-70 2344*

SUBJECT: MARINERS ALLEY ENVIRONMENTAL IMPACT  
STATEMENT

Dear Mr. Kono:

Thank you for your staff comments on the above project. In response to your concerns, please be advised that the plans for the proposed project have been revised. The attached Summary of Plan Revisions itemizes the major changes that have been made, and includes the new floor plans and building elevations.

Very truly yours,

\_\_\_\_\_  
Marvin T. Miura, Ph.D.  
President

MTM:cg  
Enclosures



Office Of Environmental Quality Control  
Office Of The Governor  
550 Halekuanila Street  
Tani Office Building, Third Floor  
Honolulu, Hawaii 96813

February 18, 1976

Chris Mart  
Maui Historical Commission  
County of Maui  
200 S. High Street  
Wailuku, Hawaii 96793

SUBJECT: Environmental Impact Statement for Mariner's  
Alley, Lahaina, Maui

Dear Mr. Mart,

Our Office inadvertently misfiled the comment from  
Water Resources Research Center dated February 5, 1976.  
We are enclosing it so that appropriate action will be  
taken.

Your cooperation in this matter is greatly appreciated.

Sincerely,

S/ Richard E. Marland

Richard E. Marland  
Director

Attachment

~~cc:~~ Pali Kai Realtors  
w/attach.

UNIVERSITY OF CALIFORNIA

Water Resources Research Center  
Office of the Director

MEMORANDUM

February 5, 1976

MEMO TO: Environmental Quality Commission

FROM: L. Stephen Lau *LSL*  
Director, WRRRC

SUBJECT: Mariners Alley, EIS

Transmitted herewith is a comment on the above EIS:

The estimate of sewage produced (150 gpm or 216,000 gpd) appears to be too high. From "Wastewater Engineering: Collection, Treatment, Disposal, 1972 Metcalf & Eddy, Inc. a maximum value of 160,000 gpd for commercial districts would calculate for the 17,639 ft<sup>2</sup> space to be 65,000 gpd. Another reference in "Sewerage and Sewage Treatment," 1964, Babbitt and Baumann gives a value of 60,000 gpd which is approximately 25,000 gpd for the area.

Returned herewith is the copy of the subject EIS.

LSL:jmn

Enclosure

# Pali Kai REALTORS

REAL ESTATE INVESTMENT COUNSELORS

February 18, 1976

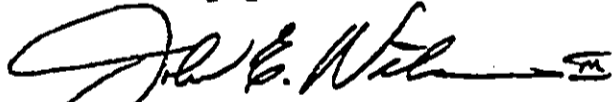
Maui Historic Commission  
County of Maui  
200 South High Street  
Wailuku, Maui, Hawaii 96793

Re: Environmental Impact Statement  
Mariners Alley, Lahaina, Maui

Gentlemen:

Due to several minor alterations required in our Environmental Impact Statement, we request a 30-day extension of our filing date, to March 19, 1976.

Sincerely yours,



John E. Wilson III  
President

JW:ldp

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc: Dr. Marvin Miura, Environmental Impact Study Corp.  
Maui County Planning Commission  
Maui County Planning Department  
Mr. Ralph Masuda, Environmental Planning Coordinator



888 FRONT STREET, LAHAINA, MAUI, HAWAII 96761 • TELEPHONE: 661-4881  
602 Kailua Road, Kailua, Oahu, Hawaii 96734 • Telephone: 262-6588

# Pali Kai REALTORS

REAL ESTATE INVESTMENT COUNSELORS

March 5, 1976

MAUI HISTORIC COMMISSION  
County of Maui  
County Office Building  
Wailuku, Hawaii 96793

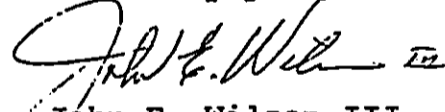
Re: MARINERS ALLEY, Lahaina, Maui

Gentlemen:

As the developer of Mariners Alley shopping complex in Lahaina, we would like to take this opportunity to waive the 60-day period required for approval of our Environmental Impact Statement.

We also request that we be placed on the agenda for the Commission's meeting to be held April 8, 1976.

Sincerely yours

  
John E. Wilson III  
President

JW:ldp

cc: Dr. Marvin Miura, Environmental Impact Study Corp.  
cc: Office of Environmental Quality Control



888 FRONT STREET, LAHAINA, MAUI, HAWAII 96761 • TELEPHONE: 661-4881  
602 Kailua Road, Kailua, Oahu, Hawaii 96734 • Telephone: 262-6588

APPENDIX

# THE HAWAIIAN REALTORS

REAL ESTATE INVESTMENT COUNSELORS

July 1, 1975

Mr. Don R. Dalgleish  
Pegleg Shoe Shoppe  
244 Front Street  
Lahaina, Hawaii 96761

Dear Mr. Dalgleish:

You no doubt have heard that negotiations are in process for the proposed sale of the Adarna property. The new buyers have proposed to develop a new shopping center concept on this property. At this time it is very difficult to forecast an accurate timetable as to when development will commence due to the many governmental approvals needed for this type of a project. A good estimate for occupancy from your position as a tenant would probably be six to nine months. We hope and anticipate that you as a present tenant would desire to remain in this location as a new owner in the new shopping center development.

We will make every attempt to keep you advised of our progress. In the meantime we hope you will continue with your present business relationship with the Adarna family.

Sincerely yours,

John R. Wilson III  
President

JW:ldp

175 FRONT STREET, LAHAINA, MAUI, HAWAII 96761 • TELEPHONE: 661-4831

677 Kailua Road, Kailua, Oahu, Hawaii 96731 • Telephone: 262-8388

# Bali Kai REALTORS

REAL ESTATE INVESTMENT COUNSELORS

July 1, 1975

Ms. Ronnie Steinfeld  
Down Home  
844 Front Street  
Lahaina, Hawaii 96761

Dear Ms. Steinfeld:

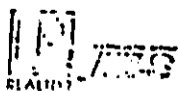
You no doubt have heard that negotiations are in process for the proposed sale of the Adarna property. The new buyers have proposed to develop a new shopping center concept on this property. At this time it is very difficult to forecast an accurate timetable as to when development will commence due to the many governmental approvals needed for this type of a project. A good estimate for occupancy from your position as a tenant would probably be six to nine months. We hope and anticipate that you as a present tenant would desire to remain in this location as a new owner in the new shopping center development.

We will make every attempt to keep you advised of our progress. In the meantime we hope you will continue with your present business relationship with the Adarna family.

Sincerely yours,

John E. Wilson III  
President

JW:ldp



838 FRONT STREET, LAHAINA, MAUI, HAWAII 96761 • TELEPHONE: 661-4881  
602 Kailua Road, Kailua, Oahu, Hawaii 96734 • Telephone: 262-6588

# Maui Kai REALTORS

REAL ESTATE INVESTMENT COUNSELORS

July 1, 1975

Mr. David Taylor  
The Funk Factory  
845 Front Street  
Lahaina, Hawaii 96761

Dear Mr. Taylor:

You no doubt have heard that negotiations are in process for the proposed sale of the Adarna property. The new buyers have proposed to develop a new shopping center concept on this property. At this time it is very difficult to forecast an accurate timetable as to when development will commence due to the many governmental approvals needed for this type of a project. A good estimate for occupancy from your position as a tenant would probably be six to nine months. We hope and anticipate that you as a present tenant would desire to remain in this location as a new owner in the new shopping center development.

We will make every attempt to keep you advised of our progress. In the meantime we hope you will continue with your present business relationship with the Adarna family.

Sincerely yours,

John E. Wilson III  
President

JW:ldp

808 FRONT STREET, LAHAINA, MAUI, HAWAII 96761 • TELEPHONE: 661-4831

602 Kailua Road, Kailua, Oahu, Hawaii 95734 • Telephone: 262-6588



# Kaui REALTORS

REAL ESTATE INVESTMENT COUNSELORS

July 1, 1975

Ms. Eileen Maloy  
General Store  
848 Front Street  
Lahaina, Hawaii 96761

Dear Ms. Maloy:

You no doubt have heard that negotiations are in process for the proposed sale of the Adarna property. The new buyers have proposed to develop a new shopping center concept on this property. At this time it is very difficult to forecast an accurate timetable as to when development will commence due to the many governmental approvals needed for this type of a project. A good estimate for occupancy from your position as a tenant would probably be six to nine months. We hope and anticipate that you as a present tenant would desire to remain in this location as a new owner in the new shopping center development.

We will make every attempt to keep you advised of our progress. In the meantime we hope you will continue with your present business relationship with the Adarna family.

Sincerely yours,

John E. Wilson III  
President

JW:ldp

838 FRONT STREET, LAHAINA, MAUI, HAWAII 96761 • TELEPHONE: 661-4881

602 Kailua Road, Kailua, Onu, Hawaii 96734 • Telephone: 262-6588

# Bali Kai REALTORS

REAL ESTATE INVESTMENT COUNSELORS

November 12, 1975

Mr. Barry Marvin  
838 Wahie Lane, Apt. #1  
Lahaina, Hawaii 96761

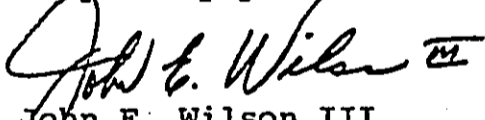
Dear Mr. Marvin:

You have no doubt heard of the sale and proposed development of the Adarna property. We have no firm timetable at this point on when construction will begin, but a good guess would be sometime this coming spring.

We understand your personal situation as a tenant, as well as those of the other occupants of your apartment, and we will make every effort to assist you in finding other living accommodations when the time comes.

If you have any questions, please do not hesitate to contact our office or call on me personally.

Very truly yours,

  
John E. Wilson III

JW:ldp



REICA

888 FRONT STREET, LAHAINA, MAUI, HAWAII 96761 • TELEPHONE: 661-4881

602 Kailua Road, Kailua, Oahu, Hawaii 96734 • Telephone: 262-6588

# Pali Kai REALTORS

REAL ESTATE INVESTMENT COUNSELORS

November 12, 1975

Mr. Paul Gabriel  
838 Wahie Lane, Apt. #3  
Lahaina, Hawaii 96761

Dear Mr. Gabriel:

You have no doubt heard of the sale and proposed development of the Adarna property. We have no firm timetable at this point on when construction will begin, but a good guess would be sometime this coming spring.

We understand your personal situation as a tenant, and we will make every effort to assist you in finding other living accommodations when the time comes.

If you have any questions, please do not hesitate to contact our office or call on me personally.

Very truly yours,

  
John E. Wilson III

JW:ldp



**PALS**

888 FRONT STREET, LAHAINA, MAUI, HAWAII 96761 • TELEPHONE: 661-4881

602 Kailua Road, Kailua, Oahu, Hawaii 96734 • Telephone: 262-6588

# Pali Kai REALTORS

REAL ESTATE INVESTMENT COUNSELORS

November 12, 1975

Occupant(s)  
838 Wahie Lane, Apt. #4  
Lahaina, Hawaii 96761

Dear Occupant(s):

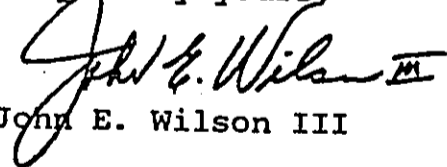
First of all, we apologize for addressing this letter in this manner. When we attempted to personally call on all of the tenants, you were not at home and we were unable to learn your names.

You have no doubt heard of the sale and proposed development of the Adarna property. We have no firm timetable at this point on when construction will begin, but a good guess would be sometime this coming spring.

We understand your personal situation as a tenant, and we will make every effort to assist you in finding other living accommodations when the time comes.

If you have any questions, please do not hesitate to contact our office or call on me personally.

Very truly yours,

  
John E. Wilson III



**MLS**

888 FRONT STREET, LAHAINA, MAUI, HAWAII 96761 • TELEPHONE: 661-4881  
602 Kailua Road, Kailua, Oahu, Hawaii 96734 • Telephone: 262-6588

# Pali Kai REALTORS

REAL ESTATE INVESTMENT COUNSELORS

November 12, 1975 .

Ms. Christine Halota  
838 Wahie Lane, Apt. #5  
Lahaina, Hawaii 96761

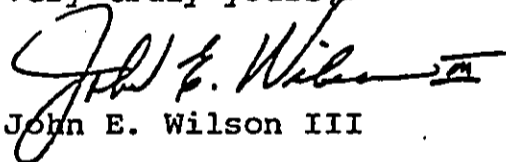
Dear Ms. Halota:

You have no doubt heard of the sale and proposed development of the Adarna property. We have no firm timetable at this point on when construction will begin, but a good guess would be sometime this coming spring.

We understand your personal situation as a tenant, as well as those of the other occupants of your apartment, and we will make every effort to assist you in finding other living accommodations when the time comes.

If you have any questions, please do not hesitate to contact our office or call on me personally.

Very truly yours,

  
John E. Wilson III

JW:ldp



MLS

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