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DWH

March 3, 1989

The Honorable Russel S. Nagata
Comptroller
Department of Accounting and
General Services
P. O. Box 119
Honolulu, Hawaii 96810

Dear Mr. Nagata:

Based upon the recommendation of the Office of Environmental Quality Control, I am pleased to accept the Final Environmental Impact Statement for the New Hilo Judiciary Complex, County of Hawaii, State of Hawaii as satisfactory fulfillment of the requirements of Chapter 343, Hawaii Revised Statutes. This environmental impact statement will be a useful tool in the process of deciding whether the action described therein should be allowed to proceed. My acceptance of the statement is an affirmation of the adequacy of that statement under applicable laws and does not constitute an endorsement of the proposed action.

When the decision is made regarding the proposed action itself, I expect the proposing agency to weigh carefully whether the societal benefits justify the environmental impacts which will likely occur. These impacts are adequately described in the statement, and, together with the comments made by reviewers, provide a useful analysis of the proposed action.

With kindest regards,

Sincerely,



JOHN WAIHEE

✓cc: Office of Environmental Quality Control

OEQC LIBRARY

**Site Selection Report
and Final Environmental
Impact Statement**

**The New Hilo Judiciary Complex
Hilo, Hawaii**

D.A.G.S. Job No. 11-12-0303

Prepared for:

**State of Hawaii
Department of Accounting
& General Services**

Russel S. Nagata, Controller

Prepared by:

**Wilson Okamoto & Associates, Inc.
Honolulu, Hawaii**

October 1988

SITE SELECTION REPORT AND
FINAL ENVIRONMENTAL IMPACT STATEMENT
FOR THE NEW HILO JUDICIARY COMPLEX
HILO, HAWAII

This environmental document is prepared pursuant
to Chapter 343, Hawaii Revised Statutes

Proposing Agency:

Department of Accounting and General Services
State of Hawaii

Accepting Authority:

Governor, State of Hawaii

Responsible
Official:



RUSSEL S. NAGATA, COMPTROLLER

9/22/88

Date

Prepared by

WILSON OKAMOTO AND ASSOCIATES, INC.
Planners, Engineers, Architects
Honolulu, Hawaii

October 1988

SUMMARY EVALUATIONS: RECOMMENDED SITES AND COST ESTIMATES

SUMMARY OF CRITERIA EVALUATION*

		Hoolulu Park Site (A)	State Office Building Site (B)	Hilo Bowling Lanes Site (C)	Old Riverside School Site (D)	Komohana Street Site (E)
G = Good (+1)						
F = Fair (+ 1/2)						
P = Poor (-1)						
Building Site Criteria Total	(G)	11	10	9	9	8
o Environmental	(F)	2	4	4	5	3
o Roadway & Utilities	(P)	3	2	3	2	5
o Accessibility						
Community Site Criteria Total	(G)	3	8	8	5	4
o Governmental	(F)	8	3	2	5	7
o Community Effects	(P)	1	1	2	2	1
GRAND TOTALS for Building + Community Site Criteria	(G) (F) (P)	14 10 4	18 7 3	17 6 5	14 10 4	12 10 6
NUMERICAL RATING		<u>15</u>	<u>18.5</u>	<u>15</u>	<u>15</u>	<u>11</u>

SUMMARY OF COST CONSIDERATIONS*
(in millions of 1987 dollars)

Off-Site Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.05
On-Site Development	<u>1.05</u>	<u>1.11</u>	<u>1.11</u>	<u>1.08</u>	<u>1.10</u>
Subtotal	\$1.05	\$1.11	\$1.11	\$1.08	\$1.15
Contingencies (20%)	0.21	0.22	0.22	0.22	0.23
Land Acquisition - Actual	0.37	0.00	1.48	0.00	0.23
State Land (Opportunity Costs)	(0.36)	(1.45)	0.00	(1.46)	0.00
Demolition	0.12	0.00	0.02	0.16	0.00
Total Estimated Cost	1.75	1.33	2.83	1.46	1.61
Total Cost including opportunity costs of State-owned land	(\$2.11)	(\$2.78)		(\$2.92)	

*Cost estimates are based on County assessed property tax valuations and are intended to provide cost requirements for each site. Location Map of candidate sites is shown on page IV-6.

() Totals include estimated forgone opportunity land costs for State-owned parcels.

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PREFACE

This environmental document is prepared pursuant to the requirements of Chapter 343, Hawaii Revised Statutes and Title 11, Chapter 200, Department of Health, Administrative Rules.

The document incorporates the methodology and results of the Site Selection Report which was undertaken to identify the most suitable sites for the proposed new Hilo Judiciary Complex. The Site Selection Report identifies five (5) candidate sites, all of which are assessed with regard to EIS requirements. In this regard, the Site Selection Report does not recommend a preferred site, but identifies the relative advantages and disadvantages of the sites to facilitate discussion and decision-making on a final site.

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I. SUMMARY

FINAL ENVIRONMENTAL IMPACT STATEMENT
for the
NEW HILO JUDICIARY COMPLEX
Hilo, Hawaii

I. SUMMARY

A. Responsible Office:

Russell S. Nagata
Comptroller
Department of Accounting and General Services
State of Hawaii
P.O. Box 119
Honolulu, Hawaii 96810
Contact: Cedric Takamoto (808) 548-5460

B. Accepting Authority: Governor

C. Name of Action: New Hilo Judiciary Complex

D. Description of Proposed Action

A new Judiciary Complex is proposed in Hilo to serve the East Hawaii area for the Island of Hawaii. This new facility would eliminate current inefficiencies and allow expansion to accommodate future needs to the year 2000.

The proposed facility will add several new courtrooms as follows:

<u>TYPE</u>	<u>NO.</u>
District	3
Family	1
Circuit	4

The present Judiciary facilities in the State Office Building would be converted to office space for use by other State agencies. Office space currently being leased by the State may be terminated as Judiciary operations are consolidated.

E. Candidate Sites

Five candidate sites have been identified as follows:

<u>CANDIDATE SITE</u>	<u>TMK</u>	<u>ACREAGE</u>
Adjacent to Hoolulu Park Site A	2-2-33:11, 12, 13, 14 19 & 20	5.4
State Office Building Site B	2-2-13: pars. 3 & 18 2-2-14: por. 72	5.0 minimum
Adjacent to Hilo Bowling Lanes Site C	2-2-09:1, 54, 55, 56 & 62 2-2-10:16	5.8
Old Riverside School Site D	2-3-15: por. 1	5.0 minimum
Komohana Street Site E	2-3-44: por. 9	5.0 minimum

F. Project Setting

Hawaii, commonly referred to as the Big Island, is the southernmost and the largest island in the State of Hawaii. It has a resident population of 109,159 and comprises a total land area of 4,034 square miles.

The entire island is served by the Third Judicial Circuit. The Third Judicial Circuit is divided into the East and West Hawaii Service Areas, which have centers at Hilo and Kealahou, Kona, respectively.

The proposed facility will service East Hawaii, composed of the Puna, Kau, North Hilo, South Hilo and Hamakua Districts. The facility will be located in Hilo, which has the largest urban population. It is also the seat of the County government and center of major economic activities.

G. Relationships to Plans, Policies and Controls

Land use considerations pertinent to the potential judiciary sites are as follows:

- o State Land Use District Classification
- o County General Plan
- o Hilo Community Development Plan
- o County Zoning
- o Downtown Hilo Redevelopment Plan
- o Amended Urban Renewal Plan, Kaiko'o Project (for sites located in the Hilo Bayfront area from Ponahawai Street east to Kaiko'o, Wailoa State Park and the Banyan Drive area)

Plans, policies and controls are considered in the evaluation process for each site.

H. Probable Impacts

1. Regional impacts include those associated with the economy and social and cultural environments.
2. Short-term site-related impacts are associated with noise, air quality, water quality, erosion, traffic, public health and safety, and archaeology.

Short-term impacts which cannot be avoided are those primarily related to construction activity. Current laws and ordinances associated with construction activity should be adequate to mitigate or minimize any adverse effects.

3. Long-term site impacts include those associated with flora, fauna, surrounding land uses, aesthetic value and infrastructure.

Long-term impacts associated with the project will have both beneficial and some negative impacts which cannot be avoided. Because most of the sites involve previously developed and urbanized lands, minimal effects upon the environment is anticipated as a result of land conversion. The change in land use should not cause major disruption within the community as the displacement of businesses and residences was essentially avoided or minimized. Potential sites were sought that were for the most part, unused or under-utilized, and selected on the basis of their compatibility with surrounding land uses and the availability of infrastructure.

Negative impacts include the additional burden of traffic generated by the project on nearby streets which may require roadway improvements such as storage lanes to handle peak hour traffic. With the change in land use, there may be some effects upon visual quality with the loss of certain open space resources for those sites located within low density areas. However, the long-term benefits derived from the development of this project will be the creation of a new facility specifically intended for clients and users of the judiciary and programed to meet increased operational and service requirements.

I. Alternatives Considered

1. The "no action" alternative is considered to be unacceptable as the judiciary is presently operating beyond

capacity with continued increases in caseload activity anticipated based on population growth projected for the region.

2. The alternative for leasing privately owned space has short-term advantages but would not provide a viable long-term solution because of the uncertainties involved with the cost of lease rents and tenure, as well as the lack of flexibility and control over private facilities for security purposes and in making adjustments if space needs change in the future.
3. Renovation of existing facilities and/or consolidation in one location through construction of an annex on-site comes closest to an ideal situation where adequate space is provided. However, it would not completely address the current inefficiencies of the separation of judiciary functions in different buildings and also lacks the flexibility in making adjustments if space needs change.

J. Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

1. Implementation of the proposed project will include local short-term use of man's environment during the construction phase of the project. Over the long-term, however, the new facility will assure the continued maintenance and enhancement of State Judiciary operations and services in Hail by providing safe, adequately sized and proper accommodations. The consolidation of all judicial services in one complex will provide a direct benefit to clients and the public in general as it will enable the courts to function in the most efficient and up to date manner to meet increasing needs for judicial services in the region.

K. Irreversible and Irretrievable Commitments of Resources

1. Irretrievable resources committed to the project will include fuel, labor, funding and materials to implement construction of the new judiciary complex. Development of the proposed project on the selected site will involve the commitment of land for a government facility which will preclude other land use options.

II. PROJECT NEED AND DESCRIPTION

II. PROJECT NEED AND DESCRIPTION

A. Study Purpose

A new Judiciary Complex is proposed for the East Hawaii Service Area of the Third Judicial Circuit, which comprises the entire of the Island of Hawaii. Towards implementing this proposal, this report is intended to accomplish the following:

- o Identify potential sites for the new judicial facility; and through an evaluation process, narrow the alternatives to a list of candidate sites for final consideration.
- o Assess each candidate site with respect to requirements set forth in Chapter 343, Hawaii Revised Statutes and the Department of Health's Title 11, Chapter 200, "Environmental Impact Statement Rules".

Initial studies for the proposed project have been completed and documented in the Project Development Report for the Third Circuit and District Courts prepared for the State of Hawaii Judiciary and Department of Accounting and General Services (H. Mogi Planning and Research, Inc., 1986).¹

The Project Development Report documents existing and future caseload and population trends and makes projections for personnel and space requirements of the various courts of the Third Judicial Circuit. The report discusses alternative approaches for satisfying projected space requirements to the Year 2000 including the renovation of current facilities and expansion within the existing property, or construction of new facilities. Land area requirements used in the current report's site selection process were based on findings of the Project Development Report.

For the Third Judicial Circuit, the report recommended "full delivery" operations at Hilo and Kailua-Kona, to service the East Hawaii and West Hawaii Service Areas, respectively.

Based on this recommendation, this Site Selection Report has been initiated for the East Hawaii Service Area to evaluate the most suitable sites for consolidating appropriate judicial services into one complex.

^{1/} Reference 9.

B. Background

1. The State Judicial System

The Judiciary of the State of Hawaii consists of four major court system components: the Supreme Court; the Intermediate Court of Appeals; the Circuit Courts; and the District Courts. The Circuit Court component encompasses the Family Court and Probation Services. For purposes of this study, the Third Judicial Circuit and District Courts will be addressed in detail for the Island of Hawaii. Overall organization of the State's court system as it relates to the Third Circuit is shown in Figure II-1.¹

a. The Circuit Court System

The Circuit Court system is the court of general jurisdiction, having authority over criminal felony cases, civil suits, probate proceedings juvenile offenses, marital actions and other family matters.

There are four judicial circuits in the State of Hawaii covering the Island of Oahu (First Judicial Circuit), Islands of Maui, Molokai and Lanai (Second Judicial Circuit), the Island of Hawaii (Third Judicial Circuit), and the Island of Kauai (Fifth Judicial Circuit).

b. The Family Court System and Probation Services

The Family Court system is a division within the Circuit Court. In general, the Family Court has exclusive original jurisdiction over proceedings involving juvenile crimes, child abuse, marriage annulment, divorce and separation, and related youth and family matters.

Probation Services operates under the jurisdiction of the Circuit Court, conducting investigations for the court and supervising persons placed on probation by the court. Its investigations assist the court by recommending appropriate sentences for adults convicted of felonies. Supervisory services entail counseling, psychiatric help, discipline and guidance.

^{1/} Reference 9.

**ORGANIZATION OF THE THIRD JUDICIAL CIRCUIT
ISLAND OF HAWAII**

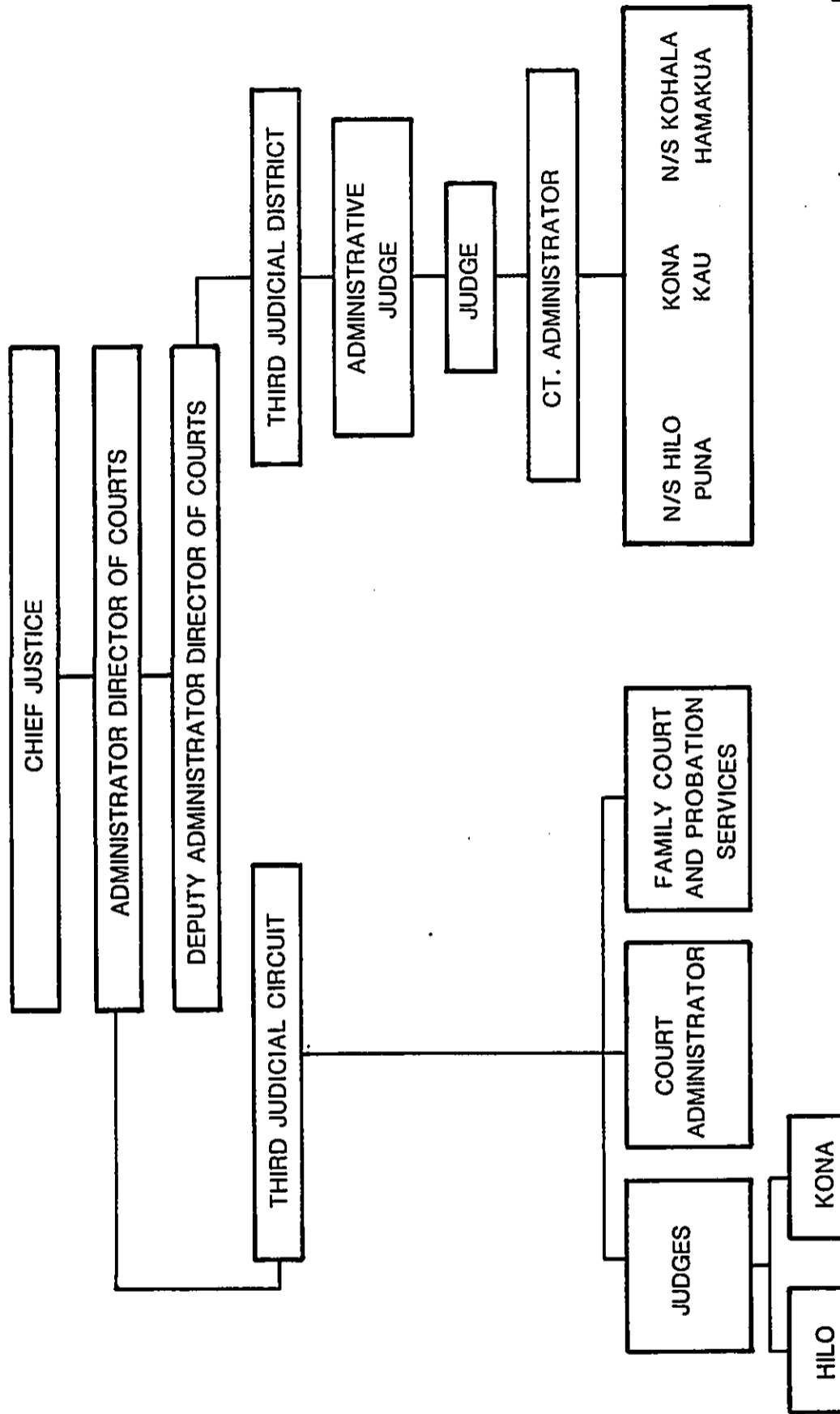


FIGURE II-1

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

PREPARED FOR:
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
PREPARED BY:
WILSON OKAMOTO & ASSOCIATES, INC.

c. The District Court System

The District Courts exercise jurisdiction over civil matters involving amounts less than \$5,000, small claims matters, traffic and other violations, and criminal misdemeanors. In addition, the Operation Division of the District Court (Sheriff's Department) is responsible for court and facility security, prisoner movement, cell block operations, and personnel protection.

2. Existing Operations of the Third Judicial Circuit

The Third Judicial Circuit exercises judicial authority over the Island of Hawaii. Circuit Court operations are conducted in Hilo and Kealahou (Kona), as shown in Figure II-2. The Family Court has no separate courtroom facilities, as judicial services are provided by Circuit Court and District Court judges. The location of Family Court administrative facilities and their service areas are shown in Figure II-3. District Court operations are located in the districts of South Hilo, Puna, Kau, Hamakua, North Kohala, South Kohala, and Kona as shown in Figure II-4¹

The following section presents an overview of the existing operations, personnel and facilities of the Third Judicial Circuit on the Island of Hawaii.

a. Circuit Court Operations

There are approximately 34 employees in the Circuit Court assigned to judicial and administrative functions. A total of three judges preside in the Third Circuit, two located in Hilo and one in Kona. In general, the Circuit Court will adjudicate cases through motions, hearings, and trials; sign court orders and other legal documents; conduct legal research; and negotiate settlements. The Chief Clerk of the Third Circuit serves as the chief administrator of the court and coordinates the various operating divisions, including fiscal, estate and guardianship, court documents, jury operations and the law library.

¹/ Reference 9.

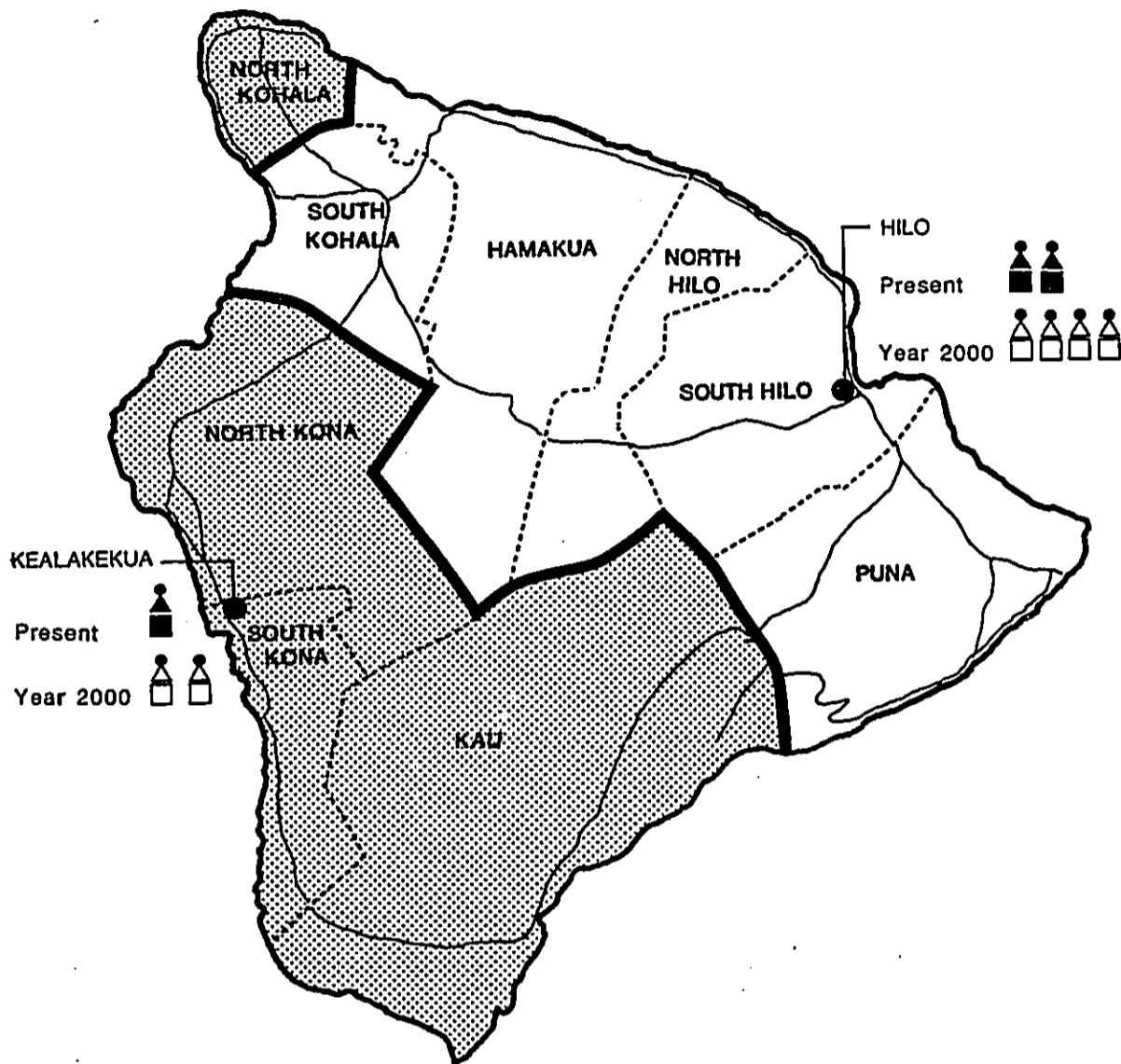


FIGURE II-2

**CIRCUIT COURT
FACILITIES AND
SERVICE AREAS**

New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement

- East Hawaii Service Area
- ▨ West Hawaii Service Area
- Office Facilities
- Existing Courtrooms
- Courtrooms for Year 2000

NOT TO SCALE

PREPARED FOR:
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES

PREPARED BY:
WILSON OKAMOTO
& ASSOCIATES, INC.

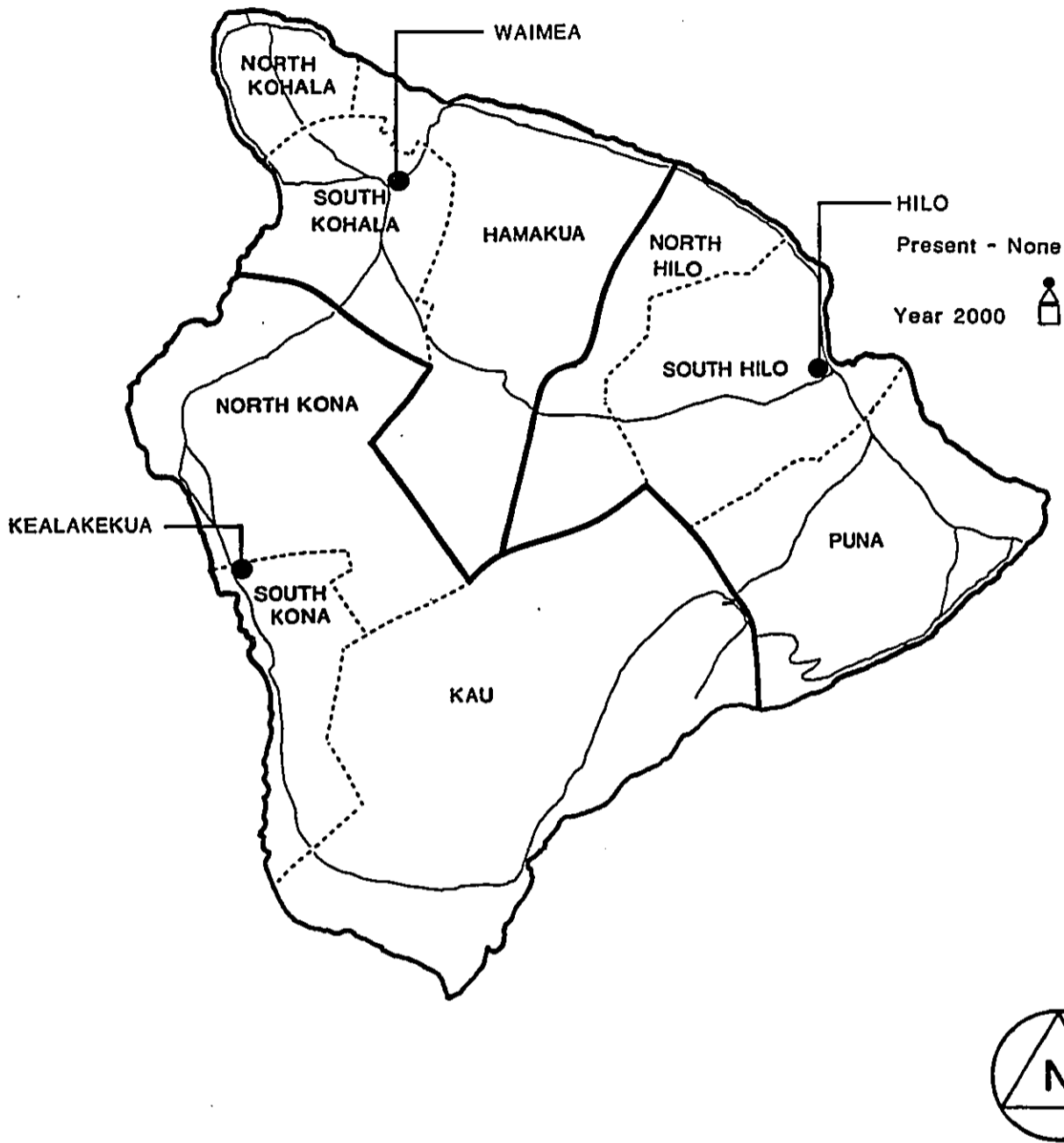


FIGURE II-3

FAMILY COURT FACILITIES AND SERVICE AREAS

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

LEGEND

- Office Facilities
- Existing Courtrooms
- Courtrooms for Year 2000

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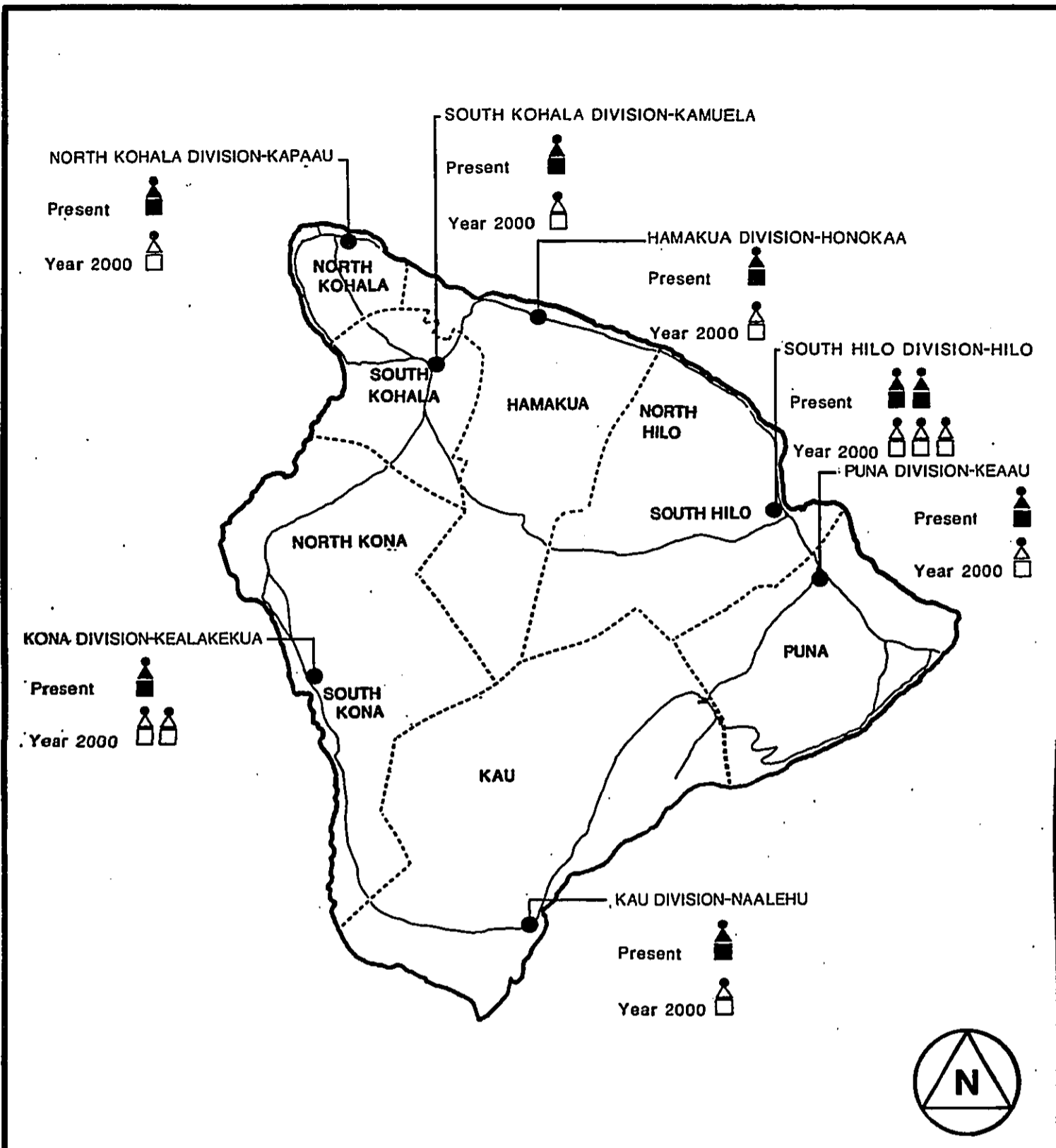


FIGURE II-4

DISTRICT COURT FACILITIES AND SERVICE AREAS

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement

LEGEND

- Office Facilities
- Existing Courtrooms
- Courtrooms for Year 2000

NOT TO SCALE

PREPARED FOR:
 DEPARTMENT OF ACCOUNTING
 AND GENERAL SERVICES

PREPARED BY:
 WILSON OKAMOTO
 & ASSOCIATES, INC.

Circuit Court facilities are located in the State Office Building in Hilo and in the Keakealani Building in Kealahou, Kona (see Figures II-5 and II-6). The State Office Building facility currently provides approximately 14,346 square feet of space. Among court uses and functions assigned to this area are two courtrooms, a law library, office and administrative space, and storage space for files and materials.

The Kona facility provides 7,923 gross square feet of space for office and administrative use, one courtroom and related space, and storage areas. A summary of present Circuit Court data is shown in Table II-1.

TABLE II-1

EXISTING FACILITIES AND PERSONNEL OF THE CIRCUIT COURT PROPER

	<u>NO. OF EMPLOYEES</u>	<u>NO. OF COURTROOMS</u>	<u>AREA (GROSS S.F.)</u>
Hilo	29	2	14,346
Kona	5	1	7,923

b. Family Court Operations

Family Court operations are divided into Judicial, Administrative and Support Services, Adult Services, Children and Youth, and Special Services Divisions. Approximately 31 positions are authorized in the Family Court.

Administrative offices of the Family Court and Probation Services are located in the Waiakea Office Plaza in Hilo, with branch offices located in Kona and Waimea (see Figures II-5 and II-6). The Kona office provides services to the Kau, North Kona and South Kona regions. The Waimea facilities provide services to the Hamakua, and North and South Kohala areas.

The Waiakea Office Plaza facility provides approximately 5,164 square feet of office and administrative space. The Waimea and Kona offices provide 2,876 and 1,147 gross square feet of office and related administrative space, respectively. A summary of present Family Court data is shown in Table II-2.

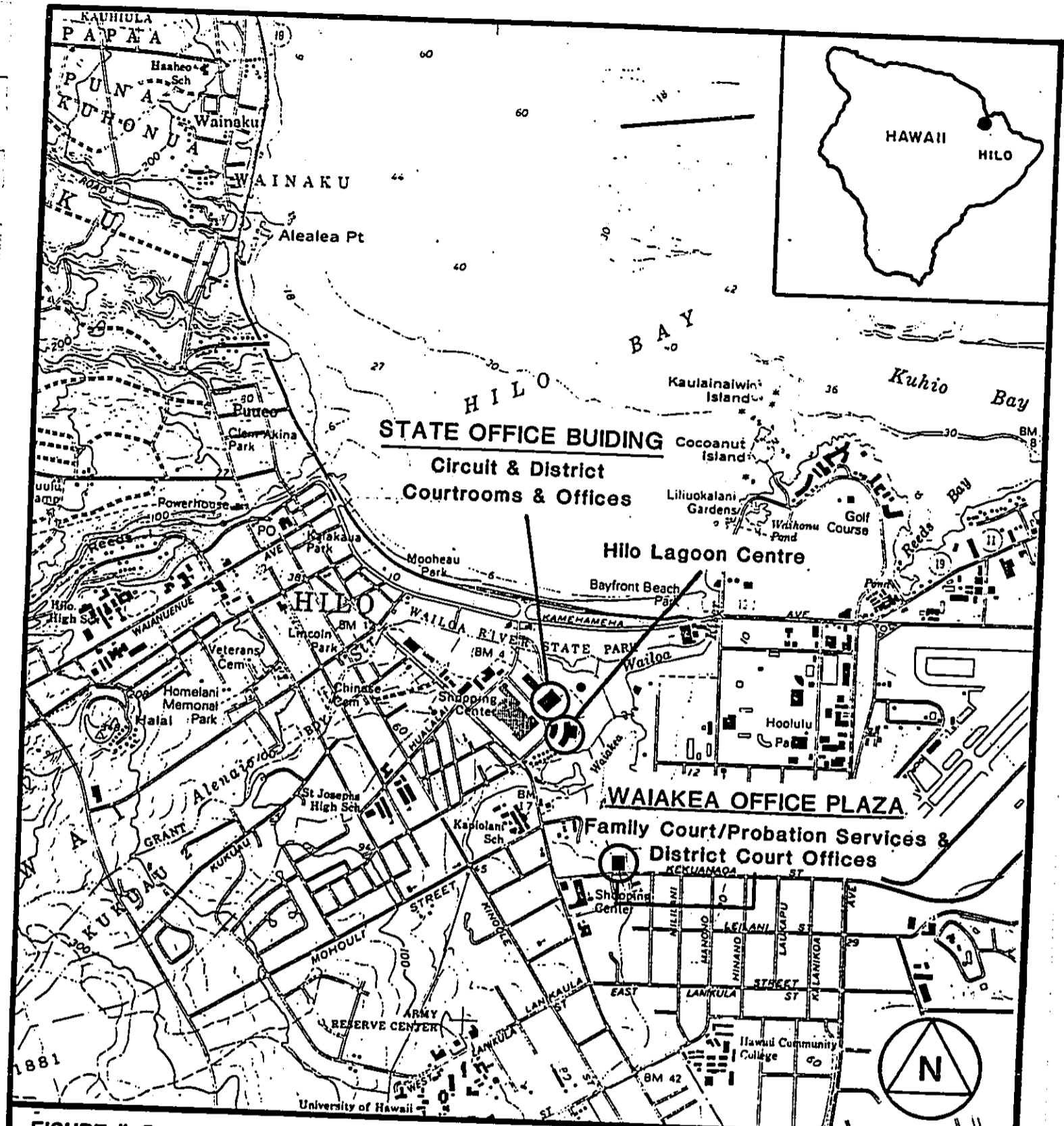
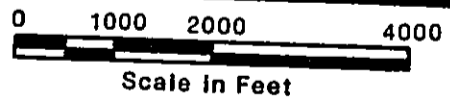


FIGURE II-5
LOCATION OF THIRD CIRCUIT
AND DISTRICT COURT
FACILITIES FOR HILO

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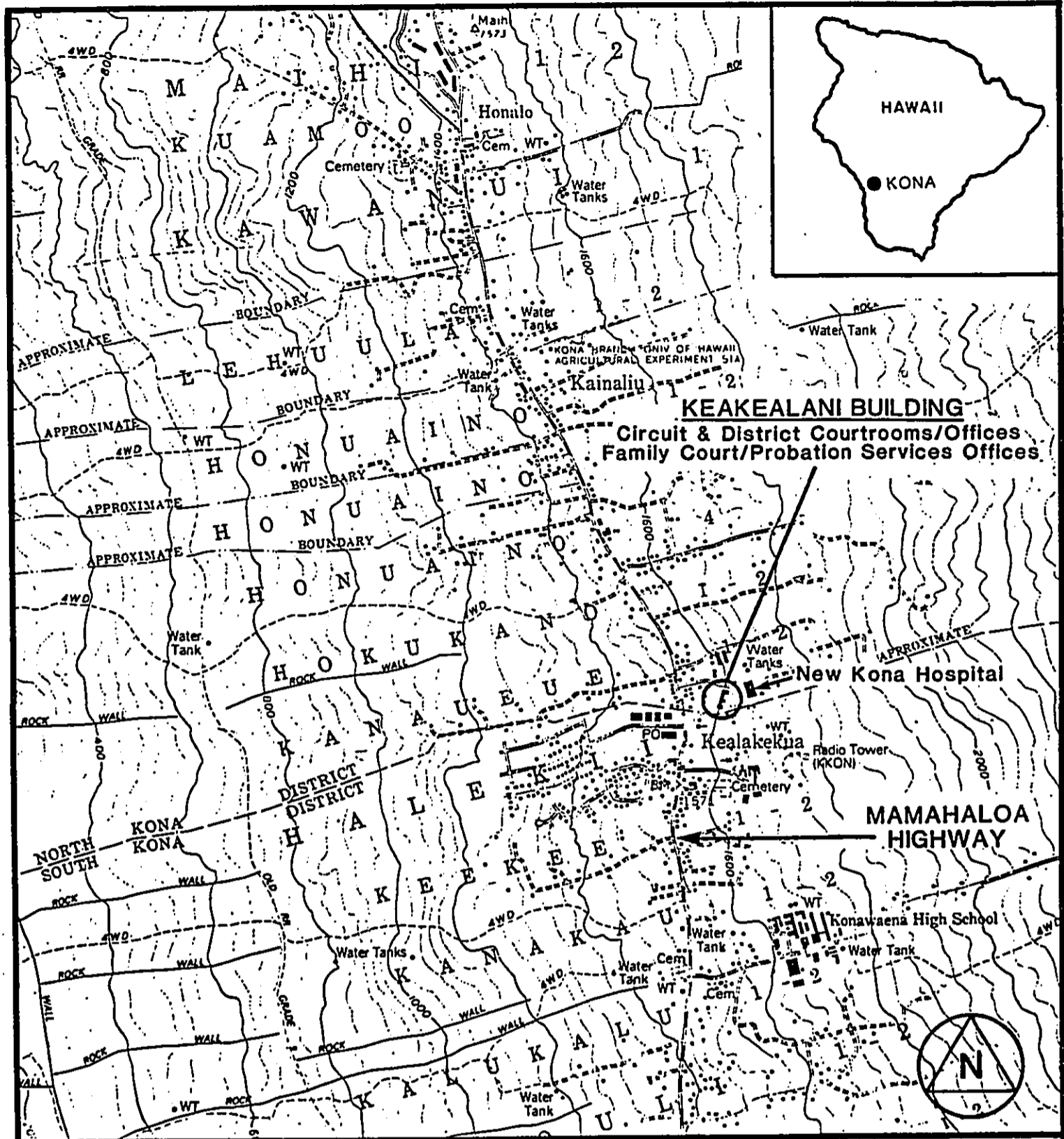


FIGURE II-6
LOCATION OF THIRD CIRCUIT
AND DISTRICT COURT
FACILITIES FOR KONA
 New Hilo Judiciary Complex
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0 1000 2000 4000
 Scale in Feet

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TABLE II-2

EXISTING FACILITIES AND PERSONNEL OF
THE FAMILY COURT AND PROBATION SERVICES

	<u>NO. OF EMPLOYEES</u>	<u>NO. OF COURTROOMS</u>	<u>AREA (GROSS S.F.)</u>
Hilo	25	0	5,164
Waimea	1	0	1,147
Kona	5	0	2,876

c. District Court Operations

The five divisions comprising the District Court are Judicial, Administrative Services, Violations Bureau, Probation Services, and Driver Improvement. Approximately 44 persons are employed by the District Court, including 31 in Hilo, one in Waimea, and 12 in Kona. In addition to the above personnel, there are 10 deputy sheriffs (5-Hilo, 5-Kona). District Court facilities that are located in Hilo and Kona are shown in Figures II-5 and II-6.

The District Court has three permanent judges, two located in Hilo and one in Kona. In addition, the Court is assisted by three per diem judges in Hilo and one per diem judge for Kona. The three permanent judges hear cases on a rotating basis except in the case of the District Court judge for Kona who generally hears all cases in the Kona, Kau, South Kohala and North Kohala Districts.

The District Court occupies a total of approximately 18,017 gross square feet of building area. For Hilo, the breakdown is as follows: State Office Building (Hilo)-3,046 gross square feet; Waiakea Office Plaza-4,363 gross square feet; North Kohala-2,188 gross square feet; South Kohala-2,876 gross square feet; Hamakua-1,889 gross square feet; Kona-3,205 gross square feet; and Kau-450 gross square feet. In addition to the above spaces, the Sheriff's Department has office space in Hilo (on Waianuenue Ave.) and in Kona. A summary of the present District Court data is shown in Table II-3.

TABLE II-3

EXISTING FACILITIES AND PERSONNEL OF THE DISTRICT COURT

	<u>NO. OF EMPLOYEES</u>	<u>NO. OF COURTROOMS</u>	<u>LOCATION</u>	<u>AREA (GROSS S.F.)</u>
District 1	31			
No./So. Hilo		2	Hilo/Waiakea	7,409
Puna		1	Keaau	N/A
District 2	12			
No./So. Kona		1	Kealakekua	3,205
Kau		1	Naalehu	450
District 3	1			
No. Kohala		1	Kapaau	2,188
So. Kohala		1	Kamuela	2,876
Hamakua		1	Honokaa	<u>1,889</u>
				18,017

C. Project Need

According to the Project Development Report, the Third Judicial Circuit has experienced substantial growth in the past decade. To accommodate this growth, new facilities have been provided in various judicial districts of the Island.

The Judiciary currently employs about 109 persons and maintains approximately over 49,473 gross square feet of floor space. While these numbers may suggest rather large operations islandwide, studies of specific personnel and space requirements indicate that Judiciary operations are understaffed in certain areas and currently require more space. Moreover, inefficiencies in space utilization have resulted in some facilities accommodating functions for which they were not designed to accommodate. Further inefficiencies have resulted from the division of court activities of the Third Circuit in Hilo into two buildings located about a half mile apart. Maintenance and storage of records are also a growing problem, due to increasing caseload.

The Project Development Report based its projections and recommendations for additional facilities and personnel on projected caseload estimates as provided by the Third Circuit. Historical data on the volume of court filings in the Third Judicial Circuit have shown a substantial increase over the past decade. For example, a 112 percent increase in court filings was experienced by the Circuit Court between 1973 and 1983.

Additional evidence of growth is indicated in the Family and District Courts, where increases of 171 percent and 108 percent, respectively, have been recorded during the same ten-year period.

Projections of caseload through the year 2000 anticipate substantial growth, as shown in Table II-4.

Based on the Project Development Report's assumption that the ratio of filings to population growth will remain the same, then the total number of filings is projected to increase by about 200 percent from FY 1980 to FY 2000 or from 45,597 to 93,523.

TABLE II-4
CASELOAD FILING PROJECTIONS-
THIRD JUDICIAL CIRCUIT

COURT	NUMBER OF FILINGS			
	1985	1990	1995	2000
Circuit Court	2,528	3,184	3,709	4,496
Family Court	5,063	6,491	7,919	9,348
District Court	48,027	58,578	69,128	79,679
TOTALS	55,618	68,253	80,756	93,523
% INCREASE OVER 1985	-----	22.7	45.1	68.2

Adapted from: Project Development Report for the Third Judicial, H. Mogi Planning and Research Inc., 1986.

D. Project Area

This report focuses on Judicial services for East Hawaii and the Hilo District courts. Distribution of projected increases in court filings indicate that the Hilo region is anticipated to account for approximately 63,403 filings or 68 percent of the total in the year 2000.

Based on these caseload projections, the Project Development Report recommends an increase to a total of 149 personnel for the Third Circuit in Hilo by the Year 2000. Architectural program requirements to accommodate these increases in personnel

has been determined to be 133,779 gross square feet (H. Mogi Planning and Research Inc., 1986). A breakdown of projected personnel and facility space requirements is shown in Table II-5.

TABLE II-5
PERSONNEL AND FACILITY SPACE REQUIREMENTS
TO SERVICE EAST HAWAII AND HILO COURTS

COURT	TOTAL PERSONNEL			TOTAL SPACE (GROSS S.F.)			NO. OF COURTROOMS		
	1984	1990	2000	1984	1990	2000	1984	1990	2000
Circuit	29	41	46	14,346	32,170	40,082	2	2	4
Family	25	33	45	5,164	8,630	14,258	*	*	1
District	31	42	58	7,409	27,189	34,846	1	1	3
Future Expansion Space				-----	33,994	44,593			
TOTALS	89	116	149	26,919	101,983	133,779			

* There are presently no separate courtrooms for the Family Court. District courtrooms are used.

Adapted from: Project Development Report for the Third Judicial District, H. Mogi Planning and Research Inc., 1986.

Projected increases notwithstanding, existing facility shortages have required that Hilo operations be divided into two separate buildings, the State Office Building and the Waiakea Office Plaza, which reduces functional/operational efficiency.

The conclusion reached by the Project Development Report suggests that the current facilities in Hilo are inadequate to accommodate future growth for the East Hawaii and the Hilo District courts. The Report recommends that construction of a new Judiciary Complex for Hilo is an appropriate course of action to address both the existing functional/operational inefficiencies and critical future facility requirements for the East Hawaii Service Area and the Hilo District courts.

E. Project Requirements

This section describes the proposed building program which satisfies space requirements for Hilo to the Year 2000. It provides the basis for establishing the land area requirements to be used in the site selection process.

1. Building Area Requirements.

The project will provide space for judicial proceedings and will include courtrooms (for hearing and trials), judge's chambers (for conferences, hearings, legal research, and signing of legal documents), office administrative and support services, probation services, driver education and the traffic violations bureau, law library and the sheriff's station. Additional functional areas include spaces for jury deliberation, prisoner holding facilities, interview and conference rooms, classrooms, records and exhibits storage.

As noted previously in Table II-5, the projected gross floor area by the year 2000 for Hilo is 133,779 square feet, which is 387 percent greater than the existing space. There are two primary factors for this large increase. Up to 1990, the increase in space requirements will be largely to accommodate the inadequacy of existing spaces for Judiciary personnel in Hilo. The second factor is the projected increase in court caseload and the resultant need for more personnel. The effects of the latter will be most strongly realized by the year 2000 when significant space increases will have been required for the addition of five courtrooms, five judges and support staff.

The aforementioned building program, to be used in the site selection process, is based on projections of expected personnel increases and recommended design standards contained in the Project Development Report. The Report makes key assumptions used in the allocation of space which include: 1) a 25 percent circulation factor added to the total personnel space in each division, and 2) after personnel and non personnel spaces are combined, a 60 percent net area to gross area factor was added to allow for hallways, stairwells, utilities, etc. The method used in determining the specific gross floor area required for the proposed building complex is presented in Appendix C.

Space requirements have been projected for the years 1990 and 2000. Since project development and construction will require a minimum of three years up to 1990, this Site Selection Report will proceed on the basis of developing a 133,779 sq. ft. building to accommodate facility space needs beyond to the Year 2000.

2. Parking Requirements

In accordance with the Hawaii County Zoning Code, the project will require a minimum of 410 parking spaces for employee, public, and official State vehicles based on projections of personnel and building requirements to the Year 2000. (See Appendix D for computation)

3. Land Area Requirements

The projected land area requirement for siting the proposed Judiciary Complex facilities is determined to be a minimum of 5.0 acres. This minimum is based on the year 2000 projection of building space needs and an all inclusive provision for parking, open space, landscaping, and space for future expansion. (See Appendix E for computation)

4. Construction

Construction of the project will include the following activities:

- o Site clearing, grading and earthwork.
- o Excavation and filling for laying utility lines and foundations.
- o Laying concrete masonry units
- o Carpentry, dry wall, glasswork and roofing.
- o Landscaping.
- o Paving for driveways, parking and walkways.

The impact of these short term construction activities are addressed in detail in Chapter VI-A.

5. Use of Public Funds or Land

The project will be funded by public funds through CIP appropriations from the State Legislature. Use of existing State-owned lands is a strong consideration in the site selection process to keep land acquisition and tenant relocation costs at a minimum. However, this project will attach a value to the use of State land as a forgone opportunity cost in the evaluation of acquisition costs for site selection.

6. Development Schedule

The project will basically consist of reestablishing the Judiciary into the new facility.

Should private land be selected, the project schedule will be affected by the amount of time needed to negotiate costs and implement procedures for land acquisition and to relocate displaced tenants. The availability of State land would expedite the development process.

Other considerations include the time needed to obtain funding for the project as well for design and construction. Compliance with Chapter 343, HRS, relating to EIS's and obtaining the necessary governmental permit approvals will also affect the project schedule, depending on the site selected.

III. THE PROJECT SETTING

III. THE PROJECT SETTING

A. Regional Overview

Geographically, the County of Hawaii is the largest County in the State of Hawaii with a total of 4,034 square miles of area. Demographically, it ranks second with a population of approximately 106,400 in 1984. Major industries include agriculture, tourism and manufacturing. Scientific research, diversified agriculture, and marine projects are also becoming increasingly important elements in the County's economy.

There are no autonomous municipal governments within Hawaii County, and like the Counties of Maui and Kauai, the County is governed by a Mayor-County Council form of government.

The City of Hilo is the seat of the County Government, as well as the center of trade and tourism. Hilo is the County's major population center, followed by Kailua-Kona.

B. Hilo Area

1. Existing Land Uses

Existing land uses in Hilo are typical of an urbanized community. While single family residences occupy a major portion of lands within the Hilo urban area, other significant land uses include: (See Figure III-3)

- o Transportation facilities (e.g., General Lyman Field Airport and Hilo Harbor)
- o Shopping centers (e.g., Kaiko'o Mall, Prince Kuhio Mall, Hilo Shopping Center, Puainako Town Center and Waiakea Square)
- o Hotels (e.g., Nani Loa Surf, Hilo Hawaiian Hotel, Hilo Hukilau Hotel, Hilo Bay Hotel and Waiakea Villas/Village)
- o Educational facilities (e.g., University of Hawaii at Hilo, Hawaii Community College, public and private elementary, intermediate and high schools)
- o Industrial areas (e.g., Hilo Industrial Park, Hilo Harbor industrial area)
- o Recreational facilities (e.g., Banyan Golf Course, Hilo Municipal Golf Course, Wailoa River State Park and Hoolulu Recreational Complex)

- o Government offices (e.g. County, State and Federal Agencies)

2. Climate

Hilo is located on the eastern side of the Island where it experiences a typical semi-tropical climate, with average temperatures ranging from about 71°F in February to about 76°F in August. Temperatures in the upper slopes tend to be lower. Average annual precipitation is about 127 inches. Northeasterly tradewinds which prevail from spring to fall generally vary from between 13 to 24 miles per hour.

3. Flora

While the zonation of plants is highly dependent on several factors, the most important climatic factor governing plant distribution in the Hilo area is average annual rainfall.

There are no known endangered species of flora within the site selection area. The prevalent vegetation zone for the Hilo area is identified as an association of closed guava forests and shrubs. Characteristic plants within this zone are guava (Psidium guajava), Boston fern (Nephrolepis exaltata bostoniensis), Hilo grass (Oplismenus hirtellus), false staghorn fern (Dicranopteris linearis), kukui (Aleurites moluccana) and hala (Pandanus odoratissimus). (See Table III-1 for list of common plant species).

4. Fauna

Fauna within the Hilo urban center is generally limited to dogs, cats, rats, mice, and mongooses. Birds found in the vicinity include the cardinal, barred dove, mockingbird, mynah, golden plover, pueo, ricebird, house sparrow, white eye, and spotted dove.

There are no known endangered species of fauna within the site selection area. A detailed listing of fauna generally found within the Hilo area is listed in Table III-2.

5. Soils and Topography¹

A variety of soil series is found within the site selection area. The soil association prevalent in the Hilo area is known as the Akaka-Honokaa-Kawiki association. These soils, developed in volcanic ash, are located on mountains

^{1/} Reference 13.

TABLE III-1
 FLORA FOUND IN THE HILO AREA

<u>SPECIES</u>	<u>COMMON NAME</u>
<u>Psidium guavajava</u>	American Guava
<u>Pandanus odoratissimus</u>	Screwpine (Hala)
<u>Spathoglotti plicata</u>	Philippine Ground Orchid
<u>Melochia umbellata</u>	Melochia
<u>Ageratum conyzoides</u>	Ageratum
<u>Trema orientalis</u>	Trema
<u>Cordyline terminalis</u>	(Green) Ti Leaf
<u>Bidens pilosa</u>	Beggars Tick
<u>Samanea saman</u>	Monkeypod
<u>Sorghum halapense</u>	Johnson Grass
<u>Leucaena latisiliqua</u>	Koa Haole
<u>Ficus sp.</u>	Banyan
<u>Tradescantia fluminensis</u>	Wandering Jew
<u>Lantana camara</u>	Lantana
<u>Cyperus sp.</u>	Sedge
<u>Metrosideros collina</u>	Ohia Lehua
<u>Aleurites moluccana</u>	Kukui
<u>Oplismenua hirtellus L.</u>	Basket grass
<u>Ricinus communis</u>	Castor Bean Plant
<u>Ipomoea congesta</u>	Morning Glory
<u>N. exaltata (varieties)</u>	Boston Fern
<u>Paspalum conjugation</u>	Hilo Grass
<u>Dicranopteris emarginata</u>	False Staghorn Fern
<u>Spathodea campanulata</u>	African Tulip Tree
<u>Passiflora edulis var. flavicarpa</u>	Passion Fruit

Sources: Reference 1

TABLE III-2
 FAUNA FOUND IN THE HILO AREA

<u>SPECIES</u>	<u>COMMON NAME</u>
<u>BIRDS:</u>	
<u>Streptopelia c. chinensis</u>	Spotted Dove
<u>Geopelia striata</u>	Barred Dove
<u>Mimus polyglottos</u>	Mockingbird
<u>Zosterops japonicus</u>	Japanese White-eye
<u>Acridotheres tristis</u>	Common Indian Myna
<u>Lonchura punctulata</u>	Spotted Munia or Ricebird
<u>Passer domesticus</u>	House Sparrow
<u>Cardinalis cardinalis</u>	Cardinal
<u>Asio flammeus sandwichensis</u>	Pueo
<u>Pluvialis dominica fulva</u>	American golden plover
<u>Carpodacus mexicanus frontalis</u>	House Finch or Linnet
<u>Garnilax canorus</u>	Melodious Laughing Thrush
<u>Nycticorax nycticorax hoactli</u>	Black-crowned Night Herons
<u>Puffinus pacificus chlororphyhchus</u>	Wedge-tailed Shearwater
<u>MAMMALS:</u>	
<u>Herpestes auropunctatus</u>	Small Indian Mongoose
<u>Felis catus</u>	Feral Cat
<u>Rattus norvegicus</u>	Brown Rat
<u>Rattus exulans hawaiiensis</u>	Hawaiian Rat
<u>Rattus rattus</u>	Black (roof) Rat
<u>Canus familiaris</u>	Dogs
<u>Mus musculus</u>	House Mouse
<u>REPTILES:</u>	
<u>Family Gekkonidae</u>	Geckos
<u>Family Scincidae</u>	Skinks
Sources:	Reference 1

at elevations ranging from near sea level to 6,000 feet. Classification of soil types found within each of the potential judiciary facility sites are discussed in Section IV and V.

Hilo lies on the lower southeastern slopes of Mauna Loa at elevations ranging from sea level to 600 feet above sea level along the urban fringe. Slopes are generally gentle, ranging from 0 to 5 percent in the urban areas to 6 to 10 percent in the upper reaches.

6. Flood and Tsunami Hazard

The shoreline bordering the Hilo area is within the Coastal High Hazard Area as designated on the Federal Flood Boundary and Floodway Map (See Figure III-1).

The majority of the site selection area is within the Zone X designation of the Federal Flood Insurance Rate Map (FIRM). Zone X is described as areas outside of the 500-year flood plain. (See Table III-3 for explanation of flood zone designations).

The portion of shoreline proximate to Hilo Bay that is within the 100-year coastal flood boundary is designated Zone VE, indicating areas with velocity hazard (wave action), where base flood elevations and flood hazard factors have been determined.

Specific flood hazard considerations are discussed further for each candidate site selected in Section IV and V. Several sites have portions situated within flood zones. The impacts are discussed for each such site.

7. Scenic Characteristics

Although the Hilo urban area is the center of population, cultural and economic activity on the island, it is surrounded by open space and scenic natural resources. The upper areas of Hilo afford panoramic vistas of Hilo Bay to the east and portions of the Puna coast to the southeast. The mountain of Mauna Kea, with its cultivated and forested slopes, and on occasions snow-capped peak during winter months, provides a magnificent backdrop to the crescent shoreline of Hilo Bay and the rugged Hamakua coastline.

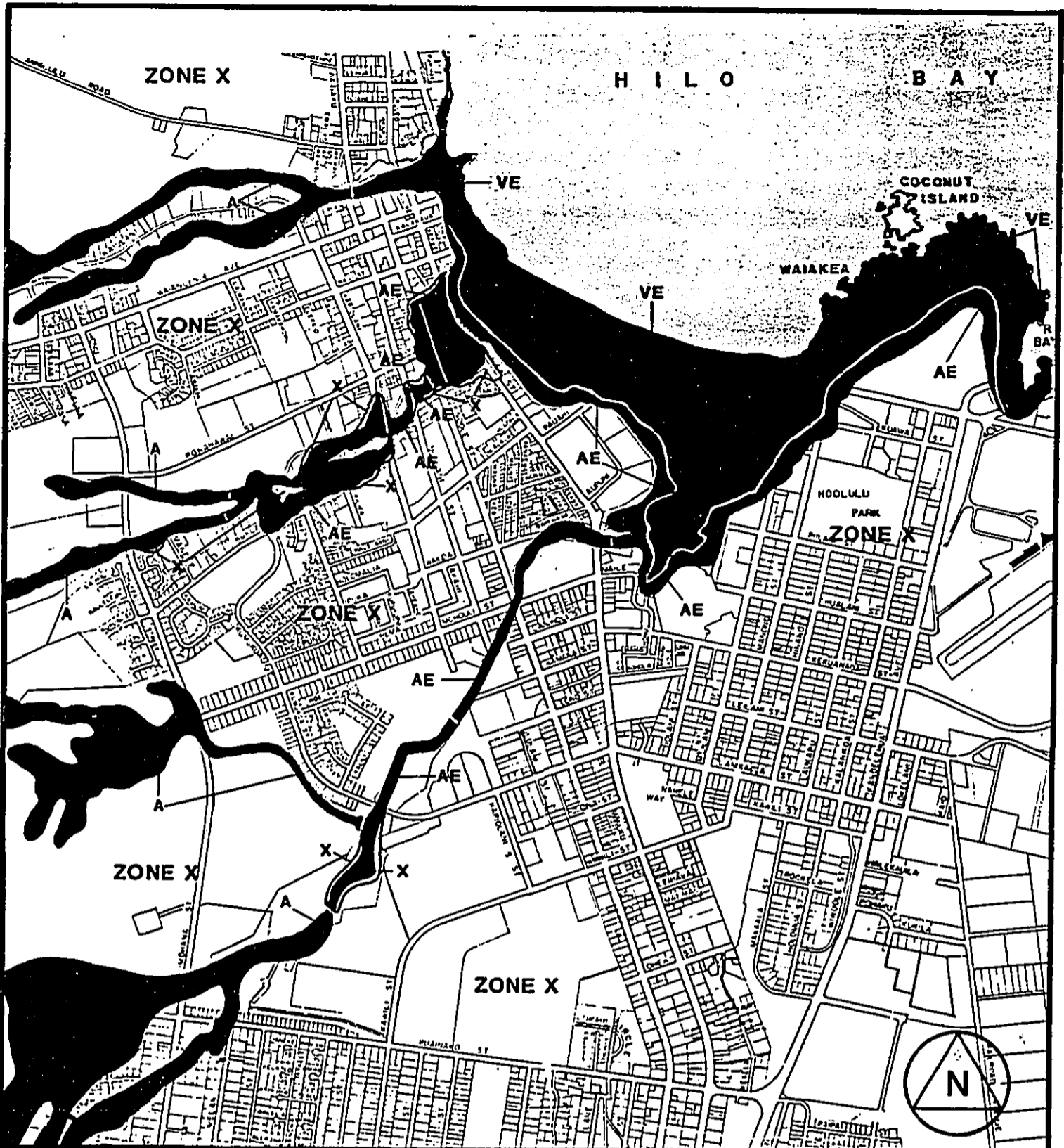


FIGURE III-1

Flood/Tsunami Hazard Zones

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Legend

- ZONE A Areas of 100-Year flood
No Base Flood Elevations
 - ZONE AE Areas of 100-Year Floods
Base Flood Elevation
Determined
 - ZONE X Outside 500-Year Flood Plain
 - ZONE VE Areas of 100-Year
Coastal Flood (Tsunami)
- Note: See Table III-3 for
 Explanation of Zone
 Designations



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TABLE III-3
EXPLANATION OF FLOOD ZONE DESIGNATIONS

<u>Zone</u>	<u>Explanation</u>
<u>SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR</u>	
A	No base flood elevations determined.
AE	Base flood elevations determined.
AH	Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
A99	To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
V	Coastal flood with velocity hazard (wave action); no base flood elevations determined.
VE	Coastal flood with velocity hazard (wave action); base flood elevations determined.
<u>OTHER FLOOD AREAS</u>	
X	Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
D	Areas in which flood hazards are undetermined.

Source: Federal Emergency Management Agency, Flood Insurance Rate Map, Hawaii County - Panel 880C, September 16, 1988.

8. Archaeological and Historic Sites¹

There are no archaeological sites listed on the National Register of Historic Places in the site selection area. The potential judiciary complex sites selected are situated in highly urbanized environments which, in the recent past, have been altered or modified.

There are seven (7) historic sites listed on the National Register of Historic Places within the Hilo area (see Table III-4). Five of the sites are shown in Figure III-2.

A summary description of each site is presented below.

Federal Building

The Federal Building on Waiianuenue Avenue was designed by Henry O. Whitfield in 1915. The Federal Building is noted for its neo-classical style adapted to the Hawaiian climate and lifestyle.

H. R. Shipman Residence

The H. R. Shipman Residence is a turn of the century large mansion-style family home located in the outskirts north of Hilo on a sloping ridge between Wailuku River and Waikapu Stream. The three-story victorian house is noted for its size, opulence, Georgian detail, imposing main entrance, and wide veranda.

Lyman House

The Lyman House was built in 1838 for Reverend and Mrs. David Belden Lyman. The Lyman House represents the early missionary style architecture and is the oldest frame structure on the Big Island today. The house was donated for use as a museum by Mary Lyman Wilcox.

Old Police Station

The structure was built in 1932 to accommodate Hawaii County agencies in an area which had been the center of government and civic activities since 1817. It was the first government building to include accommodations for the automobile. The building is currently occupied by the East Hawaii Cultural Center under a 20 year lease from the County of Hawaii since 1980. The EHC is renovating the building to serve as an art and cultural center for the community.

Hilo Breakwater

Located in Hilo Harbor, the Hilo Breakwater is the largest rockwork breakwater in the State of Hawaii. Construction on the Hilo Breakwater began in 1908 by the Corps of

^{1/} Reference 2.

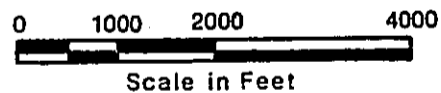
TABLE III-4
Historic Sites in the Hilo Area¹

<u>Site</u>	<u>Status</u>	<u>TMK</u>
Federal Building	Registered	2-3-05 : 03
H. R. Shipman Residence	Registered	2-3-15 : 05
Lyman House	Registered	2-3-16 : 24
Old Police Station	Registered	2-3-06 : 04
Hilo Breakwater	Eligible	
Hilo Ironworks	Eligible	2-2-01 : 17,19
Wailoa Bridge	Eligible	

^{1/} Reference 2.



FIGURE III-2



Historic Sites

New Hilo Judiciary Complex
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Engineers, extending 10,170 feet with a depth of 35 feet. (Not shown in Figure III-2).

Hilo Ironworks

Built between 1934 and 1935, the Hilo Ironworks is an example of modern architecture designed by prominent architect C. W. Dickey. It is located on the north bank of the Wailoa River near the Wailoa Bridge and fronting Kamehameha Avenue. The Hilo Ironworks structure survived two of the most devastating tsunamis recorded in Hawaiian history.

Wailoa Bridge

The Wailoa Bridge spans 88 feet over the Wailoa River and is part of the Kamehameha Avenue roadway. The bridge was built in 1937 and its arched girder construction is a one of a kind style in Hawaii. The bridge is scheduled to be demolished along with highway improvements for the Manono Street-Lihiwai Street intersection with Kamehameha Avenue. (Not shown in Figure III-2).

Proposed Hilo Historic District

Three subdistricts in the Downtown Hilo Business District are being considered for Historic designation by the State DLNR (Shown in Figure III-2).

9. Geology/Hydrology¹

The site selection area is located on the eastern slopes of Mauna Loa. The surface rocks in this area originate from the Kau volcanic series which is characterized by an extremely permeable basalt.

The Kau series, which erupted from Mauna Loa following the main deposition of Pahala ash, is approximately 25 feet thick in the Hilo region. Beneath the Pahala ash lies the initial basalt formation, the Kahuku series, which is also extremely permeable. As a result of the permeable subsurface and surface formations, surface runoff is low while infiltration and subsurface flow are high.

The Wailuku River is the major perennial stream in the Hilo area. It originates near the summit of Mauna Kea (elevation 13,796 feet) and flows into Hilo Bay. The Waiakea Stream is the other perennial stream in the study area which drains into Waiakea Pond and into the Wailoa River (a tributary of Hilo Bay). Several intermittent streams lying in the immediate area of the two perennial streams flow during periodic storms.

^{1/} Reference 6.

Basal groundwater tables underlie the entire Hilo area. The tables slope upward at an average rate of 4 or 5 feet per mile inland. Basal water of good quality is abundant due to rapid circulation and intense groundwater recharge.

10. Coastal Water Quality

Hilo Bay is rated Class A waters while Hilo Harbor waters is rated Class II, under Chapter 54 of Title 11, Water Quality Standards of the Administrative Rules (Department of Health, State of Hawaii, 1984). Class A waters are protected for recreational purposes and aesthetic enjoyment while Class II waters are protected for all uses compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation.

C. Socioeconomic Characteristics

1. Population

Population growth in Hawaii County has been steady, from a 1970 resident population of approximately 63,468 to 109,159 in 1985. This growth trend is projected at 122,600 in 1990, 134,400 in 1995, 143,200 in 2000 and 147,600 in 2005.

The resident population of Hilo, the major population center on Hawaii, was estimated at 44,621 in 1985. This represented an increase of approximately 5.5% from the 1980 population census of 42,278. Other major population centers on the island include Kailua, Captain Cook, Honokaa, and Pahala.

2. Landownership

In 1985, approximately 1,437,494 acres or 57.5 percent of the approximately 2,498,851 acres of land for the Island of Hawaii was in private ownership. The State of Hawaii owned approximately 33.7 percent (841,572 acres), the Federal Government owned 8.7 percent (218,550 acres), and the County of Hawaii owned 0.05 percent (1,234 acres).

3. Employment and Income

Hilo is the civic and business center of the Island of Hawaii. Its major harbor and airport facilities provide support for the island's principle industries which include sugar, tourism, diversified agriculture, cattle ranching, and astronomy.

The civilian labor force for Hawaii County in 1985 was estimated at 50,000. Major sources of employment in 1985

included finance, insurance, real estate, hotels and other services with a total of 9,900 people (16 years old and over); wholesale and retail with 9,100; government with 6,900; agriculture with 5,700; and manufacturing with 2,800.

The annual average unemployment rate for Hawaii County in 1985 was 8.5 percent. The mean (average) Hilo family income in 1979 was \$19,132. The 1983 per capita personal income for Hawaii County was \$9,396.

4. Public Services

Major public facilities located within the site selection area are identified in Figure III-3 and discussed below:

a. Recreation

Hilo offers a host of recreational facilities. Coastal, active and passive recreational facilities, as well as school park facilities provide residents and visitors with many opportunities for varied recreational pursuits.

County of Hawaii-maintained parks include:

- o Liliuokalani Gardens
- o Coconut Island
- o Lincoln Park
- o Hoolulu Park
- o Kalakaua Park
- o Mo'ohau Park

The County Library, Lyman Museum and indoor events held at the Hilo Civic Auditorium offer alternatives to outdoor recreation activities.

b. Schools

Educational facilities within Hilo include the University of Hawaii at Hilo, Hawaii Community College, two public high schools, two public intermediate schools, and six public elementary schools (see Figure III-3).

Enrollment estimates at these public facilities is summarized in Table III-5.

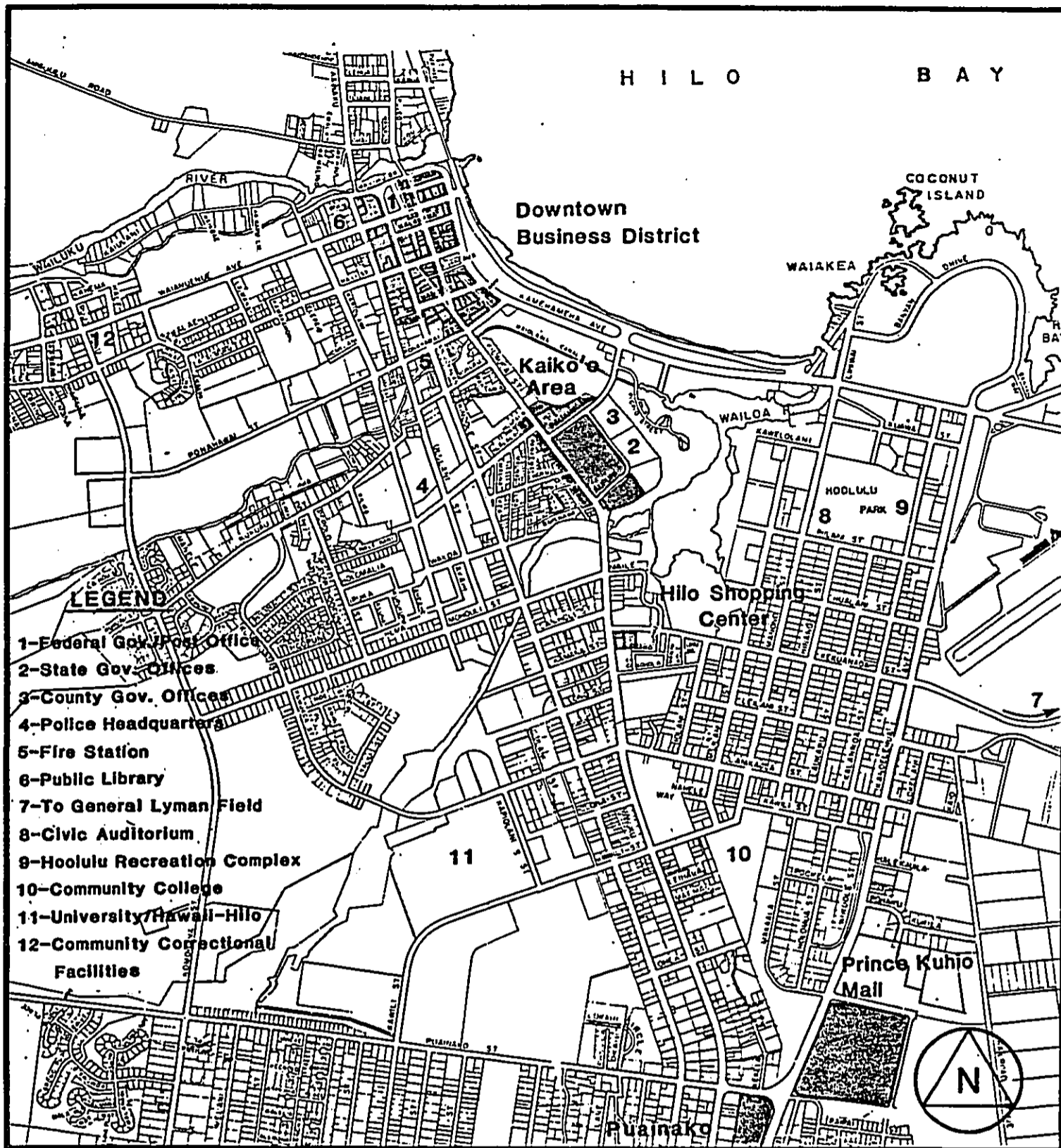
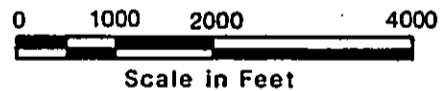


FIGURE III-3

Significant Public Facilities and Major Commercial Areas

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement



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TABLE III-5
PUBLIC EDUCATION FACILITIES & ENROLLMENTS

<u>College</u>	<u>Fall 1985 Enrollment</u>
University of Hawaii, Hilo	3,200 ^a
<u>School</u>	<u>1985-86 Enrollment^b</u>
Hilo High School (9-12)	1,531
Waiakea High School (9-12)	1,695
Hilo Intermediate School (7-8)	495
Waiakea Intermediate School	925
Waiakea Elementary School	858
Waiakea-Waena Elementary School	914
Kapiolani Elementary School	409
Hilo Union Elementary School	706
Kaumana Elementary School	247
Keaukaha Elementary School	297
Ernest B. DeSilva Elementary School	409

^a Source: State of Hawaii, Department of Planning and Economic Development, 1987.

Note: Enrollment figure includes Hawaii Community College.

^b Source: State of Hawaii, Department of Education, Enrollment Projections of the Public Schools in Hawaii 1985-1990, April 1985.

c. Police Protection

The proposed judiciary facility will be served by the Hilo Station of the Hawaii County Police Department (see Figure III-3). Seven (7) uniformed officers in each of three (3) shifts daily are assigned to patrol the Hilo area.

d. Fire Protection

Fire protection for the proposed judiciary facility will be provided by the Hilo Central Fire Station of the Hawaii County Fire Department (see Figure III-3). The station has two fire engines, ambulance, and a staff of nine persons on duty 24 hours a day.

e. Health Care Facilities

Health care services include the State's Hilo Hospital and the Life Care Center, a private intermediate care facility. Located a short distance from Downtown Hilo, Hilo Hospital provides acute and long-term care services.

f. Transportation

Ground Transportation

Facilities for ground transportation in the expanding urban areas of Hilo include a State highway system, and smaller collector and local roadways. Hawaii Belt Highway, a State Highway, circles the island and is part of over 1,375 miles of improved highways.

The Island of Hawaii is serviced by a County owned bus transportation system known as the "Hele-On", which provides service island-wide and for Hilo.

Ocean Transportation

Hilo Harbor is one of two State commercial harbors on the Island of Hawaii. In 1985 a total 748 inbound vessels were recorded (excluding domestic fishing craft) at the Harbor. Freight traffic in 1985 exceeded 1.32 million tons, representing 7 percent of the total for major State harbors.

Air Transportation

The General Lyman Field Airport is one of two airports in the County accommodating scheduled commercial airline flights Hawaii (the second being Keahole Airport). Also accommodated are military, general aviation, and cargo aviation. General Lyman Field is located near the outskirts of Hilo (see Figure III-3).

D. Infrastructure

1. Water System

The Hilo area is served by the Hawaii County Department of Water Supply. The anticipated water demand requirements for the project were estimated on a square footage basis at 18,500 gallons per day for maximum daily demand and 62,000 gallons per day for peak hour demand.

The Hilo Water System has adequate source, transmission and distribution facilities that are available to service a proposed new judiciary facility within Hilo's urban area. The system is fed by several sources as follows:

<u>Source</u>	<u>Rate Capacity</u>
Panaewa Well No. 1	2.160 MGD
Panaewa Well No. 2	3.168 MGD
Panaewa Well No. 3	3.024 MGD
Piihonua Well	3.024 MGD
Kahoama Intake (Piihonua Surface)	3.000 MGD
Lyman Spring	3.000 MGD
Olaa Flume Spring	5.000 MGD
Waiakea Spring	0.076 MGD (minimum flow)

Water from the Panaewa and the Piihonua wells located at the lower areas of the system can be pumped to the upper areas to supplement the higher level spring and surface sources. Current maximum daily consumption is about 8.25 MGD. There are no updated figures on the amount of water that is utilized from each source.

2. Sewer System

The majority of the Hilo residences rely on individual cesspools and septic tanks. On the other hand, most business and commercial areas as well as some of the residential areas are served by Hawaii County sewerlines that feed into the Hilo Wastewater Treatment Plant. The plant has a capacity of about 7.0 million gallons per day with effluent discharged through an ocean outfall extending about 4,600 feet offshore.

A new wastewater treatment facility is being planned for the Hilo service area. The County Public Works Department has indicated that the existing treatment plant has ample capacity to accommodate the new judiciary facility.

3. Gas System

The Hilo Gas Company, a division of Gasco, Inc., distributes propane gas on the Island of Hawaii. Gasco has metered gas available in limited areas of Hilo and bulk gas is available to individual customers.

4. Electrical and Telephone Systems

Electric power for Hilo is provided by Hilo Electric Light Company, Limited, a subsidiary of Hawaiian Electric Company, Inc. through various transmission and distribution substations within the Hilo area.

Telephone service in the Hilo area, like the rest of the State, is provided by the Hawaiian Telephone Company.

5. Drainage System

The existing storm drainage system in the Hilo area consists of a network of storm drainage pipes and culverts. Storm runoff collected by these pipes and culverts is either discharged and disposed of in sumps, drywells, injection wells, or the ocean. In general, the porous overlying soil in the Hilo area facilitates percolation of rainwater into the ground.

IV. IDENTIFICATION OF JUDICIARY COMPLEX SITES

IV. IDENTIFICATION OF JUDICIARY COMPLEX SITES

A. Site Selection Methodology

The methodology employed to identify and evaluate candidate sites for the proposed Judiciary Complex recognizes the limited availability of suitable lands in Hilo, a mature urban, business and industrial center. The site selection process began with the determination of the population centers for East Hawaii, and then within Hilo to establish the Site Selection Area. This area was screened for "potential" sites and a set of minimum criteria was used to reduce the field. The advantages and disadvantages of the candidate sites selected were then evaluated to provide the basis for comparing the sites. Figure IV-1 summarizes the four step site selection and evaluation process.

B. Step 1 - Determine Population Center for East Hawaii

An analysis of regional population distribution and the existing highway network serving East Hawaii clearly shows the Hilo District as the center of population and that alternative sites for a judiciary complex should be selected from within the geographical limits of the City of Hilo. Population census tract information and population growth trends confirm that relative to other urban areas within East Hawaii, Hilo will continue to be the center of population. Appropriately, Hilo serves as the County seat of government and is the Island's focal point for industrial, commercial and cultural activities. The city contains major urban support facilities and infrastructure including harbor, airport, and higher education facilities. In terms of the operational needs of the judiciary, proximity within such a major population center provides the critical mass and support services necessary to achieve efficient operations.

A comparison with other districts in East Hawaii shows that the South Hilo District had the largest resident population of 44,621 in 1985, followed by the Puna District with 17,522 residents. (See Table IV-1) It should be noted that although the Kau District is serviced for the most part by West Hawaii judicial operations, Kau has been included in the analysis of the East Hawaii geographic area because of its socio-economic links with Hilo.

The most optimistic population projections based on the Hawaii County General Plan indicates that the resident population for the South Hilo District could reach as many as 65,790 residents in the Year 2005, followed by the Puna District with 59,340 residents (See Table IV-2). If it is assumed that the number of anticipated caseloads for the East Hawaii region is a direct outgrowth of population increase, then the South Hilo District

HILO JUDICIARY COMPLEX SITE SELECTION PROCESS

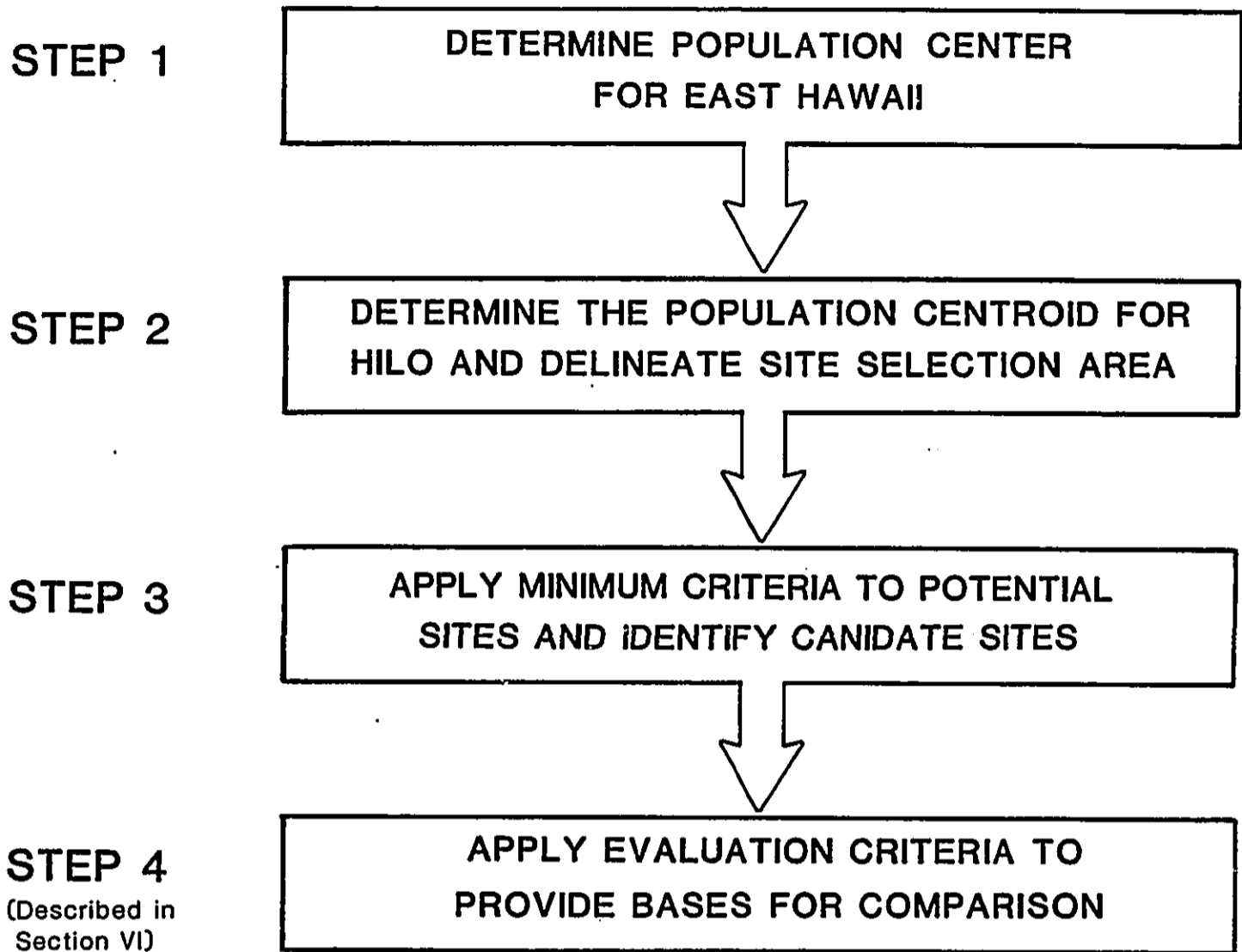


FIGURE IV-1

TABLE IV-1

RESIDENT POPULATION OF EAST HAWAII SERVICE AREA
1970, 1980, AND 1985

District	April 1, 1970	April 1, 1980	July 1, 1985
Hawaii County.....	63,468	92,053	109,159
Puna.....	5,154	11,751	17,522
South Hilo.....	33,915	42,278	44,621
North Hilo.....	1,881	1,679	1,525
Hamakua.....	4,648	5,128	5,288
*Ka'u.....	3,398	3,699	4,543

Source: Department of Planning and Economic Development, State of Hawaii Data Book 1986, December 1986.

*West Hawaii Judicial Service Area

TABLE IV-2

POPULATION DISTRIBUTION FOR EAST HAWAII SERVICE AREA
YEAR 2005

-----SERIES-----

Districts	A	B	C
Puna	39,790	49,910	59,340
S. Hilo	44,115	55,335	65,790
N. Hilo	1,211	1,519	1,806
Hamakua	5,363	6,721	7,998
*Kau	3,806	4,774	5,676

Source: County of Hawaii Planning Department, Draft Hawaii County General Plan, April 1987.

*West Hawaii Judicial Service Area.

is expected to yield the highest number of caseloads as its population increases significantly in relation to other districts in East Hawaii.

While it appears that the neighboring Puna District will make up 42 percent share of East Hawaii's population growth to the year 2005, the population is presently spread throughout the district in a series of small urban communities linked by a network of roads all leading to Hilo. The Puna District should continue to serve as an outlying residential community, with the majority of residents commuting to Hilo for employment and/or to obtain essential goods & services.

The South Hilo District will account for a 46 percent share of future growth, however, the population will be concentrated entirely within one major urbanized area. Since Hilo is centrally located and is the major civic, business, education and cultural center for East Hawaii, the Site Selection Area for new judicial facilities will be defined within the limits of Hilo's urban core area.

C. Step 2 - Determine Population Center for Hilo and Delineate Site Selection Area

The Site Selection Area was defined using the concept of population "centroid" to determine the geographical limits within Hilo in which alternative sites would be selected. The centroid represents the optimum point of accessibility for all residents of East Hawaii Service Area based on distance from the site and weighted by population distribution. While the use of the population centroid can be considered hypothetical, it does provide guidance as to the area within which potential sites could be located.

The location and method for determining the population centroid for Hilo is contained in Appendix A. An assumption was made that areas of future growth will occur generally where the population is currently located or around and adjacent to it. It was also necessary to assume centers of population growth for each outlying area in order to determine the centroid of population for the entire region.

Results of the analysis shows that the population centroid for Hilo was calculated to be near the intersection of Kumukoa and Noe Streets, about 1.2 miles southwest of the State Office Building (See Figure A-1). From this point, a radius of 1.5 miles was drawn to narrow the limits of the Site Selection Area to the urban core of Hilo. The Site Selection Area should not be too small to eliminate potentially promising sites. On the other hand, the area should not be too large to make the site selection procedure cumbersome. Using this radius, the study area was further refined to include only that area bounded on all four sides by major highway arterials. This distinct geographical area encompasses most of Hilo's major activity centers and essential urban services e.g. business, commercial, government and cultural activities.

For purposes of this study, the Site Selection Area is bounded by Kamehameha Avenue and the Hilo Bayfront to the north, Waiianuenu Avenue and Komohana Street to the west; Puainako Street to the south; and Kanoelehua Avenue to the east. See Figure IV-2 for delineation of the Site Selection Area.

All potential sites selected within this area are within two miles of the Downtown Business District; the Kaiko'o Redevelopment Area offices and shopping mall; the County and State Office Buildings; the University of Hawaii-Hilo Campus and Community College; the Puainako shopping area, including the Prince Kuhio Mall; the Kanoelehua Industrial area; and the Hoolulu Park Recreation Complex.

Assuming that existing and future residential growth can be delineated from zoning maps, the Site Selection Area also occupies a central location between Hilo's major outlying residential corridors and urban expansion areas.

D. Step 3 - Apply Minimum Criteria to Identify Candidate Sites

Minimum criteria reflect general site design requirements and physical land development constraints. These were used to screen potential sites within the broad Site Selection Area for further evaluation as candidate sites. The minimum criteria are as follows:

1. Size - Based on projected space requirements, a minimum lot size of five acres was established for the proposed Judiciary facility. This area should provide for off-street parking and options for future expansion. (See Appendix E for land area requirements)
2. Slope Hazard - A relatively flat site was desired to minimize the cost of clearing and grading. The site should not have a slope greater than ten percent. The site must not be located within a known or potential landslide area.
3. Tsunami and Flood Inundation - The site should not be traversed by a major drainage channel or be located within a major flood plain or tsunami inundation zone as established by the Federal Emergency Management Agency's Flood Insurance Rate Maps prepared for the Island of Hawaii. Sites which have portions of land within potential flood and tsunami inundation areas would be acceptable based on compliance with flood protection requirements.

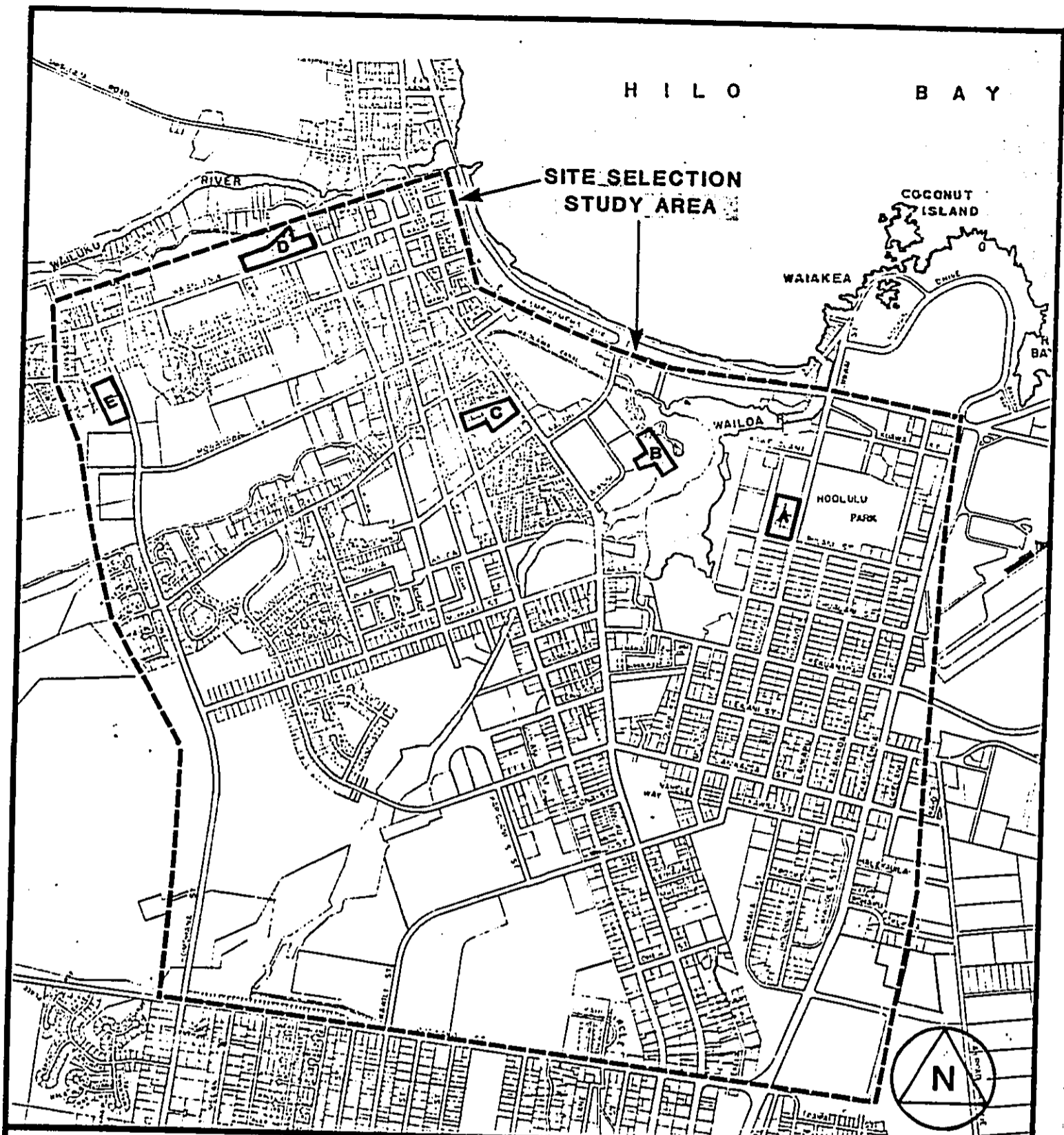
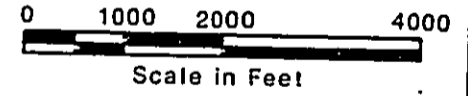


FIGURE IV-2

**SITE SELECTION AREA
and CANDIDATE SITES**

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

See Section IV-E for
Individual Site Descriptions
and Detailed Location Maps.



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4. State Land Use District - A current State Land Use District Urban designation is desirable to avoid impacts to agricultural and conservation lands. This would also preclude the need to petition for a land use district boundary amendment.
5. Lot Configuration - The site should be approximately rectangular in shape, without excessive irregularities. The lot configuration should provide for efficient design, access and operation.
6. County General Plan and County Zoning - The site's conformance to existing County development plans and zoning is desirable but not absolutely necessary since amendment requests are possible.
7. Displacement of Existing Tenants - The site should be developable without major displacement/relocation of businesses and/or residences. To minimize disruption to existing uses, vacant land or existing low intensity land uses would be most desirable for development. The number and condition of structures to be displaced will affect site development and relocation costs. The loss or relocation of existing uses with community resource value should also be assessed.

Screening of the Site Selection Area revealed a total of 15 "potential" sites which were considered to be potentially viable and suitable sites for new judiciary facilities. The 15 potential sites which were considered are shown and described briefly in Appendix G. From the analysis using minimum criteria, only five potential sites were found to meet all minimum criteria and were therefore selected for further evaluation as candidate sites. Table IV-3 shows how each potential site was rated good (+) or poor (-) for each criteria in comparison with all other sites.

Limiting the number of potential sites to five candidate sites provided the focus necessary to apply the detailed evaluation criteria presented in Section V and to conduct more detailed site studies relating to soil suitability, adequacy of infrastructure, traffic, archaeological survey, site acquisition costs and other such data needed to refine the site selection process.

Upon selecting the five candidate sites as alternative new judiciary building locations, the boundaries for the proposed project sites were delineated based on detailed site design requirements and criteria used in Section V to analyze the advantages and disadvantages of environmental and community effects upon the site.

TABLE IV-3

MINIMUM CRITERIA RATING FOR POTENTIAL SITES

MINIMUM CRITERIA	POTENTIAL SITES														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1. SIZE (ACREAGE)	+	+	-	-	+	-	+	-	+	+	-	+	+	-	+
2. SLOPE	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
3. FLOOD/Tsunami INUNDATION	+	+	+	-	+	+	-	+	+	+	+	+	+	+	-
4. STATE LAND USE	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
5. LOT CONFIGURATION	+	+	+	-	+	-	+	+	+	+	+	-	+	+	+
6. GENERAL PLAN AND COUNTY ZONING	-	+	+	-	+	+	+	+	+	+	+	+	+	+	+
7. TENANT DISPLACEMENT	+	-	+	+	+	+	+	+	+	+	-	+	+	-	-
MET ALL CRITERIA AND THEREFORE SELECTED AS POTENTIAL SITES (X)					X		<u>1/</u> X		X	X			X		

1/ This site is within the tsunami inundation zone and would normally have been deleted from further consideration. However, due to legislators' interest in the site because of its proximity to the existing State Office Building and because it is State owned land, the site is being retained for further evaluation.

E. Description of Candidate Sites

The five candidate sites identified in the site selection process are shown in Figure IV-2 and presented in Table IV-4.

1. Candidate Site A - Adjacent to Hoolulu Park

The site totals 5.48 acres, consisting of six parcels of land. The parcels identified as TMK 2-2-33:13 & 14 (2.85 acres) are owned by the State of Hawaii. The parcels involving TMK 2-2-33: 11, 19 & 20 (2.04 acres) are in private ownership and leased. The remaining parcel, TMK 2-2-33:12 (.53 acres) is owned by Hawaii Electric Light Company. (See Figure IV-3).

The site is currently overgrown with grasses and shrubs, containing four large warehouse structures in generally very poor condition, and abandoned equipment. Zoned for Resort Hotel, existing uses on the site include limited industrial activities such as wholesale guava distribution, welding and a lumber milling operation. The entire site falls within the County's Special Management Area (See Figure IV-4).

The site was selected for its development potential of open, flat, "underutilized" urban land owned in part by the State and located in an area of transition and future growth.

In consideration of the low-lying flood prone areas along the east bank of Waiakea Fish Pond, the site is delineated just outside of the flood zone near the fringe of the existing residential and commercial development and public facilities at Hooluu Park.

Hoolulu Park is a major recreation complex immediately east of the site, featuring active sports facilities and the Hilo Civic Auditorium. The Hoolulu Park - Panaewa Recreational Sports Complex Master Development Plan - 1973, recommended the acquisition of the subject site from the State of Hawaii and other private owners for development of a bandshell pavilion and tropical gardens. However, the County Parks and Recreation Department has indicated that they do not foresee being able to secure the necessary funds for acquisition and development at the present time or in the near future.

Although located in an area characterized by open space, park and recreation uses, the site lies in an area experiencing transition from residential use to new commercial activities. Pressure for development in this part of Hilo has been stimulated by exodus from the

Table IV-4

DESCRIPTION OF CANDIDATE SITES

<u>Location</u>	<u>Ownership</u>	<u>TMK</u>	<u>Area (Acres)</u>
Site A - Adjacent to Hoolulu Park Site	State of Hawaii	2-2-33:13 & 14	5.48 total
	Shioda Toshiaki	2-2-33:11, 19 & 20	
	Hawaii Electric Light Co., Inc.	2-2-33:12	
Site B - Adjacent to State Office Building Site	State of Hawaii	2-2-13: por. of 3 & 18	5.0 study area (2.0 for development)
		2-2-14: por. of 72	
Site C - Adjacent to Hilo Bowling Lanes Site	Lands of Kukuau	2-2-9:1 & 54	5.82 total
	Site Engineering, Inc.	2-2-9:55 & 62	
	Sawas Co., Ltd.	2-2-9:56	
	Blackfield Hawaii Corp.	2-2-10:16	
Site D - Old Riverside School Site	State of Hawaii	2-3-15: por. of 1	5.0 min.
Site E - Komohana Street Site	Matsuo Chiaki	2-3-44: por. of 9	5.0 min.

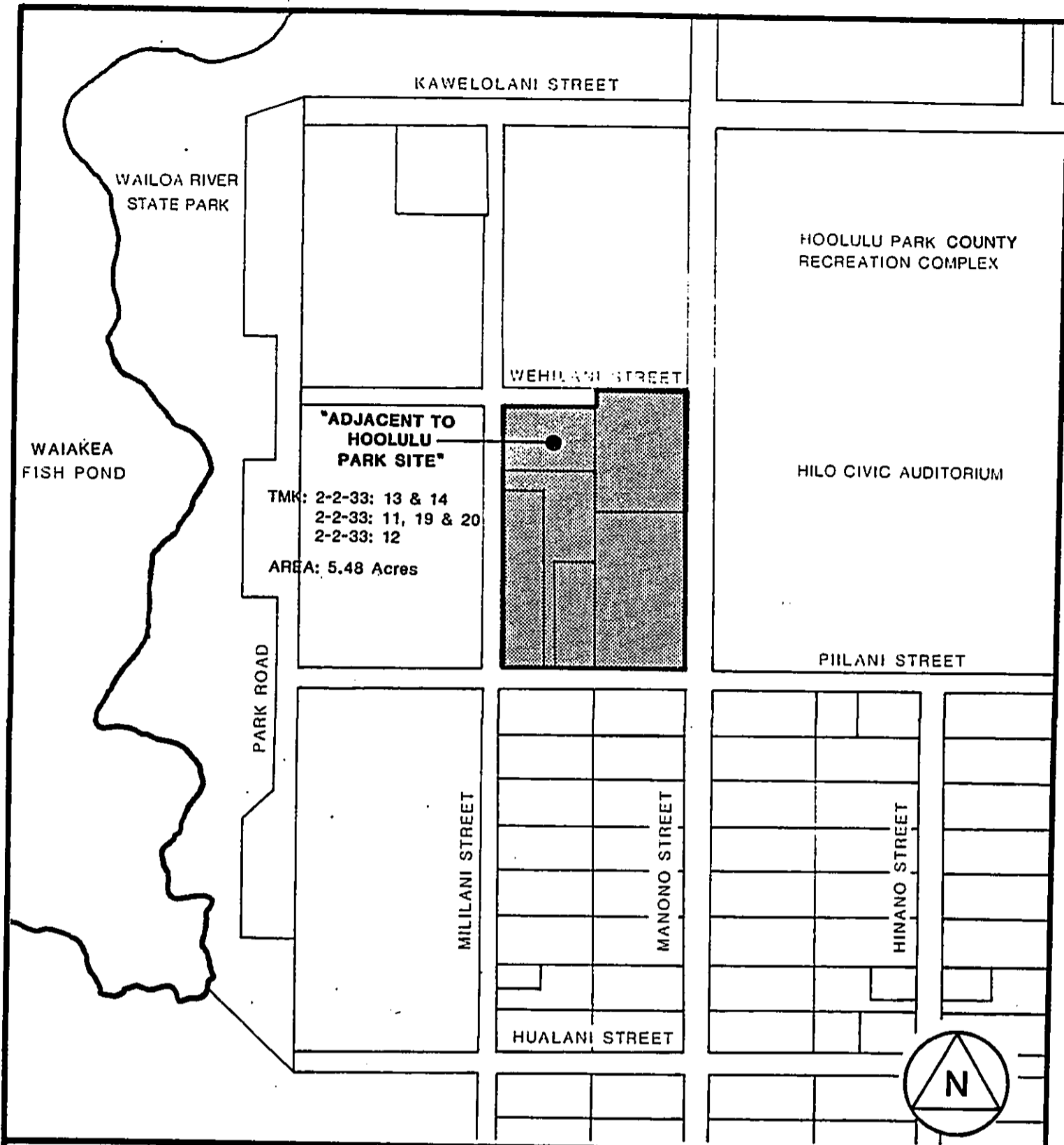
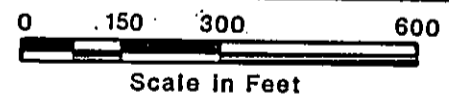


FIGURE IV-3

CANDIDATE SITE A

LOCATION MAP

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**



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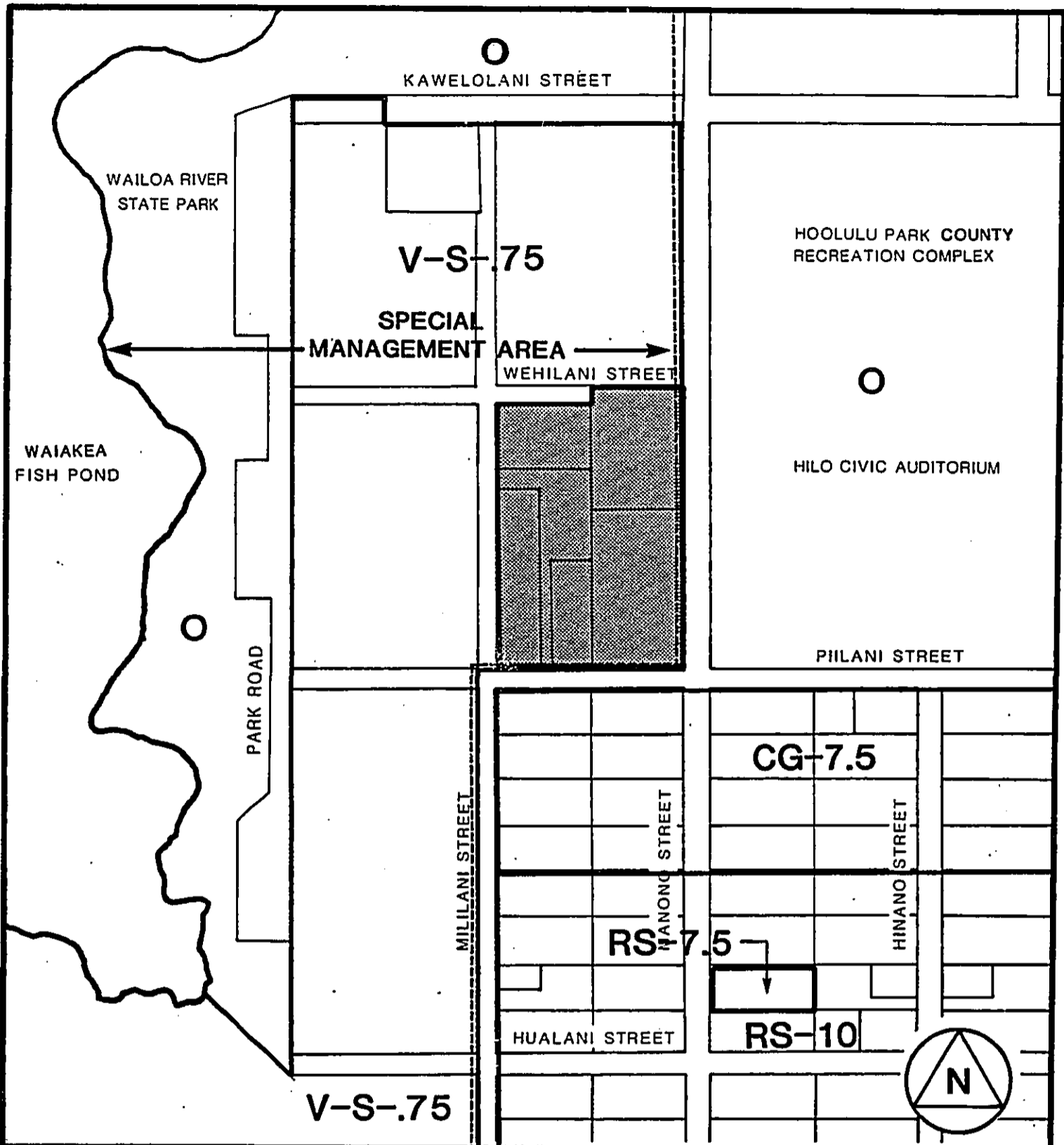


FIGURE IV-4

CANDIDATE SITE A

COUNTY ZONING

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement

Legend

- V-S-75 Resort Hotel, Safety
- CG-7.5 General Commercial
- ML-20 Limited Industrial
- RS-10 Single Family Residential
- RS-7.5
- O Open, Park & Recreation

0 150 300 600

Scale In Feet

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Downtown area and growth in the outlying Waiakea and Puna Districts.

The site abuts Manono Street, which has a 50-foot right-of-way (ROW) and connects to Kamehameha Avenue, the nearest major highway, about 1,500 feet to the north. Access to Kanoelehua Avenue to the west is provided along Piilani Street with a 50-foot ROW. Mililani Street, which borders along the west side, is a "paper" road. If this site is selected, plans are to improve one-half of the existing roads adjoining the site to County standards, including a portion of Mililani Street.

These roads make the site readily accessible from the growing areas of Waiakea & Puna on the east side of Hilo, however, cross-town users of the proposed facility from the Downtown Business District and the Kaiko'o areas must circumnavigate the Wailoa River State Park and Hilo Bayfront to reach the site.

2. Candidate Site B - Adjacent to State Office Building

The initial site area identified involved 5.0-acres delineated over portions of 3 parcels identified by TMK 2-2-14: por. 72, 2-2-13 por. 18 and 2-2-13: por. 3; all owned by the State of Hawaii. (See Figure IV-5).

The site lies adjacent to the existing State Office Building and nearby County Building and the Hilo Lagoon Centre offices. The proposed project would be constructed over the attractively sloping, landscaped grounds of the State Office Building and nearby Wailoa Visitor Center, including the existing State employees parking lot and its recent extension.

To avoid impacts to the Visitor Center, the actual area available for development must be redefined from 5.0 to 2.0 acres as shown in Figure IV-5. This decrease in land area requirements reduces development options and the flexibility of designing for a larger site. However, the site area remains sufficient to accommodate project space needs by building at higher densities and using multi-level structures for the courtroom, office and parking facilities.

To offset the need to build at greater densities, the site offers the logical advantages of locating within an existing governmental and civic complex on State-owned lands in close proximity to Hilo's major shopping and commercial office area (Kaiko'o). In addition, the County of Hawaii has acquired, through a bond sale, a major section of the nearby Hilo Lagoon Centre, which includes

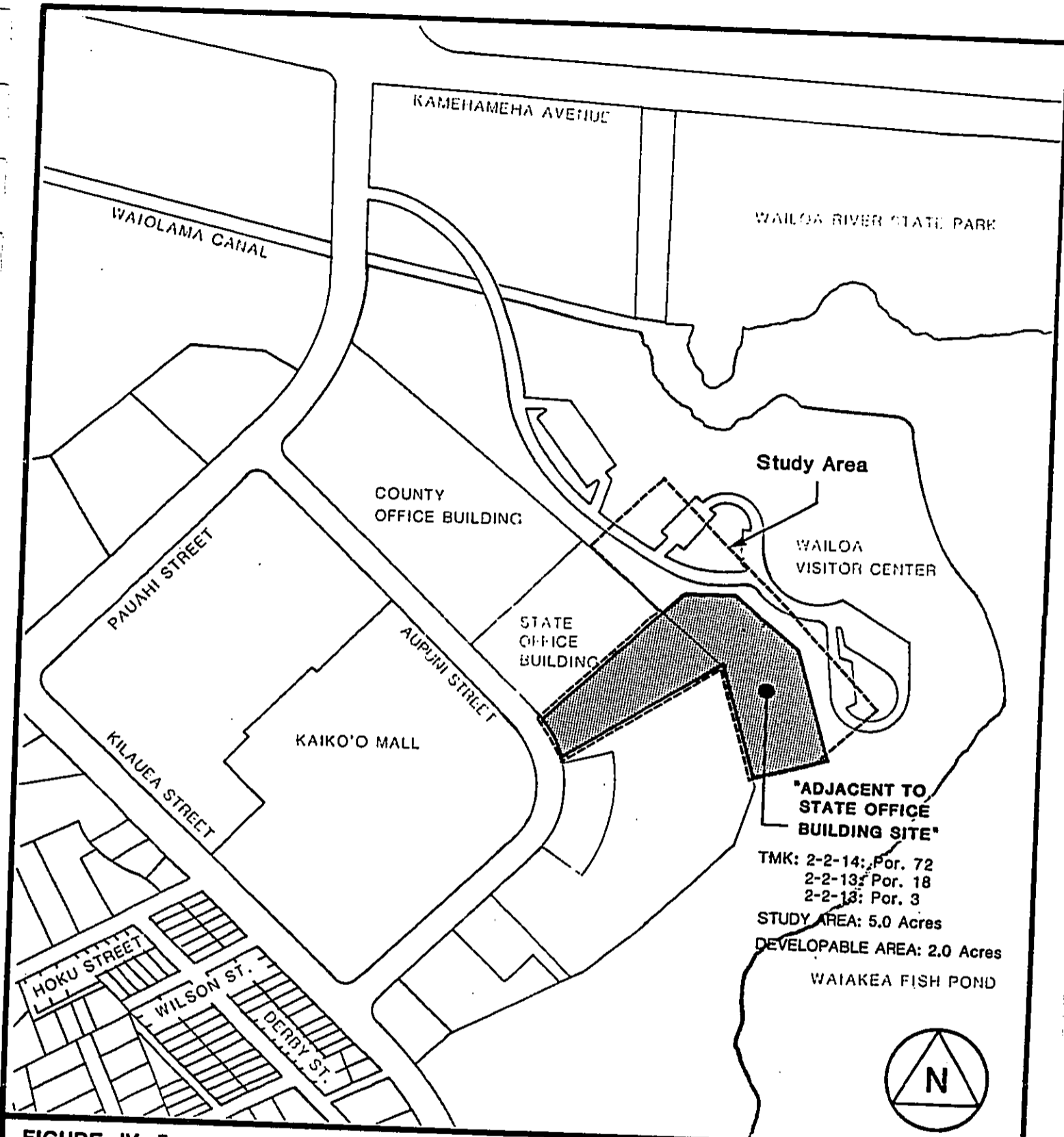
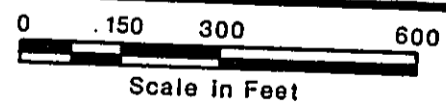


FIGURE IV-5

**CANDIDATE SITE B
LOCATION MAP**

**New Hilo Judiciary Complex
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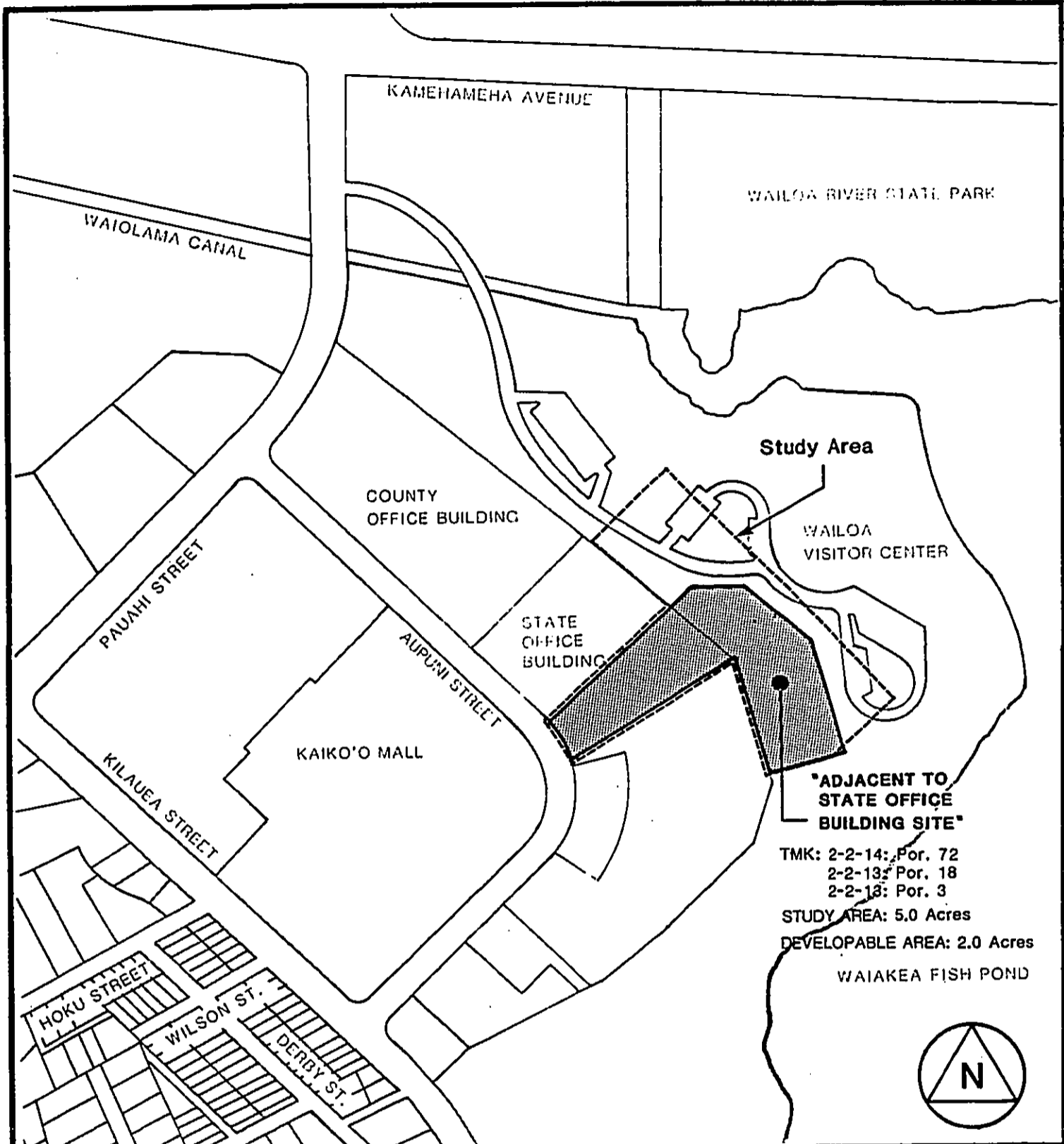
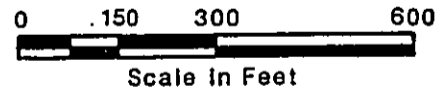


FIGURE IV-5

**CANDIDATE SITE B
LOCATION MAP**

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offices for the Corporation Counsel's legal staff and other County Offices. Many of the private attorneys who do trial work in East Hawaii area have also located their offices within the Hilo Lagoon Centre or in close proximity to the State and County Buildings Complex.

A portion of the site is zoned for General Commercial use with the remainder in Open Space. That portion of the site zoned for Open Space lies in the County's Special Management Area. (See Figure IV-6). This Open Space area is also situated within the coastal high hazard area, more commonly known as tsunami inundation area, and identified as Zone VE on Flood Insurance Rate Maps. The open space area also includes a portion of the 100-year flood area identified as Zone AE along the fringes of the VE Zone.

Access to the site will be from the south through Aupuni Street, which serves as the primary access route for the State and County Buildings from Kilauea Avenue (80 foot ROW).

Any new construction within the flood prone tsunami area which abuts the built-up berm or occupies the elevated area on which the existing State and County buildings are situated is subject to the Urban Renewal Plan for the Kaiko'o Project and requires approval of the Hawaii Redevelopment Agency. The proposed project must comply with land use and building restrictions and requirements as set forth in the Urban Renewal Plan and other applicable flood protection ordinances, regulations, and design standards. Since a portion of the site is within the tsunami zone, it would normally have been deleted from further consideration. However, due to legislators' interest in the site because of its proximity to the existing State Office Building and because it is State-owned land, the site is being retained for further evaluation. Although County codes prohibit landfilling in coastal high hazard areas, they do permit structural measures in an allowable building design to mitigate potential hazards associated with a tsunami.

3. Candidate Site C - Adjacent to Hilo Bowling Lanes

The site is comprised of six parcels under multiple private ownership, including an abandoned right-of-way. The lots are identified as TMK 2-2-09:1, 54, 55, 56 and 62; and TMK 2-2-10:16. (See Figure IV-7)

The 5.82 acre site is currently overgrown with grasses and shrubs and lies mostly vacant, except for an auto repair shop in poor condition along Kinoole Street. A new car

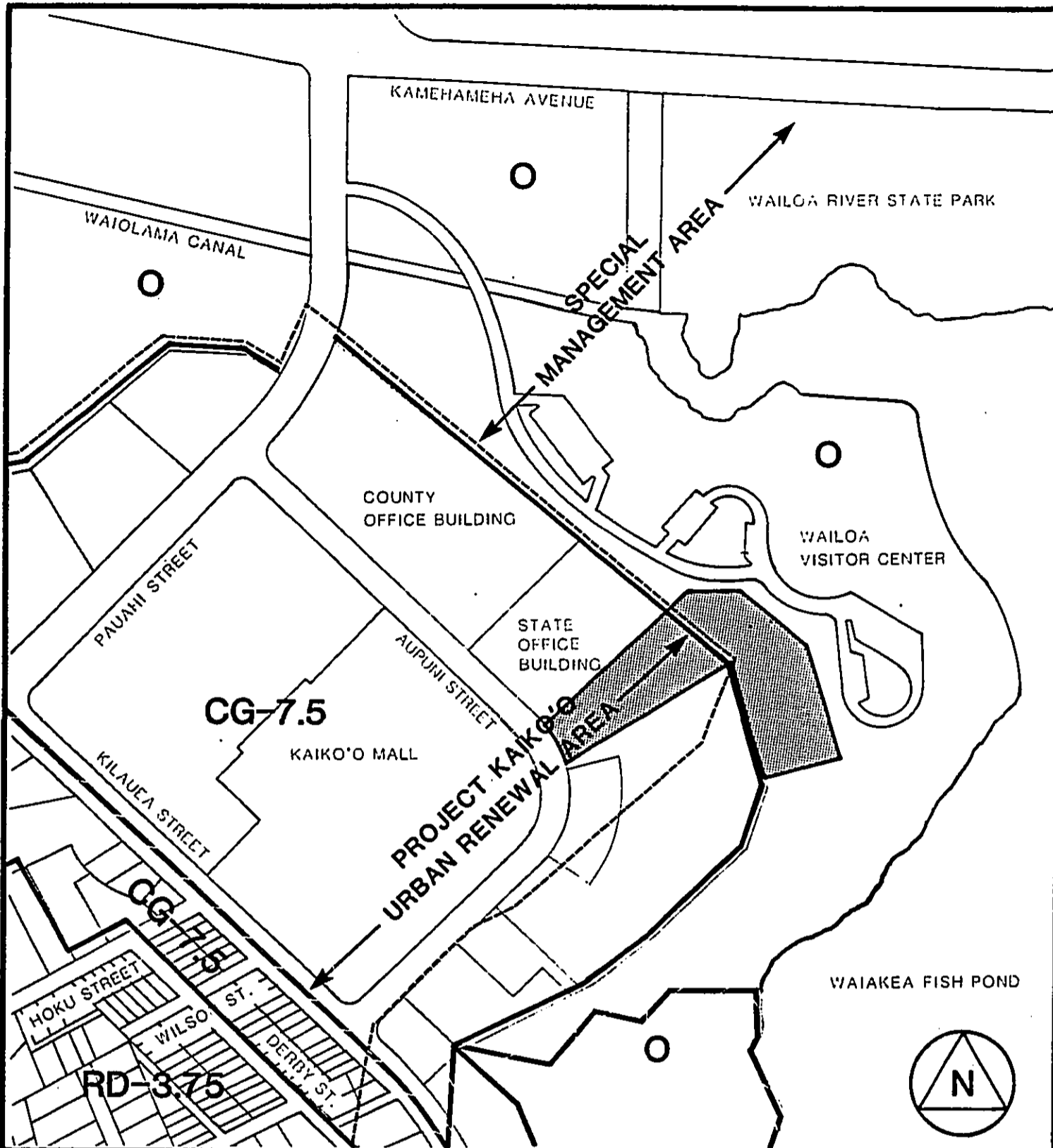


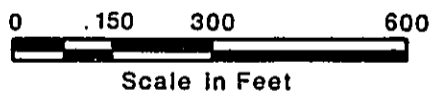
FIGURE IV-6

**CANDIDATE SITE B
COUNTY ZONING**

New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement

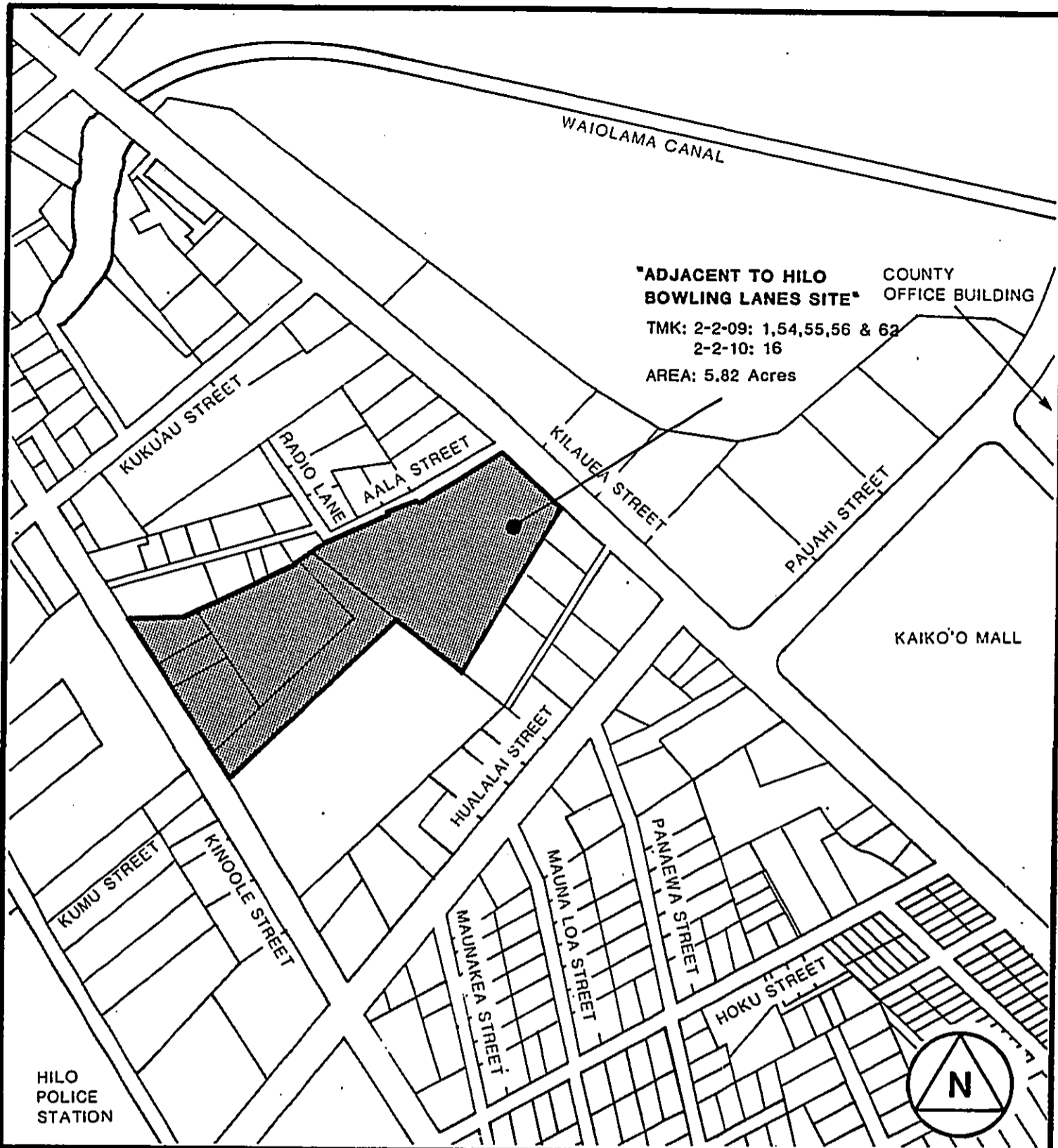
Legend

- CG-7.5 General Commercial
- RD-3.75 Double Family Residential
- Open, Park & Recreation



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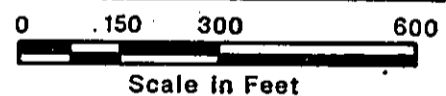


"ADJACENT TO HILO
 BOWLING LANES SITE"
 TMK: 2-2-09: 1,54,55,56 & 62
 2-2-10: 16
 AREA: 5.82 Acres

FIGURE IV-7

CANDIDATE SITE C
LOCATION MAP

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement



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service business is presently under construction fronting Kilauea Avenue on parcel TMK: 2-2-10:16. New construction on the site would not preclude the State from exercising eminent domain powers.

The abandoned Kumu Street right-of-way has been paved and is being used for parking by a nearby commercial office condominium across Kinoole Street. If this site is selected, Kumu Street will not be constructed as a thoroughfare as part of this project.

The site was selected for its central location between Hilo's two major commercial districts, between the old Downtown Business District and the new Kaiko'o shopping and government office area. Although the configuration of the site is irregular, access is facilitated by direct frontage and connection on both sides of the site to Hilo's two major cross-town traffic arterials, Kilauea Avenue (80-foot ROW) on the north side and Kinoole Street (60-foot ROW) on the opposite side.

The site was also delineated to avoid the adjacent Hilo Macaroni Factory and an existing row of older, plantation-type single family homes along the west boundary, as well as impacting the small business activities along Kilauea Avenue and Huapala Lane. The site and surrounding properties are zoned for General Commercial use which permits public buildings. (See Figure IV-8)

Although the site consists of privately-owned lands, the advantage lies in its present vacant use. The benefit of lower land acquisition costs, however, would be lost as private enterprise takes the initiative in developing the site.

4. Candidate Site D - Old Riverside School

This former school campus offers the advantage of the largest State owned tract of land located closest to Downtown Hilo. Four existing school buildings in good condition are currently utilized by DOE's Hawaii District Office as a District Office Annex for administrative and educational services which house 74 district staff. Offices on the site include:

- Federal Projects - Chapter 1
- Special Education Program
- Special Services Program Resource
- Instructional Materials Center and Library
- Resource Teachers
- Hilo Program for Pregnant Students
- Hilo High Alternative Program

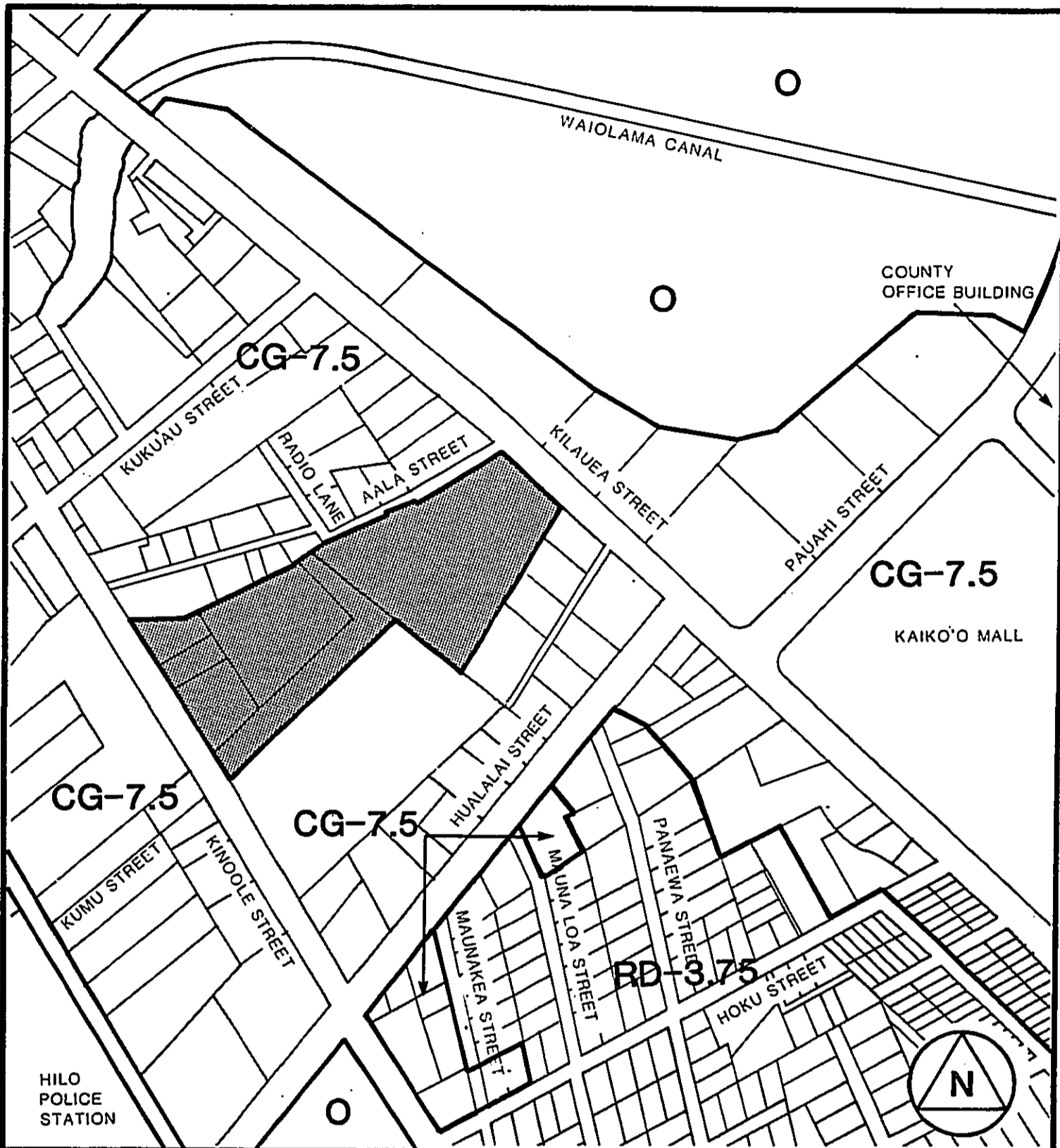


FIGURE IV-8

CANDIDATE SITE C

COUNTY ZONING

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

Legend

- CG-7.5 General Commercial
- RD-3.75 Double Family Residential
- O Open, Park & Recreation

0 150 300 600

Scale in Feet

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The proposed site would occupy a minimum of 5.0 acres of the 23.585 acre parcel identified as TMK 2-3-15:1 which includes Hilo High School. (See Figure IV-9). The Wailuku River Gulch borders along the rear of the property, portions of which are designated within Flood Zone A, 100-year flood plain. If this site is selected, the fringes of the property along the Wailuku River Gulch which are subject to flooding would not be developed.

Surrounding uses include the Easter Seals Society office building and three major schools along Waianuenue Avenue: Hilo High and Hilo Intermediate Schools mauka of the site and Hilo Union Elementary School across the road.

Primary access to the site would be from Waianuenue Avenue, which has a right-of-way of 50 feet, but is heavily congested during the morning peak hour because of the one-way flow of traffic from the surrounding schools.

The site is zoned for residential use within an area characterized by small commercial office development. (See Figure IV-10).

5. Candidate Site E - Komohana Street Site

This undeveloped site fronts Komohana Street on the mauka side near its terminus with Waianuenue Avenue. (See Figure IV-11). The site lies vacant, covered with heavy shrubs and trees with evidence of pasture use and past quarrying activities.

Identified as TMK 2-3-44:por. 09, the proposed minimum site of 5.0 acres is delineated within the 210.55 acres of undeveloped parcel owned by Chiaki Matsuo.

The site has been delineated next to the existing single family homes along Punahale Street to form a contiguous urban pattern so as not to create pockets of land that would not be viable for development.

In selecting this site, factors such as availability of a large tract of vacant land under single ownership and its relationship to the transportation network and future development areas were considered.

Although located away from Hilo's main commercial centers and situated near lands zoned for agriculture, the site is located within 500 feet of the Department of Corrections' Hawaii Community Correctional Center. The site is zoned for residential use but growth in the area is characterized by current and future commercial development as evidenced

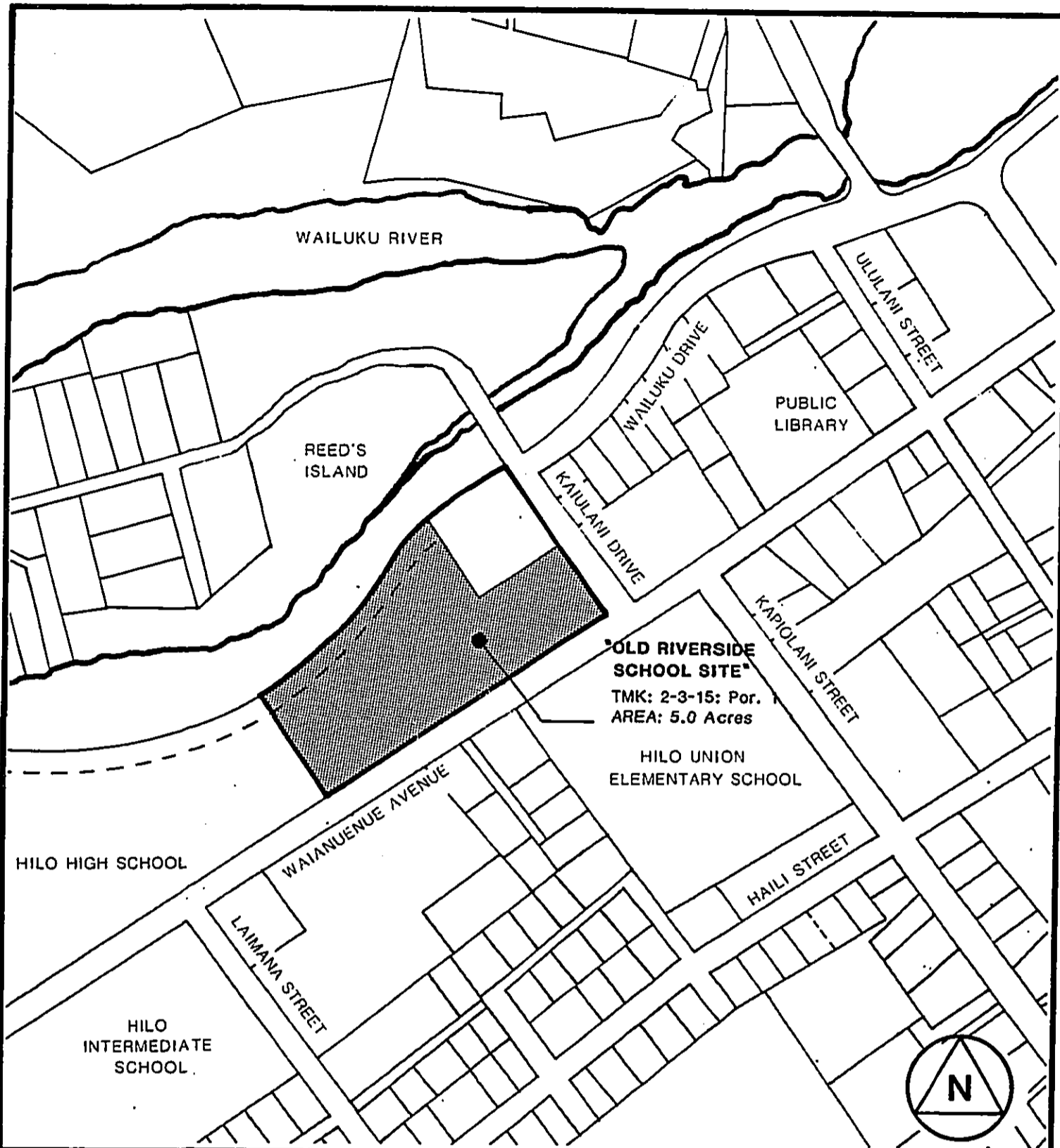
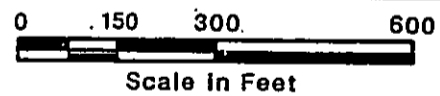


FIGURE IV-9

CANDIDATE SITE D

LOCATION MAP

**New Hilo Judiciary Complex
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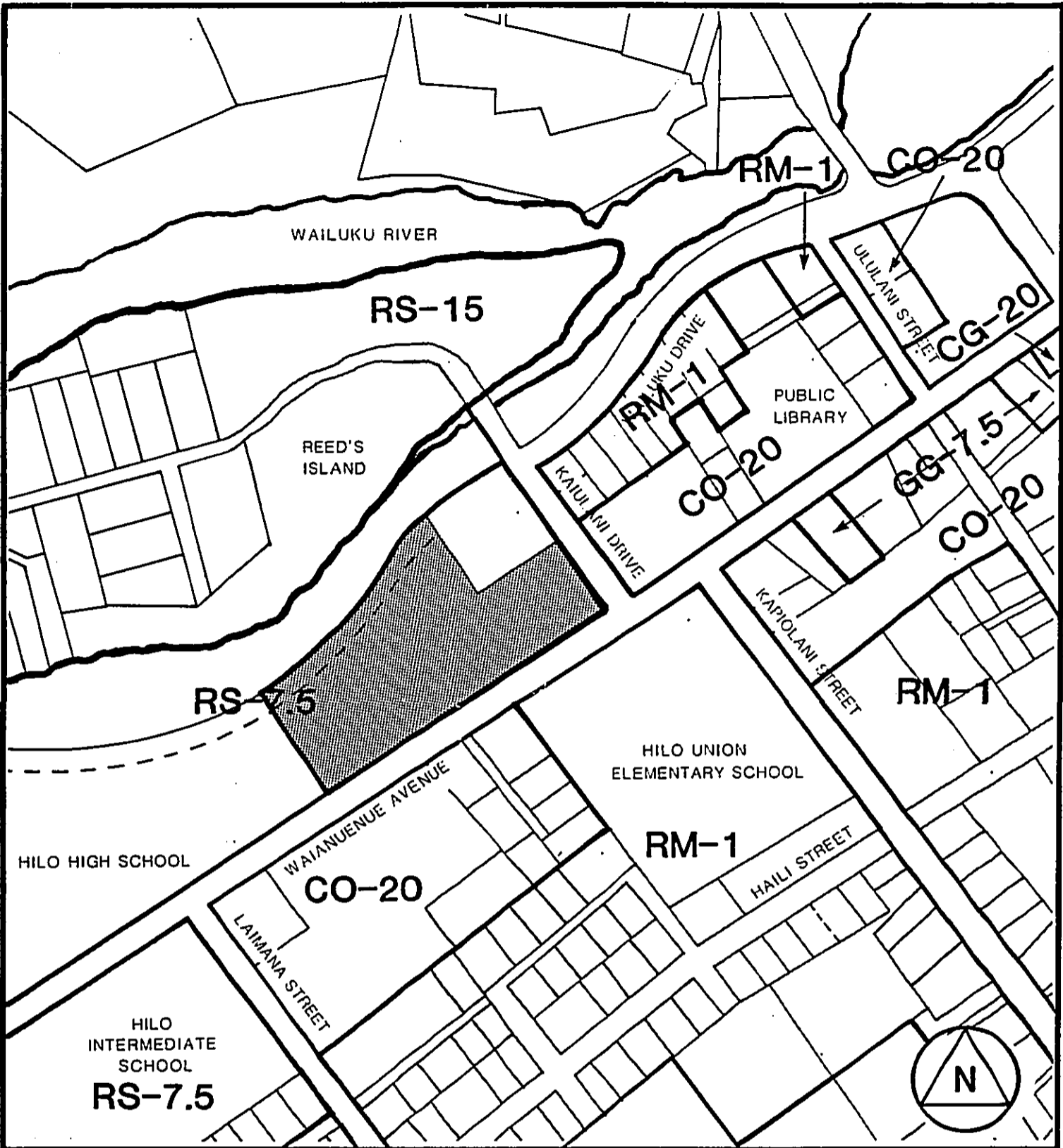


FIGURE IV-10

CANDIDATE SITE D

COUNTY ZONING

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

Legend

- RS-7.5, RS-15 Single Family Residential
- RM-1 Multiple Family Residential
- CO-20 Commercial-Office
- CG-25 General Commercial

0 150 300 600

Scale in Feet

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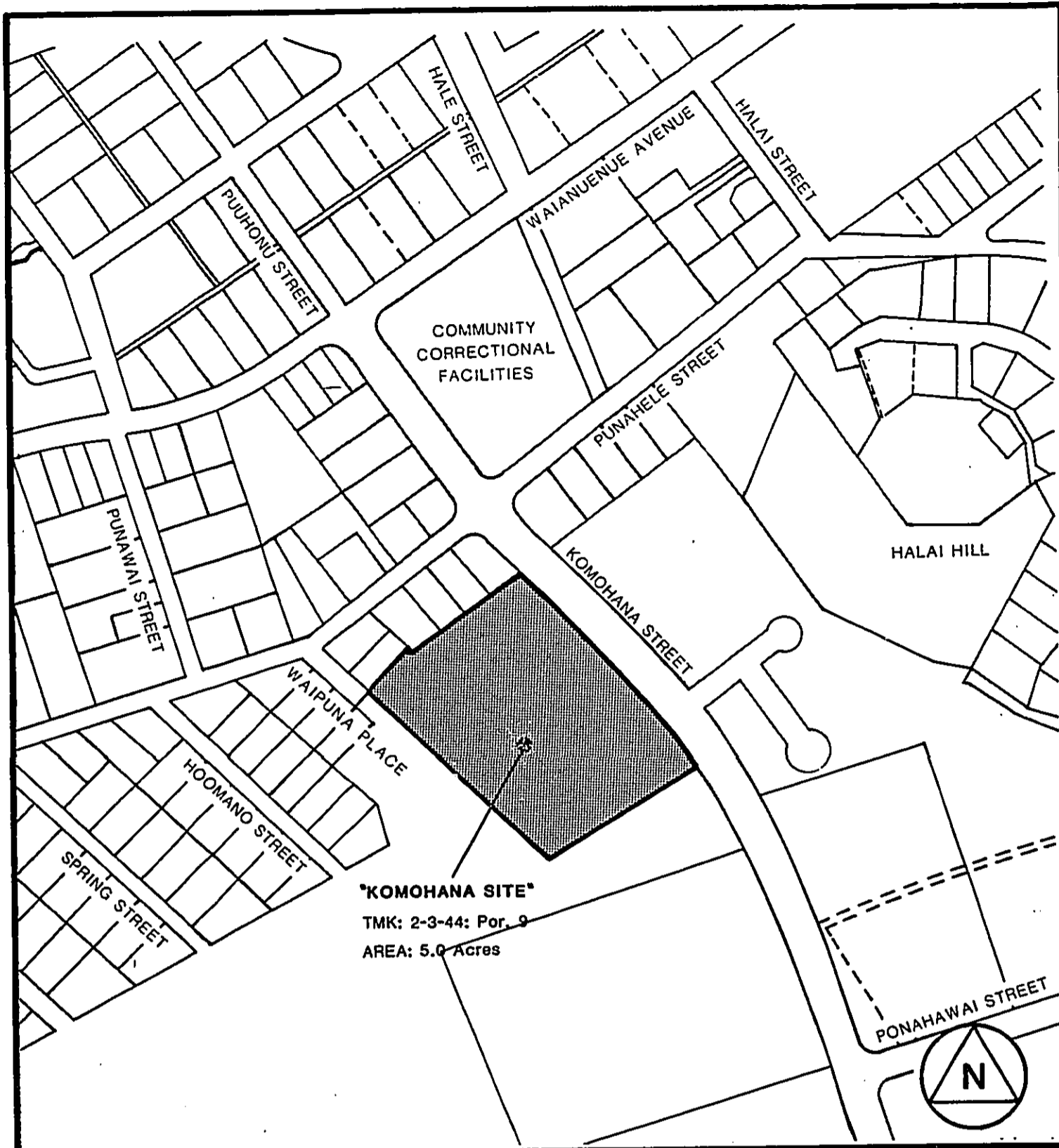


FIGURE IV-11

CANDIDATE SITE E

LOCATION MAP

**New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement**

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by a new professional office center and recent trends for rezoning and subdivision on former sugarcane lands along the length of Komohana Street. (See Figure IV-12).

The site will access from Komohana Street, a route designed to bypass the Hilo urban core area and provide alternative access between outlying residential corridors. A series of collector roads connecting along the length of Komohana Street e.g. Ponehawai, Kukuau and Mohouli Streets, provides immediate access to and from all central locations within Hilo Town.

If this site is selected, with proper road improvements, there should be only a minor decrease in traffic efficiency to Komohana Street. Any access to Komohana Street will be directly across the existing street access except that there may be a separate ingress and egress.

A sidewalk will be provided along Komohana Street from Punahale Street to the site. However, the need for curbs, gutters and channelization will be reviewed during detailed planning and design of the project.

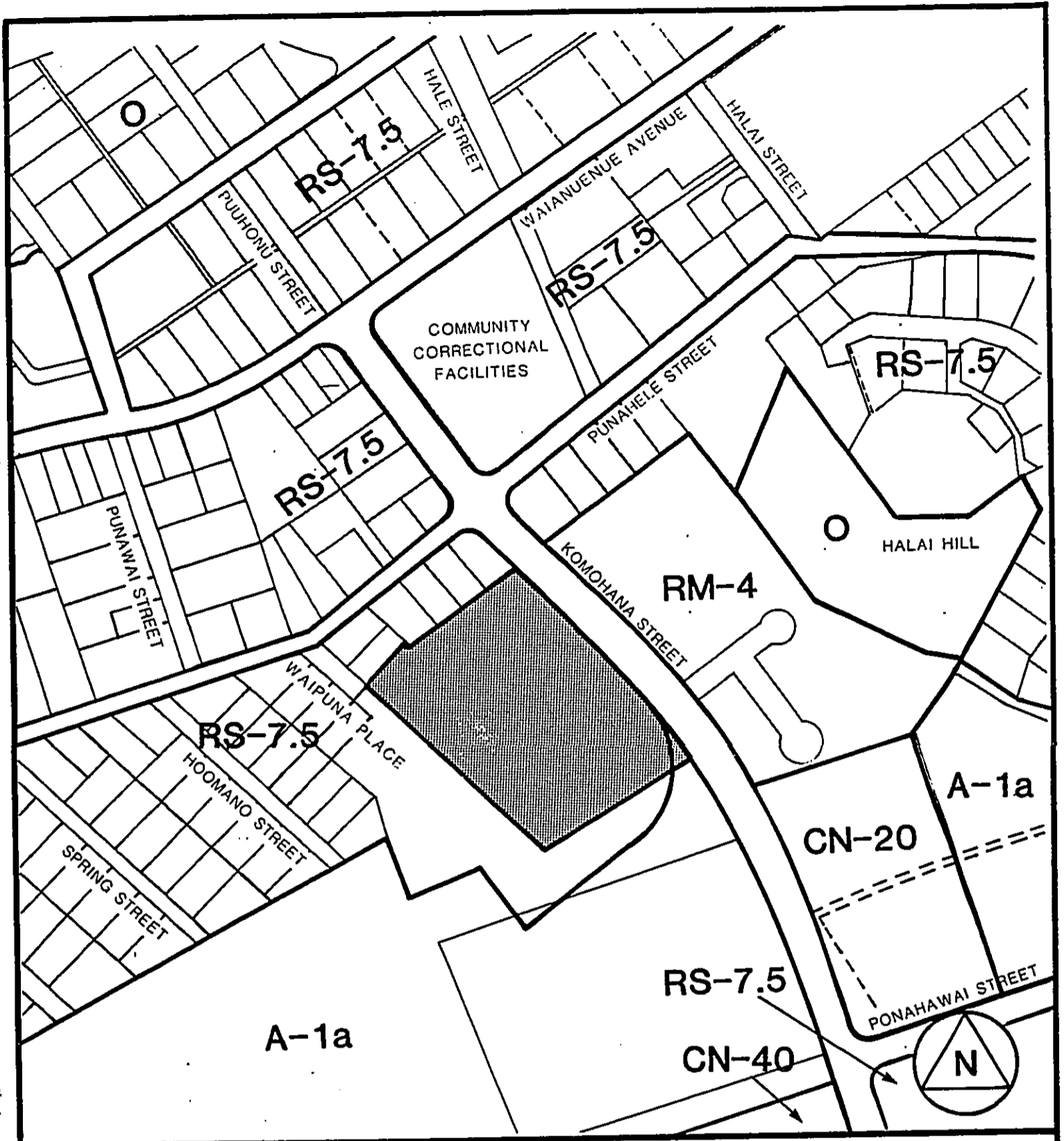


FIGURE IV-12

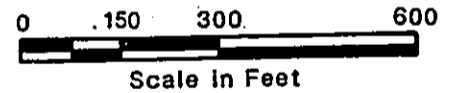
CANDIDATE SITE E

COUNTY ZONING

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

RS-7.5	Single Family Residential
RM-4	Multiple Family Residential
CN-20, CN-40	Neighborhood Commercial
A-1a	Agricultural, 1 Acre

Legend



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V. EVALUATION OF CANDIDATE SITES

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V. EVALUATION OF CANDIDATE SITES

A. Step 4 - Apply Evaluation Criteria to Provide Bases for Comparison of Sites

Having met the minimum site criteria described in the preceding Chapter, the candidate sites were evaluated against three areas for further consideration, as follows:

- o Building Site Criteria
- o Community Criteria
- o Cost Considerations

Building Site criteria are physical parameters which defined site development and operational constraints and opportunities. Factors considered are environmental characteristics, roadway and utilities, and access.

Community criteria evaluate development of the site in terms of governmental/land use compatibility and the relationship of the complex to its surrounding community; including tenant relocation, disruption to institutions, landownership, proximity to population and commercial centers, judicial support activities and aesthetic value.

Cost considerations presented in this section are site acquisition, demolition of existing structures, and off-site and on-site improvements. These costs represent the amount the State may expend to facilitate development of the proposed judiciary complex.

A detailed field inspection of each site was conducted to assess the advantages and disadvantages using a rating scale.

Each of the candidate sites was rated "good," "fair," or "poor" with respect to the detailed building and community criteria, all of which are weighed equally. The ratings were given a numerical value as follows: "good" (+1), "fair" (+ 1/2), and "poor" (-1). A more detailed description of the results of the evaluations for each candidate site is presented in Appendix F.

To further assess the advantages and disadvantages of each candidate site, cost estimates for land acquisition, on-and off-site development were prepared for each site and also presented in Appendix F. Land acquisition cost estimates were based on County property tax assessments. Off-site development costs were estimated for roadway, grading, drainage and landscaping requirements, as well as for utility needs such as sewerage, water, electrical power and communications. On-site development costs were estimated for providing infrastructure and earthwork improvements at each of the sites.

The building site and community criteria and their rating scales used in the evaluation are outlined below.

1. Building Site Criteria

a. Environmental Characteristics

Environmental characteristics considered for each candidate site are size, slope, shape, industrial and agricultural nuisance, soil stability, soil shrink - swell potential, soil depth, and natural beauty. Findings of each criterion, when applied to the candidate sites, are discussed in Appendix F.

1) Size:

Good - The site is between 5 - 7 acres.

Fair - The site is between 4 - 5 acres.

Poor - The site is less than 4 acres.

2) Slope: (Computed by analyzing the overall slope of the site and taking an average).

Good - The average slope of the site is between 1 and 3 percent.

Fair - The average slope of the site is between 4 and 10 percent.

Poor - The average slope of the site is greater than 10 percent.

3) Shape:

Good - The site is generally rectangular in shape which results in optimal use of the parcel. The length to width ratio is between 1.5:1 to 2.5:1.

Fair - The site is fairly rectangular in shape and has an average length to width ratio of 1:1 to 1.4:1 or is non-rectangular in shape and has an average length to width ratio of 1:1 to 2.5:1.

Poor - The site is highly irregular in shape, hampering full and efficient utilization of the parcel and/or has a length to width ratio greater than 2.5:1.

4) Industrial and Agricultural Nuisances:

Good - The site is free from surrounding noise, dust, odors, smoke, and other nuisances created by industrial or agricultural activities and adjacent highways.

Fair - The noise, dust, odors, smoke, and other nuisances from industrial or agricultural activities and highways are at worst periodic but well within the limits of human tolerance.

Poor - The above mentioned nuisances cause considerable discomfort and hamper office activities.

5) General Soil Stability for Foundation¹

Good - Soil features of undisturbed soil which influence its capacity to support low buildings include high bearing capacity, high compressibility, high shear strength and is subject to minimal sliding; or soil has a depth of less than two feet to bedrock or lava (consolidated material).

Fair - Soil has moderate bearing capacity, moderate compressibility, moderate shear strength and is subject to moderate sliding; or soil has a depth of two to five feet to bedrock.

Poor - Soil has low bearing capacity, low compressibility, low shear strength, and is subject to sliding; or has a depth to bedrock greater than five feet.

6) Soil Shrink-swell Potential¹

Good - Soil has low shrink-swell potential which indicates a low degree of hazard to the maintenance of structures built on or with such soil material.

Fair - Soil has moderate shrink-swell potential and could require minor foundation work.

¹Reference 13

Poor - Soil has high shrink-swell potential. Extensive foundation work probably necessary for multi-story structure depending on depth to bedrock.

7) Soil Depth for Site Work:²

Good - The site is composed of non-rocky soils with a depth greater than 10 feet to bedrock or lava. Deeper soils would facilitate installation of underground utilities, lot grading and road building.

Fair - The site is composed of non-rocky soil with a 6 to 10-foot depth to bedrock or lava.

Poor - The site is composed of (1) non-rocky soil with a 0 to 5-foot depth to bedrock or (2) marshy soil or (3) lava.

8) Natural Beauty:

Good - The site contains trees, plants, rock formations, open space etc. which can be preserved and integrated into the proposed building and landscape design.

Fair - The site generally lacks natural beauty but still has reasonable potential for beautification through proper landscaping.

Poor - The site lacks natural beauty with potential for beautification achievable with higher costs.

b. Roadways and Utilities

Roadways and utility concerns covered in this section are adequacy of roadways, water service, sewer service, drainage facilities, and electrical power and telephone services. Results for each site are presented in Appendix F.

9) Adequacy of Roadways:

Good - The site has adequate roadways to accommodate traffic generated by the proposed facility within the short- and long-term horizon.

²Reference 13

Fair - The site is served by roadways requiring widening or other improvements to meet the interim and ultimate needs of the proposed facility.

Poor - The site has no roadways and will require the construction of a roadway system to specifically accommodate a new facility.

10) Adequacy of Water Service:

Good - The site has adequate water pressure and capacity available to meet ultimate building complex needs.

Fair - The existing water service is insufficient but adequate service is being developed which will meet interim and ultimate needs of the building complex.

Poor - The site has inadequate water service and will require the development or extension of a water system to specifically meet building complex needs.

11) Adequacy of Sewer Service:

Good - The site has adequate sewer lines available to meet the needs of the proposed facility.

Fair - The site will have adequate sewer service which is being developed to serve interim and ultimate needs of the proposed facility.

Poor - The site has no sewer service and will require the development or extension of sewerlines to meet the proposed facility.

12) Adequacy of Drainage Facilities:

Good - The site has adequate drainage facilities available to meet ultimate building complex needs.

Fair - The site will have adequate drainage facilities which are being developed to serve interim and ultimate needs of the building complex.

Poor - The site has no drainage facility and may require the development of a drainage system to specifically meet building complex needs.

13) Adequacy of Power and Communications:

Good - The site has adequate existing power and communications available to meet ultimate building complex needs.

Fair - The site will have adequate power and communications which are being developed to serve interim and ultimate needs of the building complex.

Poor - The site has insufficient power or communications available and will require improvement of these services to serve building complex needs.

c. Accessibility

Accessibility considerations for each candidate site are adequacy of pedestrian and automobile access and availability of bus service. Findings of each criterion for the potential sites are provided in Appendix F.

14) Pedestrian Access:

Good - The site has pedestrian access from three sides to the property.

Fair - The site has pedestrian access from two sides.

Poor - The site has pedestrian access from only one side.

15) Automobile Access:

Good - The site abuts roadways along one short side and one long side to provide ease of access and more efficient traffic circulation.

Fair - The site has roadways along one long side or two short sides.

Poor - The site has a roadway only along one short side.

18) Bus Service:

Good - The site is served by a major bus line which passes the site along an adjacent roadway. This service provides users of the proposed facility transportation options.

Fair - A major bus line passes within reasonable (0.5 mile) distance of the site.

Poor - No bus service is available.

2. Community Criteria

a. Government

Government criteria refers to the various land use controls which designate the type of use(s) permitted at each candidate site. These land use controls are: State Land Use District; Hawaii County General Plan and Hilo Community Development Plan; and Hawaii County Zoning. Government criteria ratings for each potential site are provided in Appendix F. It should be noted that the Amended Urban Renewal Plan for the Kaiko'o Project and the Downtown Hilo Redevelopment Plan impose land use controls which may affect those sites within the Hilo Bayfront Area.

17) State Land Use District Map Designation:

Good - The site is within the Urban District which permits urban-related developments without undergoing a Boundary amendment process.

Fair - The site is within an Agricultural or Conservation District and is adjacent to an Urban District. A petition for a boundary amendment would be required, however, the likelihood for approval is increased when proposed changes involve contiguous development of urban land.

Poor - The site is in the Agricultural or Conservation District and is not adjacent to an Urban District. Boundary amendments are more difficult to obtain for scattered and non-contiguous urban development.

18) County General Plan and Community Development Plan:

Good - The site is designated for High Density Use such as general and office commercial,

multiple residential, or institutional use consistent with County policies for land use in the project area.

Fair - The site is designated for Medium Density Use such as residential apartments and village/neighborhood commercial (up to three stories), or for alternate urban expansion and open space use which may be compatible depending upon the extent of development proposed around the project area.

Poor - The site is designated for Low Density residential use or non commercial uses such as hotel, industrial, or agricultural use which are incompatible with public building use.

19) County Zoning Designation:

Good - The site is zoned commercial, which permits public buildings. No rezoning is required.

Fair - The site is zoned residential, apartment, or open space but conforms with General Plan. No rezoning will be required but SMA review is needed.

Poor - The site is zoned for uses which do not conform to the General Plan such as agriculture and industrial uses. General plan change and rezoning will be required.

b. Community Effects

Community effect considerations covered in this section are those factors caused by the proposed judiciary complex which may disrupt typical neighborhood community settings. These factors are existing use and displacement, interference with institutions, surrounding land uses, landownership, proximity to commercial center, aesthetic value, and location. Findings of these community effect concerns are presented in Appendix F.

20) Existing Use and Displacement:

Good - The site is vacant or requires displacement of abandoned, dilapidated or underutilized existing structures.

Fair - The site may be acquired without relocating and any combination of less than five dwelling units and business establishments.

Poor - The site cannot be acquired without the relocation of any combination of more than five dwelling units and business establishments.

21) Interference with Institutions:

Good - The site is greater than 0.5 miles from hospitals, rest homes, schools, and any other institution which may be disturbed by the proposed use.

Fair - The site is far enough away (0.25 to 0.5 mile) from any hospital, rest home, school, etc., so that any disturbance to the institution by the activities of the proposed building complex will be minimal.

Poor - The site is adjacent to a hospital, rest home, school, or similar institution which may be disturbed by the activities of the proposed building complex.

22) Surrounding Land Use: (In changing the existing use of the site to public facility use, there should be a minimal amount of disruption to the existing pattern of living within the community).

Good - The site is vacant or underutilized and surrounded by government-related offices, which minimizes impacts to their existing operations.

Fair - The site is occupied and is surrounded by government related offices or commercial establishments resulting to some disruption of government services or business activities.

Poor - The site is surrounded by noncompatible uses such as agricultural, residential, recreation or industrial activities.

23) Land Ownership:

Good - The site is entirely owned by the Federal, State, or County government, which minimizes acquisition costs.

Fair - The site is entirely owned by less than three private individuals or business entities.

Poor - The site is owned by three or more individuals or business entities.

24) Proximity to Major Population Activity and Commercial Centers:

Good - The site is within a 0.25 mile from commercial and office centers (professional and governmental offices) which facilities public access and supports judiciary operations.

Fair - The site is reasonably close (0.25 to 1.0 mile) to major commercial and office centers.

Poor - The site is more than a 1.0 mile away from major commercial and office centers.

25) Relation to Judicial Support Activities:

Good - The site is within walking distance (.25 mile) to the State and County Buildings and/or from criminal-justice related facilities such as the police station, correctional center and government law enforcement agencies.

Fair - The site is located between .25 and 1.0 mile from government offices and/or criminal justice related facilities.

Poor - The site is located more than 1.0 mile from government offices and/or from criminal justice-related facilities.

26) Relation to Population "Centroid" for Hilo. (See Appendix A for detailed discussion)

Good - The site is located within .5 mile of the population centroid for Hilo. The location of the centroid marks the hypothetical center of population at which optimum accessibility to the public is achieved based on the weighted distribution of population. The emphasis is on the need to maximize accessibility to government services for the public rather than the new activity as a catalyst for growth or economic return.

Fair - The site is located between .5 and 1.5 miles from the centroid.

Poor - The site is located more than 1.5 miles from either centroid.

27) Relation to Private Law Offices and Attorneys
(See Appendix B for detailed discussion).

Good - The site is within 0.5 miles of about 50 percent or more of the total private law offices and attorneys in Hilo. Inasmuch as private attorneys are one of the major users of judiciary facilities, the public should also have convenient access to both private attorneys and judiciary facilities

Fair - The site is within 0.5 miles of between 25 to 50 percent of all private attorneys in Hilo.

Poor - The site is within 0.5 miles of less than 25 percent of all private attorneys in Hilo.

28) Aesthetic Value:

Good - The site is not an aesthetic asset to the community and will not interfere with scenic vistas when it is developed into a building complex.

Fair - The site has some aesthetic value to the community or may partially obstruct scenic vistas when it is developed into a building complex.

Poor - The site is an aesthetic asset to the community or will obstruct scenic vistas when it is developed into a building complex.

3. Cost Considerations

Cost considerations were evaluated based on site acquisition, demolition of existing structures, and off-site and on-site improvements. These costs approximate the amount the State may expend to develop the proposed judiciary complex.

Site acquisition costs were estimated based on land and improvement values in the 1986 Real Estate Handbook for the County of Hawaii. Demolition cost, to clear existing structures were estimated on a per square foot basis. Off-site improvement costs include required development of infrastructure and utilities (e.g. sewer, water, drainage, roadways, etc.) outside the boundaries of the potential site to accommodate ultimate building needs. On-site improvement costs were calculated for infrastructure and utilities required within the bounds of the property for potential sites.

- a. Site Acquisition - In determining the cost for acquiring a potential site, the assessed valuation of existing improvements and the assessed land value of each site were considered.

For land acquisition, the assessed valuation for acquiring privately-owned lands is regarded as the amount the State must expend while lands already owned by the State will incur opportunity costs associated with foregone uses and development of State-owned land (i.e. The assessed valuation of State-owned lands could hypothetically be regarded as the amount the State would accrue should it put the land to alternative and comparable economic use based on the fact that all sites are situated within State and County designated urban lands).

The concept of lost opportunity costs also assumes that funds not expended on land acquisition costs at this time is transferred to another project which could not be built at the present site and that the eventual cost of land would be borne at another project site.

For the cost of displacement of existing on-site uses, the assessed valuation of existing improvements was used as the replacement cost for current tenants of the land. Additional costs for relocation and reestablishment of tenants elsewhere were not included in the estimates for site acquisition costs.

- b. Demolition Cost - Demolition cost is determined on a per square foot basis. All structures which occupy the sites are made primarily of wood. A per unit cost is estimated at \$3.00 per square foot.
- c. Off-Site Improvements - Because Hilo Town is a highly urbanized community, existing infrastructure and utilities are readily available. Development of the proposed judiciary complex will require hook-up to these existing infrastructure and utility systems.
- d. On-Site Improvements - On-site improvement costs for grading, roadway, water, drainage, sewer, gas, electrical power, telephone, and landscaping were estimated for each potential site based on a typical layout plan. Adjustments were made for

costs associated with grading, roadway and landscaping improvements which varies among the sites.

Water system improvements include the water facilities charge and the installation of meters and lines for hookup with existing waterlines. Drainage improvements include the use of 16 drywells per site. Sewer improvements require the installation of pipes for hookup with existing sewerlines. Electrical power and telephone improvements, include the installation of cables and lines. The gas system includes costs for pipelines and storage tanks.

Roadway improvements involve costs for driveway, drop-off and parking areas, including curbs and gutters. Landscaping improvements require topsoil, grassing and irrigation systems.

B. Summary of Evaluations

This section summarizes the results of the evaluation based on building site criteria, community criteria and cost considerations. Evaluation ratings of candidate sites are presented in Appendix F. It should be noted that the intent of the Site Selection Study is not to recommend a single preferred site. Rather, results are intended for use as a basis for discussing the relative advantages and disadvantages of each site in order to facilitate selection of a preferred site.

1. Summary of Building Site Criteria Evaluation

The results of the building site criteria evaluation are summarized in Table V-1.

With respect to environmental conditions, all sites met the minimum lot size of 5.0 acres which accommodates long-term space requirements for the Judiciary. The State Office Building Site and Hilo Bowling Lanes Site, however, have irregular shapes which may affect full and efficient utilization of the parcel. Since these sites are located in more intensively developed urban areas, they will require special design considerations to optimize building layout and circulation within the property. These same sites have average slopes between 4-10 percent that rated "fair" when compared to other sites and may require additional sitework.

TABLE V-1

SUMMARY OF BUILDING SITE CRITERIA EVALUATION

<u>Criteria Evaluation</u>	<u>Hoolulu Park Site (A)</u>	<u>State Office Building Site (B)</u>	<u>Hilo Bowling Lanes Site (C)</u>	<u>Old Riverside School Site (D)</u>	<u>Komoha Stree Site (E)</u>
<u>Environmental</u>					
Good	5	4	3	3	5
Fair	1	2	2	3	1
Poor	2	2	3	2	2
<u>Roadway & Utilities</u>					
Good	4	4	4	4	3
Fair	1	1	1	1	1
Poor	0	0	0	0	1
<u>Accessibility</u>					
Good	2	2	2	2	0
Fair	0	1	1	1	1
Poor	1	0	0	0	2
<u>TOTALS</u>					
Good	11	10	9	9	8
Fair	2	4	4	5	3
Poor	3	2	3	2	5

Exposure to noise, dust, odor, smoke and other nuisances from surrounding industrial and agricultural activities and adjacent highways did not present a problem as sites received a "good" rating.

Soil stability conditions for building foundation purposes were rated "good" for the Hoolulu Park Site, State Office Building Site and Bowling Lanes Site which all share the same soil characteristics. While the soil character itself exhibits generally high shrink-swell potential and poor bearing capacity, the shallow depth to bedrock made it acceptable for foundation purposes. The Old Riverside School Site and Komohana Street Site also had less than ideal soil stability conditions but were rated "poor" because of greater depths to bedrock which may entail additional foundation work.

In terms of natural beauty, the State Office Building and the Old Riverside School Sites are well maintained in attractively landscaped, open space settings. These sites, in addition to the undeveloped Komohana Street Site, were rated "good" since they contain large trees and other aesthetic landscape features which can be preserved and integrated into the proposed design. The two other sites were rated "fair" because they generally lack natural beauty characteristics but have the potential for beautification.

With regard to roadways and utilities, most of the sites were evaluated to be "good" since extensive development of off-site infrastructure improvements will not be required due to their highly urbanized locations. Only the Komohana Street Site received a "poor" rating as it has no sewer service nearby and will require extension of sewerlines to connect with existing services. Due to its interior lot location, the State Office Building Site was rated "fair" as to the adequacy of existing roadways because it does not directly abut an existing highway for convenient access. The remaining sites also received "fair" ratings because they abut heavily traveled roadways, which may require major channelization and/or signalization improvements. The Old Riverside School Site and the State Office Building Site occupy portions of lands adjacent to flood/tsunami prone inundation areas and therefore may require special drainage considerations in order to conform with flood safety standards.

With regard to site accessibility, bus service is provided to all sites along major routes and at major activity

centers. The Hoolulu Park Site and the Komohana Street Site had "poor" ratings since they fall outside of bus service areas within reasonable walking distance.

In rating the sites for ease of access and efficient circulation, the Hoolulu Park and Old Riverside School Sites have automobile access available along one long and one short side which rated "good." The State Office Building and Bowling Lanes Sites also have access from two sides, but received "fair" ratings because of driveways on the short sides of the property. Pedestrian access is similarly limited to existing roads which abut the sites. The Komohana Street Site is fronted by a single roadway for both automobile and pedestrian access resulting in the poorest ratings for overall site accessibility.

2. Summary of Community Criteria Evaluation

The results of the community criteria evaluation is summarized in Table V-2.

All sites were rated "good" based on their location within the State Urban Land Use District.

County General Plan land use changes for the Komohana Street Site, which lies on the urban fringe of Hilo town may be the most difficult to obtain as lands adjacent to the site are designated for alternate urban expansion. This site and the Old Riverside School Site were rated "fair" based on their designation of medium density and residential use by the General Plan and Hilo Community Development Plan. The State Office Building Site, the Hoolulu Park Site, and the Bowling Lanes Site were rated "good" because of their high density urban development designation. A portion of the State Office Building Site is designated for Open Space, however, it is not anticipated that the proposed building would encroach into the open area.

With respect to County zoning, the Hilo Bowling Lanes Site was rated "good" because public office facilities are a permitted use on lands zoned for general office commercial use.

The Old Riverside School and Komohana Street Sites were also rated "good" because public buildings are allowed in any zone district "provided they conform to the General Plan." The State Office Building Site and Hoolulu Park Site also would not require rezoning as the intended use conforms to the General Plan. However, these sites were rated "fair" because an SMA review would be required.

TABLE V-2

SUMMARY OF COMMUNITY CRITERIA EVALUATION

<u>Criteria Evaluation</u>	<u>Hoolulu Park Site (A)</u>	<u>State Office Building Site (B)</u>	<u>Hilo Bowling Lanes Site (C)</u>	<u>Old Riverside School Site (D)</u>	<u>Komohana Street Site (E)</u>
<u>Governmental</u>					
Good	2	2	3	2	2
Fair	1	1	0	1	1
Poor	0	0	0	0	0
<u>Community Effects</u>					
Good	1	6	5	3	2
Fair	7	2	2	4	6
Poor	1	1	2	2	1
<u>TOTALS</u>					
Good	3	8	8	5	4
Fair	8	3	2	5	7
Poor	1	1	2	2	1

Potential effects of developing the Judiciary facility at any of the five sites are not likely to be adverse to the community. With regard to the displacement of existing uses on-site, the State Office Building Site and Komohana Street Site are not developed with structures. The Hoolulu Park Site received a "fair" rating as displacement involves structures of relatively poor condition. Displacement is a concern for the Hilo Bowling Lanes Sites which will require relocation of a recently constructed commercial establishment. The Old Riverside School Site is occupied by DOE's administrative offices and classrooms. Displacement of the site was rated "poor" because of the large amount of existing building space which must be replaced to accommodate DOE's needs.

No interference with institutions such as hospitals and convalescent homes is anticipated except for the Old Riverside School Site which received a "poor" rating because of its location near adjacent schools. The site will generate traffic congestion, but judiciary operations should not disrupt daily classroom activities. The Komohana Street Site was rated "fair" because of similar impact upon nearby school traffic, but to a lesser degree.

With regard to impacts to surrounding uses, the proposed judiciary facility will occupy sites located within the existing pattern of living for Hilo Town e.g. in areas highly developed with compatible office and commercial uses. However, there are localized impacts unique to each site because of the general mix of existing uses found within Hilo's older commercial areas.

As a result, only the State Office Building Site was rated "good" in terms of compatibility with surrounding uses, because it is located adjacent to similar governmental office type activities. The advantage of centralized government facilities was felt to offset any impacts to the adjacent open space area and the Wailoa Visitor Center. The Hoolulu Park Site may impact the open space setting and low density use character of the Wailoa River State Park, Hoolulu Park, and Waiakea Peninsula residential area and therefore received a "fair" rating. The three other sites also received "fair" ratings for this category because of limited disruption to nearby residences, church or school activities along portions of the sites.

In evaluating the effects of landownership, the State Office Building and Old Riverside School Sites were rated "good" since they are entirely owned by the State, which not only minimizes land acquisition costs, but would not reduce the amount of land available for private development. Those sites rated "fair" include the Hoolulu

Park Site, a portion of which is owned by the State and the Komohana Street Site, which has a single private landowner. The Hilo Bowling Lanes Site was rated "poor" because of the time and costs involved with acquiring lands in multiple private ownership.

The most significant criteria affecting site selection is perhaps the locational advantages of the facility to its users and clients. This takes into consideration both travel time and the convenience of centralized services for the public, as well as the efficiency of conducting operations from the standpoint of the Judiciary. The State Office Building, Hilo Bowling Lanes and Old Riverside School Sites were rated "good" because of their location within a quarter mile of major commercial and office centers. The other two sites received "fair" ratings because of their location on the fringes of Hilo's main urban core area.

Relative to other judicial support operations e.g. police station, correctional facilities and other government agencies, all of the sites received either "good" or "fair" ratings being located within one mile of these criminal justice-related facilities which essentially are scattered throughout Hilo at different locations. Other measures for evaluating locational advantages included proximity to Hilo's estimated center of population or "centroid" and accessibility of the sites to private law offices and attorneys, a major user group of Judiciary facilities. All sites were rated the same being of nearly equal distance of about a mile from the population centroid for the Hilo District. The more centralized sites of the State Office Building, Hilo Bowling Lanes, and Old Riverside School received "good" and "fair" ratings being located within a half mile of between 25 and 50 percent of all private attorneys in Hilo.

With respect to aesthetic value to the community, development of the State Office Building Site was rated "poor" and to a lesser extent, the Hoolulu Park and Old Riverside School Sites were rated "fair," toward the loss of community open space resources and obstruction of scenic vistas. The Hilo Bowling Lanes and the Komohana Street Sites were not considered aesthetic assets to the community and were therefore rated "good" for development of a new facility.

3. Summary of Cost Considerations

A review of the land acquisition and development costs for each site reveals significant differences. See Table V-3.

TABLE V-3

COST ESTIMATE SUMMARY*

Development Costs	Hoolulu Park Site (A)	State Office Building Site (B)	Hilo Bowling Lanes Site (C)	Old Riverside School Site (D)	Komohana Street Site (E)
Off-Site Development	0.00	0.00	0.00	0.00	0.05
On-Site Development	<u>1.05</u>	<u>1.11</u>	<u>1.11</u>	<u>1.08</u>	<u>1.10</u>
Subtotal	1.05	1.11	1.11	1.08	1.15
Contingencies (20%)	0.21	0.22	0.22	0.22	0.23
Site Acquisition - Actual	0.37	0.00	1.48	0.00	0.23
Opportunity Costs for State Land	(0.36)	(1.45)	0.00	(1.46)	0.00
Demolition Costs	0.12	0.00	.02	0.16	0.00
Total Estimated Costs	1.75	1.33	2.83	1.46	1.61
Total Costs with Opportunity Cost for State Land	(2.11)	(2.78)		(2.92)	

*Costs, expressed in millions of 1987 dollars, are for planning evaluation purposes only and are based on County assessed property tax valuations.

() Totals include estimated foregone opportunity land costs for State owned parcels. Recognizing that legislative funding appropriation is concerned with actual rather than hypothetical dollars to be expended for development costs, opportunity costs are included to establish and weigh the value of public land for comparison with private land acquisition costs.

A detailed explanation of cost parameters is presented in Appendix F. With respect to off-site improvements, only the Komohana Street Site would incur higher costs for sewerage improvements due to location outside of the County service area. The Hoolulu Park Site and the Komohana Street Site would incur the least cost for on-site improvements primarily because of lower grading costs associated with their flat terrain relative to other sites. The Hilo Bowling Lanes and Old Riverside School Sites have greater slopes requiring additional sitework whereas the State Office Building Site may require an elevated structure for flood and tsunami protection. The other significant difference in on-site costs is the need for roadway improvements. Both the State Office Building and Hilo Bowling Lanes Sites will incur greater costs because of the effect of their irregular lot configuration upon the efficiency of building layout, parking areas, and interior circulation.

The Komohana Street Site has higher costs for both on-site roadway and sewerage improvements because of the site's relative isolation on undeveloped lands.

The estimated land acquisition cost associated with each site range from \$0.23 million for the outlying Komohana Street Site to \$1.48 million for the Hilo Bowling Lanes Site. The higher costs associated with the State owned State Office Building Site and Old Riverside School Site, represent the use of estimated foregone land opportunity costs, in the absence of information on assessed property tax valuation.

Demolition costs add significantly to the overall cost estimates for the Hoolulu Park Site and the Old Riverside School Site as they contain large structures for warehouse and school uses, respectively. The high cost of demolition for the Old Riverside School Site contributes greatly to the difference in making it the highest cost site among the three higher cost sites.

4. Overall Evaluation Summary

Overall results obtained from the criteria evaluation and cost estimates are summarized in Table V-4.

SUMMARY EVALUATIONS: RECOMMENDED SITES AND COST ESTIMATES

TABLE V-4

SUMMARY OF CRITERIA EVALUATION*

		Hoolulu Park Site (A)	State Office Building Site (B)	Hilo Bowling Lanes Site (C)	Old Riverside School Site (D)	Komohana Street Site (E)
G = Good (+1)						
F = Fair (+ 1/2)						
P = Poor (-1)						
Building Site Criteria Total	(G)	11	10	9	9	8
o Environmental	(F)	2	4	4	5	3
o Roadway & Utilities	(P)	3	2	3	2	5
o Accessibility						
Community Site Criteria Total	(G)	3	8	8	5	4
o Governmental	(F)	8	3	2	5	7
o Community Effects	(P)	1	1	2	2	1
GRAND TOTALS for Building + Community Site Criteria	(G) (F) (P)	14 10 4	18 7 3	17 6 5	14 10 4	12 10 6
NUMERICAL RATING		<u>15</u>	<u>18.5</u>	<u>15</u>	<u>15</u>	<u>11</u>

SUMMARY OF COST CONSIDERATIONS*
(in millions of 1987 dollars)

Off-Site Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.05
On-Site Development	<u>1.05</u>	<u>1.11</u>	<u>1.11</u>	<u>1.08</u>	<u>1.10</u>
Subtotal	\$1.05	\$1.11	\$1.11	\$1.08	\$1.15
Contingencies (20%)	0.21	0.22	0.22	0.22	0.23
Land Acquisition - Actual	0.37	0.00	1.48	0.00	0.23
State Land (Opportunity Costs)	(0.36)	(1.45)	0.00	(1.46)	0.00
Demolition	0.12	0.00	0.02	0.16	0.00
Total Estimated Cost	1.75	1.33	2.83	1.46	1.61
Total Cost including opportunity costs of State-owned land	(\$2.11)	(\$2.78)		(\$2.92)	

*Cost estimates are based on County assessed property tax valuations and are intended to provide cost requirements for each site. Location Map of candidate sites is shown on page IV-6.

() Totals include estimated forgone opportunity land costs for State-owned parcels.

VI. PROBABLE IMPACTS AND MITIGATIVE MEASURES

VI. PROBABLE IMPACTS AND MITIGATIVE MEASURES

A. Short-Term Site Impacts

The anticipated short-term impacts which may affect candidate sites or lands proximate to the candidate site as a result of the proposed development are discussed in the following section. Short-term impacts are generally those associated with construction activities such as grading, infrastructure installation, construction of structures and landscaping.

The significance of short-term impacts for the five candidate sites will differ based on conditions and characteristics unique to each site location. For example, the Hoolulu Park Site is located within a relatively quiet neighborhood setting. The surrounding residences will therefore be impacted more than at a site such as the Hilo Bowling Lanes or the Old Riverside School Sites which are located in more densely developed areas.

The following sections describe in general, the anticipated noise, air quality, water quality, erosion, traffic, archaeological/historic, economic, public health and safety impacts associated with construction.

1. Noise

An increase in noise levels will be experienced during construction. Particularly sensitive are residences proximate to the project sites such as in the case of the Hoolulu Park, Hilo Bowling Lanes, and Komohana Street Sites. Schools adjacent to the Old Riverside School Site will also be affected. The impact of noise on existing government offices near the State Office Building Site should be minimal as they are located within enclosed, climate controlled buildings.

Sources of noise will be equipment required for construction activities, including heavy vehicles required to excavate and remove spoil material, import construction materials, and other power equipment.

To mitigate any adverse impacts, the contractor shall be responsible for properly maintaining all construction equipment to minimize noise during construction operations. If noise levels are anticipated to exceed allowable levels specified under Title 11, Administrative Rules, Department of Health, Chapter 43, the contractor will be required to obtain a noise permit.

Any heavy vehicles required for construction must comply with Title 11, Administrative Rules, Department of Health, Chapter 42, Vehicular Noise Control for Hawaii.

Construction activities will be limited to normal working hours.

2. Air Quality

Ambient air quality is expected to be temporarily impacted due to dust generated during construction activities, particularly during grading operations. In keeping with State Department of Health Regulations and County ordinances, the contractor will be required to take necessary measures to minimize airborne pollutants. These mitigative measures will be defined in the approved erosion control plans. Use of such measures, such as water sprinkling, will reduce the potential for adverse air quality impacts during site work.

Emissions from construction equipment could also affect ambient air quality. However, with proper equipment maintenance by the contractor, the adverse impacts of emissions from equipment can be minimized.

3. Water Quality

Construction of the proposed judiciary building complex should not adversely affect the water quality of the area. Appropriate erosion control treatment practices such as the use of interceptor ditches and sediment ponds, could be implemented during site work, in accordance with State and County erosion control standards, to minimize adverse water quality impacts.

4. Erosion Control

Sedimentation and erosion control potential will increase during the short-term grading and construction phases. General soil characteristic for the Komohana Street and Old Riverside School Sites indicate that erosion hazard is moderate and runoff is medium. The erosion hazard is slight and runoff is medium for the other three candidate sites. Upon selection of a site, soil loss from the project site during and after construction should be determined using the following parameters and conditions:

- o The areal extent of earthwork on grading will be incremental.
- o The entire area to be graded will be seeded.
- o Berms will be utilized to prevent the flow of any sediment laden water.

- o Sedimentation basins will be utilized during construction.

To assess the susceptibility of the site to erosion, the "Severity Number System" developed by the Hawaii Environmental Simulation Laboratory could be used to measure the erosion hazard potential.

Under this system, a Severity Rating Number of 50,000 is assumed to be the maximum acceptable environmental impact of grading. Projects with a Severity Rating Number exceeding 50,000 must rely on mitigating measures to reduce the Rating Number to an acceptable level.

In addition to the assumed erosion control methods, a variety of other methods can be employed as mitigating measures during construction, if necessary. These may include diversion swales, interception ditches or dikes and vegetative ground cover which can be integrated with the landscaping.

5. Traffic

During construction, trucks, heavy equipment and other construction-related vehicles will use existing roads to haul away and import materials. Local traffic along construction accessways may occasionally encounter minor delays. Such delays will, however, be of short duration, primarily limited to periods of vehicle ingress and egress to and from the project site. The contractor shall be responsible for providing necessary traffic controls and precautions to maintain traffic safety on roadways bordering the construction site.

The circulation pattern along Waiuanue Avenue, which fronts the Old Riverside School Site, changes to one way makai or east during the early morning hours to accommodate school traffic. Construction activities will have to accommodate this existing condition.

6. Archaeology/Historical

An archaeological reconnaissance survey for the project area, comprised of the five candidate sites, was conducted by Paul H. Rosendahl, Ph.D., Inc. (PHRI). The primary objectives of the reconnaissance survey was to make a general assessment, in conjunction with the preparation of this EIS document, concerning the presence or absence in the project area of sites of possible archaeological significance, and to assess the potential impact of construction activity on such sites.

Findings of the survey report indicated that no ground surface evidence of archaeological remains were identified within the five candidate sites considered for the proposed project. The candidate sites have all undergone profound transformation as the City of Hilo has evolved; no traces of prehistoric or early historic land use patterns were present on the ground surface of the sites.

Although results of the surface reconnaissance survey were negative, historical records indicate there may be subsurface archaeological remains present within Candidate Sites B, C, D and E. The report recommends that these sites undergo a program of limited subsurface testing to determine the presence/absence of subsurface cultural remains and the nature of such remains. In compliance with Chapter 6-E, HRS and based on consultation with the State DLNR Historic Preservation Office, subsurface testing will be conducted if Candidate Site B, C, D or E is selected.

A copy of the detailed findings of the archaeological reconnaissance survey report prepared by PHRI is contained in Appendix H.

7. Flora/Fauna

There are no known rare or endangered species of flora or fauna in or around any of the candidate sites.

8. Economic

The short-term economic impacts resulting from construction include the provision of jobs to local construction personnel. Local material suppliers and retail businesses may also benefit through a multiplier effect from the increased construction activities.

9. Public Health and Safety

Necessary measures to assure public health and safety will be provided throughout all phases of construction. During non-work hours (nights, weekends, and holidays) construction areas will be secured by adequate safety signs and other safety devices as required by State and County regulations.

B. Long-Term Impacts

1. Flora

No rare or endangered species of flora are known to exist at any of the candidate sites based on land alteration by prior urban and agricultural development activities. Any

Loss of vegetation due to necessary clearing and grubbing will be effectively mitigated by landscaping of the new judiciary facility.

2. Fauna

No rare or endangered species of fauna are known to inhabit any of the five candidate sites. Impact to the existing fauna is anticipated to be minimal. Displacement of mammals such as mice, rats, and mongoose is not viewed as an adverse impact. Landscaping associated with new judiciary building should provide an adequate nesting and feeding environment for the birds that are commonly found within the area.

3. Air Quality

There are no large stationary emission sources of air pollutants in the site selection area. Existing mobile source emissions include only low-level vehicular traffic along highways.

Long-term impacts on air quality will occur primarily as a result of air pollution emissions from increased vehicular traffic generated by the proposed new facility within the vicinity of the site. It is not anticipated that these impacts will be significant, due in part to normally active tradewinds in the Hilo area.

4. Water Quality

Sources of potential water pollution generally involve sewage disposal, natural surface runoff and waste from agricultural and manufacturing activities. Both the sewage and surface runoff impacts associated with the development of a judicial facility will be accommodated through infrastructure improvements.

All potential sites are located away from coastal and surface water sources and are not anticipated to impact underground sources of drinking water because of on-site improvements. Site Nos. C, D and E are located above the State Department of Health's Underground Injection Control (UIC) line but will not affect project development because the proposed sewer system for the site selected will be connected to the County sewer system.

5. Visual and Aesthetic

The natural beauty of Hilo is dominated by Mauna Kea. From various locations in the area there are magnificent views of the mountain. Hilo Bay provides a picturesque front

yard for the city of Hilo. From the bay, the land gently slopes upward towards Mauna Kea and Mauna Loa.

The construction of the proposed facility will protect scenic vistas by maintaining the overall density character of the Hilo area through development of candidate sites within or adjacent to areas with existing multi-story buildings and/or high density uses.

The proposed design of the building and landscaping should provide visual interest which will enhance the aesthetic aspects of the site. The development will conform to Hawaii County's conditions for zoning, bulk, scale, and land use criteria to achieve visual integration with the surrounding community.

The sloping landscape of both the Old Riverside School and State Office Building Sites are attractive and well-maintained open spaces. Both sites contain trees, plants and visual features which can be preserved and integrated into the proposed building and landscape design. Both the Komohana Street and Hoolulu Park Sites occupy land adjacent to undeveloped lands and park area respectively, therefore, a multi-story structure will have some visual impact on the lower density use and open space areas.

The State Office Building Site will impact the scenic open space character of the Hilo Bayfront, Wailoa River State Park, and Wailoa Visitor Center grounds. Views of Hilo Bayfront may be obstructed from existing government offices. However, the proposed complex will stand adjacent to these existing multi-story government and office buildings which should reduce visual impact.

6. Public Safety and Health

As part of the site selection criteria, candidate sites were sought that have the major portion of the site located outside of areas subject to hazards such as flooding, tsunami, and erosion and landslide.

According to the most recent Flood Insurance Study for Hawaii County (September 30, 1986), the Hoolulu Park Site, the Bowling Lanes Site, and the Komohana Street Site are located in Zone X, the area outside the 500-year flood plain.

The Riverside School Site is located in Zone X and a portion falls within Zone A, the 100-year flood plain, along the Wailuku River gulch. If this site is selected, the fringes of the parcel along the deep gulch which are subject to flooding would not be developed.

A portion of the State Office Building Site is located in Zone VE and Zone AE, special flood hazard areas with base flood elevations ranging from 15 to 20 feet above mean sea level. This site may be susceptible to mean flooding or overflowing from ocean waves which does not necessarily imply great tsunami forces, depth or damage. The remainder of the site lies in Zone X, outside of the 500-year flood plain.

Limited development within these special flood hazard areas is permitted, providing that County flood control ordinances are complied with along with other related provisions within the subdivision, building and grading codes.

Construction of a facility would be required to incorporate restrictive structural design, building setback, and land use features for tsunami protection such as:

- Buildings should be designed so that a tsunami will pass under them or wash through areas not designed for human occupancy.
- Buildings should be oriented so as to present their narrowest sides possible to the oncoming tsunami.
- Buildings should be sited on the highest natural elevation of their lot.
- Plantings could be used to provide a buffer zone to dissipate wave energy.
- The Hawaii County Code, 1983, Sections 27-37 and 38, addresses development in a coastal high hazard area. Specifically, landfilling is prohibited as it may result in the diversion of, blockage or impediment to the flow of water and aggravate flooding. In addition, fill is prohibited for structural support in a coastal high hazard area.

In addition to special design considerations, planning for evacuation and for security of a vacant building whenever a tsunami threatens will be necessary.

One means to mitigate the tsunami impact to the site would be to construct the building facility (offices and courtrooms) on that portion of land outside the hazard zone. This would imply a greater building density within a smaller area. Parking facilities, which do not involve "habitable" uses and require the most land area, could be located separately within those areas affected by the tsunami hazard.

With regard to the impact of the tsunami to surrounding areas, it is anticipated that new building construction would not affect the surrounding buildings because development within the tsunami zone will require that the new building be elevated above the ground surface in accordance with County requirements.

7. Surrounding Land Uses

Land use relationships of the proposed judiciary building with its surrounding environs vary from site to site. However, other than visual and traffic impacts discussed in previous and subsequent sections, impacts to surrounding land uses will not experience significant adverse impacts.

One of the main criteria used in the site selection process was that the location minimize disruption to existing living patterns and that compatibility with surrounding land uses would be assured.

The visual impact of a large public institutional facility will affect the surrounding area of the Hoolulu Park Site, which is characterized by low rise residential use, park and recreational areas and undeveloped open space lands. Park and recreational plans for the site, however, will not be jeopardized as the County has indicated that they do not foresee the acquisition and development of the proposed site for the near future.

Construction of a proposed public facility at the Komohana Street Site will affect the surrounding residential neighborhood and undeveloped open lands. However, trends in rezoning of land and development of nearby commercial activities is anticipated to bring more intensive growth to the area.

The other three candidate sites are generally considered compatible with surrounding land uses.

The State Building and Bowling Lanes Sites are situated in areas with similar type activities such as commercial and governmental office buildings, which should experience increased activity. Development of the State Building Site however, may negatively affect the open space setting and vistas of the Wailoa Visitor Center, which is the more developed portion of the Wailoa River State Park. Circulation and parking around the Visitor Center will not be affected if the new judiciary facilities restrict vehicular access to Aupuni Street only. The Old Riverside School site lies adjacent to three schools, the public library and post office along the length of Waianuenue

Avenue. Traffic pattern congestion will be affected particularly during peak morning hours.

8. Displacement

All of the candidate sites require some level of displacement of existing uses, except for the Komohana Street Site, which currently is undeveloped.

The Hilo Bowling Lanes Site lies mostly vacant except for two businesses. Many of the plantation type residential structures which once occupied the site have been demolished in recent years. An auto mart building in poor condition is located on Parcel 2-2-09:1 valued at \$881. A plant store was located at the northern corner of Parcel 2-2-10:16 valued at \$46,229, but has been demolished and replaced by a new car service business valued at \$175,000. New construction would not preclude the State from exercising its eminent domain powers if this site is selected. The abandoned Kumu Street Right-of-Way Parcel 2-2-9:09, which provides overflow parking for an office condominium across Kinoole Street, has improvements valued at \$4,285.

The Hoolulu Park Site is overgrown with vegetation and contains four large warehouse-type structures in varying stages of dilapidation. The warehouse structure on the State-owned Parcel 2-2-33:13 is valued at \$11,888 and appears to be leased for storage use. Businesses housed on Parcel 2-2-33:11 and Parcel 2-2-33:20 include a guava distribution warehouse valued at \$60,423 and some type of welding activity in the quonset hut.

The Old Riverside School Site is presently occupied by the State Department of Education District Office Annex which includes administration, resource and classroom facilities. The complex is made up of a cluster of former teacher cottages converted to office use and two large classroom buildings which are all in relatively good condition. The existing facilities are intensively used by the DOE. The DOE has indicated that moving into State offices vacated by the Judiciary would not be adequate to accommodate their staff needs, classrooms and resource center.

The State Office Building Site will displace portions of the existing public and State employees parking lots, including the recent extension. The proposed new facility must incorporate both the displaced parking and proposed new parking. There will be temporary inconvenience for existing parking for State Office Building operations unless a suitable alternative is found nearby.

Landscaping should be used to integrate the Wailoa Visitor Center with the new judiciary facilities and State Office complex. The siting of new facilities should also respect the open setting of the Visitor Center and protect visual corridors within the entire complex to the extent possible.

The Komohana Street Site is undeveloped and will not result in any displacement and relocation of uses.

9. Off-Site Infrastructure

Preliminary evaluation of off-site infrastructure systems, such as drainage, water, and sewerage systems were conducted for each of the candidate sites.

The existing County water system has adequate source, transmission and distribution facilities that are available to service all five candidate sites. See Figures VI-1, 2, 3, 4, and 5. The anticipated maximum daily and peak hour water demand requirements for the project are estimated at 18,500 gallons per day and 62,000 gallons per day, respectively. Water service will be subject to prevailing policies and Rules and Regulations of the Department of Water Supply.

The Komohana Street Site is the only candidate site that would require off-site sewer system improvements based on the availability of County sewer lines. See Figures VI-6, 7, 8, 9, and 10. All other sites can be accommodated by the existing County sewer system. Specific sewage flow calculations and the proposed sewage disposal system will be prepared by a registered engineer during the design of the facility.

The State Office Building and Old Riverside School Site are the only candidate sites that may require additional on-site and off-site flood and drainage improvements because of their location near floodprone areas. Runoff at all of the other sites could be accommodated by existing conveyance methods such as discharging directly into existing drainage facilities or through dissipation from on-site wells.

Design and construction of the proposed facility will be coordinated with existing and proposed infrastructure. Alteration to the existing water, sewer, fuel, electrical, telephone and drainage systems will be minimal, involving primarily development on-site and extension to existing off-site infrastructure.

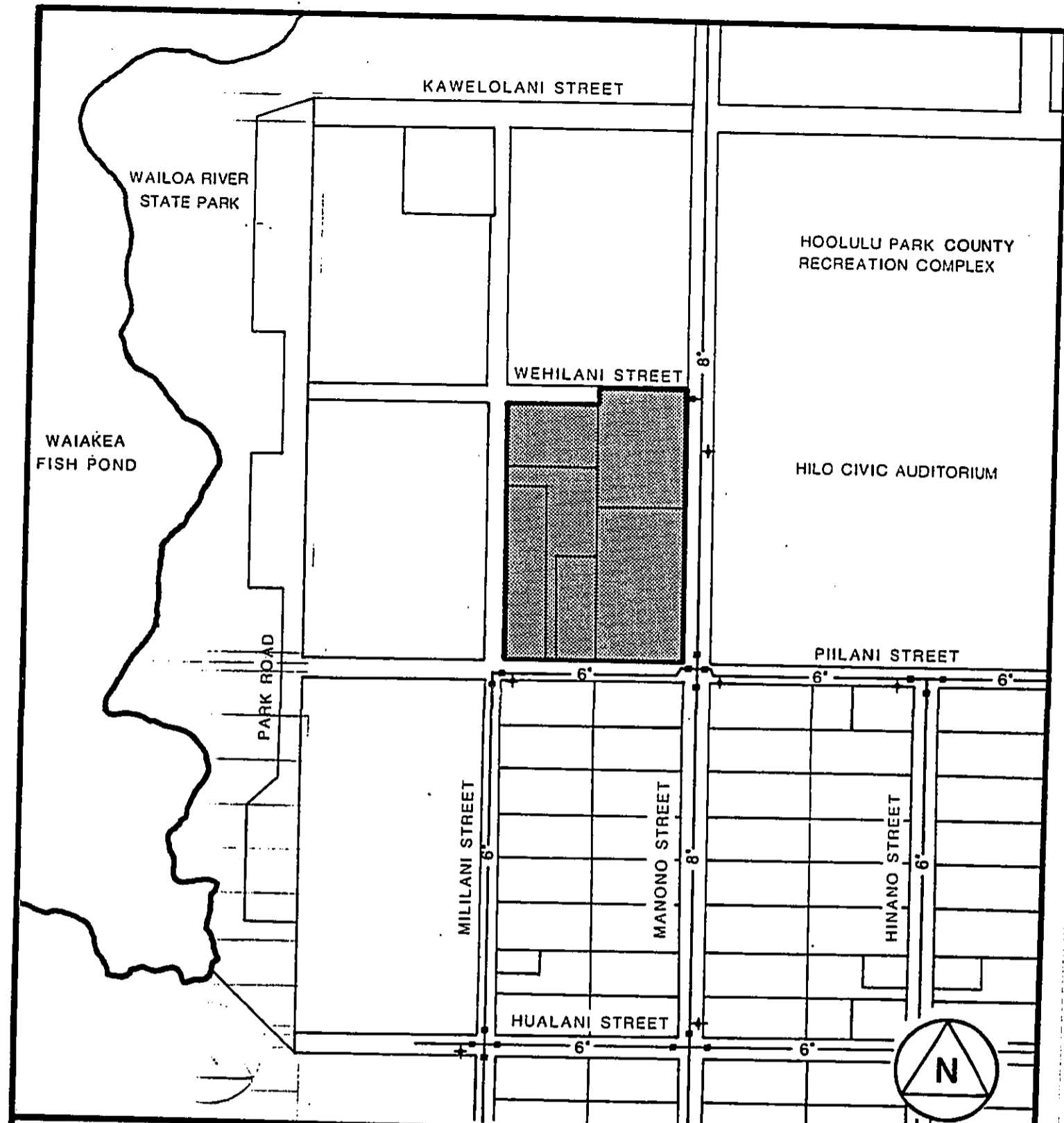


FIGURE VI-1
CANDIDATE SITE A

WATER SYSTEM

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement

Legend
 Fire Hydrants —+—
 Valves —●—

0 150 300 600
 Scale in Feet

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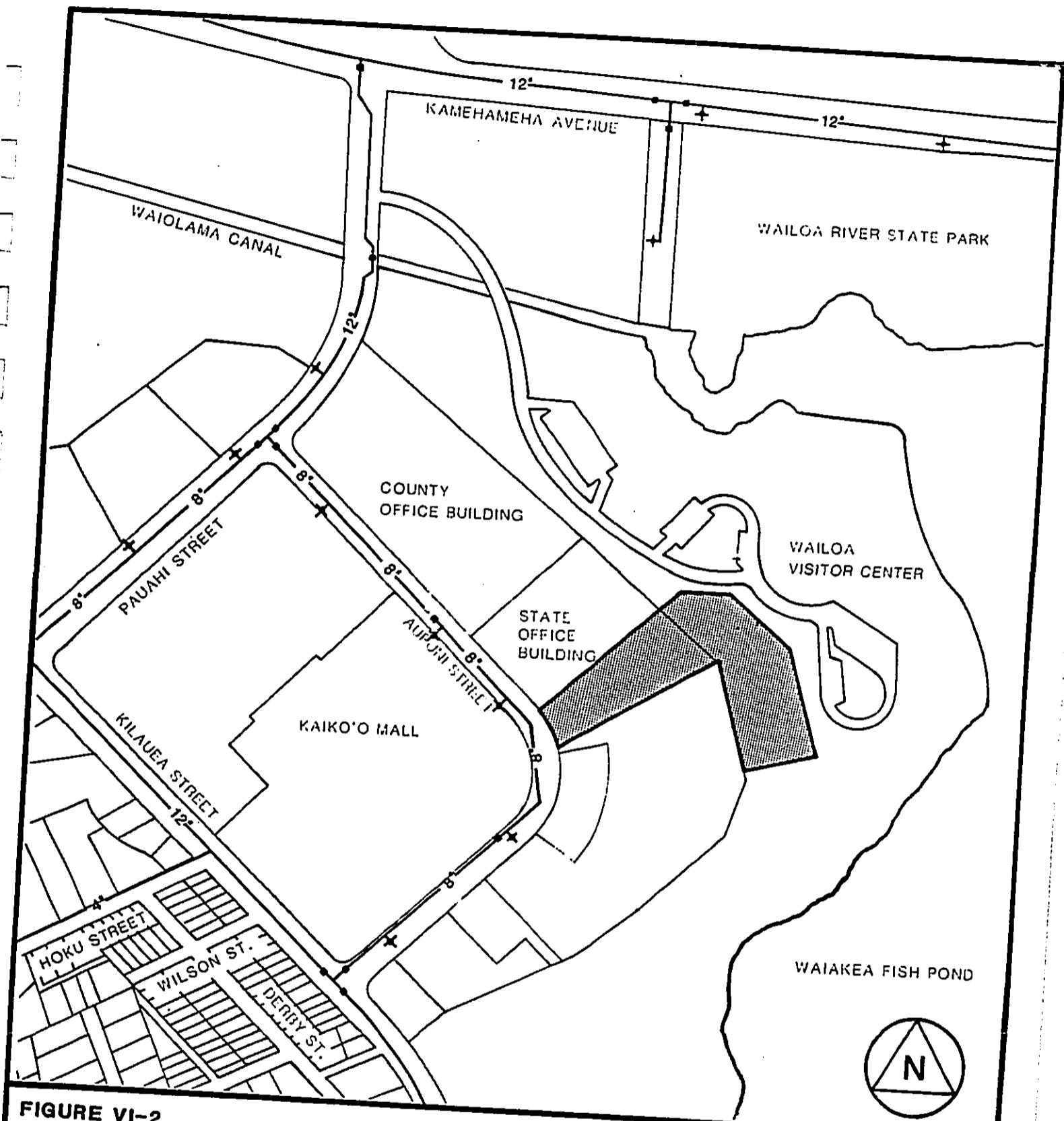




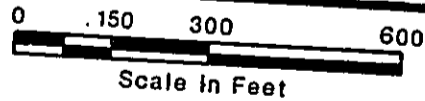
FIGURE VI-2

**CANDIDATE SITE B
WATER SYSTEM**

New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement

Legend

- Fire Hydrants 
- Valves 



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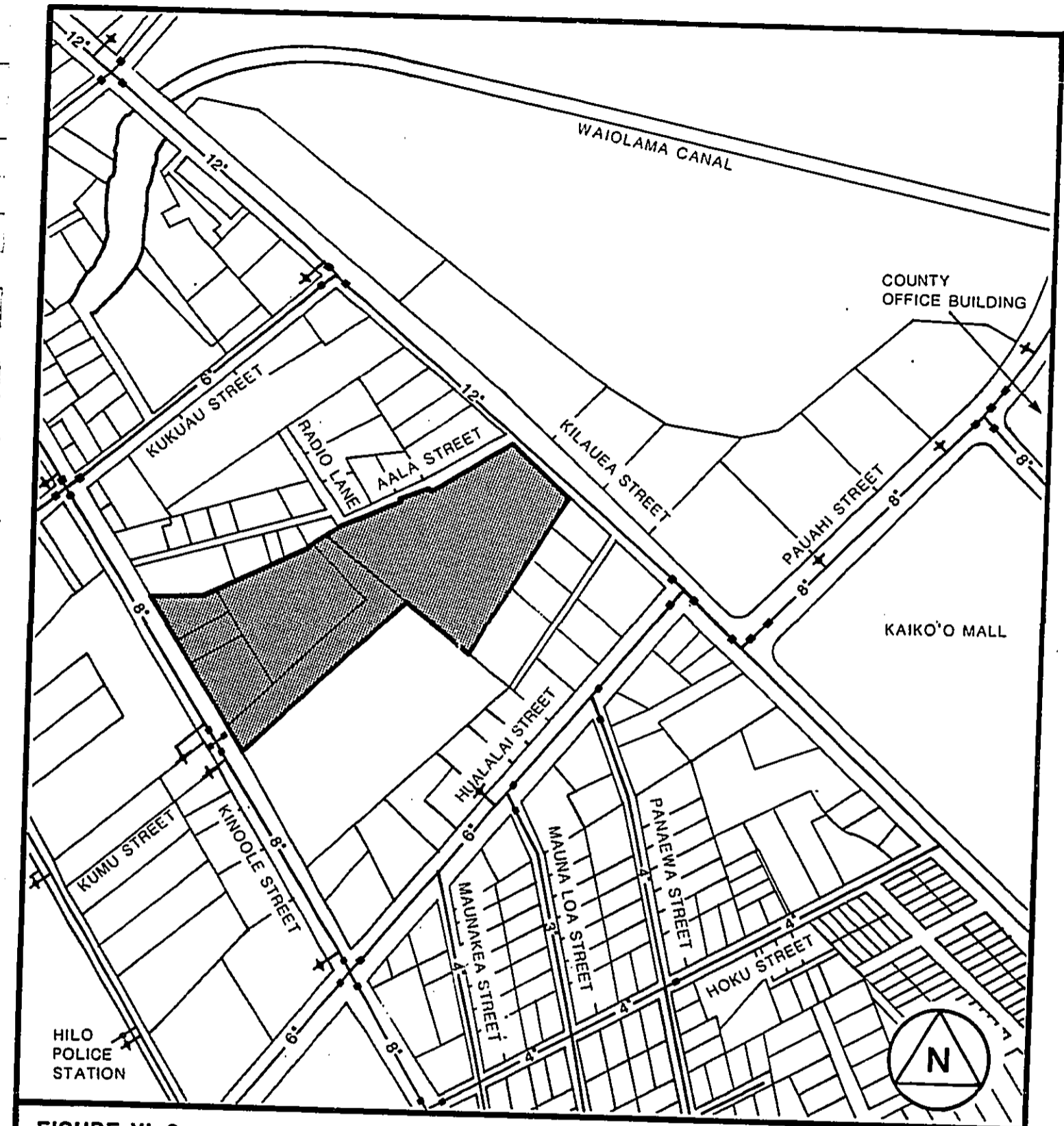


FIGURE VI-3

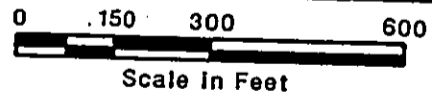
CANDIDATE SITE C

WATER SYSTEM

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement

Legend

- Fire Hydrants 
- Valves 



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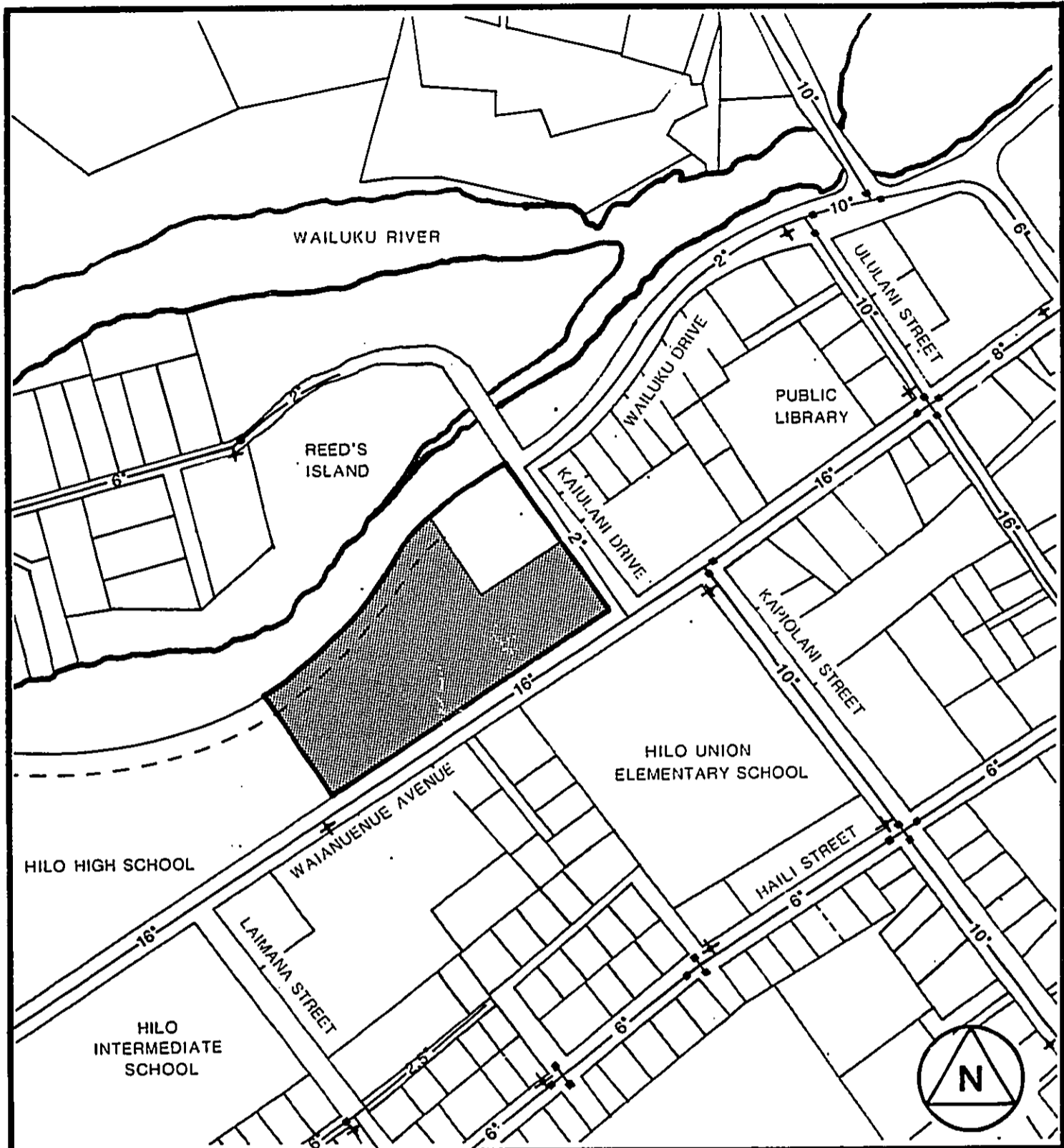




FIGURE VI-4

CANDIDATE SITE D

WATER SYSTEM

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

Legend

- Fire Hydrants 
- Valves 

0 150 300 600

Scale in Feet

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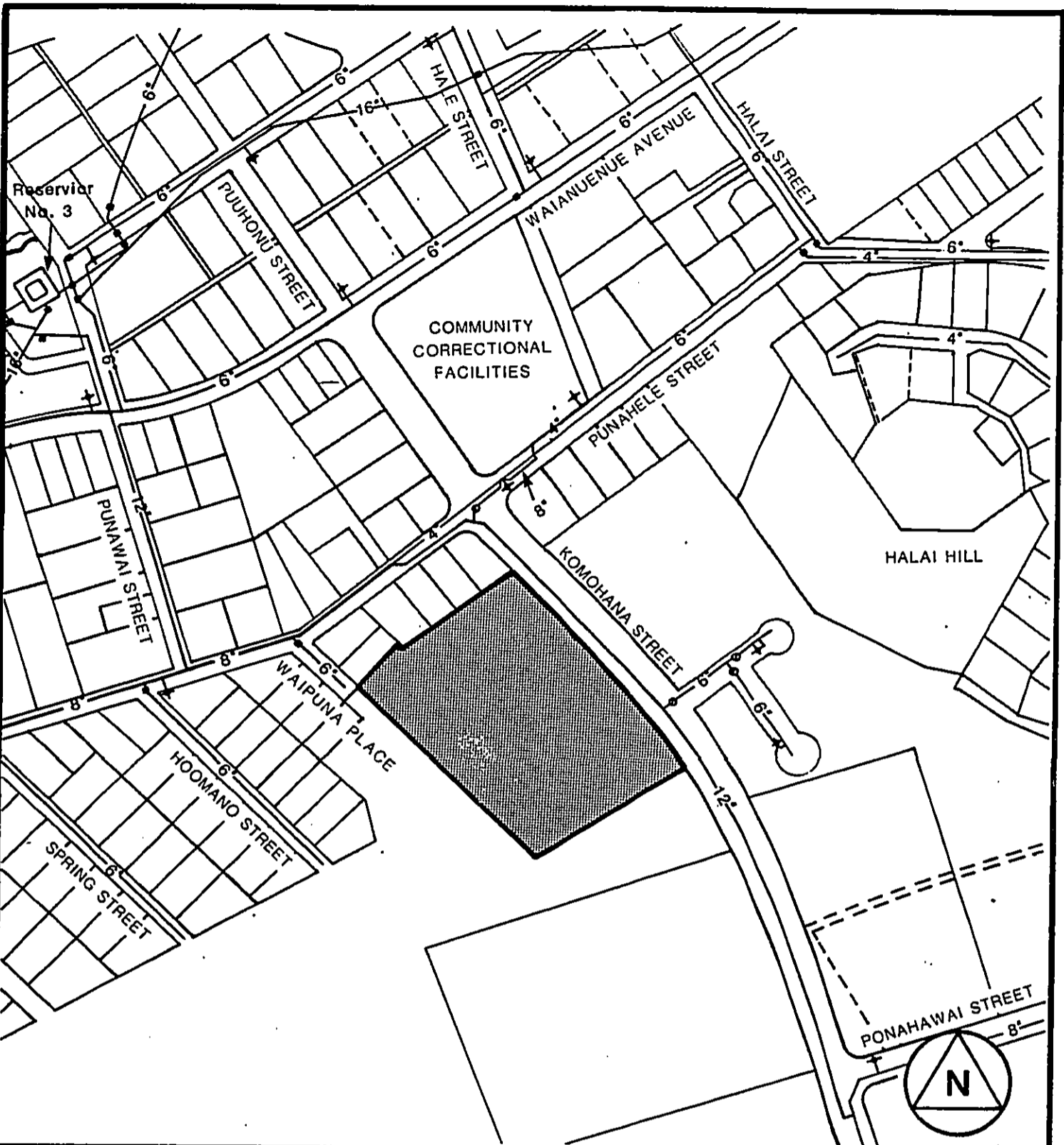





FIGURE VI-5
CANDIDATE SITE E
WATER SYSTEM
 New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement

Legend

- Fire Hydrants 
- Valves 
- Valves 



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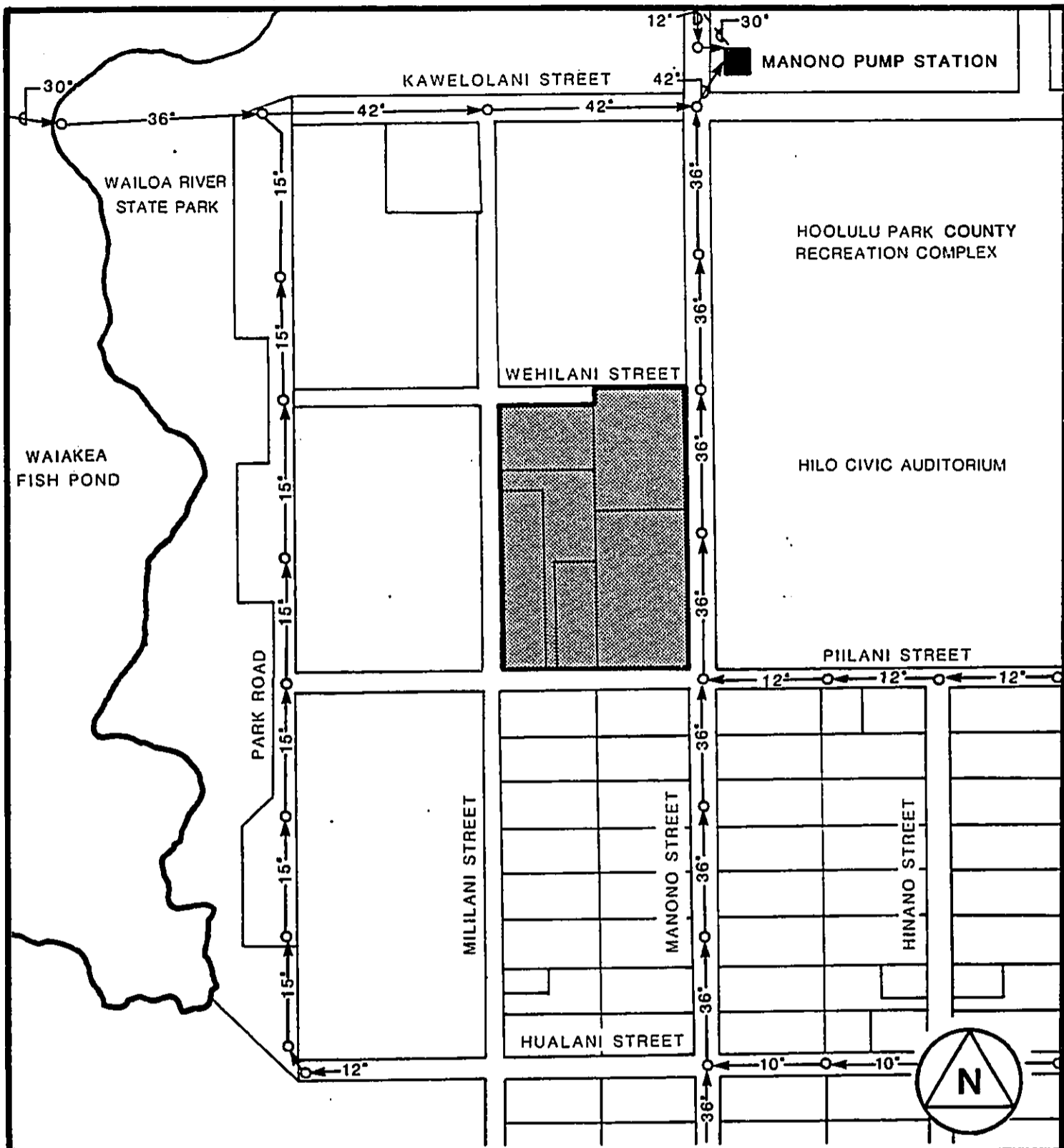


FIGURE VI-6

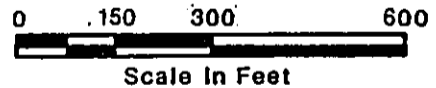
CANDIDATE SITE A

SEWER SYSTEM

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement

Legend

Existing Sewer Lines 



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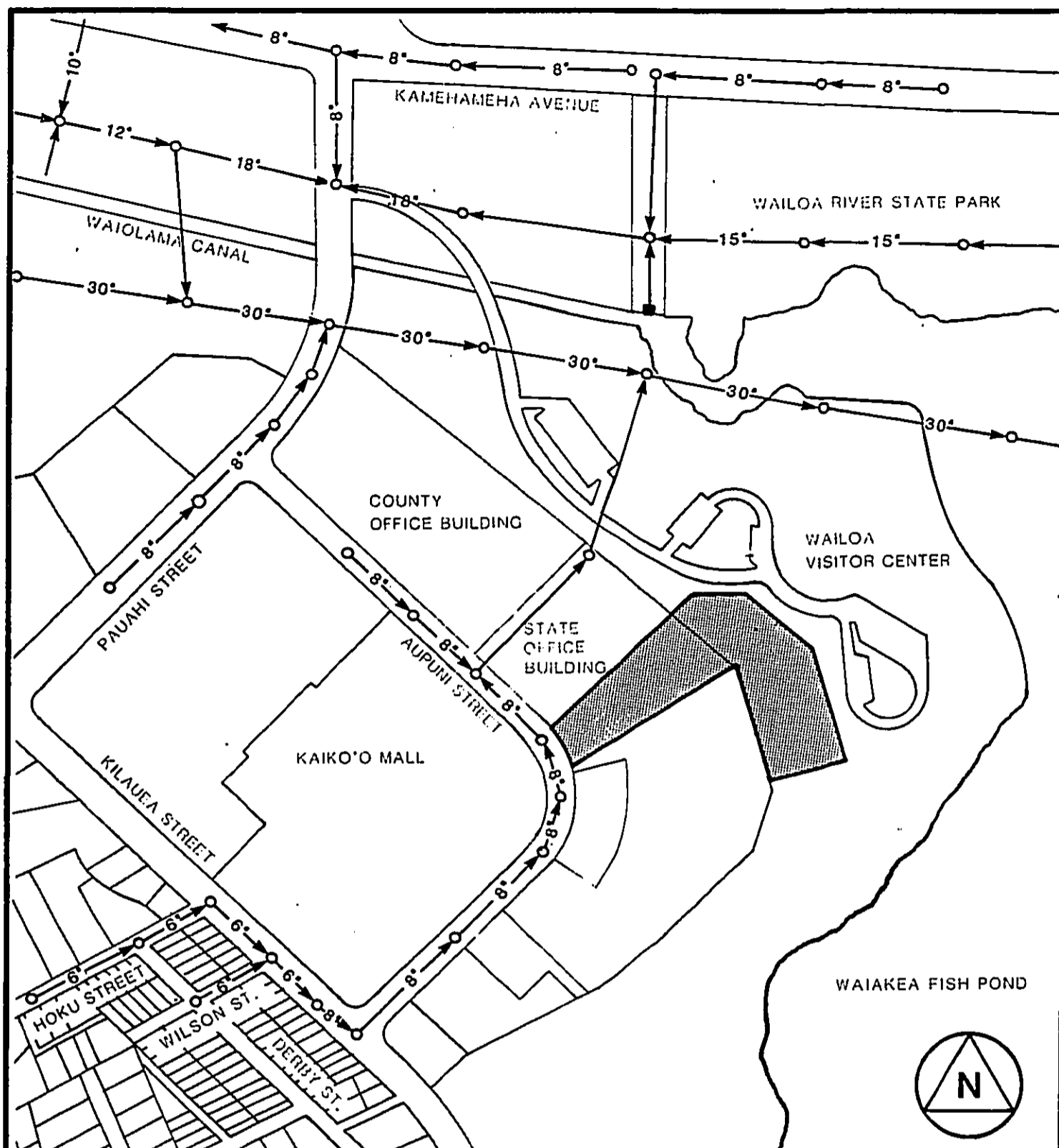
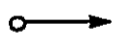


FIGURE VI-7
CANDIDATE SITE B
SEWER SYSTEM

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement

Legend

Existing
 Sewer Lines



0 150 300 600



Scale in Feet

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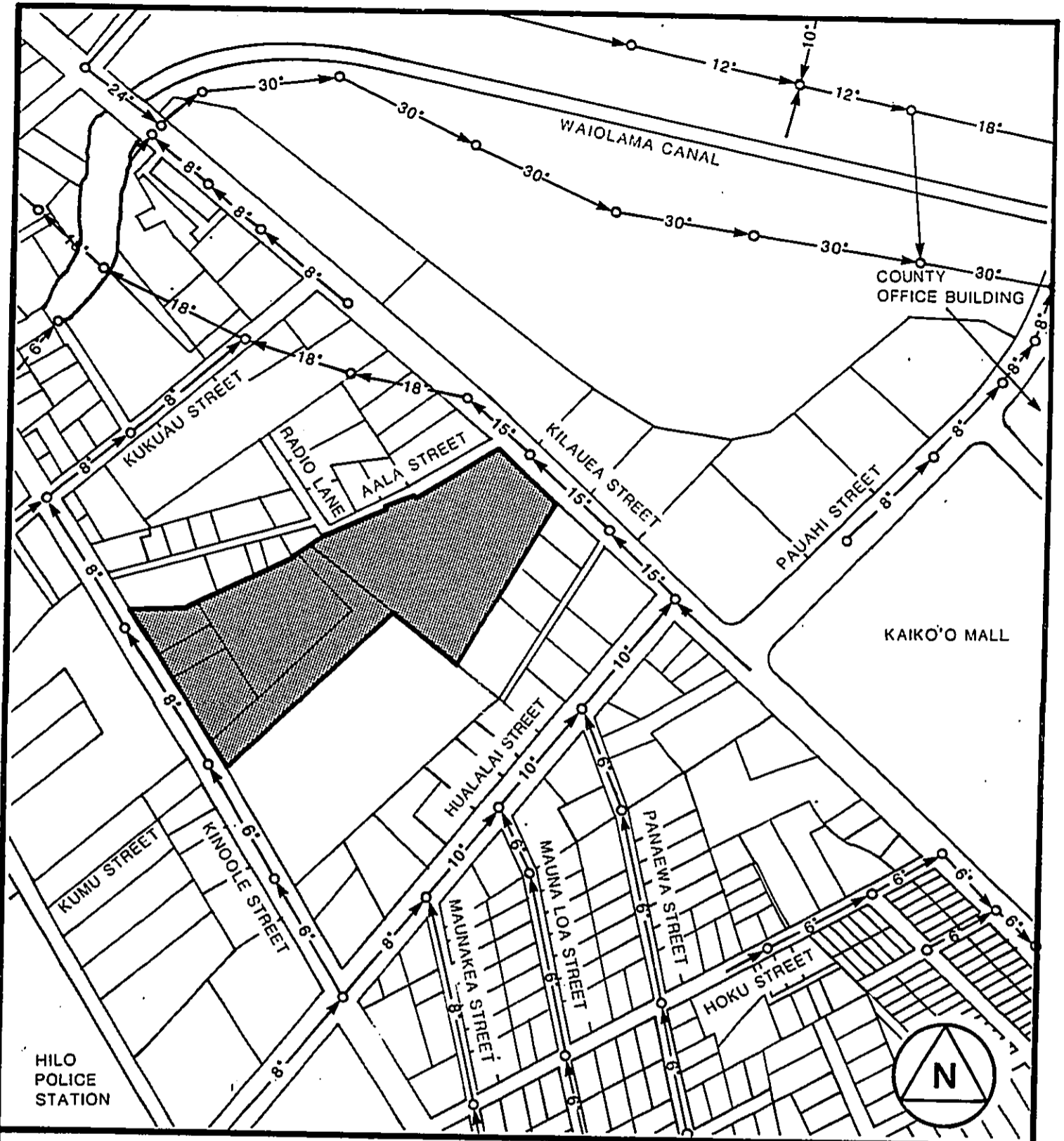


FIGURE VI-8

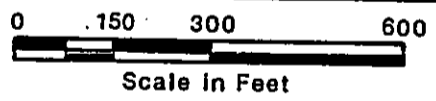
CANDIDATE SITE C

SEWER SYSTEM

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement

Legend

Existing Sewer Lines 



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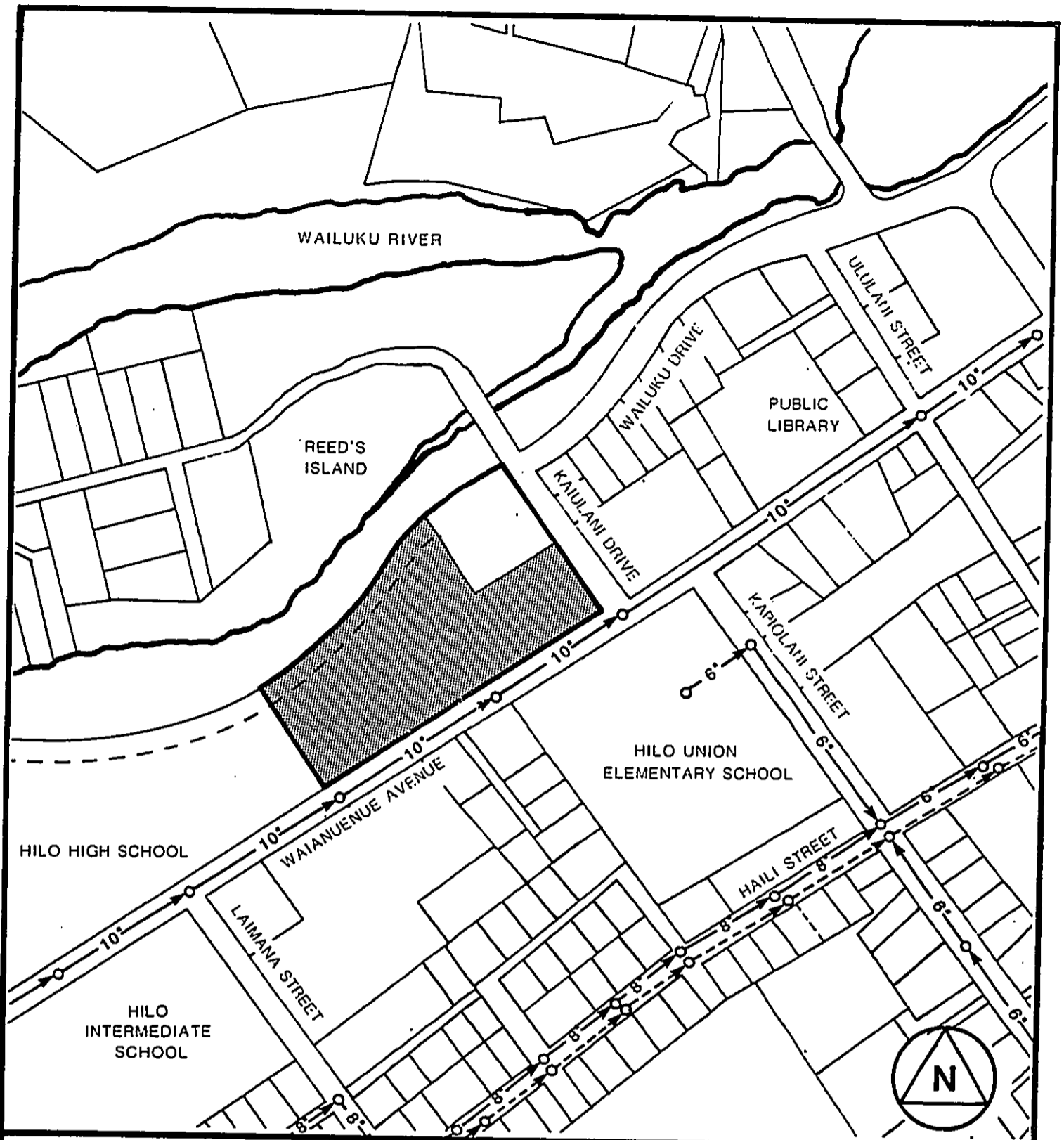


FIGURE VI-9

CANDIDATE SITE D

SEWER SYSTEM

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

Legend

- Existing Sewer Lines →
- Proposed Sewer Lines →

0 150 300 600

Scale in Feet

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AND GENERAL SERVICES**

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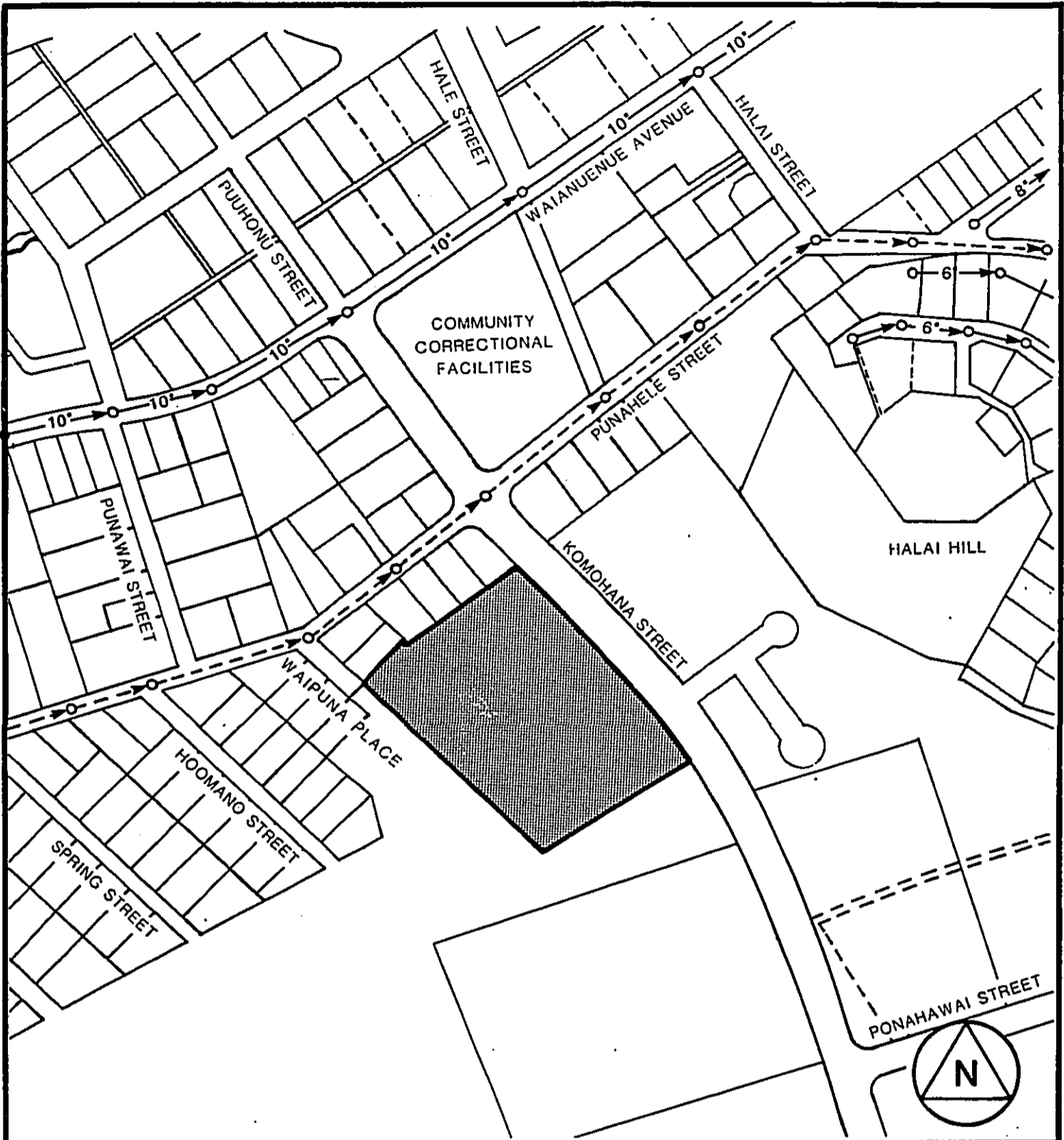
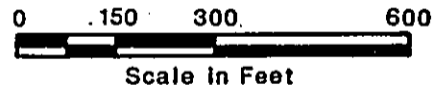


FIGURE VI-10
CANDIDATE SITE E
SEWER SYSTEM
 New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement

Legend

- Existing Sewer Lines →
- Proposed Sewer Lines →



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Regardless of the location of the proposed facility site, the existing and planned capacities of the various utility systems should be adequate to accommodate the facility without the need for major expansion.

10. Traffic

Long-term traffic impacts to local roadways will be experienced in the vicinity of the selected site because of additional traffic generated by the New Hilo Judiciary Complex. To determine the degree and extent of these traffic impacts, conditions along local roadways in the vicinity of the five potential sites were qualitatively evaluated for traffic congestion, traffic hazards and alternate access routes.

Site A - Hoolulu Park Site

Access to a judiciary complex at the Hoolulu Park Site could be provided by Manono or Piilani Streets. Widening of Manono Street, a local roadway, to a collector street is proposed. A catch basin and sump has been recommended for Manono Street. While Piilani Street is a collector street, condition of this roadway which is characterized by pavement cracking, is worse than that of Manono Street. Full width road improvements to Piilani Street will be required with curbs, gutters and sidewalk. Mililani Street is a "paper" road which must also be improved with curbs, gutters and sidewalks.

Manono Street provides access to the Hilo Civic Center Auditorium which has a seating capacity of 2,800, within Hoolulu Park east of the site. Manono Street along this extent may be considered a sparsely-travelled local roadway as traffic generated by the Civic Auditorium is periodic primarily at nights and on weekends. Since the judiciary complex generates traffic during weekdays, there will be less local traffic congestion than one adjoining a heavily-travelled roadway. The presence of a sidewalk along a portion of the site fronting Manono Street is considered an advantage, although repairs will be required.

Site B - State Office Building Site

Access to the State Office Building Site will be from Aupuni Street, a collector street.

Aupuni Street provides access to the State and County Office Buildings, Kaiko'o Shopping Mall and the Hilo Lagoon Centre (offices), all of which can be considered to be significant generators of traffic. However, a judiciary complex at this site is anticipated to create less local

traffic congestion than one adjoining a primary or secondary arterial, as the additional traffic generated can be considered to be compatible with the existing traffic of the State and County Offices. More importantly, Aupuni Street is a looped roadway which intersects both Pauahi Street and Kilauea Avenue, one of Hilo's major cross-town arterials. This configuration provides two access routes to the site along Aupuni Street, thereby minimizing local traffic congestion. The presence of improved sidewalks along Aupuni Street is also considered an advantage. The curve in the Aupuni Street alignment near the potential site and the presence of parked vehicles along both sides of the street are considered disadvantages.

Since the judiciary complex will most likely occupy the interior portions of the existing State Office Building property, users of the proposed facility must enter and pass through the existing public parking lot to reach the new site, unless the entire parking area is redesigned to separate access. Another disadvantage is the absence of traffic signalization at the intersection of Aupuni Street and Pauahi Street which makes turning difficult during peak hours.

Site C - Hilo Bowling Lanes Site

Either Kilauea Avenue or Kinoole Street could provide access to the Hilo Bowling Lanes Site. Kilauea Avenue is a four-lane secondary arterial while Kinoole Street is a collector street. Both roadways are heavily travelled. Traffic signalization is provided at the nearest intersections at Hualalai Street with both Kilauea and Kinoole Streets.

A judiciary complex at the Hilo Bowling Lanes Site can be anticipated to create more local traffic congestion than one adjoining a sparsely-travelled roadway. If access to the site is off of Kilauea Avenue, channelization would probably be required. Significant traffic generators along Kilauea Avenue are Long's Drugs Store, Kaiko'o Shopping Mall and cross-town traffic from the Downtown Business District.

Numerous commercial uses are located along Kinoole Street which is a two-lane roadway. Parking currently allowed along Kinoole Street, fronting the site, should probably be eliminated if a judiciary complex is developed at the site. Because of the steep grade which slopes down northward along the site, perception of on-coming vehicles may be difficult at the entry point to the site.

The presence of sidewalks along both Kilauea Avenue and Kinoole Street are considered advantages. The possible use of two main entry points on each side of the site could provide for more efficient circulation and would divert traffic generated by the proposed development to alternative routes. The County Public Works Department has recommended that the planned Kumu Street extension be constructed between Kinoole Street and Ululani Street. If this site is selected, Kumu Street would not be constructed as a thoroughfare as part of this project.

Site D - Old Riverside School Site

Access to the site could be provided along Waianuenue Avenue or Kaiulani Street which intersects Wailuku Drive.

Traffic signalization is provided at the intersection of Waianuenue Avenue and Kaiulani Street. Waianuenue Avenue is a secondary arterial. During the morning peak traffic period, this roadway becomes a one-way flow in the eastern direction to accommodate school traffic. Since Hilo Union Elementary School is located across the site at the Waianuenue Avenue/Kaiulani Street intersection, Junior Police Officers (JPO's) are used during this period.

Kaiulani Street, which abuts the site, is proposed as a secondary arterial (60 ft. ROW). Wailuku Drive, which connects to Kaiulani Street, is also proposed to be widened to a secondary arterial.

Significant traffic generators near the Old Riverside School Site are the Hilo High, Hilo Intermediate and Hilo Union Elementary Schools. The County Library is also located nearby, further east along Waianuenue Avenue. An office complex and apartments are located across the site along Waianuenue Avenue.

Locating a judiciary complex at this site is anticipated to result in more local traffic congestion than one adjoining a sparsely-travelled roadway. Nearby school uses can be anticipated to be adversely impacted by development of a judiciary complex at this site, primarily during morning peak traffic periods. It is noted, however, that the presence of sidewalks along Waianuenue Avenue and Kaiulani Street, and traffic signalization at the Waianuenue Avenue/Kaiulani Street intersection, are considered advantages.

Site E - Komohana Street Site

Access to the site would probably be along Komohana Street, a secondary arterial. The County Public Works Department

has recommended that access to the site should be directly across from the existing cul-de-sac street. An access route from Punahale Street also exists which leads into the northwestern extent of the site. However, due to its narrow right-of-way width and proximity to residential use, this road was not considered a potential accessway.

In addition, a police officer is currently positioned at the intersection of Komohana and Punahale Streets during the morning peak school traffic period. Punahale Street becomes a one-way during this period with traffic flowing in a southwesterly direction.

Komohana Street was constructed as a by-pass route, where the posted speed is 45 mph. The efficiency of this entire roadway will be lessened as development occurs along the route. Existing traffic primarily consists of school-related and cross-town commuter traffic as surrounding land uses along the roadway are residential and undeveloped land. A new professional office center is located to the south on Ponahawai Street. The correctional facility is located nearby along Punahale Street.

With proper road improvements, there should be only a minor decrease in traffic efficiency. Channelization along Komohana Street may be required if this site is developed to mitigate traffic concerns. Except from immediately across the site, sidewalk, curbs and gutters along Komohana Street to Punahale Street will be required. The need for channelization, curbs and gutters will be reviewed during the project's planning phase.

11. Public Services

Since the proposed project involves the reestablishment of existing judiciary facilities at another location, no additional demands will be generated for public services.

The proposed project will not increase demands for police, fire protection, emergency medical and health services. These services are all provided within the Hilo Site Selection Area for all potential sites.

Relative to judiciary-related facilities and services, all potential sites are within 1.0 mile of the new Hilo Police Station. The Old Riverside School and Komohana Street Sites are within 0.5 mile of the Hawaii Community Correctional Center.

The development of the proposed project is not anticipated to adversely impact recreation activities, including the Hoolulu Park Site. Additional traffic generated by a new

facility at the Old Riverside School Site may have the impact of exposure to traffic and fumes near Hilo Union Elementary School.

12. Economic/Employment

Long-term economic impacts with regard to effects upon employment, the State's financial resources and land development potential are discussed below:

Employment. Upon completion of the project, judiciary personnel will be relocated from their present work locations into a new facility. The increase in new office space may permit the hiring of additional staff, but it is anticipated that additional employment will be based on workload increase. Based strictly on workload projections, the number of jobs is anticipated to increase by 40 percent to the year 2000 without due consideration of budget constraints and other competing State programs.

Financial Resources. State expenditures required to undertake the project will be based on building costs but will vary according to land acquisition costs and the extent to which on-site and off-site improvements are needed for each individual site. Estimated costs for the facility at each location is presented in Section VI-B(3).

Based on estimates provided in the Project Development Report, the cost of the overall project is estimated at \$41 million (in 1986 dollars). Regardless of the site selected, it is anticipated that this amount will be injected into the State and local economy for the construction of the new facility.

On the other hand, construction of the facility on sites involving lands in private ownership will remove those lands from the tax base. The Old Riverside School and State Office Building Sites and a portion of the Hoolulu Park Site are owned by the State and pay no property tax.

Land Development Potential. The following discusses the economic impacts of the establishment of the project over other development that could have occurred on the selected site in terms of opportunity costs.

There are no current plans for development of the Hoolulu Park Site for that portion of the site owned by the State. Existing business activities occupying the privately owned parcels may be adversely affected by displacement as their operations appear to depend on marginal and temporary use of low cost buildings and land. The development of the site into resort use as designated in government land use

plans appears remote based on visitor industry trends for Hilo. Expansion to meet adjacent county and recreation needs would appear more consistent with growth of the area, however, the current lack of funding makes further development remote for the foreseeable future.

The State Office Building Site is currently used by the State for public and employee parking, generating income from parking fees and meters. It can be reasonably assumed that while this parking may be temporarily displaced during construction activities, the proposed development should reestablish the parking area within the site because of the limited land area available.

Government land use plans designate the Hilo Bowling Lanes Site for commercial use. The establishment of the project will reduce the amount of land for business use by the private community. New commercial establishments for the entire site can be expected in the future, thereby increasing acquisition costs.

The economic impact of development upon the State-owned Old Riverside School Site depends on the extent to which the displaced agencies require temporary, new or additional facilities at their new location. Relocation to existing facilities will not incur further costs except for moving.

Although the Komohana Street Site has remained undeveloped under private ownership, the business community has already expanded into the makai area below Komohana Street near the Ponahawai Street intersection. It would not be unthinkable to foresee a possible expansion of the mauka area into additional business uses or low-density residential development. The construction of the proposed facility would reduce the options for these types of private development.

VII. ALTERNATIVES TO THE PROPOSED ACTION

VII. ALTERNATIVES TO THE PROPOSED ACTION

A. No Action

This alternative would mean that the State Judiciary operations will continue to remain in their present accommodations. A "no action" alternative would be acceptable if status quo conditions could be maintained. However, this solution is unrealistic in view of the need to accommodate increasing demands in court filings due to anticipated population growth.

At present, the judiciary facilities continue to operate beyond capacity and they must cope with the inefficiency of operating at two separate building locations. The alternative for no action does not address these major problem areas and would preclude the project's goal of ensuring the provision of adequate and accessible judiciary services and facilities for the public. The judiciary would eventually be forced to seek immediate and short term solutions elsewhere at high costs.

B. Lease Facilities

This alternative assumes that existing State office facilities are unavailable elsewhere because they are either unsuitable for the operational needs of the Judiciary or would displace another State agency. The Judiciary would then be left to resolve the office space situation themselves and would most likely turn to leasing privately owned space as a short term, but necessary solution to meet projected space needs. It would mean that expansion would only occur as funds and space become available, resulting in a scattering of offices which could be counterproductive.

While the potential costs of leasing and suitability of available private building spaces was not examined, it can be assumed that the leasing of space in Hilo's urban core area by a large State agency with as many operational requirements such as the judiciary may impact the space available to private businesses and affect the business community. Other disadvantages to the State include the continuous payment of lease rents without return on long term investment, lack of control over security and the lack of flexibility in making adjustments if space needs change in the future.

Proceeding on the basis that this proposed project is to provide safe, adequately sized and proper accommodations for the State Judiciary in Hilo, the alternative to lease space would not provide a viable solution to meeting long term needs in a manner which should maximize the utilization of land and capital.

C. Renovate Existing Facilities and Expand at the Site

Two variations in schemes were identified for this alternative in the Project Development Report for the Third Circuit and District Courts and presented below as Scheme C-1 and Scheme C-2.

Scheme C-1. (Expand at Separate Facilities)

This scheme calls for the renovation of the Judiciary's existing facilities and the construction of an additional building annex to accommodate projected space needs to the year 2000.

The use of both the Waiakea Office Plaza and the State Office Building space would be retained and existing spaces renovated. Five new courtrooms would be constructed as an annex to the State Office Building over the existing State employee and public parking lot. The proposed annex would be a multi-level structure to maximize space utilization at the site and to accommodate expansion needs. The annex would be accessible via ground entrances and a bridge which could connect with the main building at the second floor.

This scheme has the most direct short-term benefit in that it will cost the least. The renovation of the offices will most definitely cause some client inconveniences, but with the careful sequencing of work the impact should be minimized. The principal disadvantage of this alternative is the continuation of the separation of functions of the Courts in different buildings. This separation will necessarily cause the continuation of inefficiencies in staff time because of travel between buildings.

Another disadvantage in the renovation of the Waiakea Office Plaza is the uncertainty relating to the continued tenure at that location along with the payment of lease rent which could amount to \$150,000 for the next 15 years, assuming no rent increases. Another disadvantage of renovation is the continued lack of control over security within the State Office Building and the Waiakea Office Plaza. The final disadvantage is the lack of flexibility in making adjustments if space needs change or the program of the courts change. This plan would call for the elimination of parking at the State Office Building.

Scheme C-2 (Consolidate Services)

This alternative also involves the construction of a new annex to the State Office Building in addition to renovation of the existing space within the building. However, this scheme differs from the previous Scheme C-1 in that it requires the relocation of all operations from the Waiakea Office Plaza and

consolidates all Judicial functions into one site at the State Office Building location.

This scheme will involve the construction of a larger annex building over the existing parking area. The annex would connect to the existing State Office Building in the same manner as the annex in the previous scheme.

This scheme has a price range that is about 25 percent higher than the previous Scheme C-1. The principal advantage of this plan is the consolidation of judicial services in one area. This is a benefit to the clients and to the people responsible for providing services to the public. This plan comes closest to an ideal situation where adequate space is provided to conduct business. The disadvantage of renovating the State Office Building is the continued lack of control over security within the building. Another disadvantage is the lack of flexibility in making adjustments if space needs change or the program of the courts change.

D. Evaluation of Alternatives

Each alternative proposed has its own merits and should be evaluated as such. This report focuses on the alternative to construct a new multi-story judiciary complex to be sited on a lot over five (5) acres in size.

The construction of a new facility to house all judicial functions in the Hilo area has the advantage of consolidating all judicial services in one complex, thus providing a direct benefit to clients and the public in general. The consolidation of services further provides the benefit of providing flexibility in space planning. This plan has the highest cost because of the added amenities that need to be provided with a new structure. A new facility also includes a number of features that cannot be accommodated in the renovated structures because of limitations created by the existing building, such as in the case of prisoner holding facilities with access to the courtrooms. This scheme also has the advantage of freeing space currently used by the Judiciary for use by other State agencies.

As an alternative to developing a new Judiciary Complex building, consideration was also given to converting the existing State Office Building to a Judiciary Building Complex and developing a new State Office Building elsewhere such as in the downtown area which allows development of up to 10 stories and would benefit from the effects of increased economic activity.

The existing State Office Building was constructed primarily as an office building under the control of the administrative branch of government.

The cost of renovating the existing office space for the Judiciary would be substantially more than renovating it to accommodate relocated State administrative agencies. This is primarily because of the special security requirements for the Judiciary and the difficulty of converting an office building to meet those requirements. More importantly, there is a much greater functional requirement for the State administrative agencies rather than the Judicial agencies to be next to the County Building.

The alternative of upgrading existing rural court facilities to more effectively meet the growing needs of the courts should population continue to expand in areas other than Hilo was also examined. This alternative was not considered at this time as almost all existing district courts are not set up for jury trials. Utilization of the rural courts would require substantial renovation and expansion to accommodate jury trials and the necessary security provisions.

Because of the long-term benefits that can occur from a new judicial complex, The Project Development Report recommended that the alternative for construction of a new facility be selected for further design development and that a site selection program be initiated to locate a suitable site.

VIII. RELATIONSHIP TO PLANS, POLICIES AND CONTROLS

A. Hawaii State Plan

The Hawaii State Plan establishes a statewide planning system that provides goals, objectives, and policies which detail priority directions and concerns of the State of Hawaii. The proposed project supports and is consistent with the following State Goals, Objectives, Policies and Priority Guidelines:

a. Socio-cultural Advancement - Individual Rights and Personal Well-being

Objective: Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.

Policies:

- i. Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.
- ii. Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.

b. Socio-cultural Advancement - Public Safety

Objective: Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the assurance of public safety and adequate protection of life and property for all people.

Policies:

- i. Support criminal justice programs aimed at preventing and curtailing criminal activities.
- ii. Ensure that public safety programs are effective and responsive to community needs.
- iii. Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.

c. Socio-Cultural Advancement - Government

Objective: Planning for the State's socio-cultural advancement with regard to government shall be directed toward the achievement of the objective of efficient, effective; and responsive government services at all levels in the State.

Policies: i. Promote the consolidation of State and County governmental functions to increase the effective and efficient delivery of governmental programs and services and to eliminate duplicative services whenever feasible.

d. Priority Guidelines in the area of Crime and Criminal Justice:

Guidelines: Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.

B. Hawaii State Functional Plans

State Functional Plans implement the Goals, Objectives, Policies and Priority Guidelines of the Hawaii State Plan. They provide the detailed linkage of State programs to State policy. Twelve functional plans have been adopted by the State Legislature which include the areas of Agriculture, Conservation Lands, Education, Energy, Health, Higher Education, Historic Preservation, Housing, Recreation, Tourism, Transportation and Water Resources.

The construction of a public facility, such as a new judiciary complex, is required to be in conformance with these functional plans. While there are no functional plans which directly involve the State's Judiciary facilities, specific functional plan policies and implementing actions was used to provide guidelines in the development of the project's locational criteria and infrastructure development.

C. State Land Use District Boundaries

The State Land Use Law regulates the classification and uses of lands in the State to accommodate growth and development, and to retain the natural resources of the area. All State lands are classified by the State Land Use Commission, with consideration given to the General Plan of the County, as either Urban, Rural, Agricultural, or Conservation.

A major portion of the Hilo area is located within the State Urban District (See Figure VIII-1). The surrounding lands are within the State Agricultural and Conservation Districts.

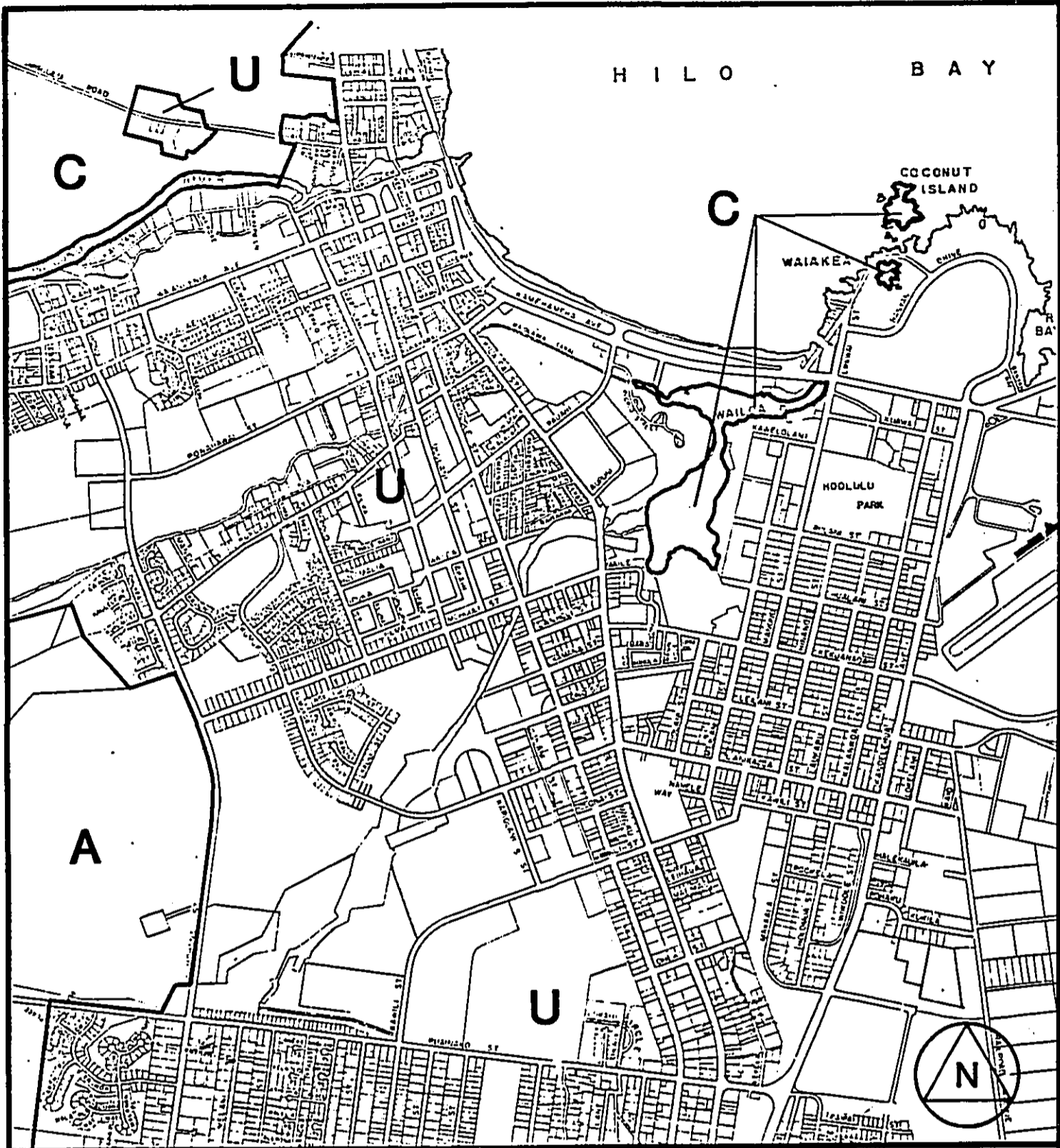


FIGURE VIII-1

STATE LAND USE DISTRICTS

New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement

Legend

- C Conservation
- A Agricultural
- U Urban

0 1000 2000 4000



Scale in Feet

PREPARED FOR:
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES

PREPARED BY:
WILSON OKAMOTO
& ASSOCIATES, INC.

Classification of lands for each potential judiciary facility site is discussed in Section IV.

D. Hawaii County General Plan

The new Hilo Judiciary Facility will be consistent with the objectives and policies of the Hawaii County General Plan. The 1986 Draft General Plan advocates the "one roof" or "one step" concept of housing governmental agencies which centralizes services and maximizes the utilization of land and capital expenditures. Construction of the judiciary facility advocates the following goal and policies:

Goal: Encourage the provision of public facilities that effectively service community needs and continue to seek ways of improving public service through better and more functional facilities which are in keeping with the environmental and aesthetic concerns of the community.

- Policies:
- i. The county shall continue to seek ways of improving public service through the coordination of service and by maximizing the use of personnel and facilities.
 - ii. Public office center sites shall satisfy modern and reasonable requirements of accessibility and compatibility with the surrounding neighborhood.

Applicable changes proposed in the General Plan revision and update program involve courses of action for the South Hilo District as follows:¹

- i. Expansion plans for the Hilo public office center shall be evaluated and implemented if feasible.
- ii. Consolidate government offices in the public office center.

E. Hilo Community Development Plan

The Hilo Community Development Plan provides detailed plans for administrative purposes and assists the Planning Department and Planning Commission to implement the County's General Plan. Adopted in 1975, it serves as a guideline for specific improvements and provides orderly direction for Hilo's future growth within the framework of the General Plan.

While the Hilo Community Development Plan recommends goals and policies with respect police protection, detention and correctional

^{1/} Reference 4

facilities, it does not specifically address the needs of the judiciary system within the County except under Government Operations. Elements of the Plan's Development Program for Hilo have been incorporated into the locational criteria of the site selection process. Land use designations for Hilo are shown in Figure VIII-2 and discussed in Section IV for each potential site.

F. Hawaii County Zoning Districts

County of Hawaii Zoning within the Hilo service area include Residential, Commercial, Industrial, Open and Agricultural Districts. Judiciary facilities would be permitted uses within zoning districts designated as General Commercial (CG); Office Commercial (CO); and Neighborhood Commercial (CN).

Zoning for the individual sites is shown in Section IV. The requirement for zoning change approval for each site is listed in Section XI.

G. Downtown Hilo Redevelopment Plan

The Hilo Downtown Development Plan was first adopted by the Planning Commission of the County of Hawaii in May 1975 to redefine the role of Downtown Hilo. The intent was to reverse the trend of retail and business activities which were locating outside of the Downtown area by promoting development and improvements. Many of the plan proposals focused on special design districts and incorporated basic urban design principles to promote pedestrian oriented businesses and rehabilitation of buildings based on cultural and historic themes.

In 1985, this Plan was replaced by the Downtown Hilo Redevelopment Plan as the County's primary development plan and policy for downtown Hilo, Puueo and Kukuau. This new plan, again focuses on the economic revitalization of Downtown Hilo. The Downtown Hilo Redevelopment Area is divided into three sub-areas: Downtown Hilo, a portion of Puueo, and a portion of Kukuau. Potential sites were identified within these areas and considered based on the Plan's proposals to develop more Downtown Hilo activities magnets and generators which attract new business activities, retail customers and employees. The plan encourages State and County government agencies to relocate downtown and reinforce historic rehabilitation and private construction efforts with public investment.

H. Special Management Area

Development along the Hilo shorefront and coastal areas falling within the County's Special Management Area (SMA) is regulated through the SMA Use Permit process.

County review is guided by the objectives and policies of Chapter 205A, HRS and Rule 9 of the Hawaii County Planning Commission's Rules and Regulations. The intent of the permit review is to determine if

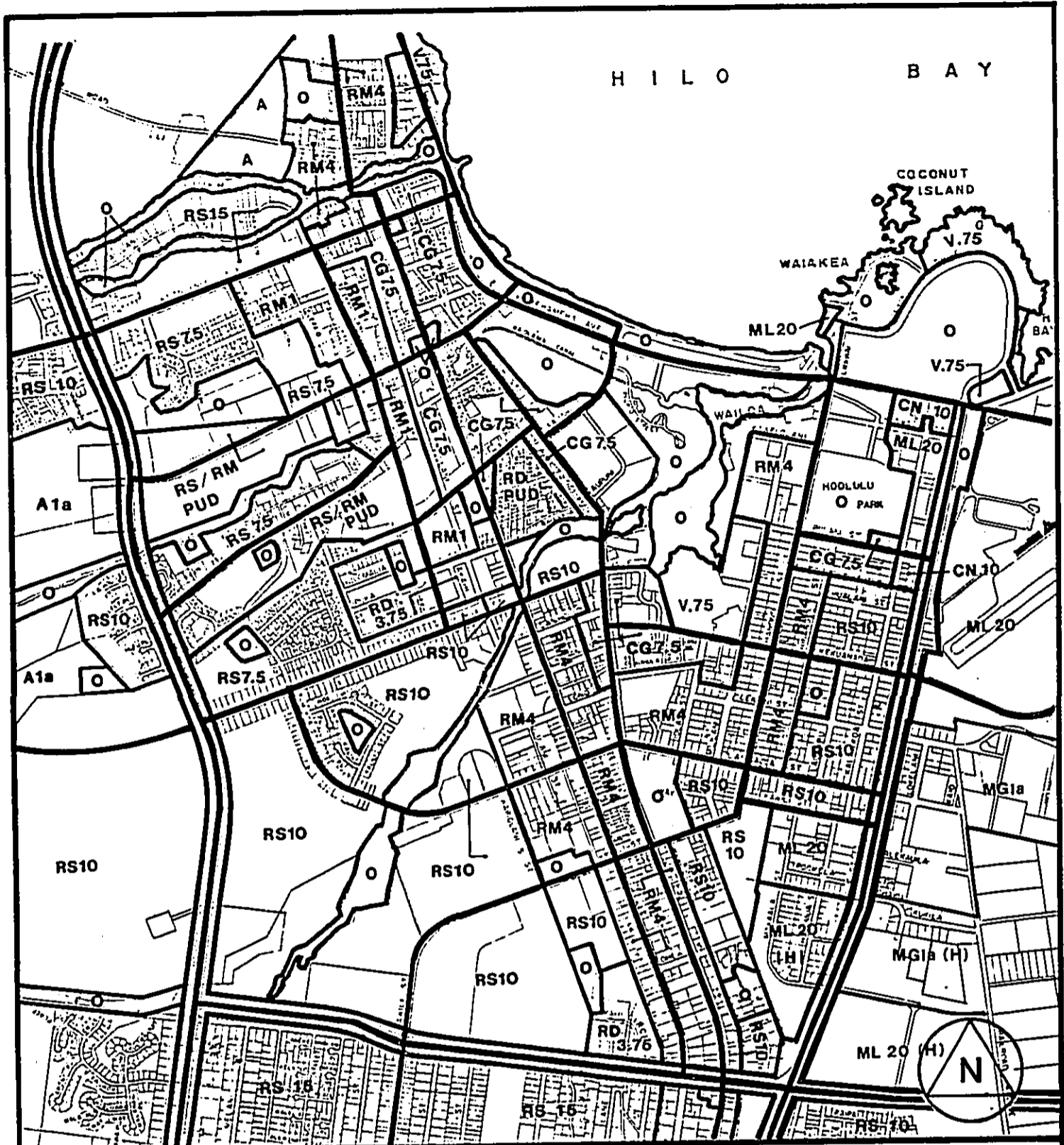
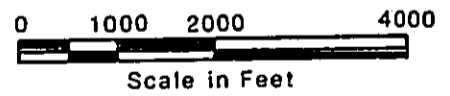


FIGURE VIII-2

HILO COMMUNITY DEVELOPMENT PLAN

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement



PREPARED FOR:
 DEPARTMENT OF ACCOUNTING
 AND GENERAL SERVICES

PREPARED BY:
 WILSON OKAMOTO
 & ASSOCIATES, INC.

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

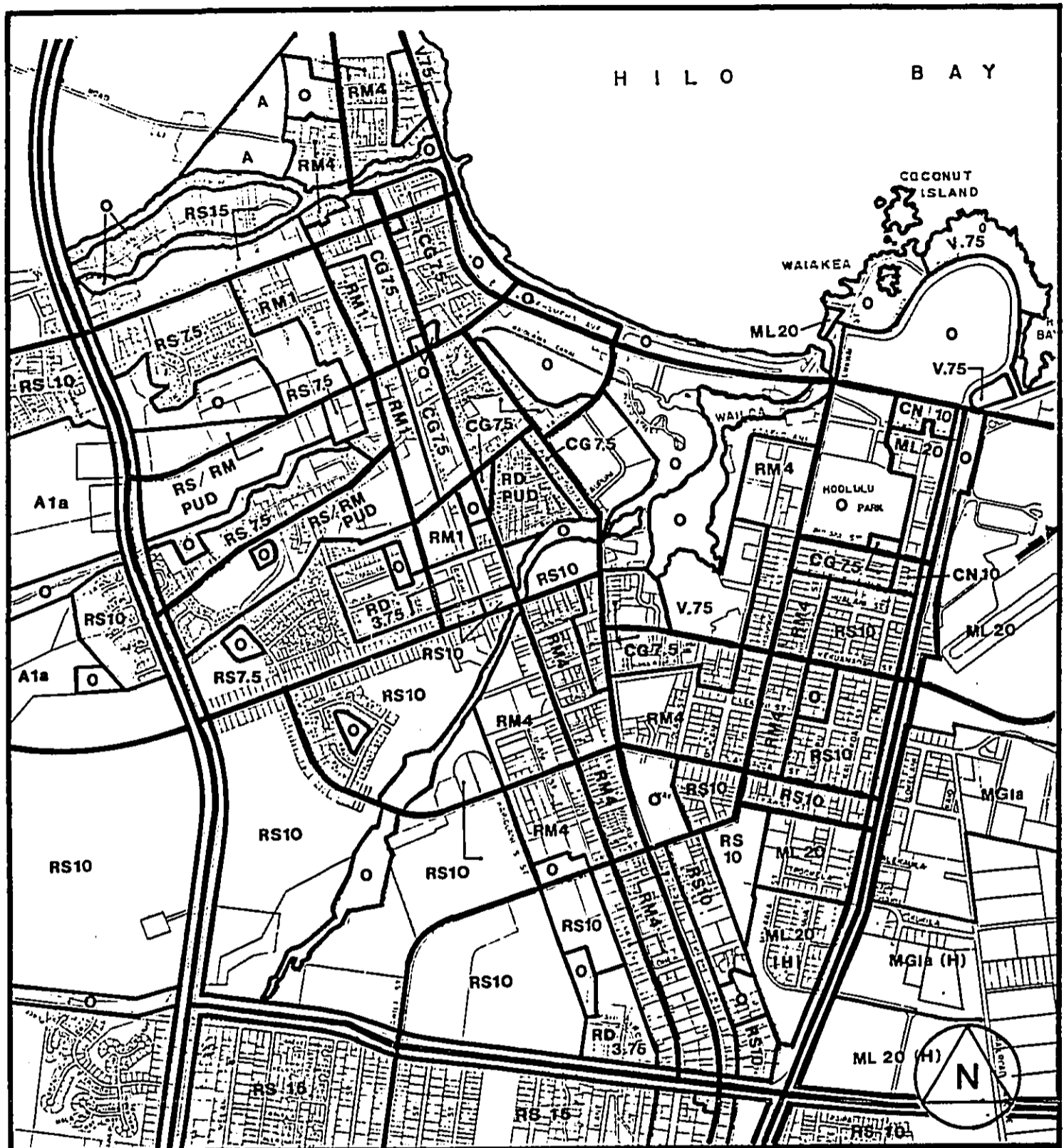
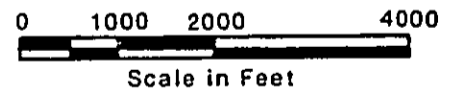


FIGURE VIII-2

HILO COMMUNITY DEVELOPMENT PLAN

New Hilo Judiciary Complex
 Site Selection Report and
 Environmental Impact Statement



PREPARED FOR:
 DEPARTMENT OF ACCOUNTING
 AND GENERAL SERVICES

PREPARED BY:
 WILSON OKAMOTO
 & ASSOCIATES, INC.

the proposal will have "significant environmental effects" on the Special Management Area (SMA) with respect to concerns such as recreational, historic/archaeological and scenic/open space resources, coastal ecosystems, coastal hazards, economic uses, and managing development.

Those candidate sites within the limits of the SMA Boundaries are shown along with the County Zoning Maps in Section IV. Those sites requiring an SMA Use Permit for development are identified in Section XI, under the list of necessary government approvals, as applicable.

I. Urban Renewal Plan, Kaiko'o Project

The Amended Urban Renewal Plan for the Kaiko'o Project, June 25, 1965, should be considered when reviewing sites located in the Hilo Bayfront area from Ponahawai Street east to Kaiko'o, Wailoa State Park and the Banyan Drive area.

The Urban Renewal Plan permitted the development of a civic center complex in the "elevated areas". These were areas improved to such an elevation above sea level as to afford a reasonable degree of protection from a seismic wave the size and nature as that of May 23, 1960.

A portion of the proposed State Office Building Site is designated as "open area" by the Plan. Uses permitted under this designation include such limited use activities as public recreational facilities, agricultural uses, off-street parking and those temporary non-conforming uses that survived subsequent to the May 23, 1960 seismic wave.

The Hawaii Redevelopment Agency maintains jurisdiction over development in the Kaiko'o Project area and has the right to review and approve the proposed plans and specifications with respect to the use of the land, site plan, building standards and requirements, density, lot layout, off-street parking and loading, landscaping and general architectural appearance and design. Where proposed plans are at variance with the requirements set forth by the Renewal Plan, the Agency may require that appropriate design adjustments be made, provided that said adjustments are not in conflict with the intent and purpose of the Renewal Plan or related public regulations. The proposed plans are also subject to review and approval of State and County agencies that have jurisdiction and authority regarding conformance with regulations relating to construction.

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

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

A. Short-Term Uses

The proposed project will involve local short-term uses of the environment during the construction phase of the project. These uses will have both positive and negative impacts. As described in Section VI-A, construction activities associated with the new Hilo Judiciary Complex will create some negative impacts such as minor disruptions of traffic and increased noise nuisances in the vicinity of the project site.

In the short-term, the project will also confer some positive benefits in the local area. Direct economic benefits may result from construction expenditures both through the purchase of material from local suppliers and through the employment of local labor. Indirect economic impacts may include benefits to local retail businesses through the multiplier effect resulting from construction activities.

B. Long-Term Productivity

The long-term economic benefits will arise from employment required for the operation and maintenance of the judicial complex which are not a significant part of the impact of short-term construction activities.

In many respects it is difficult to portray the benefits of a new judiciary complex in terms of "productivity". The administration of justice is a social function not an economic activity. Courts and their associated facilities exist not for economic gain nor to confer economic benefits upon a community, but to hear disputes and to mete out justice. This important function is one of the cornerstones of democracy, and is recognized repeatedly by the Hawaii State Plan (see VIII-1). The new Hilo Judiciary Complex will enable the local courts and their affiliated services to function in the most efficient and up to date manner to meet increasing judicial requirements of the region. The new facility can provide the community with a sense of pride and confidence in the court system, and in the local government as well. A modern, efficient Judiciary Complex can lead to these same feelings of pride, security and confidence in Hilo itself, leading to a healthier climate supporting existing homes and businesses and providing the stability necessary for further growth in the area.

X. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

X. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

This project involves three general categories in the commitment of resources:

The Long-Term Commitment of Land

The development of the project will involve the long-term commitment of land for use as a Judiciary Complex. In one sense, this commitment is neither irreversible nor irretrievable. The possibility always exists that at some time in the distant future, any complex could be removed to make space for some other use of the land. However, for all practical intents and purposes, the construction of the new judiciary complex is expected to preclude other land use options on the selected site for many years.

Construction Commitments

The construction of the project at any of the proposed sites will involve the commitment of energy in the form of electricity and fuel, water, labor, materials, and capital investment.

Operational Commitments

The operation of the completed judiciary facility will also require the expenditure of certain irretrievable and irreversible commitments; labor, materials, and utilities (water, electricity and phone services) which will be required for the effective operation and maintenance of the complex.

XI. LIST OF NECESSARY APPROVALS REQUIRED FOR THE PROJECT

XI. LIST OF NECESSARY APPROVALS REQUIRED FOR THE PROJECT

<u>Permit/Approval</u>	<u>Honolulu Park Site A</u>	<u>State Office Building Site B</u>	<u>Hilo Bowling Lanes Site C</u>	<u>Old Riverside School Site D</u>	<u>Komohana Street Site E</u>
General Plan Amendment				X	X
Zoning Change					
Special Management Area Use Permit	X	X			
Downtown Hilo Redevelopment Plan Approval					
Kaiko'o Urban Renewal Plan Approval		X			
Subdivision	X		X		X
Plan Approval	X	X	X	X	X
Building Plan Approval (Fire)	X	X	X	X	X
National Flood Insurance		X		X	
Building Permit	X	X	X	X	X
Electrical Permit	X	X	X	X	X
Plumbing Permit	X	X	X	X	X
Outdoor Lighting	X	X	X	X	X
Sewer Connection	X	X	X	X	X
Work w/ State Highways			X	X	
Work w/ County Roads	X	X	X	X	X
Grubbing & Grading	X	X	X	X	X
Sidewalk Construction	X				X
Construct Driveway	X	X	X	X	X
Air conditioning and ventilation	X	X	X	X	X

XII. AGENCIES, ORGANIZATIONS, AND INDIVIDUALS
CONSULTED IN THE PREPARATION OF THE EIS

XII. AGENCIES, ORGANIZATIONS, AND INDIVIDUALS CONSULTED IN THE PREPARATION OF THE EIS

A. FEDERAL AGENCIES

Department of the Army -- U.S. Corps of Engineers
Department of Agriculture -- Soil Conservation Service
Department of the Interior -- Fish and Wildlife Service
U.S. Justice Department -- U.S. Attorney's office
U.S. District Courts -- Chief Judge

B. STATE AGENCIES

Department of Accounting and General Services -- Hilo
Department of Education
Department of Health
Department of Land and Natural Resources
Department of Transportation
Department of Agriculture
Department of Defense
Department of Business and Economic Development
Department of Social Services and Housing
Department of Corrections
Department of Budget and Finance
Department of Hawaiian Home Lands
Office of Environmental Quality Control
Office of Hawaiian Affairs
University of Hawaii -- Environmental Center
State of Hawaii Supreme Court, Administrative Director
State of Hawaii Attorney General - Hilo
State Senate Judiciary Committee Chairman
State House of Representatives Judiciary Committee Chairman
Third Circuit Court - Chief Clerk
District Court of the Third Circuit - Court Administrator

C. COUNTY OF HAWAII

Department of Water Supply
Department of Planning
Department of Parks and Recreation
Department of Public Works
Office of the Mayor
Police Department
Fire Department
County Council
Corporation Council/Prosecuting Attorney
Hawaii Redevelopment Agency

D. UTILITY COMPANIES

Hawaii Electric Light Company
Hawaiian Telephone Company

E. ORGANIZATIONS AND INDIVIDUALS

American Lung Association of Hawaii
Sierra Club, Hawaii Chapter
Hawaii Island Chamber of Commerce
Stanley H. Roehrig

XIII. ENVIRONMENTAL IMPACT STATEMENT CONSULTATION PHASE;
COMMENTS AND RESPONSES

XIII. ENVIRONMENTAL IMPACT STATEMENT CONSULTATION PHASE; COMMENTS AND RESPONSES

The following agencies, organizations, and individuals were consulted in the review of the Preliminary Site Selection Report and EIA. A total of 30 letters of response were received.

<u>ADDRESSEE</u>	<u>DATE</u>	<u>DAGS Response</u>
<u>State Legislature</u>		
o Senator Clayton Hee	01/28/88	03/88
o Representative Andrew Levin (2 Letters) (Also for 2/3/88 letter: Reps. Harvey Tajiri, Wayne Metcalf, Dwight Takamine and Virginia Isbell)	02/03/88, 02/08/88	04/11/88
o Representative Wayne Metcalf (2 Letters)	01/25/88, 02/10/88	02/22/88
<u>Federal Agencies</u>		
o Department of Agriculture, Soil Conservation Service	01/12/88	Not Required
o Department of the Army, U.S. Army Engineer District, Honolulu	01/29/88	03/29/88
o Department of Interior, Fish and Wildlife Service	01/20/88	Not Required
o Department of Justice -- U.S. Attorney's Office	None	Not Required
o District Courts -- Chief Judge	None	Not Required
<u>State Agencies</u>		
o Department of Agriculture	01/28/88	Not Required
o Department of the Attorney General - Hilo Office	None	Not Required
o Department of Budget & Finance	01/14/88	Not Required
o Department of Business & Economic Development	01/26/88	Not Required
o Department of Corrections	02/02/88	04/11/88
o Department of Defense	01/14/88	Not Required
o Department of Education (2 Letters)	01/18/88, 01/29/88	03/29/88
o Office of Environmental Quality Control	None	Not Required
o Office of Hawaiian Affairs	None	Not Required
o Department of Hawaiian Home Lands	01/18/88	Not Required

<u>ADDRESSEE</u>	<u>DATE</u>	<u>Comments Rec'd</u>	<u>DAGS Response</u>
<u>State Agencies (Continued)</u>			
o Department of Health	02/01/88		04/11/88
o Judiciary Department, District Court of the Third Circuit	02/05/88		Not Required
o Judiciary Department, State of Hawaii Supreme Court, Administrative Director	02/05/88		04/05/88
o Judiciary Department, Third Circuit Court - Chief Clerk	None		Not Required
o Department of Land and Natural Resources	02/08/88		04/11/88
o Department of Social Services and Housing	None		Not Required
o Department of Transportation	04/07/88		Not Required
<u>County Administration/Agencies</u>			
o County Council	None		Not Required
o Office of the Mayor	01/29/88		05/05/88
o Corporation Council	None		Not Required
o Fire Department	01/11/88		Not Required
o Hawaii Redevelopment Agency	01/22/88		05/04/88
o Parks and Recreation Department	01/18/88		04/08/88
o Planning Department	01/21/88		05/05/88
o Police Department	01/13/88		04/08/88
o Prosecuting Attorney	None		Not Required
o Public Works Department	01/15/88		05/12/88
o Water Supply Department	01/07/88		03/29/88
<u>Utilities</u>			
o Hawaii Electric Light Company	None		Not Required
o Hawaiian Telephone Company	01/07/88		Not Required
<u>Private Organizations and Individuals</u>			
o American Lung Association of Hawaii	None		Not Required
o Hawaii Island Chamber of Commerce	None		Not Required
o Stanley H. Roehrig, Attorney	None		Not Required
o Sierra Club, Hawaii Chapter	None		Not Required



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 116, HONOLULU, HAWAII 96810

KUULEI S. MAZATA
COMPTROLLER
SEN KUTANI
SENATE COMPTROLLER

LETTER NO. (P)1162.8

Honorable Clayton H. W. Hee
Page 2
Ltr. No. (P)1162.8

Honorable Clayton H. W. Hee
Chairman
Senate Committee on Judiciary
State Capitol, Room 227
Honolulu, Hawaii

Dear Senator Hee:

Subject: Hilo Judiciary Complex
Site Selection and EIS Report

Thank you for your January 28, 1988 comments on the subject project. We offer the following in response to your concerns:

1. New Judiciary Complex

Rather than delete the statement on page 11-12 of the subject report, it will be revised to reflect the source of the recommended alternative as follows:

"The conclusion reached by the Project Development Report for the Hilo Judiciary Complex prepared in May 1986 by H. Mogi Planning and Research, Inc., suggests that the current facilities in Hilo are inadequate to accommodate future growth for the East Hawaii and the Hilo District courts. The Report recommends that construction of a new Judiciary Complex for Hilo is an appropriate course of action to address both the existing functional/operational inefficiencies and critical future facility requirements for the East Hawaii Service Area...."

2. Origination of Cases

As a criterion for site selection, the locations where court cases originate was not considered appropriate by the Judiciary because:

- a. No readily available records are kept by the Judiciary as to the origins of court cases. The raw data would have to be compiled and analyzed.
- b. The number of court cases filed is not a good indication of the need for space because many cases are settled out of court, dropped before trial, or otherwise disposed of without the necessity for appearance in court.

3. Moving Administrative Branch Agencies

The alternative of relocating State agencies from the existing State Office Building and converting it to a Judiciary Complex is not considered a viable alternative for the following reasons:

- a. The existing State Office Building (SOB) was constructed primarily as an office building under the control of the administrative branch of government. Although it accommodated the Judiciary, the Judiciary is now constructing their own facilities.
- b. Although construction of a new SOB for the relocated agencies would be less expensive than constructing a new Judiciary facility, the cost of renovating the existing SOB for office space will be substantially less than renovating it for the Judiciary. This is primarily because of the special security requirements for the Judiciary and the difficulty of converting an office building to meet those requirements.
- c. There is a much greater functional requirement for the State administrative agencies to be next to the County building than for the judicial agencies.

4. Improvements to Rural Court Facilities as an Alternative

Almost all the district courts are not setup for jury trials. Therefore, utilization of the rural courts would require substantial renovation and expansion to accommodate jury trials and the necessary security provisions.

Honorable Clayton H. W. Hee
Page 3

Ltr. No. (P)1162.8


5. Long Range Comprehensive Development Plans

The present plan is to complete the site selection report and EIS but to hold up on selecting a site until the need for this facility is reconfirmed. However, we anticipate this will be done before the Judiciary's Long Range Comprehensive Development (LRCD) Plans are completed.

As noted earlier, the existing SOB is under the control of the administrative branch of government which could use the space occupied by the Judiciary to accommodate agencies that are presently leasing private office space. Additionally, the existing SOB is not suitable for renovation to meet the Judiciary's needs. Therefore, it can be concluded that the Judiciary needs a new Hilo facility regardless of the long range development plan adopted.

We appreciate your input for this project.

Respectfully,


RUSSELL S. NACHEZ
State Comptroller

- 100 DANIEL KAHALO
- 101 THOMAS ALLEN
- 102 MARY ANN
- 103 HONOLULU
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HOUSE OF REPRESENTATIVES
 THE FOURTEENTH LEGISLATURE
 STATE OF HAWAII
 HONOLULU, HAWAII 96811
 February 3, 1988



Mr. Alan Suwa
 February 3, 1988
 Page 2

Alan Suwa
 REP. HARVEY S. TAJIRI
 Second Representative District

Wayne Metcalf
 REP. WAYNE METCALF
 Third Representative District

Dwight Y. Takamine
 REP. DWIGHT Y. TAKAMINE
 Fourth Representative District

Virginia Isbell
 REP. VIRGINIA ISBELL
 Fifth Representative District

cc: Chief Justice Herman Lum
 Mayor Dante Carpenter

Mr. Alan Suwa
 Wilson Okamoto & Associates, Inc.
 P. O. Box 3530
 Honolulu, Hawaii 96811

RE: Site Selection Report and
 Environmental Impact Assessment
 for the New Hilo Judiciary Complex,
 Hilo, Hawaii

Dear Mr. Suwa:

Based on our review of the subject report and environmental impact assessment and our own understanding of the East Hawaii development picture, we wish to express our support for the utilization of State land adjacent to the present State Building on Apunui Street for the new Hilo Judiciary Complex. It is our opinion that this site will best serve the needs of our constituents.

We recommend the use of the State Building site, in lieu of the Old Riverside School site or any other location in downtown Hilo, such as Lincoln Park, because we believe it would be better to locate the Judiciary complex near the existing State and County governmental offices. In addition, the traffic congestion along Wainuenuu Avenue and elsewhere in downtown Hilo presents a serious concern to us, and we believe that the State Building site provides the least congested traffic situation.

We wish to thank you for your efforts on this project and look forward to working together with you in the future.

Sincerely,
 REP. ANDREW LEVIN
 First Representative District

RECEIVED
 FEB 10 1988
 HOUSE OF REPRESENTATIVES

JOHN WARD
DIRECTOR



RUSSEL S. NACATA
Comptroller
ELEI SIFABU
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 116, HONOLULU, HAWAII 96810

LETTER NO. (P)1298.8

APR 11 1989

Honorable Andrew Levin
Representative
State Capitol, Room 432
Honolulu, Hawaii

Dear Representative Levin:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your February 3, 1988 joint letter
expressing your support for the State Building site. Your
recommendation will be given serious consideration when the
site is selected.

Respectfully,

RUSSEL S. NACATA
State Comptroller

JOHN WAINALU
SECRETARY



RUSSEL S. NAGATA
Comptroller

216 STRAW
MINT COURTHOUSE

LETTER NO. (P)1304.6

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96819

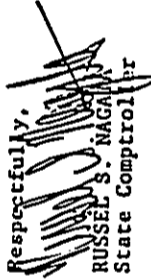
APR 11 1988

Honorable Harvey S. Tajiri
Representative
State Capitol, Room 319
Honolulu, Hawaii

Dear Representative Tajiri:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your February 3, 1988 joint letter expressing your support for the State Building site. Your recommendation will be given serious consideration when the site is selected.

Respectfully,

RUSSEL S. NAGATA
State Comptroller

JOHN WILSON
STATE COMPTROLLER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96818

RUSSEL S. NAGATA
COMPTROLLER
KIM KITAHI
STATE COMPTROLLER

LETTER NO. (P)1103.8

APR 11 1988

Honorable Wayne Metcalf
Representative
State Capitol, Room 428
Honolulu, Hawaii

Dear Representative Metcalf:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your February 3, 1988 joint letter
expressing your support for the State Building site. Your
recommendation will be given serious consideration when the
site is selected.

Respectfully,

RUSSEL S. NAGATA
State Comptroller

JOHN WILKINS
SECRETARY



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 115, HONOLULU, HAWAII 96818

RUSSEL S. MAGATA
COMPTROLLER

SEN SITABU
DEPUTY COMPTROLLER

LETTER NO. (P)1305.1

APR 11 1988

Honorable Dwight Y. Takamine
Representative
State Capitol, Room 424
Honolulu, Hawaii

Dear Representative Takamine:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your February 3, 1988 joint letter expressing your support for the State Building site. Your recommendation will be given serious consideration when the site is selected.

Respectfully,

RUSSEL S. MAGATA
State Comptroller

JOHN W. LINDS
GOVT. WORK



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 116, HONOLULU, HAWAII 96810

RUSSEL S. MCGATA
COMPTROLLER

SEN BITYARI
SENATE COMPTROLLER

LETTER NO. (P) 1302.8

APR 11 1988

Honorable Virginia Isbell
Representative
State Capitol, Room 427
Honolulu, Hawaii

Dear Representative Isbell:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your February 3, 1988 joint letter
expressing your support for the State Building site. Your
recommendation will be given serious consideration when the
site is selected.

Respectfully,

RUSSEL S. MCGATA
State Comptroller

SENATOR
DANIEL J. AHIMAI
LORRAINE ALLEN
HOLLY A. ANDERSON
MURRAY B. BROWN
DICK C. BROWN

HOUSE OF REPRESENTATIVES

THE FOURTEENTH LEGISLATURE

STATE OF HAWAII

STATE CAPITOL

HONOLULU, HAWAII 96811

February 8, 1988

HOUSE OF REPRESENTATIVES
STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96811



JOHN BURNS
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96811

RUSSELL S. MACATA
COMPTROLLER
1185 BITEBU
SENATE COMPTROLLER
LETTER NO. (P) 1297

RECEIVED
FEB 11 1988
WILSON OKAMOTO & ASSOCIATES

Mr. Alan Suva, Project Manager
WILSON OKAMOTO & ASSOCIATES, INC.
P. O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Suva:

After sending a joint letter to you concerning the Judiciary Complex for Hilo, I received a copy of a letter from Dante Carpenter to you dated January 29, 1988. In that letter he suggested converting the existing State Office Building to a Judiciary Complex, and developing a new State Office Building in the downtown area.

I believe that Mayor Carpenter's proposal has great merit and hope that you will give it full consideration.

Very truly yours,

ANDREW LEVIN
State Representative
First District of Hawaii

AL:st

cc: Janice Volf
Rep. Virginia Isbell
Rep. Wayne Heitcalf
Rep. Harvey Tajiri
Rep. Dwight Takamine

Honorable Andrew Levin
Representative
State Capitol, Room 432
Honolulu, Hawaii

Dear Representative Levin:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your February 8, 1988 letter supporting Mayor Dante Carpenter's suggestion on converting the existing State Office Building into a Judiciary Complex and developing a new State Office Building in the downtown Hilo area. We have reviewed the suggestion but do not consider it a viable alternative for the following reasons:

1. The existing State Office Building (SOB) was constructed primarily as an office building under the control of the administrative branch of government. Although it accommodated the Judiciary, the judicial branch of government is now constructing their own facilities.
2. Although constructing a new SOB for the relocated administrative agencies would be less expensive than constructing a new Judiciary facility, the cost of renovating the existing SOB for office space will be substantially less than renovating it for the Judiciary. This is primarily because of the special security requirements for the Judiciary and the difficulty of converting an office building to meet those requirements.

APR 11 1988

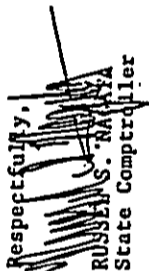
Wilson Okamoto & Associates

Honorable Andrew Levin
Page 2

Ltr. No. (P)1297.8

3. There is a much greater functional requirement for the State administrative agencies rather than for the judicial agencies to be next to the County building.

Respectfully,


RUSSEL S. RAPPLEY
State Comptroller

Mr. DANIEL KIDANO
Mr. LAMBERT S. ALCON
Messrs. Frank
TOM OKAMURA
Messrs. Dave Linder
PIETER K. ARI

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374 - EUGENE S. ALTON
384 - RICHARD S. CARRERA
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414 - CLARENCE Y. HARRIS
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454 - PAUL I. GOSWAMI
464 - MENSEN J. HARRIS
474 - HENRY HARRIS
484 - PETER K. ARI
494 - LARRY K. HARRIS
504 - BERTHA C. HARRIS

HOUSE OF REPRESENTATIVES
THE FOURTEENTH LEGISLATURE

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813



January 25, 1988

Mr. Alan Suva
Wilson Okamoto & Associates, Inc.
P.O. Box 3530
Honolulu, Hawaii 96811

Re: Site Selection Report And Environmental Impact
Assessment For The New Hilo Judiciary Complex,
Hilo, Hawaii

Dear Mr. Suva:

Thank you for the opportunity of reviewing the subject
report and environmental impact assessment.

As Chairman of the House Judiciary Committee and
Representative from the Third District in Hilo, I am, of
course, vitally concerned with the site selection for the
new Hilo Judiciary complex.

The site selected should not only serve the best
interests of my constituents, but of all the residents of
Hilo.

Based on my review of your report and my own
understanding of the East Hawaii development picture, I am
convinced that the option of utilizing State land adjacent
to the present State building on Aupuni Street is the best
option for my constituents. I will, therefore, support this
site in my legislative capacity.

My decision to support the site adjacent to the State
Building in Hilo, Hawaii is based on the following criteria:

1. The subject report compares five potential sites for
a new judiciary building. Although it is acknowledged that
some of the potential sites propose the use of existing
State owned lands, a value is placed upon the use of State
land as a foregone opportunity cost in the evaluation of
acquisition costs for site selection. In considering the
merits of a proposed judiciary complex, the Legislature will
be concerned with the actual, rather than hypothetical
dollars to be expended for development costs.

2. The draft EIS does not include an adequate analysis
of the time needed for private land acquisition, tenant

Wayne Metcalf
Wayne Metcalf

Mr. Alan Suva
January 25, 1988
Page 2

relocation, and the extent to which the development schedule would be
affected by the use of such property as opposed to State land.
Because of the present need for the above facilities, time is of the
essence, and the State land adjacent to the State Building is
presently available.

3. The selection should take into account the obvious convenience
of locating the new Judiciary complex adjacent to the major
governmental offices in the East Hawaii area. These are located at
the State Building, the County Building, and the Hilo Lagoon Centre
which is located adjacent to the State Building. The County of Hawaii
has just acquired, through a bond sale, a major section of the Hilo
Lagoon Centre, which includes offices for the Corporation Counsel's
legal staff and other County offices. In addition, many of the
lawyers who do trial work in the East Hawaii area have their offices
located within close proximity of the State Building, County Building,
and Hilo Lagoon Centre complexes.

4. Existing traffic congestion is a major concern for location of
the new Judiciary complex. The traffic in the County Building, State
Building, and Hilo Lagoon Centre area provides the least
congested traffic situation available. The existing traffic
congestion along Kinole and Kilauea in the vicinity of the
Hovling Lanes Site and along Vainuenu Avenue in the vicinity of the
Old Riverside School Site presents a serious concern to the location
of the Judiciary complex on either of those parcels. The Hoolulu Park
Site and the Koaehana Street Site are too far removed from the center
of the governmental offices in the East Hawaii area, and therefore
present logistical problems for the relocation of users of the
Judiciary complex under the circumstances.

5. Each of the proposed sites, except for the State Building
Site, present serious concerns upon the impact of the existing
surrounding uses. Park and recreational areas surround the Hoolulu
Park Site which may be jeopardized. Residential and agricultural
lands are adjacent to the Koaehana Street Site. Commercial areas
already surround the Hovling Lanes Site, including a proposed car
service business which is presently under construction. Three schools
are in the immediate vicinity of the Old Riverside School Site with
the attendant morning traffic pattern and congestion.

I appreciate the opportunity to provide my input regarding the
above site selection. The Legislature has benefited by your efforts.
If I can be of any further assistance, please do not hesitate to
contact me.

Sincerely,

WAYNE-METCALF
Chairman
Committee on Judiciary

HOUSE OF REPRESENTATIVES
THE FOURTEENTH LEGISLATURE

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

February 10, 1988

RECEIVED

FEB 11 3 17 PM '88

DIV. OF PUBLIC WORKS
USGS



JOHN WELLS
SECRETARY



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 114, HONOLULU, HAWAII 96819

RUSSEL S. NAGATA
COMPTROLLER
STATE OF HAWAII
LETTER NO. (P)1140
FEB 22 1988

Honorable Wayne Metcalf
Representative
State Capitol, Room 428
Honolulu, Hawaii

Dear Representative Metcalf:

Subject: Hilo Judiciary Complex
Site Selection and EIS
Consultation Phase

Thank you for your February 10, 1988 letter concerning the land acquisition cost estimate for the Kinooole Street site. We have reviewed the cost figures and provide the following comments:

1. The land costs shown in the subject report are based on County tax valuations for 1987.
2. The tax assessment values are used because they are current and readily available from the County.
3. The 1987 tax assessment values for TMK 2-4-25:05 and TMK 2-4-25:16/88 are approximately 88% and 98%, respectively, of their latest sales values.
4. The tax assessment values are sufficiently accurate that a comparison of relative values between sites is adequate to reduce the number of alternative sites to the two best sites. However, we will look at adjusting the land values to bring them closer to market value.

Should there be any questions, please have your staff contact Mr. Gordon Matsuoka of the Public Works Division at 568-4578.

Respectfully,
RUSSEL S. NAGATA
State Comptroller

Mr. Russel S. Nagata
Comptroller
Department of Accounting & General Services
Kalanimoku Bldg.
1151 Punchbowl St.
Honolulu, HI 96813

Dear Russel:

Pursuant to the conversation we had recently regarding the unreasonably low acquisition estimate for the Kinooole Street site selection study for the proposed Hilo Judiciary court-house, enclosed is information indicating that the market value for the public property is considerably higher than which is reflected in the report estimates.

With warm personal regards.

Sincerely,

WAYNE METCALF
Hawaii State Representative
Third District

WM:mn
encl.

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1 - P. W. Engr. Approv.

1 - P. W. Engr. Sign.

1 - P. W. Engr. Info.

1 - P. W. Engr. File

1 - P. W. Engr. Sec.

1 - P. W. Engr. Consult.

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

P. O. BOX 50004
HONOLULU, HAWAII
96850

January 12, 1988

RECEIVED

JAN 13 1988

WILSON OKAMOTO & ASSOCIATES

Wilson Okamoto & Associates, Inc.
P.O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Okamoto:

Subject: Site Selection Report and Environmental Impact
Assessment for the New Hilo Judiciary Complex
Hilo, Hawaii

Per your request, the above mentioned document has been reviewed. Special notice of the extensive and proper use of soils interpretations in comparing with the alternative sites was taken into account.

Sincerely,



RICHARD N. DUNCAN
State Conservationist



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT. SHAFTER, HAWAII 96858-3440

REPLY TO
ATTENTION OF:
Planning Branch

January 29, 1988

RECEIVED
FEB 02 1988

WILSON OKAMOTO & ASSOCIATES

Wilson Okamoto & Associates, Inc.
ATTN: Alan Suwa, Project Manager
P.O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Suwa:

Thank you for the opportunity to review the Site Selection Report and Draft Environmental Impact Statement for the New Hilo Judiciary Complex, Hilo, Hawaii. The following comments are offered.

a. Based on information provided in the document, no work is to be done in waters of the U.S. or adjacent wetlands and therefore no Department of the Army permit is required.

b. According to the most recent Flood Insurance Study for Hawaii County (September 30, 1986), alternative sites 1-4 are located in the following zones (map enclosed).

- (1) Sites 1, 3, 5. These sites are located in Zone X (area outside of the 500-year flood plain).
- (2) Site 2. This site is located in Zone X and in Zone AE (special flood hazard area with base flood elevations ranging from 15 to 20 feet above mean sea level).
- (3) Site 4. Site 4 is located in Zone X and in Zone A (area within the 100-year flood plain).

Sincerely,

C. Juy
Kisauk Cheung
Chief, Engineering Division

Enclosure



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS

P. O. BOX 118, HONOLULU, HAWAII 96818

MAR 29 1988

ALAN SUWA
PROJECT MANAGER

ROSELL B. HAGATA
COMPTROLLER

SEN. STEVEN
MATSUDA

LETTER NO. (P)1252-8

Mr. Kisauk Cheung
Chief, Engineering Division
U. S. Army Engineer
District, Honolulu
Department of the Army
Fort Shafter Building 230
Fort Shafter, Hawaii 96858

Dear Mr. Cheung:

Subject: Site Selection Report and EIS for the
New Hilo Judiciary Complex - Hilo, Hawaii

Thank you for your January 29, 1988 comments on the
subject project.

We appreciate your input that none of the candidate
sites will be subject to review under the Army Permit. Your
comments on the most recent Flood Insurance Study for Hawaii
County will be incorporated into the EIS.

Very truly yours,

Teuane Tomihaga
TEUANE TOMIHAGA
State Public Works Engineer

CT:jk



United States Department of the Interior

FISH AND WILDLIFE SERVICE
100 ALA MOANA BOULEVARD
P.O. BOX 50127
HONOLULU, HAWAII 96850

IN REPLY REFER TO:
ES
Room 6307

20 JAN 1988

RECEIVED

Mr. Alan Suwa, Project Manager
Wilson Okamoto and Associates, Inc.
P.O. Box 3530
Honolulu, Hawaii 96811

Re: Site Selection Report and Environmental Impact Assessment
for the New Hilo Judiciary Complex, Hilo, Hawaii

Dear Mr. Suwa:

We have reviewed the referenced document and have no comments to offer at this time.

We appreciate this opportunity to comment.

Sincerely yours,

Ernest Kosaka, Field Supervisor
Office of Environmental Services
Pacific Islands Office



Save Energy and You Serve America!

JOHN WAIHEE
GOVERNOR



SUZANNE D. PETERSON
CHAIRPERSON, BOARD OF AGRICULTURE
DEPUTY TO THE CHAIRPERSON

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814-2512

Mailing Address:
P. O. Box 22159
Honolulu, Hawaii 96822-0159

January 29, 1988

RECEIVED

HILLOHNS
WILSON OKAMOTO & ASSOCIATES

Wilson Okamoto and Associates, Inc.
P. O. Box 3530
Honolulu, Hawaii 96811

Attention: Mr. Alan M. Suwa, Project Manager

Subject: Environmental Impact Statement Preparation Notice
(EISPNI) for New Hilo Judiciary Complex, Hilo, Hawaii
THK: 2-2, 2-3
Area: approximately 5 to 6 acres per site

Dear Mr. Suwa:

The Department of Agriculture has reviewed the subject EISPNI and expects no adverse impacts on agricultural plans, programs or activities inasmuch as the five alternative sites are within the State Urban District and have largely non-agricultural County zoning designations.

Thank you for the opportunity to comment.

Sincerely,

SUZANNE D. PETERSON
Chairperson, Board of Agriculture

cc: OEQC

JOHN WARD
Director

ENVIRONMENTAL ACTION
HAWAII PUBLIC UTILITIES WITH FUND
OFFICE OF THE PUBLIC UTILITIES
PUBLIC UTILITIES COMMISSION



STATE OF HAWAII
DEPARTMENT OF BUDGET AND FINANCE

STATE CAPITOL
P.O. BOX 154
HONOLULU, HAWAII 96810

YUKIO TAKEHOTO
Director

ROBERT P. TADOSH
Senior Director
Thomas I. Yamashiro
Deputy Director

DIVISIONS:
INVEST. PLANNING AND MANAGEMENT
ELECTRONIC DATA PROCESSING
TELECOMMUNICATIONS

January 14, 1988

RECEIVED

JAN 19 1988

WILSON OKAMOTO & ASSOCIATES

Mr. Alan Suwa, Project Manager
Wilson Okamoto & Associates, Inc.
P.O. Box 3530
Honolulu, Hawaii 96811

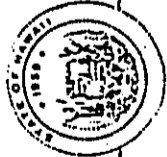
Dear Mr. Suwa:

We would like to thank you for allowing us the opportunity to comment on the Environmental Impact Assessment relating to the Hilo Judiciary Complex that your company prepared.

At this time, we do not have any comments to make on the study.

Sincerely,

YUKIO TAKEHOTO



**DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT**

MANUALU BUILDING, 30 SOUTH KING ST., HONOLULU, HAWAII
MAILING ADDRESS: PO BOX 208, HONOLULU, HAWAII TELEPHONE: 535-1000

JOHN WAHNE
COMMISSIONER
ROGER A. UIVELING
DEPUTY COMMISSIONER
BARBARA WINSTON
DEPUTY DIRECTOR
LESLIE S. MATSUDA
DEPUTY DIRECTOR

Ref. No. P-8015

January 26, 1988

RECEIVED

FEB 03 1988
BUSINESS DEPARTMENT

Wilson Okamoto & Associates, Inc.
P.O. Box 3530
Honolulu, Hawaii 96811

Attention: Mr. Alan Suwa
Dear Mr. Suwa:

Subject: Site Selection Report and Draft Environmental Impact
Statement--New Hilo Judiciary Complex

We have reviewed the subject document and do not have any comments
to offer at this time.

Thank you for providing an opportunity for our review.

Sincerely,
Roger A. Uiveling
Roger A. Uiveling

JOHN WAHIEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF CORRECTIONS
677 Ala Moana Boulevard, Suite 700
Honolulu, Hawaii 96813

February 2, 1988

Mr. Alan Suwa,
Project Manager
Hilison Okamoto & Associates
P. O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Suwa:

RE: Your letter dated 12/22/87 (2681-01), Site Selection
Report/Environmental Impact Assessment for the New Hilo Judiciary
Complex - Hilo, Hawaii.

Thank you for providing the Department of Corrections with the
opportunity to articulate our thoughts and concerns relative to the above
referenced report. Accordingly, please be advised of the following comments:

1. It would appear to be prudent to utilize existing state land for
the complex unless site development costs equal or exceed the cost
to purchase property from a private owner(s). The State of Hawaii
has property throughout the city of Hilo and should be given first
consideration.
2. The projections utilized in this study indicate that, by the year
2000, there will be four (4) circuit courts, three (3) district
courts, and one (1) family court in East Hawaii. The impact on
the Department of Corrections will be substantial as we will be
expected to transport inmates to and from these courtrooms. At
the present time, we are providing services to two (2) district
court judges and two (2) circuit courts in East Hawaii, which has
often caused us to incur expenses for which we have not adequately
budgeted for. The projected increase in East Hawaii, coupled with
the anticipated population growth in West Hawaii, will create
service demands that will have to be borne by the Department of
Corrections.
3. In anticipation of our specific needs within this new judiciary
complex, we request that consideration be given to include an
isolated holding area for inmates scheduled to appear in court.
This holding area should be a secured space capable of holding six
(6) to twelve (12) inmates who may be awaiting arraignment, trial,
preliminary hearings, hearings on motions, sentencing, and other
court related activities. The area should also be isolated from
the general public.

Mr. Alan Suwa, Project Manager
February 2, 1988
Page 2

Should you have any questions, please feel free to call me or Carole
Hoe at 548-3630.

Sincerely,

Harold Falk
Harold Falk
Director

cc: Cedric Takamoto
DAGS PLING BR.

JD:viz
[DOC #0006n]

HAROLD FALK
DIRECTOR

GEORGE IMAHORI
DEPUTY DIRECTOR

No. 1259

RECEIVED
FEB 11 1988

HILISON OKAMOTO & ASSOCIATES

JOHN WAINALE
SECRETARY



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

RUSSEL S. HAGAHA
COMPTROLLER

REN NIYASU
DEPUTY COMPTROLLER

LETTER NO. (P)1306.8

APR 11 1988

Honorable Harold Falk
Director
Department of Corrections
State of Hawaii
Honolulu, Hawaii

Dear Mr. Falk:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your February 2, 1988 comments on the
subject project. Our responses to your comments are as
follows:

1. State Lands: It generally is prudent to utilize
State lands where possible. However, there are
many other items which also need to be considered
in selecting a site.
2. DOC Service Demands: We have no comments on the
growth of DOC service demands.
3. Inmate Holding Area: An inmate holding area,
separate circulation systems, and other security
measures are planned to be provided in the new
facility.

Very truly yours,


RUSSEL S. HAGAHA
State Comptroller

JOHN WAINKE
Sergeant



ALEXIS T. LUI
Major General
Adjutant General

DEPT. ADJUTANT GENERAL

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
349 DIAMOND HEAD ROAD, HONOLULU, HAWAII 96814-499

JUN 14 1988

Engineering Office

RECEIVED

May 18 1988
WILSON OKAMOTO & ASSOCIATES

Wilson Okamoto & Associates
P.O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Gentlemen:

Site Selection Report and Environmental Impact Assessment for
The New Hilo Judiciary Complex, Hilo, Hawaii

Thank you for providing us the opportunity to review the above subject project.

We have no comments to offer at this time regarding this project.

Sincerely,

Jerry M. Matsuda
Jerry M. Matsuda
Major, Hawaii Air
National Guard
Contr & Engr Officer

Enclosure

cc: Mr. Cedric Takamoto, DMS, Planning Division

JOHN WARD
COMMISSIONER

CHARLES T. TOGUCHI
SUPERINTENDENT



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P. O. BOX 2148
HONOLULU, HAWAII 96811

January 18, 1988

OFFICE OF THE SUPERINTENDENT

RECEIVED

JAN 21 1988

Mr. Alan Suwa, Project Manager
Wilson Okamoto & Associates
P.O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Suwa:

SUBJECT: Site Selection Report and EIS Statement

Our review of the Hilo Judiciary Complex project indicates that it will not have any impact on our area schools.

Thank you for the opportunity to comment.

Sincerely,

Charles T. Toguchi

CHARLES T. TOGUCHI
Superintendent

CIT:JI

cc E. Imai, OBS
A. Garson, Hawaii Dist.

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

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

ADMINISTRATIVE CONFERENCE



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2149
HONOLULU, HAWAII 96811

OFFICE OF THE SUPERINTENDENT

CHARLES T. TOGUCHI
SUPERINTENDENT

Handwritten signature of Charles T. Toguchi

January 29, 1988

Mr. Alan Suwa, Project Manager
Wilson Okamoto and Associates
P.O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Suwa:

SUBJECT: Site Selection Report and EIS for the New
Hilo Judiciary Complex - Hilo, Hawaii

We would like to make the following comments regarding the subject report.

We object to the use of the former Riverside School for the new Hilo Judiciary Complex. The site is currently being used by the Department of Education's Hawaii District Office as a District Office Annex.

The site currently has four buildings in good condition that are housing seventy-four district staff. The offices on the site include:

1. Federal Projects - Chapter 1
2. District Special Education Program
3. District Special Services Program Resource
4. District Instructional Materials Center and Library
5. District Resource Teachers
6. Hilo Program for Pregnant Students
7. Hilo High Alternative Program

Mr. Alan Suwa -2- January 29, 1988

The possible exchange of space between the present DOE annex area and the eventual vacated Judiciary offices in the Hilo State Building will not provide adequate space for the seventy-four staff members and the extended resource center.

Thank you for your consideration.

Sincerely,

Charles T. Toguchi
Charles T. Toguchi
Superintendent

CTT:jl

cc C. Takemoto, DAGS
E. Imai, OBS
A. Garson, Hawaii Dist.

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

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



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 114, HONOLULU, HAWAII 96810

RUSSELL M. HARRIS
Contractor
P.M. Study
P.M. Study
OFFICE NO. (P) 1250.8

JAN 29 1988

Honorable Charles T. Toguchi
Superintendent
Department of Education
State of Hawaii
Honolulu, Hawaii

Dear Mr. Toguchi:

Subject: Site Selection Report and EIS for the
New Iiilo Judiciary Complex - Iiilo, Hawaii

Thank you for your January 29, 1988 comments on the subject project. Your objection to the use of the former Riverside School for the new Iiilo Judiciary Complex is acknowledged and will be considered in selecting a site.

Section IV E.4 will be revised to reflect the intensive use of the site and the good condition of the existing facilities. The problem of relocating the current uses to the State Office Building will also be noted in the discussion of alternatives and displacement costs.

We appreciate your input for this project.

Very truly yours,
RUSSELL M. HARRIS
State Comptroller



DISTRICT OFFICES
 MAUI OFFICE
 P. O. BOX 22
 SAHAKULA, MAUI 96728

HONOLULU OFFICE
 P. O. BOX 198
 HONOLULU, HAWAII 96719

KAUAI OFFICE
 P. O. BOX 233
 LIMECK, KAUAI 96744

STATE OF HAWAII
 DEPARTMENT OF HAWAIIAN HOME LANDS
 P. O. BOX 1379
 HONOLULU, HAWAII 96815

January 18, 1987

RECEIVED
 JAN 21 1987
 HONOLULU, HAWAII

Mr. Alan Suwa
 Project Manager
 Wilson Okamoto & Associates
 P.O. Box 3530
 Honolulu, Hawaii 96811

Dear Mr. Suwa:

Thank you for your letter of December 22, 1987 and the accompanying Site Selection Report and EIA for the new Hilo Judiciary Complex.

The Department of Hawaiian Home Lands is not impacted by the project but would very much appreciate receiving your final document and being kept abreast of project developments.

If you have any questions, please do not hesitate to contact me at 548-6450.

Sincerely,

Hilima A. Piihanaia
 Hilima A. Piihanaia, Chairman
 Hawaiian Homes Commission

IAP:HS:eh

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

RUSSELL S. MACGREGOR
COMPTROLLER
HEN KIRIHAU
DEPUTY COMPTROLLER
LETTER NO. (P)1307.1



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 118, HONOLULU, HAWAII 96818

APR 11 1988

JOHN WILKIE
GOVERNOR

JOHN C. LEWIS, M.D.
DIRECTOR OF HEALTH

In reply, please refer to:
EMISO



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 318
HONOLULU, HAWAII 96811

February 1, 1988

RECEIVED
FEB 03 1988

Mr. Alan Suwa, Project Manager
Wilson Okamoto and Associates
P. O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Suwa:

Subject: Site Selection Report and Environmental Impact Assessment for
New Hilo Judiciary Complex, Hilo, Hawaii

Thank you for allowing us to review and comment on the subject project. We wish to point out that sites numbers 3, 4 and 5 need to address UIC requirements, if applicable, as their sites are above the UIC lines. Additionally, a public sewer is not readily available at site #2 and not available at site #5. For sites #2 and #5, we request sewage flow calculations and the proposed sewage disposal system to be prepared by a registered engineer.

Sincerely,

Bruce S. Anderson
BRUCE S. ANDERSON, Ph.D.
Deputy Director for
Environmental Health

cc: Chief Sanitarian, Hawaii

Calvin Surado: 548-6455
Harold Matsumura - 961-7371 (Hawaii) } need to call
Harold Sugiyanaga (Waikoloa) - County of Hawaii } to discuss above comment

Dr. Bruce S. Anderson
Deputy Director for
Environmental Health
Department of Health
State of Hawaii
Honolulu, Hawaii

Dear Dr. Anderson:

Subject: Site Selection Report and
Environmental Impact Assessment for
the New Hilo Judiciary Complex

Thank you for your February 1, 1988 comments on the subject project. Our responses to your comments are as follows:

1. Underground Injection Control (UIC): The discussion on Water Quality on Page VI-5 will be revised to indicate that Sites Nos. 3, 4, and 5 are above the UIC line but that it doesn't matter because the sewer system for the site selected will be connected to the County sewer system.
2. Site 2 Sewer: Our inquiry with the County of Hawaii Public Works Department indicates that a sewer is available at that site as indicated in Figure VI-7.
3. Site 5 Sewer: No comment since Figure VI-10 shows the existing and proposed sewer lines.
4. Sewage Flow Calculations: For both Sites Nos. 2 and 5, sewage flow calculations and the proposed sewage disposal system will be prepared by a registered engineer during the design of the facility.

We appreciate you input on this project.

Very Truly Yours,
RUSSELL S. MACGREGOR
State Comptroller

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



DISTRICT COURT OF THE THIRD CIRCUIT
State Office Building, Room 205 • P. O. Box 896 • Hilo, Hawaii 96721-0896 • Telephone (808) 961-7241

WILLIAM S. CHILDS, JUDGE
Attorney at Law
CIVIL & CRIMINAL
1987

February 5, 1988

RECEIVED

To: Mr. Alan Suwa, Project Manager
Wilson Okamoto & Associates
P. O. Box 3530
Honolulu, Hawaii 96811

From: Maile K. Nakayama

Subject: Site selection report and environmental impact assessment
for the New Hilo Judiciary Complex, Hilo, Hawaii

Please be informed that we have reviewed the above report and
have no comments at this time.

Sorry for delay in responding.

Very truly yours,

Maile K. Nakayama
Maile K. Nakayama

Note: 7 pages attached

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

RUSSEL S. BIG
Comptroller
SEN SITABU
SENTRY COMPANY
(P) 12:
LETTER NO. _____



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111, HONOLULU, HAWAII 96810

APR 5 1988

Ms. Janice Wolf
Administrative Director
of the Courts
The Judiciary
State of Hawaii
Honolulu, Hawaii

Dear Ms. Wolf:

Subject: Site Selection Report and
Environmental Assessment for
New Hilo Judiciary Complex
Hilo, Hawaii

Thank you for your February 5, 1988 comments on the
subject report. We offer the following responses:

- 1. The purpose of the report and EIS is to identify
alternative sites for the Hilo Judiciary Complex
and to expose all pertinent parameters, impacts,
concerns, etc. associated with each site.
- 2. Until the public provides input in the EIS process
and the EIS is accepted by the Governor as meeting
the requirements of Chapter 343, HRS, we do not
feel it is appropriate for DAGS to make a site
recommendation.

Should there be any questions, please have your staff
contact Mr. Cedric Takamoto of the Planning Branch at
548-5460.

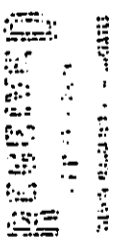
Very truly yours,
Teuane Tomimaga
TEUANE TOMINAGA
State Public Works Engineer

CT:jk

JANE WOLF
Director

Post Office Box 2560 Honolulu, Hawaii 96801

Office of the Administrative Director of the Courts
The Judiciary • State of Hawaii



February 5, 1988

Mr. Alan Suwa
Wilson Okamoto & Associates, Inc.
P. O. Box 3530
Honolulu, HI 96811

Dear Mr. Suwa:

We have reviewed the Environmental Impact Assessment
for the Hilo Judiciary Complex and have no comment on the
report. However, we would like to know what is the
recommendation among the five (5) sites.

Presently, we are in the process of developing a Judiciary
Facilities Master Plan. The Master Plan will examine various
issues and data that will affect the building of new facilities
and the closing or renovation of existing facilities. Thus,
the Master Plan will be a working guide for recommendations
and future CIP requests.

Thank you for your consideration in soliciting our
comments.

Sincerely yours,
Janice Wolf
Janice Wolf
Administrative Director of the
Courts

JW:RH:vc

Judiciary

JOHN WARD
LAWYER



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 921
HONOLULU, HAWAII 96808

FEB -8 1981

Doc. No.: 2661K
File No.: 80-335

WILLIAM W. PATY, Chairman
Board of Land and Natural Resources

LURET E. LANGRISH
SECRET

AGRICULTURE DEVELOPMENT
PROGRAMS
AQUATIC RESOURCES
CONSERVATION AND
RECREATION AFFAIRS
CONSERVATION
RECREATION DEVELOPMENT
CONTRACTS
FOREST AND WILDLIFE
LAND AND NATURAL RESOURCES
LAND USE PLANNING
WATER AND LAND DEVELOPMENT

Thank you for the opportunity to review this project.

Very truly yours,

William W. Paty
William W. Paty, Chairman
Board of Land and Natural Resources

Mr. Alan Suwa, Project Manager
Wilson Okamoto and Associates
P.O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Suwa,

RECEIVED

FEB 11 1981

Subject: Site Selection Report and Environmental Impact
Assessment for the New Hilo Judiciary Complex

We have reviewed the document cited above and have the following comments to offer.

Chapter III presents the existing conditions, noting that no archeological sites are in the project locations, since the locations are "in highly urbanized environments which, in the recent past, have been altered or modified" (III:8).

We would like to point out that urban environments often do contain subsurface archeological deposits--sometimes surprisingly intact. Even partly disturbed deposits sometimes are significant. Thus, it is possible that some of the project locations may be in the old Hilo town areas of the 1800's and, if so, there may possibly be subsurface archeological deposits of this era that may be significant. Only potential project areas 3 and 4 seem to be in such areas. We would recommend that the EIS include historic preservation review of this matter.

Also, potential site 2 is within Wailoa River State Park. We are, therefore, concerned about the subject project's impact on the park but cannot determine this impact until more information can be obtained on siting and design of the building. The selected area adjoining the Wailoa Visitor Center is a well developed portion of the park. There are other portions of the park that are undeveloped except for extensive lawn areas which would be available with little if any impact on the park. There are no state park concerns related to the other potential sites.

JOHN HAINES
Governor



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 115, HONOLULU, HAWAII 96810

RUSSEL S. NAGATA
Comptroller

SEN EITZEB
SENATE COMPTROLLER

LETTER NO. (P)1300.8

APR 11 1988

Honorable William M. Paty
Chairperson
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Paty:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your February 8, 1988 letter on the
subject project. Our responses to your comments are
provided herein.

An archaeological reconnaissance survey conducted for
all of the candidate sites found no evidence of archaeolo-
gical remains. However, the EIS will be revised to indicate
that Sites 3 and 4 may be in the old Hilo town area of the
1800's and may possibly have subsurface archaeological
deposits that may be significant.

With regard to impacts on Waioala River State Park, the
EIS will indicate that the facility would have a negative
impact on the adjoining Waioala Visitor Center which is the
more developed portion of the park.

We appreciate your input for this project. Your
comments will be considered in the preparation of the Draft
EIS scheduled for public review.

Very truly yours,

RUSSEL S. NAGATA
State Comptroller

JOHN WARD
CONTROLLER



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
800 PUNAHONUA STREET
HONOLULU, HAWAII

EDWARD Y. HIRATA
DIRECTOR

DEPUTY DIRECTORS
JOHN K. UCHIDA
RONALD N. HIRANO
DANNY KOCH
JEANNEK SCHATZ

IN REPLY REFER TO
STP 8.2771

April 7, 1988

RECEIVED
APR 10 1988
STATE OF HAWAII

Mr. Alan Suwa, Project Manager
Wilson Okamoto and Associates
P.O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Suwa:

Site Selection Report and Environmental Impact
Assessment for the New Hilo Judiciary Complex
Hilo, Hawaii

We have no comments on the new Hilo Judiciary Complex
proposal.

Thank you for the opportunity to provide comments.

Very truly yours,

Edward Y. Hirata
Director of Transportation



Office of the Mayor

Dante K. Carpueller
Mayor

January 29, 1988

Mr. Alan Suwa, Project Manager
Wilson Okamoto & Associates, Inc.
P. O. Box 3530
Honolulu, HI 96811

RECEIVED

WILSON OKAMOTO & ASSOCIATES

Dear Mr. Suwa:

Site Selection for the New Hilo Judiciary Complex

Various Hawaii County administrative agencies have commented on the preparation notice for the new Hilo Judiciary complex site. I would like to amplify on their comments with respect to reconsideration of the Mamoa Street block and further consideration of other sites in the downtown Hilo area.

The five sites presently being considered have shortcomings that make them a less desirable site than sites in the downtown area. For example, site two located makai of and adjacent to the State Office building, is designated by the County's General Plan as "Open Space", and would require a County General Plan amendment. Furthermore, site two is in a tsunami inundation zone, with the makai portions of the site in the highest risk category. Site three, adjacent to the Hilo Bowling Lanes, is presently being developed. Sites one, four and five have traffic and circulation concerns that would require considerable infrastructure improvements.

Although portions of the downtown Hilo area are also in the tsunami inundation zone, the areas that we are suggesting be considered have historically not been as adversely impacted as the area in the vicinity of site two. Further, a significant portion of the downtown Hilo area allows for development up to 10 stories.

Mr. Alan Suwa
January 29, 1988
Page 2

In closing, I would like to suggest that as an alternative to developing a new Judiciary Complex, consideration be given to converting the existing State Office Building to a Judiciary Complex, and developing a new State Office Building in the downtown area or immediate vicinity. If you have any questions regarding my comments, please do not hesitate to contact me.

Mc Ke Aloha Pumehana

DANTE K. CARPUELLER
Mayor

ALL:aeB

- cc: Chief Justice Herman Lum
- Ms. Janice Wolf, Administrative Director of Courts
- Mr. Clyde Hamuo, Circuit Court
- Mr. Michael F. Thomas, Carter Goble Ass.
- Sen. Robert Herkes
- Sen. Richard M. Matsuura
- Sen. Malama Solomon
- Rep. Virginia Isbell
- Rep. Andrew Levin
- Rep. Wayne Metcalf
- Rep. Mike O'Kieffe
- Rep. Harvey W. Tajiri
- Rep. Dwight Y. Takamine

JOHN W. HINGE
COMPTROLLER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

P. O. BOX 111, HONOLULU, HAWAII 96810

MAY 5 1988

RUSSEL S. NAGATA
COMPTROLLER

SEN EITABU
MAYOR

LETTER NO. (P)1387.8

Honorable Dante K. Carpenter Ltr. No. (P)1387.8
Page 2

Honorable Dante K. Carpenter
Mayor
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mayor Carpenter:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your January 29, 1988 comments on the
subject project. Our responses to your comments are as
follows:

1. Downtown Hilo Sites

There were 15 preliminary sites selected for
consideration. Three were within the "Downtown
Hilo Redevelopment Plan" area, three adjoined the
area, and one was fairly close to the area. After
applying the minimum site criteria, only one site
adjoining (Alternative Site 4) and another site
fairly close (Alternative Site 3) to the devel-
opment area were retained for reasons indicated in
the site selection report and EIS.

2. Alternative Sites

We agree that the five alternative sites selected
for further consideration have shortcomings.
However, we do not agree that their shortcomings
are less desirable than the shortcomings of the
Downtown Hilo sites that were eliminated.

3. Alternative Plan Suggestion

The alternative plan suggested has been reviewed
but is not considered a viable alternative for the
following reasons:

- a. The existing State Office Building (SOB) was
constructed primarily as an office building
under the control of the administrative
branch of government. Although it accommo-
dates the Judiciary, the Judiciary is now
constructing their own facilities Statewide.
- b. Although construction of a new SOB for the
relocated agencies would be less expensive
than constructing a new Judiciary facility,
the cost of renovating the existing SOB for
office space will be substantially less than
renovating it for the Judiciary. This is
primarily because of the special security
requirements for the Judiciary and the
difficulty of converting an office building
to meet those requirements.
- c. There is a much greater functional require-
ment for the State administrative agencies
rather than the judicial agencies to be next
to the County building.

We appreciate your input for this project.

Respectfully,

RUSSEL S. NAGATA
State Comptroller

DAVID K. CARPENTER
MAYOR



FRANCIS E. SMITH
FIRE CHIEF
DON COLOMA
DEPUTY FIRE CHIEF

January 11, 1988

Mr. Alan Suwa, Project Manager
Wilson Okamoto & Associates
P. O. Box 3530
Honolulu, Hawaii 96811

Dear Mr. Suwa:

Subject: Site Selection Report and Environmental Impact
Assessment for the New Hilo Judiciary Complex
Hilo, Hawaii

In response to your request of December 22, 1987, we have
no comments on the above-mentioned project.

Thank you for giving us the opportunity to submit our comments.

Very truly yours,


FRANCIS E. SMITH
FIRE CHIEF

FES/mo

RECEIVED

JAN 11 1988

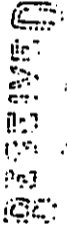
WILSON OKAMOTO & ASSOCIATES



HAWAII REDEVELOPMENT AGENCY

COUNTY OF HAWAII
35 WAILUKU DRIVE • HILO, HAWAII 96720 • PHONE (808) 935-0023

January 22, 1988



Mr. Alan Suwa, Project Manager
WILSON, OKAMOTO & ASSOCIATES, INC.
P.O. Box 3530
Honolulu, HI 96811

Dear Mr. Suwa:

SITE SELECTION REPORT AND ENVIRONMENTAL IMPACT
ASSESSMENT FOR THE NEW HILO JUDICIARY COMPLEX

The comments of the Hawaii Redevelopment Agency are being forwarded in response to your letter of December 22, 1987, subject as above.

The Agency's comments are furnished in three categories:

- (1) Enclosure 1 - Site Comments
- (2) Enclosure 2 - Recommendations
- (3) Enclosure 3 - Corrections/Additions

The opportunity to review and comment on the site selection study for the proposed Hilo Judiciary Complex is appreciated. If there are any questions regarding the Agency's comments, please contact Mr. Gordon Nobruga, Manager, at 935-9923.

Very truly yours,
Thomas T. Hirono
THOMAS T. HIRONO
Chairman

TTH/dd
ENCLS.

cc: Mayor
Planning Director
Chief Engineer
Director, Parks & Recreation
President, HDIA

SITE COMMENTS

SITE 2 -- ADJACENT TO STATE OFFICE BUILDING SITE

The Amended Urban Renewal Plan for the Kaiko'o Project, June 25, 1965, designates the major portion of the proposed site as an "open area". The open uses permitted in open areas include such activities as public recreational facilities, agricultural uses, off-street parking and those temporary non-conforming uses that survived and, therefore, were retained subsequent to the May 23, 1960 seismic wave.

The Urban Renewal Plan permitted a civic center complex in the "elevated areas". These were areas improved to such an elevation above sea level as to afford a reasonable degree of protection from a seismic wave the size and nature as that of May 23, 1960.

The Hawaii County Code, 1983, Sections 27-37 and 27-38, address development in a coastal high hazard area. Specifically, landfilling is prohibited as it may result in the diversion of, blockage or impediment to the flow of water and aggravate flooding. In addition, fill is prohibited for structural support in a coastal high hazard area.

Based on the above, the Hawaii Redevelopment Agency does not accept the Site 2 proposal.

SITE 3 -- ADJACENT TO HILO DOHLING LAKES SITE

Blackfield Hawaii Corporation initiated construction on THK 2-2-10:16 in 1987. A commercial building is being erected and improvements are valued at \$175,000.

The Hawaii Redevelopment Agency recommends eliminating Site 3 from consideration as private enterprise has taken the initiative in developing the site.

REMAINING SITES

The remaining three potential sites are adequately covered in the assessment and there are no additional comments.

RECOMMENDATION

This Agency requests reconsideration of the Mamō Street Block as the site of the Hilo Judiciary Complex. The Downtown Hilo Redevelopment Plan (1985) was developed for the economic revitalization of downtown Hilo. The strategy statement in the Plan includes the recommendation of "relocating some government functions back into the downtown area" and "the possibility of a major retail or other activity anchor alternative in the Mamō Street Block".

The Mamō Street site, using the Appendix F rating factors, would be comparable to the three remaining potential sites, i.e., Site 1 (Adjacent to Hoolulu Park), Site 4 (Old Riverside School), and Site 5 (Kamohana Street). Under Environmental Characteristics, all factors except Soil Shrink-Swell Potential, Soil Depth for Site Work and Natural Beauty would rate Good. Roads and Utilities, Accessibility, and Governmental factors under the Community Criteria Category would all rate Good. Under the Community Effects Category, Good ratings would apply to Interference with Institutions, Proximity to Major Commercial Centers and Relation to Private Law Offices and Attorneys.

The site is at risk from a seismic wave as is the rest of downtown Hilo. The mauka flood threat posed by Alenaio Stream will be dealt with beginning this current Federal fiscal year by the Corps of Engineers. Congress approved the expenditure of \$300,000 for pre-construction design and engineering. This expenditure is the first of \$7.5 million to correct the Alenaio flood problem. Construction is expected to begin in 1990.

The State of Hawaii was most cooperative in determining a paint scheme for the two health buildings at Keawe and Shipman Streets in conjunction with Hilo's Main Street Program. The buildings are now participants, rather than spectators, in the downtown streetscape. It is felt that the State could be an important part of downtown with consideration of the statement on page VI-5, paragraph 5; Visual and Aesthetic, that the "proposed design of the building and landscaping should provide visual interest which will enhance the aesthetic aspects of the site."

An effective economic revitalization effort must exert high impact, i.e., really accomplish something and, secondly, it must be strongly catalytic, i.e., trigger still more downtown action and benefits. The location of the Hilo Judiciary Complex in the Mamō Block will accomplish these objectives. Downtown Hilo would be the major benefactor of the tremendous social and economic impact of this complex.

CORRECTIONS/ADDITIONS

Page I-2, paragraph G, Relationships to Plans, Policies and Controls.

The Amended Urban Renewal Plan for the Kaiko'o Project, June 25, 1965, should be considered when reviewing sites located in the Hilo Bayfront area from Ponahawai Street east to Kaiko'o, Mailoa State Park and the Banyan Drive area.

Page II-13, paragraph 1, Building Area Requirements.

First line of the second paragraph in this section should be Table II-5 rather than Table II-2.

Page III-8, paragraph 8, Archaeological and Historic Sites.

Reference the Old Police Station--the building is occupied by the East Hawaii Cultural Center under a 20 year lease from the County of Hawaii at token rental which began in 1980. The EHCC is renovating the building to serve as an art and cultural center for the community.

Page III-13, paragraph 4, Public Services.

Reference paragraph 4a entitled Recreation--the County of Hawaii also maintains Kalakaua Park and Mo'ohau Park both of which are located in the site selection study area.

Page III-15, Table III-5, Public Education Facilities and Enrollments.

Ernest D. Desilva Elementary School should be included.

Page V-7, paragraph 2, Community Criteria.

The Amended Urban Renewal Plan for the Kaiko'o Project should be consulted when considering land use controls imposed on the Hilo Bayfront area.

Page VIII-5, paragraph G, Hilo Downtown Development Plan.

This plan was replaced by the Downtown Hilo Redevelopment Plan (1985) as the County's development plan and policy for downtown Hilo, Puuoa and Kukuau.

Page XII-2, paragraph E, Organizations and Individuals.

Hawaii Redevelopment Agency should be listed under paragraph C, County of Hawaii on page XII-1.

CORRECTIONS/ADDITIONS - CONT.
PAGE TWO

APPENDIX F.

The Summary Tables on page V-14 (Table V-1), page V-17 (Table V-2) and Page V-22 (Table V-4) do not agree with the count of Good, Fair and Poor ratings in Appendix F in some cases.

JOHN WILHELM
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111, HONOLULU, HAWAII 96810

PUVISEL S. BICATA
COMPTROLLER

SEN IITABU
DEPT COMPTROLLER

LETTER NO. (P) 1384.8

MAY 4 1988

Mr. Thomas T. Hirano
Chairman
Hawaii Redevelopment Agency
County of Hawaii
35 Wailuku Drive
Hilo, Hawaii 96720

Dear Mr. Hirano:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your January 22, 1988 comments on the subject project. The following responses are provided to your comments:

1. Site 2: The potential tsunami hazard associated with development of Site 2 has been noted in the section on public safety in the Draft EIS. However, this section will be revised to make it clear that the Hawaii County Code prohibits landfilling in a coastal high hazard area but permits structural measures in an allowable building design to mitigate potential hazards associated with a tsunami.

The HRA opposition will be considered in the site selection process.

2. Site 3: The SSR/EIS will be revised to reflect construction of a commercial building and improvements valued at \$175,000.
3. Remaining Sites: No response.
4. Mamo Street Site Recommendation: One of the 15 preliminary sites selected for consideration was a small site on Mamo Street. However, it was deleted from further consideration due to the threat of flooding from Alenaio Stream and a tsunami as you mentioned. Additionally, this small site would involve about 21 property owners and a lot of displacement.

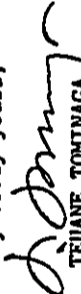
Mr. Thomas T. Hirano
Page 2

Ltr. No. (P)1384.8

5. Corrections/Additions: The corrections and additions you provided will be incorporated in the EIS.

We appreciate your input for this project.

Very truly yours,


TEUANE TOMINAGA
State Public Works Engineer

CT:jk

Daniel K. Carpenter
Mayor
RONALD IBARRA
Managing Director



DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

Patricia G. Engelhard
Director
Ronald Okamura
Deputy Director

JOHN WAIKELI
Deputy Director



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 115, HONOLULU, HAWAII 96810

RUSSEL S. MAGATA
COMPTROLLER
KEN IYABU
DEPUTY COMPTROLLER

LETTER NO. (P) 1299

January 18, 1988

RECEIVED
JAN 23 1988

Wilson Okamoto & Associates, Inc.
P. O. Box 3530
Honolulu, HI 96811

WILSON OKAMOTO & ASSOCIATES

Attention: Alan Suwa, Project Manager

Subject: Site Selection Report and EIA for Hilo Judiciary Complex
Hilo, Hawaii

Gentlemen:

The subject report has been reviewed and we have no comments nor objections to offer on site Nos. 2-5.

With regard to site No. 1 (along Hamano Street across the Afook-Chinen Civic Auditorium), the "Hoolulu Park-Panaewa Recreational Sports Complex Master Development Plan - 1973" recommends the acquisition of the subject site from the State of Hawaii and other private owners for development of a bandshell pavilion and tropical gardens. However, we are not in a position to acquire the site at the present time, nor do we foresee being able to secure the necessary acquisition and development funds in the near future.

Thank you for the opportunity to review and provide input to your site selection study. We would appreciate being informed as to which site is selected for the proposed judiciary complex.

Sincerely,
Pat Engelhard
Patricia Engelhard
Director

PE:GH:a1

enc. (report being returned for your further use)

APR 8 1988

RECEIVED

Ms. Patricia Engelhard
Director
Department of Parks
and Recreation
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Ms. Engelhard:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your January 18, 1988 comments on the subject project.

We will amend the discussion to indicate the "Hoolulu Park-Panaewa Recreational Sports Complex Master Development Plan - 1973" recommends acquisition of a portion of Site No. 1 by the Department of Parks and Recreation to develop a bandshell pavilion and tropical gardens, but that the County does not foresee being able to secure the necessary funds for acquisition and development in the near future.

We appreciate your input for this project.

Very truly yours,

Teuane Tominaga
TEUANE TOMINAGA
State Public Works Engineer

CT:jk

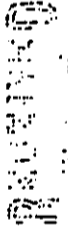


PLANNING DEPARTMENT

26 ALI'UNI STREET • HILO, HAWAII 96720
(808) 931-8228

COUNTY OF
HAWAII

DANTE K. CARPENTER
Mayor
ALBERT LOND JAYMAN
Director
TIM LUKWAN
Deputy Director



January 21, 1988

Mr. Alan Suwa, Project Manager
Wilson Okamoto & Associates, Inc.
P. O. Box 3530
Honolulu, HI 96811

Dear Mr. Suwa:

Site Selection for the New Hilo Judiciary Complex

The following are the Hawaii County Planning Department's comments on the Notice of Preparation of an EIS for the subject site selection study:

All discussions relating to land use (e.g. General Plan, Zoning) need to be corrected.

The "Urban Renewal Plan, Kaiko'o Project" and the "Downtown Hilo Redevelopment Plan" are pertinent documents. Information and procedures of these plans should be included as these are important in the evaluation of potential sites.

The 1985 data for population, public education enrollment, and transportation should be used for consistency.

Page II-14 Development Schedule

Compliance with Chapter 343, HRS, relating to Environmental Impact Statement and obtaining the necessary governmental permit approvals will also affect the project schedule.

Page III-5 Flood and Tsunami Hazard

Although majority of the potential sites are within the Zone C designation, it should be pointed out that portion of Site 2 adjacent to the State Office Building is located within the tsunami inundation (V27) zone as established by FIRI.

Mr. Alan Suwa
January 21, 1988
Page 2

Page III-15 Health Care Facilities

The Life Care Center is a private intermediate care facility. Further, it is not located a short distance from Downtown Hilo.

Page III-16 Sewer System

The proposed new Hilo wastewater treatment facility should also be discussed.

Page IV-5 Minimum Criteria

Criteria #3 (Tsunami Inundation) and #8 (County General Plan and County Zoning) on Table IV-3 shows Site 7 as Good (+). The greater portion of this site (same as Site 2 State Office Building) is located within the tsunami inundation area. This is further pointed out on Page V-16, last paragraph. In addition, said site does not conform with the County General Plan "Open Area" and County "Open" zone designations which allow for parks and historic sites.

Based on the foregoing points, criteria #3 and #8 for Site 7 should reflect a Poor (-) rating.

Page V-8 Community Effects

The findings of the community effect concerns are presented in Appendix F rather than A as stated.

Page V-16 (last paragraph)

The location of the State Office Building Site within the Kaiko'o Redevelopment Project area should have been considered as one of the major factors in the criteria ratings.

Page V-18 (2nd paragraph)

Although the State Office Building Site is located adjacent to governmental and major commercial activities, it should be noted, again, that this site is also situated within/adjacent to the open space area. As such, adjacent to this site may impact the open space setting as well as the Hoolulu Park Site. Page VI-6 first paragraph contradicts the rating "good" in terms of compatibility with surrounding uses.

Mr. Alan Suwa
January 21, 1988
Page 3

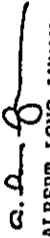
Page VI-1 Probable Impacts and Mitigative Measures

In relation to the State Office Building Site, detailed discussion on the impact of a tsunami to surrounding areas should be included.

Development of a Midas Muffler establishment is under construction at Site 3 adjacent to Hilo Bowling Lanes and, as such, is no longer available as a potential site.

Thank you for this opportunity to comment on the preparation notice. Please include us as a consulted party in the review of the EIS.

Sincerely,


ALBERT LONO LYMAN
Planning Director

AK/ALL:lv/aeb

cc: Managing Director
Hawaii Redevelopment Agency
Office of Housing & Community Development
Department of Public Works



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 119, HONOLULU, HAWAII 96819

2025 RELEASE UNDER E.O. 14176

ROSE & MCGATA
COMMERCIAL

NEW HIBERU
PRINT COMMERCIAL

LETTER NO. (P)1389.

MAY 5 1988

Mr. Albert Lono Lyman
Planning Director
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Lyman:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

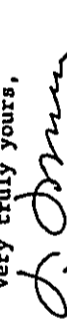
Thank you for your January 21, 1988 comments on the subject project. Our response to your comments are as follows:

1. Land Use: The discussions relating to land use shall include an evaluation relative to the "Urban Renewal Plan, Kaiko'o Project" and the "Downtown Hilo Redevelopment Plan".
2. 1985 Data: The 1985 data for population, public education enrollment and transportation will be used for consistency.
3. Development Schedule: Compliance with Chapter 343 HRS, the State Environmental Impact Law, and permit approvals have been incorporated in the schedule.
4. Flood and Tsunami Hazard: The location of Site 2, adjacent to the State Office Building, within a 100-year flood area (Zone A4) and the tsunami inundation area (Zone V27) have been noted.
5. Health Care Facilities: The information on ownership and location of the Life Care Center will be corrected.
6. Sewer System: The new Hilo Wastewater Treatment Facility is discussed.

7. Minimum Criteria: The minimum site criteria is being revised to reflect a Poor (-) rating for Site 7 (Alternative Site 2). Although it is within the tsunami inundation zone and would normally have been deleted from further consideration, it is being retained for further evaluation due to legislators' interest in it, because it is State owned land, and because of its proximity to the existing State office building.
8. Community Effects: The reference to community effect concerns will be corrected to read "Appendix F".
9. Kaiko'o Redevelopment Project: Location within the Kaiko'o Redevelopment Project will be included as an evaluation item under community effects.
10. Surrounding Land Use: The evaluation criteria is composed of many different items to facilitate evaluation of the alternative sites against each item. In the case of Site 2, we have rated it "Good" in terms of compatibility with surrounding land uses because it is located adjacent to surrounding government facilities. However, we have rated it "poor" in terms of aesthetic value because of its impact on the open space setting.
11. Probable Impacts and Mitigative Measures: Development of this site will require that the building be elevated above the ground surface in accordance with County requirements. Therefore, it is anticipated that the building will not affect the impact of the tsunami on the surrounding area.
12. Site 3 Development: Development of this site will be noted in the EIS.

We appreciate your input on this project.

Very truly yours,



TEVANE TOMINAGA
State Public Works Engineer



POLICE DEPARTMENT
 COUNTY OF HAWAII
 349 KAPIOLANI STREET
 HILO, HAWAII 96720



OUR REFERENCE
 YOUR REFERENCE

GUY A. PAUL
 CHIEF OF POLICE
 WAYNE G. CARVALHO
 DEPUTY CHIEF



STATE OF HAWAII
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 DIVISION OF PUBLIC WORKS
 P. O. BOX 118, HONOLULU, HAWAII 96810

JOHN WILSON
 DEPUTY CHIEF

AUSI'S S. MCGA
 COMPTROLLER
 JOHN A. HIRSH
 DEPUTY COMPTROLLER
 LETTER NO. (P) 13

January 13, 1988

Maui 01

Mr. Alan Suwa
 Project Manager
 Wilson Okamoto & Associates
 P. O. Box 3530
 Honolulu, HI 96811

RECEIVED
 JAN 15 1988

Re: Site Selection Report and Environmental Impact
 Assessment for The New Hilo Judiciary Complex
 Hilo, Hawaii

Subject: Site Selection Report and
 Environmental Impact Assessment for
 New Hilo Judiciary Complex

Mr. Guy A. Paul
 Chief of Police
 Police Department
 County of Hawaii
 349 Kapiolani Street
 Hilo, Hawaii 96720

Dear Chief Paul:

Thank you for your January 13, 1988 comments on the
 subject project. Our responses to your comments are as
 follows:

After reviewing this report, our primary concern is the fact
 that sites 1 and 2 lie within the tsunami inundation zone.
 This may require dealing with evacuation as well as planning
 for security of a vacant building whenever a tsunami threatens.
 We are also concerned about the increased traffic flow that
 would occur on streets and intersections near the site that is
 selected.
 Thank you for the opportunity to comment on this report.

1. Tsunami Inundation Zone: If Site 1 or 2 is selected, the facility will be constructed so that it is elevated out of the tsunami inundation zone. Security of the building during any evacuation will be similar to security during the night.
2. Increased Traffic: We acknowledge that traffic flow will increase on streets and intersections near the site selected. However, we anticipate that it will have adequate roadways to accommodate the increase in traffic.

We appreciate your input for this project.

Guy A. Paul
 GUY A. PAUL
 CHIEF OF POLICE

GAP:va

Very truly yours,

Tejane Tomihaga

TEJANE TOMIHAGA
 State Public Works Engineer

CT:jk



DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII - 25 ALPURN STREET - HONO, HAWAII 96720 - TELEPHONE (808) 561-8331

DAVE E. CAMERON
Mayor
WILLIAM T. GARDNER
County Engineer
BRUCE C. MCKELM
District Chief Engineer

January 15, 1988

WILSON OKAMOTO AND ASSOCIATES
P O BOX 3530
HONOLULU HI 96811

SUBJECT: Site Selection Report and Environmental Impact
Assessment for The New Hilo Judiciary Complex
South Hilo, Hawaii

RECEIVED
JAN 17 1988
WILSON OKAMOTO & ASSOCIATES

Wilson Okamoto and Associates
January 15, 1988
Page 2

SITE 5 "Komohana Site"

Komohana is a secondary arterial where the posted speed is 45 mph. The efficiency of this road will be lessened if this lot is developed.

- Access should be directly across the existing street access.
- Provide channelization.
- Provide sidewalk, curbs and gutters along Komohana to Punahale Street.

We have reviewed the subject document and our comments are as follows:

- SITE 1** Across Hilo Civic Auditorium
Provide full width road improvements to Piilani Street with curbs, gutters and sidewalk.
Piilani Street is a paper road. This too should be improved with curbs, gutters and sidewalk.
Install catch basin and sump on Manono Street.
Improve any damaged sidewalks on Manono Street.
- SITE 2** At Mailoa Visitor Center
This site is in a V27 flood zone (subject to ocean waves).
The street leading to the Visitor Center from Pauahi Street crosses a substandard bridge.
Adjacent to Hilo Bowling Lanes Site
This site is being graded and looks like it will not be available for use as a Judiciary Complex.
If this site is selected, Kumu Street between Kinoole Street and Ululani Street should be constructed.
- SITE 4** "Old Riverside School Site"
Portions of the site is in flood zone A.

H. Y. Jiro
HUGIF Y. JIRO, P. E.
Chief Engineer
DHW/acs
cc: Planning Dept.

JOHN WAIKILE
CHIEF ENGINEER



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P. O. BOX 111, HONOLULU, HAWAII 96811

ANSEL S. BAGATA
COMPTROLLER

SEN ITOHARU
SENATE COMPTROLLER

LETTER NO. (P)1414.8

Mr. Hugh Y. Ono
Page 2
Ltr. No. (P)1414.8

MAY 12 1988

Mr. Hugh Y. Ono
Chief Engineer
Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

RECEIVED

Dear Mr. Ono:

Subject: Site Selection Report and
Environmental Impact Assessment
for the New Hilo Judiciary Complex

Thank you for your January 15, 1988 comments on the subject project. Our responses to your comments regarding each of the five sites are as follows:

Site 1 - Across Hilo Civic Auditorium

If this site is selected, plans are to improve one-half of the existing roads adjoining the site to County standards. We do not foresee the need to construct Millilani Street as part of this project.

Site 2 - Wailoa Visitor Center

This site is within the tsunami inundation zone, and would normally have been deleted from further consideration. However, due to the legislators' interest in the site because of its proximity to the existing State Office Building and because it is State-owned land, the site is being retained for further evaluation.

If this site is selected, the proposed access would be provided from Aupuni Street.

Site 3 - Adjacent to Hilo Bowling Lanes

The EIS is being revised to indicate development of the site. If this site is selected, we do not foresee the need to construct Kumu Street between Kinooie and Ululani Streets as part of this project.

Site 4 - Old Riverside School Site

If this site is selected, the fringes along the Wailuku River Gulch which are subject to flooding, would not be developed.

Site 5 - Komohana Site

If this site is selected, we feel that with proper road improvements there should be only a minor decrease in traffic efficiency to Komohana Street. Any access to Komohana Street will be directly across the existing street access except that there may be a separate ingress and egress.

A sidewalk will be provided along Komohana from Punahale Street to the site. However, the need for curbs, gutters and channelization will be reviewed during the planning phase.

We appreciate your input for this project.

Very truly yours,

RUSSEL S. BAGATA
State Comptroller



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
25 AUPUNI STREET • HILO, HAWAII 96720

January 7, 1988

Wilson Okamoto & Associates, Inc.
P. O. Box 3530
Honolulu, HI 96811

RECEIVED
JAN 11 1988
WILSON OKAMOTO & ASSOCIATES

SITE SELECTION REPORT AND ENVIRONMENTAL IMPACT ASSESSMENT
"NEW HILO JUDICIARY COMPLEX"
HILO, HAWAII

Thank you for the opportunity to review and comment on the subject document.

The Hilo Water System has adequate source, transmission, and distribution facilities that are available to service each of the alternate proposed sites. The system is fed by several sources as follows:

Source	Rated Capacity
Panaewa Well No. 1	2,160 MGD
" " " No. 2	3,168 "
" " " No. 3	3,024 "
Piihonua Well	3,024 "
Kahoama Intake (Piihonua Surface)	3,000 "
Lyman Spring	3,000 "
O'iaa Flume Spring	5,000 "
Watakea Spring	0.076 " (minimum flow)

Water from the Panaewa and the Piihonua wells located at the lower areas of the system can be pumped to the upper areas to supplement the higher level spring and surface sources. Current maximum daily consumption is about 8.25 MGD. There are no updated figures on the amount of water that is utilized from each source.

The report should include the anticipated maximum daily and peak hour demand requirements for the project. Water service will be subject to prevailing policies and Rules and Regulations of the Department.

Should there be any questions or if we can be of further assistance, please do not hesitate to contact us.

William Sewake
H. William Sewake
Manager

QA

... Water brings progress...



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 115, HONOLULU, HAWAII 96818

MAR 29 1988

Mr. William Sewake
Manager
Department of Water Supply
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Sewake:

Subject: Site Selection Report and EIS for the New Hilo Judiciary Complex - Hilo, Hawaii

Thank you for your January 7, 1988 comments on the subject project. The additional information you provided on the Hilo Water System will be incorporated into Section III-D(1) of the Draft EIS. We will also acknowledge that water service for each of the proposed sites will be subject to prevailing policies and the Rules and Regulations of the Department of Water Supply.


The anticipated water demand requirements for the project were estimated on a square footage basis at 18,500 gallons per day for maximum daily demand and 62,000 gallons per day for peak hour demand. This information will be included in the Draft EIS.

Very truly yours,

Teuane Tomimaga
TEUANE TOMINAGA
State Public Works Engineer

CT:jk

RUSSEL S. MACATA
COMPTROLLER
SEN SISSOU
MAYN COMPTROLLER
LETTER NO. (P)1253

HAWAIIAN TEL 

Hawaiian Telephone Company
PO Box 4219
Hilo, Hawaii 96720
Telephone (808) 935-9411

RECEIVED

January 7, 1988

ARTS & SCIENCE

Wilson Okamoto & Associates, Inc.
P.O. Box 3520
Honolulu, Hawaii 96811

Attention: Mr. Alan Suwa


Subject: Site Selection Report and Environmental Impact
Assessment for the New Hilo Judiciary Complex,
Hilo, Hawaii

Dear Mr. Suwa:

This is to acknowledge receipt of your Site Selection Report
and Environmental Impact Statement for the new Hilo Judi-
ciary Complex and to inform you that the installation of
telephone cables should have no significant adverse impact
upon the environment.

If you have any questions, please call Harold Lamaha at
935-9585.

Sincerely,


Kenneth Tanaka
Supervising Engineer

KT:hl

CC: TPS file (HC)
hl

Re: Central Office - Hilo

XIV. ENVIRONMENTAL IMPACT STATEMENT PUBLIC REVIEW PHASE;
COMMENTS AND RESPONSES

XIV. ENVIRONMENTAL IMPACT STATEMENT PUBLIC REVIEW PHASE; COMMENTS AND RESPONSES

The following agencies, organizations, and individuals were consulted in the review of the Site Selection Report and Draft EIS. A total of 16 letters of response were received.

<u>ADDRESSEE</u>	<u>DATE</u>	
	<u>Comments Rec'd</u>	<u>DAGS Response</u>
<u>Federal Agencies</u>		
o Department of Agriculture, Soil Conservation Service	08/09/88	Not Required
o Department of the Army, U.S. Army Engineer District, Honolulu	08/30/88	10/14/88
o Department of Interior, Fish and Wildlife Service	08/30/88	Not Required
<u>State Agencies</u>		
o Department of Agriculture	08/24/88	Not Required
o Department of Business & Economic Development (2 letters)	09/02/88 07/29/88	10/17/88 Not Required
o Department of Corrections	09/01/88	Not Required
o Department of Defense	07/27/88	Not Required
o Department of Land and Natural Resources (3 letters)	07/27/88 08/10/88 09/09/88	09/07/88 Not Required 10/05/88
<u>County Administration/Agencies</u>		
o Parks and Recreation Department	08/04/88	Not Required
o Police Department	08/22/88	Not Required
o Water Supply Department	07/26/88	Not Required

The following comments were received after the required 30 day review period:

	<u>Comments Rec'd</u>
o State Department of Health	09/12/88
o Hawaii County Planning Department	09/22/88
o State Office of Hawaiian Affairs	09/23/88

fb

UNITED STATES
DEPARTMENT OF
AGRICULTURE

SOIL
CONSERVATION
SERVICE

P. O. BOX 50004
HONOLULU, HAWAII
96850

August 9, 1988

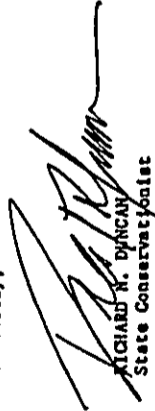
Marvin Miura, Ph.D.
Office of Environmental Quality Control
465 S. King Street, Room 104
Honolulu, HI 96813

Dear Dr. Miura:

Subject: Draft Environmental Impact Statement (DEIS) -
New Hilo Judiciary Complex, Hilo, Hawaii

We have no comments to offer at this time; however, we would appreciate the opportunity to review the final EIS.

Sincerely,



RICHARD N. DYNKAN
State Conservationist

cc: Mc. Russell Heketa, Comptroller, Dept. of Accounting and General Services,
1151 Punchbowl Street, Honolulu, HI 96813

RECEIVED

AUG 11 11 29 AM '88

U.S. DEPARTMENT OF AGRICULTURE
SACS

RUSSEL S. NAGATA
COMPTROLLER
SEN NAGATA
OFFICE OF THE
(P) 1907.8
LETTER NO.



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111, HONOLULU, HAWAII 96810

JOHN W. WILSON
DIRECTOR

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 230
FT SHAFTER, HAWAII 96858-5440



REPLY TO
ATTENTION OF
Planning Branch

August 30, 1988
3008 21 1 33 11 100
... ..

Mr. Kisuk Cheung
Chief, Engineering Division
U.S. Army Engineer District, Honolulu
Building 230
Fort Shafter, Hawaii 96858-5440

Dr. Marvin Miura
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Thank you for the opportunity to review the Site Selection Report and Draft Environmental Impact Statement (DEIS) for the New Hilo Judiciary Complex, Hilo, Hawaii. The following comments are offered:

- a. Our previous review letter (dated January 29, 1988) has been incorporated into the DEIS.
- b. The discussion of flood hazards on page III-5 of the DEIS (also Figure III-1 and Table III-3) should be based on the most recent (September 30, 1986) Flood Insurance Rate Maps cited in our January 29, 1988 letter.
- c. Flood Control improvements on Alenaio Stream were authorized by Congress under the Water Resources Development Act of 1986. The feasibility study (Final Survey Report and Environmental Impact Statement) dated July 1982 is available for information by contacting the Environmental Resources Section at 438-8876.

Sincerely,

Kisuk Cheung
Kisuk Cheung
Chief, Engineering Division

Copy furnished:

Mr. Russel Nagata, Comptroller
Department of Accounting and General Services
1151 Punchbowl Street
P.O. Box 373
Honolulu, Hawaii 96813

Subject: Site Selection Report and Draft EIS
New Hilo Judiciary Complex

Thank you for your August 30, 1988 comments on the subject project. The discussion of flood hazards on page III-5 of the Draft EIS (also Figure III-1 and Table III-3) have been revised based on the most recent September 1986 Flood Insurance Rate Maps. These changes will be incorporated into the final EIS.

We appreciate your input on the project.

Very truly yours,
Teuane Toming
TEUANE TOMING
State Public Works Engineer

CT:jnt

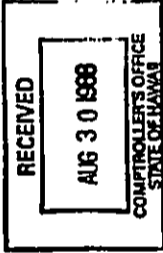


United States Department of the Interior

FISH AND WILDLIFE SERVICE
300 ALA MOANA BOULEVARD
P. O. BOX 50187
HONOLULU, HAWAII 96850

RECEIVED

556C JUL 3 27 PM '88
ROOM 6307
AUG 29 1988



Dr. Marvin T. Miura
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Re: Site Selection Report and Draft Environmental Impact Statement, Proposed Hilo Judiciary Complex, Hawaii

Dear Dr. Miura:

We have reviewed the referenced document and have no comments to offer at this time.

We appreciate the opportunity to comment.

Sincerely yours,

Ernest Kosaka
Ernest Kosaka, Field Supervisor
Office of Environmental Services
Pacific Islands Office

✓ cc: Russel Nagata, DAGS



Save Energy and You Serve America!

JOHN WAIHEE
GOVERNOR



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AUG 26 12 58 PM '88

State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 So. King Street
Honolulu, Hawaii 96814-2512

AS
YUKIO KITAGAWA
CHAIRPERSON, BOARD OF AGRICULTURE
SUZANNE D. PETERSON
DEPUTY TO THE CHAIRPERSON

COPY

August 24, 1988

MEMORANDUM

To: Dr. Marvin T. Miura, Director
Office of Environmental Quality Control

Subject: Site Selection Report and Draft Environmental
Impact Statement (DEIS) for the New Hilo Judiciary
Complex

THK: 2-2, 2-3 Hilo, Hawaii

Area: approximately 5 to 6 acres per site

The Department of Agriculture has reviewed the subject DEIS
and has no comments to offer.

Thank you for the opportunity to comment.

Yukio Kitagawa
YUKIO KITAGAWA
Chairperson, Board of Agriculture

cc: Mr. Russel Nagata, Comptroller
Department of Accounting and General Services





DEPARTMENT OF BUSINESS
AND ECONOMIC DEVELOPMENT

PHONE: 521-3111 (HONOLULU); 521-1111 (MOLOKAI); 521-1111 (MAUI)

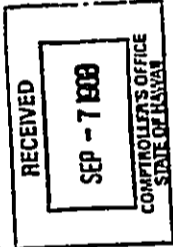
JOHN WARRI
CHIEF OF BUREAU
ROGERIA WARRI
BARBARA WARRI
LARRY WARRI
TERESA WARRI

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SEP 11 1988

SEP 11 1988

UB:653e

September 2, 1988



Dr. Harvin T. Hura
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Hura:

Subject: Site Selection Report and Draft Environmental
Impact Statement for the new Hilo Judiciary Complex

The Energy Division has received the above-referenced Draft Environmental
Impact Statement (DEIS) and has the following comments:

We note the absence of any discussion of the impacts that the Judiciary
Complex will have on energy consumption, energy conservation, and renewable
energy sources.

This DEIS should comply with the requirements found in State laws for
evaluating any energy impacts that the project will have. The mandate for
such an evaluation is found in Chapter 344, HRS ("State Environmental Policy")
and Chapter 226, HRS ("Hawaii State Planning Act"). In particular, we cite
Chapter 226-18(a)(2) and (c)(3); 226-52(a)(2) and (b)(2)(D); and 226-103(f)(1)
and (2).

Thank you for the opportunity to comment on this DEIS. I hope these
comments will be useful to you.

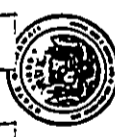
Sincerely,

Maurice H. Kaya
Maurice H. Kaya
Energy Program Administrator

HJK/VE:do

✓cc: Russel Hagata

JOHN WAHNE
SECRETARY



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111, HONOLULU, HAWAII 96819

MUSSEL S. NAGATA
COMPTROLLER

REN ESTABU
SECRETARY

LETTER NO. (P)1911.8

Mr. Maurice H. Kaya
Page 2

Ltr. No. (P)1911.8

conservation and renewal requirements will be reviewed and incorporated as appropriate during the building design phase of the project.

We appreciate your input for this project.

Very truly yours,

TEUANE TOMINACA
State Public Works Engineer

CT:jnt

Mr. Maurice H. Kaya
Energy Program Administrator
Energy Division
Department of Business and
Economic Development
State of Hawaii
Honolulu, Hawaii

OCT 17 1988

Dear Mr. Kaya:

Subject: Site Selection Report and Draft EIS
New Hilo Judiciary Complex

Thank you for your September 2, 1988 letter regarding the subject project. We have reviewed the comments and provide the following responses:

1. Impacts on energy consumption are discussed in Section X which states that the project "will involve the commitment of energy in the form of electricity and fuel, water, labor materials and capital investment". These expenditures of irretrievable and irreversible resource commitments will be required for the effective operation and maintenance of the complex.
2. As a State facility, the project must address requirements found in Chapters 344 and 226, HRS, for evaluating any energy impact that the project will have. Every effort will be made to integrate energy efficient technologies into the mechanical and electrical system design and operations of the proposed facilities.
3. The Project Development Report (H. Mogi, May 1986) establishes general guidelines and standards to be used for courthouse design, including such environmental considerations as reducing air conditioning needs and the use of natural lighting. Once the site is selected, the State's energy

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JOHN WANKER
Director

DIVISION OF PUBLIC WORKS
2465

STATE OF HAWAII
Department of Business and Economic Development
Housing Finance and Development Corporation
P. O. Box 29360
Honolulu, Hawaii 96820-1760

Joseph K. Conant
Executive Director

BY REPLY REFER

TO:

88:PLNG/439B JT

July 29, 1988

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JUL 31 1988

PLANNING DEPARTMENT

Dr. Marvin T. Miura
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

Re: Site Selection Report and Draft Environmental
Impact Statement (EIS) for the New Hilo
Judiciary Complex

Thank you for the opportunity to review the subject draft
EIS.

We have no comments to offer.

Sincerely,

JOSEPH K. CONANT
Executive Director

cc: Mr. Russel Nagata, Comptroller

DIVISION OF PUBLIC WORKS	
INITIAL FOR YOUR:	
___	State P. W. Eng. Approved
___	P. W. Secy. Sign.
___	Staff Serv. Bk. Info.
___	Planning Br. File
___	Prof. Mgmt. Br. See me
___	Design Br. Comments
___	Spec. Br. Invest. &
___	Qual. Cont. Engr. Ref.

JOHN WAHNE
CONTROLLER



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STATE OF HAWAII, DEPARTMENT OF CORRECTIONS
677 Ala Moana Boulevard, Suite 700
Honolulu, Hawaii 96813

HAROLD FALK
DIRECTOR

GEORGE UDASON
DEPUTY DIRECTOR

NO 6056

September 1, 1988

MEMORANDUM

TO: Dr. Harvin T. Hiura
Office of Environmental Quality Control

FROM: Harold Falk, Director

SUBJECT: Draft Environmental Impact Statement
Site Selection Report - New Judiciary Complex
Hilo, Hawaii
DAGS JOB NO: 11-12-0303
Wilson Okamoto & Assot., Consultant

Please note that a review of the Site Selection Report and Draft Environmental Impact Statement, dated July 1988, for the new Hilo Judiciary Complex has been made by this department. The concerns we expressed to the Department of Accounting and General Services, the recipient of this report and which they acknowledged by way of their return letter to us, dated April 11, 1988 (ref: (P) 1306.8) have been incorporated. Accordingly, be advised that there is nothing further the department wishes to add.

We appreciate this opportunity to provide this feedback. Please let us know if we can be of further assistance in this matter.

Director

FP/JB
[doc #0194m]

cc: Russel S. Hagata
Director

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DIV. OF PUBLIC WORKS
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STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3719 DULANEY ROAD, HONOLULU, HAWAII 96819
JUL 27 1968

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Engineering Office

Dr. Marvin T. Hura
Office of Environmental
Quality Control
465 South King St., Rm. 104
Honolulu, Hawaii 96813

Dear Dr. Hura:

New HILO Judiciary Complex
HILO, Hawaii

Thank you for providing us the opportunity to review the subject project.
We have no comments to offer at this time regarding this project.

Sincerely,



Jerry M. Matsuda
Major, Hawaii Air
National Guard
Contr & Engr Officer

Enclosure

cc: Mr. Russel Hagata, DAGS ✓

DIVISION OF PUBLIC WORKS
JUL 27 1968

State P. W. Engr.	Approval
P. W. Secy	Sign
Staff Secy. Br.	Ink
Planning Br.	File
Proj. Mgmt. Br.	See me
Design Br.	Comments
Asst. Br.	Insert &
Qual. Cont. Engr.	Retd.

FORM NUMBER 1
CONTINUED ON REVERSE

**DIVISION OF PUBLIC WORKS
INITIAL FOR YOUR**

State P. W. Eng.	Approved
P. W. Secty.	Sgn.
Subj. Serv. Br.	Init.
Planning Br.	File
Permitting Br.	See me
Design Br.	Comments
Inspection Br.	Inspect &
July 27, 1988	Per

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29 1988

**COMPTROLLER'S OFFICE
STATE OF HAWAII**

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 631
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

LEWIS E. LANGOLF
SECRETARY

REGULATORY DEVELOPMENT PROGRAM
CONSTITUTIONAL AND ENVIRONMENTAL AFFAIRS
REVENUES EMPOWERMENT
CONTRACTS
FOREST AND WILDLIFE
STATE PARKS
WATER AND LAND DEVELOPMENT

Dr. Marvin Miura
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, Hawaii 96813

Dear Dr. Miura:

SUBJECT: Historic Preservation Review -- Draft EIS, New Hilo Judiciary Complex (DAGS)
Hilo, South Hilo, Hawaii

We have recently received a copy of this Draft EIS for review. The proposed project is now considering 5 alternative locations for the complex.

Because this is a direct undertaking by a state agency (DAGS), compliance with Chapter 6B, H.R.S. (the state's historic preservation law) must occur. This is not mentioned in the historic preservation portions of this EIS. DAGS should consult with the Historic Sites Section as soon as possible, so compliance can efficiently occur.

The consulting archaeologist's study forms the basis for the Draft EIS' evaluations. This report (M. Rosendahl 1988, Archaeological Reconnaissance Survey for Environmental Impact Statement (EIS), Hilo Judiciary Complex Sites) is Appendix H. While no surface historic sites were found, this report recommends that subsurface testing (backhoe trenching) occur at locations B-B to determine if subsurface sites are present since historic documents suggest these were general areas of use in prehistoric/early historic times (p. 9). The report does not discuss general use of these areas during the late 1800s -- old Hilo town. We are concerned that some assessment of potential subsurface deposits relating to this time period also occur. Although buildings from this era might not be present, significant subsurface archaeological deposits could be present. In sum, we agree with the consulting archaeologist that until subsurface testing occurs it is impossible to determine if significant historic sites are present.

The Draft EIS text does note that subsurface testing is needed to determine if significant subsurface sites are present (VI-4). However, the text says that this testing would occur upon the selection of a site. We strongly recommend against such a procedure. If subsurface testing is done prior to selection, then DAGS will know if significant sites are present and their nature. It is always possible that one site has extensive and significant subsurface remains that might cost several hundred thousand dollars to mitigate. It is in the state's benefit to know these alternatives prior to project location selection.

Dr. Marvin Miura
Page 2
July 27, 1988

The Draft EIS text further indicates that archaeological monitoring of the site will occur when construction begins (VI-4). Such monitoring is a mitigation step. It is premature to suggest mitigation measures until it is determined if significant sites are present.

In sum, at this point, the project is not in compliance with Chapter 6B. It still needs to be determined if significant historic sites are present. Subsurface testing needs to be done to resolve this situation, and we recommend that it be done prior to project location selection. If no significant sites are found at the location selected, then the project will have "no effect" on significant historic sites and historic preservation compliance is concluded with no further archaeological work needed (including monitoring). If significant historic sites are present in the location selected, then DAGS will have to develop a mitigation plan to treat such sites (e.g., archaeological data recovery). This plan will have to be approved by the Historic Sites Section. In this scenario, once mitigation is concluded, then historic preservation compliance ends.

Sincerely yours,

[Signature]
R. MAGATA
State Parks Administrator and Deputy
State Historic Preservation Officer

CC: R. Magata, DAGS
M. Rosendahl, PHRI

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JOHN HALLGREN
DIRECTOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
DIVISION OF PUBLIC WORKS
P. O. BOX 111, HONOLULU, HAWAII 96810

RUSSEL S. NAGATA
COMPTROLLER

KEVIN BRADY
DEPUTY COMPTROLLER

LETTER NO. (P)1770.8

SEP 7 1988

Mr. Ralston H. Nagata
Page 2
Ltr. No. (P)1770.8

historic properties have been identified by the archaeological reconnaissance survey of the alternative sites, we believe that Section 8 does not apply to these sites and we are therefore in compliance with Chapter 6E.

- 4. Please be assured that if any historic property is identified, DAGS will work with DLNR to meet the requirements of Section 8 of Chapter 6E.

B. Subsurface Testing

We agree with the consulting archaeologist's statement that until subsurface testing occurs, it is impossible to determine if significant historic sites are present. We also agree that it would be good to know if significant historic sites are present before selecting a site. However, we do not agree that testing of the alternative sites must be done prior to selection of a site based on the following.

- 1. The State must obtain a right-of-entry and enter onto each privately owned lot to do the subsurface testing.
- 2. The State must restore the site to the original condition after the testing is completed.
- 3. The cost of testing the alternative sites will probably equal or exceed the cost of mitigating extensive and significant subsurface remains found on the site selected.
- 4. The State will be subject to suits from any accidents or controversies with the property owner or tenants.
- 5. Three alternative sites are privately owned and may be developed before the State acquires the land.
- 6. The archaeological concern is one of many that is considered in recommending a site to the Governor.

Mr. Ralston H. Nagata
State Parks Administrator and Deputy
State Historic Preservation Officer
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Mr. Nagata:

Subject: Draft EIS
New Hilo Judiciary Complex

Thank you for your July 27, 1988 letter regarding the subject project. We have reviewed the comments and provide the following responses:

A. Compliance with HRS Chapter 6E

- 1. Section 8 of Chapter 6E states that "before any agency or officer of the State or its political subdivisions commences any project which may affect historic property, the agency or officer shall advise the department and allow the department an opportunity for review of the effect of the proposed project on historic properties, especially those listed on the Hawaii register of historic places". (underlining added)
- 2. Section 2 of Chapter 6E defines historic property as "any building, structure, object, district, area, or site, including heiau and underwater site, that is significant in the history, architecture, archaeology, or culture of this State, its communities or the nation".
- 3. We believe that Section 8 applies after a historic property is identified and that Chapter 6E does not require a State agency to determine if significant historic sites are present before a site is selected. Since no

Mr. Ralston H. Nagata
Page 3

Ltr. No. (P)1770.8

7. The Hilo State Office Building site has already been extensively disturbed by excavation and grading for the building and parking lot.

Based on the above, we propose the following plan of action if the respective sites are selected:

- A. Sites A and B - Archaeological monitoring during excavation and grading work.
- B. Sites C, D and E - Subsurface testing before the site is selected.

Should there be any questions, please have your staff contact Mr. Cedric Takamoto of the Planning Branch at 548-5460.

Very truly yours,



TEUANE TOMINAGA
State Public Works Engineer

CT:jk

Mr. Ralston H. Nagata
Page 3

Ltr. No. (P)1770.8

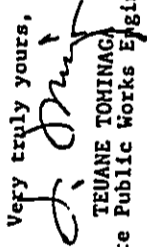
7. The Hilo State Office Building site has already been extensively disturbed by excavation and grading for the building and parking lot.

Based on the above, we propose the following plan of action if the respective sites are selected:

- A. Sites A and B - Archaeological monitoring during excavation and grading work.
- B. Sites C, D and E - Subsurface testing before the site is selected.

Should there be any questions, please have your staff contact Mr. Cedric Takamoto of the Planning Branch at 548-5460.

Very truly yours,



TEUANE TOHINAGA
State Public Works Engineer

CT:jk

JOHN WARDLE
SECRETARY OF STATE



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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 51
HONOLULU, HAWAII 96809

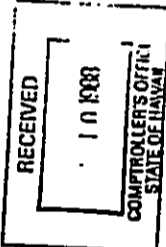
WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

MEMORANDUM

LIBERT E. LINDORFF
RUSSELL W. NAGATA

AGRICULTURE DEVELOPMENT
PROGRAM
AGRICULTURE RESOURCES
CONSULTATION AND
CONSERVATION AFFAIRS
RECREATION AND
RESOURCES ENFORCEMENT
CONSERVATION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

FILE: 89-048
DOC.: 3985E



MEMORANDUM

TO: The Honorable Marvin T. Miura, Director
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
Board of Land and Natural Resources

SUBJECT: New Hilo Judiciary Complex - Site Selection Report and
Draft Environmental Impact Statement (Job. No. 11-12-0303)

Thank you for giving our Department the opportunity to comment on the Environmental Impact Statement (EIS) cited above. We have reviewed the materials you submitted and have the following comments.

Our Department submitted extensive comments in the form of a Historic Preservation Review on July 27, 1988. This was in response to the direct submittal of the document to the Division of State Parks, Outdoor Recreation and Historic Sites. We have no additional comments to the EIS.

Please feel free to call me or Roy Schaefer of our Office of Conservation and Environmental Affairs at 548-7837, if you have any questions.

William W. Paty
WILLIAM W. PATY

cc: Hon. Russel Nagata, Comptroller (DAGS)

TO: DIVISION OF PUBLIC WORKS
INITIAL FOR YOUR:

State P. W. Engr.	Approval
P. W. Sect.	Sign
Staff Serv. Br.	Info
Planning Br.	File
Proj. Mgmt. Br.	See me
Design Br.	Comments
Invst. Br.	Invest. R.
Qual. Cont. Engr.	Rept.

JOHN SAUNDERS
CONTROLLER OF REVENUE



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P O BOX 821
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
THOMAS E. LANGOLF
SECRETARY
ADMINISTRATIVE DEVELOPMENT
PROGRAMS
AGRICULTURE
CIVIL ENGINEERING
COMMERCIAL AFFAIRS
CONSERVATION AND
RECREATION
ENVIRONMENTAL ENFORCEMENT
GENERAL INVESTIGATIONS
LAND MANAGEMENT
STATE PLANNING
WATER AND LAND DEVELOPMENT

September 9, 1988

MEMORANDUM

TO: Tsunane Tomlinaga, State Public Works Engineer, Division of Public Works, Department of Accounting & General Services

FROM: Halston H. Nagata, State Parks Administrator, Department of Land & Natural Resources

SUBJECT: Compliance with Chapter 6-6 (H.R.S.) (State's Historic Preservation Law) Now into Judiciary Complex Waikiki, South Side, Hawaii

Thank you for your memorandum of September 7, 1988 on this topic.

It appears that our earlier review letter has been misread. Also, there seems to be a misinterpretation of Chapter 6E and how it has been put in practice over the years.

The law requires that the effect on significant historic properties be considered for a state undertaking. To achieve this goal, the responsible state agency determines if such properties are in their project area. Since many areas have not been surveyed, often the agency needs to conduct a survey to locate all historic properties and to initially evaluate their significance. Consultation with our office then occurs to ensure that the survey has adequately found and documented all sites and that the significance evaluations are correct. If any significant sites will be affected, an acceptable mitigation plan is then reviewed by our office or developed in consultation with the agency.

In this Judiciary Complex case, the compliance process was initiated with our review of the draft RIS, which happened to include alternative parcels, rather than a specific parcel. In our prior letter, we pointed out that the draft RIS did not mention that compliance had to occur and had not yet occurred. Your agency's consulting archaeologist indicated that their survey was not a complete coverage of the parcels without subsurface testing to check for subsurface sites, and we agreed. Your memorandum also agrees (page 2).

In our prior letter, we did not state that you had to conduct the subsurface testing prior to site selection; rather we strongly recommended that you do so. As we informed your planner, such action can wait until you select a specific project area. However, as noted in our prior letter, we felt it might be cost effective to do so early on. If your agency waits to select a parcel, then does testing, it is possible, in a worst case scenario, that a

Tsunane Tomlinaga
September 9, 1988
Page Two

large subsurface site might be discovered which could result in mitigation efforts costing several hundred thousand dollars. Of course, testing might find no historic sites which would lead to a "no effect" determination and the end of compliance. The choice of when in the selection process to test resides with your office. We have found that an early determination of the presence/absence of historic sites is far more efficient for planning purposes.

Importantly, though, until the presence/absence of significant historic sites is determined the project will be in non-compliance with Chapter 6E. Also, the RIS will not be able to determine the impacts to significant historic sites, so it will be incomplete.

At this point, we would again recommend that you test all parcels prior to selection as the best approach from our viewpoint. (Note: Parcel A does not need testing according to your consultant, and we agreed. This parcel does not contain significant historic sites and its selection would have "no effect" on significant historic sites.) However, other alternatives exist -- test certain parcels now, or test the selected parcel later.

We must emphasize that archaeological monitoring during construction is not an acceptable means of identifying whether significant historic sites are present in this case. This approach would damage sites in the process of discovery, and if a significant site is found, then construction would have to halt while a mitigation plan is devised and executed. Also, we would like to again emphasize that if no sites are found during testing prior to construction, then monitoring is not needed and is an unnecessary cost to the state. Thus, at this point, we believe that you should not be concerned with monitoring.

If you have any further questions, please do not hesitate to have your staff call Dr. Ross Cordy of our Historic Sites Section (548-7460). Also, given the misunderstanding related to Chapter 6E, we would be happy to give your staff a workshop in the federal and state historic preservation laws and process, should you so desire. It may be useful for future planning by your staff.

Richard Kanoyama
for
HALSTON H. NAGATA

OCT 5 1988

Mr. Kulston Nagata
State Parks Administrator
Department of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

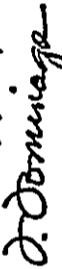
Dear Mr. Nagata:

Thank you for your September 9, 1988 letter regarding compliance with Chapter 6-E HRS (State Historic Preservation Law). The EIS will be revised to indicate the following:

1. Subsurface testing will be done if Candidate Site B, C, D, or E is selected.
2. The statement on monitoring during construction will be deleted.

Should there be any questions, please have your staff contact Mr. Cedric Takamoto of the Planning Branch at 548-5460.

Very truly yours,



TEUANE TOMINAO
State Public Works Engineer

CT:jnt

Dante K. Carpenter
Mayor

Ronald Ibarra
Managing Director

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U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT



DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

Patricia G. Engelhard
Director

Ronald Okamura
Deputy Director

August 4, 1988

Dr. Marvin T. Miura
Office of Environmental Quality Control
465 So. King Street, Room 104
Honolulu, Hawaii 96813

RECEIVED

Subject: New Hilo Judiciary Complex - EIS

We have reviewed the project EIS and have no comments or objections to offer.

Thank you for the opportunity to review the report.

Patricia G. Engelhard
Director

enclosure

cc: Russell Nagata, Comptroller
DACS
1151 Punchbowl St.
Honolulu, HI 96813

DIVISION OF PUBLIC WORKS AIRMAIL (04/10/88)	
Mr. P. W. Day	Approved
P. W. Day	Sign
Staff Serv. Div.	Info.
Planning Div.	File
Proj. Mgmt. Div.	See me
Design Div.	Comments
Imp. Div.	Item 1
Qual. Contr. Eng.	Imp.



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 DIVISION OF PUBLIC WORKS
 2465



OUR REFERENCE
 YOUR REFERENCE

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 COMPTROLLER'S OFFICE
 STATE OF HAWAII

GUY A. PAUL
 CHIEF OF POLICE
 WAYNE D. CARVALHO
 DEPUTY CHIEF

August 22, 1988

RECEIVED
 AUG 26

Dr. Marvin T. Miura
 Office of Environmental Quality Control
 465 South King Street, Room 104
 Honolulu, Hawaii 96813

RE: NEW HILO JUDICIARY COMPLEX

Our comments on the Environmental Impact Statement for the new Hilo Judiciary Complex are the same as contained in our letter of January 13, 1988, to Mr. Alan Suwa, Project Manager of Wilson Okamoto & Associates, a copy of which is enclosed.

Should you have any questions, please contact Inspector Leroy Victorine at 961-2341.

Guy A. Paul
 GUY A. PAUL
 CHIEF OF POLICE

va

Enc.

cc: Russel Nagata, Comptroller
 Dept. of Accounting & General Services

DIVISION OF PUBLIC WORKS
 INITIAL FOR TOUR

1	State P. M. Eng	Approved
	P. W. Berry	Sign
	Paul Berry, Jr.	Init
2	Planning Div.	File
	Proj. Mgmt. Div.	Set up
	Design Div.	Comments
	Inst. Div.	Inspect. &
	Qual. Cont. Div.	Repl.



COPY

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

28 AUPUNI STREET • HILO, HAWAII 96720

July 26, 1988

Dr. Harvin T. Miura
Office of Environmental Quality Control
465 South King Street, Room 104
Honolulu, HI 96813

ENVIRONMENTAL IMPACT STATEMENT (EIS)
NEW HILO JUDICIARY COMPLEX

We have no additional comments to the subject document.

William Sewake
H. William Sewake
Manager

cc Mr. Russel Nagata
Wilson Okamoto & Associates, Inc.

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AUG 1 9 27 AM '88
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

... Water brings progress...

JOHN C. LEWIS, M.D.
DIRECTOR OF HEALTH

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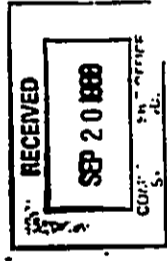
SEP 20 11 28 AM '88



STATE OF HAWAII
DEPARTMENT OF HEALTH

P. O. BOX 3378
HONOLULU, HAWAII 96811

September 12, 1988



JOHN C. LEWIS, M.D.
DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO:
EPI-88

MEMORANDUM

To: Dr. Marvin T. Miura, Director
Office of Environmental Quality Control

From: Deputy Director for Environmental Health

Subject: Site Selection Report and Draft Environmental Impact Statement
(DEIS) for New Hilo Judiciary Complex, Hilo, Hawaii

Thank you for allowing us to review the subject DEIS. We do not have any
comments at this time.

Bruce S. Anderson
BRUCE S. ANDERSON, Ph.D.

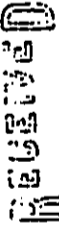
cc: Russel Nagata, DAGS ✓

COPY

PLANNING DEPARTMENT
28 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

Dr. Marvin T. Miura
Page 2
September 22, 1988



SEP 26 1988

PLANNING DEPARTMENT

September 22, 1988

Dr. Marvin T. Miura
Office of Environmental Quality Control
465 So. King Street, Rm. 104
Honolulu, HI 96813

Dear Dr. Miura:

New Hilo Judiciary Complex
Site Selection Report and DEIS
July 1989

None of the discussion so far has mentioned the present State Office Building's own need for additional space. If the Judiciary Complex is to be built next to the State Office Building, any future expansion of the latter will be precluded except by further decentralization and dispersion of the already fragmented agencies in the building. Site B described in this Site Selection Report and Draft EIS is, so far, ranked the highest; it is adjacent to the present State Office Building.

Noting the four other "javy" locations and the discussion in the report, the new Judiciary Complex can readily function (be located) without the necessity of being adjacent to the State Office Building. On the other hand, any future State Office Building expansion needs adjacent or nearby land to expand upon in order to maintain its effectiveness and purpose (a consolidated services center). Normally, the State Office Building and Judiciary Complex would be two separate issues. However, in this case, they may be competing for the same land in the very near future. We realize this report deals with the Judiciary Complex, and not State Office Building expansion, but in this case, the land involved (Site B) seems more needed for a future State Office Building expansion (which, granted, is not currently a matter under study).

Page IV-15. The sentence "However, due to the legislators' interest in the site because of its proximity to the existing State Office Building and because it is State owned land, the site is being retained for further evaluation." This rationale if used, befits a future State Office Building expansion even more than the new Judiciary Complex on Site B.

Page V-16. Last paragraph states "With respect to County zoning, all of the sites received 'fair' ratings, since a zoning change will be required...." This is incorrect. The County Zoning Code, Section 25-51(c) allows community, public and public service buildings in any zone district "provided they conform to the General Plan." Thus, rezoning to establish a Judiciary Complex is not required. Any references to the need for rezoning, therefore, such as on Page X-1, should be corrected.

Page VII-4. The report states "More importantly, there is a much greater functional requirement for the State Administrative Building." This too underscores the desirability of Site B to be "held" for the State Office Building's already obvious need for expansion.

We enclose the comment from the Department of Public Works dated July 28, 1988, which we endorse. Their comment #4 has an update in that the bridge crossing the Waialana Canal is presently being re-built; it has been under construction since mid-August 1988.

Thank you for the commenting opportunity.

Sincerely,

ALBERT LONO LYMAN
Planning Director

DT:lv/#1356
Enclosure

cc: Russel Nagata, Comptroller-DACS
Alan Suwa, Wilson Okamoto & Assoc., Inc.
Department of Public Works
Mayor Dante K. Carpenter w/atts.

A.



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
1405 ALIOLANA BLVD., SUITE 1400
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(808) 548-8888
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September 23, 1988

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13 30 888
WILSON OKAMOTO & ASSOCIATES

Dr. Marvin Miura, Director
Office of Environmental Quality Control
465 S. King Street, Room 104
Honolulu, HI. 96813

Dear Dr. Miura:

Subject: Draft EIS: New Hilo Judiciary Complex, Hilo, Hawaii.

Thank you for the opportunity to comment. The archaeology of Hilo is a topic worthy of investigation, but no such study has yet been conducted. Ground disturbing activities associated with this project has the potential for disturbing important data-rich deposits, perhaps even a deeply buried, early Hawaiian habitation site. In a coastal area like Hilo it would not be unusual to find prehistoric Hawaiian skeletal remains, or important 19th century deposits. Further archaeological study of potential project sites is recommended, including subsurface testing to determine the nature and significance of subsurface remains. Please send our office copies of all archaeological reports generated by this project.

Sincerely,

Frank A. Kanahelo
Frank A. Kanahelo, III
Administrator

cc: Mr. Russell Nagata, (DACS)

XV. LIST OF PREPARERS OF THE EIS DOCUMENT

XV. LIST OF PREPARERS OF THE EIS DOCUMENT

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APPENDICES

APPENDIX A

DETERMINATION OF THE POPULATION CENTROID FOR HILO

APPENDIX A

DETERMINATION OF THE POPULATION CENTROID FOR HILO

DATA SOURCES

- A. 1980 Census Data, U.S. Census Bureau
- B. U.S. Geological Survey Map, Hilo Quadrangle

ASSUMPTIONS ON THE DISTRIBUTION OF POPULATION WITHIN CENSUS TRACTS HAVING TWO OR MORE SIGNIFICANT POPULATION CENTERS

<u>Census Tracts</u>	<u>Population Center</u>
203	Intersection of Waianuenue Drive and Kapiolani Street.
204	Intersection of Kinoole Street and Hualalai Street.
206A	1500 ft. east of Puainako Town Center - 50% of population.
206B	Keaukaha Elementary School - 50% of population.
207A	Intersection of Lanikaula Street and Kilauea Avenue.
207B	Intersection of Kawaiilani Street and Ainaloa Drive.
208	Intersection of Ainako Avenue and Kaumana Drive.
209	North of Camp Six (Ainaloa Drive).

COMPUTATION OF CENTROID OF POPULATION (HILO)

CENSUS TRACT POP CENTERS	x ¹	y ²	P POPULATION	Px	Py
203	-1.50	4.25	4,292	-6,438.00	18,241
204	0	3.00	4,003	0	12,009

206A	3.50	-1.50	1,851	6,478.50	-2,776.50
206B	6.50	4.75	1,851	12,031.50	8,792.25
207A	1.50	1.25	3,845	5,767.50	4,806.25
207B	.25	-3.00	3,845	961.25	-11,535.0
208	-4.50	1.50	7,017	-31,576.50	10,525.50
209	-3.75	-6.0	2,868	-10,732.50	-17,208.0
			<hr/>		
			29,572	-23,508.25	22,854.5

$$x = \frac{EPx}{P} = \frac{-23,508.25}{29,572} = -.79$$

$$Y = \frac{EPY}{EP} = \frac{22854.5}{29,572} = .77$$

Therefore, the centroid of population for Hilo is located at the Intersection of Kumukoa Street and Noe Street, about 1.2 miles southwest of the State Office Building. (See Figure A-1).

- 1/ x = 0 on the X axis of the grid system used to determine coordinates of each population center.
- 2/ y = 0 on the Y axis of the grid system used to determine coordinates of each population center.

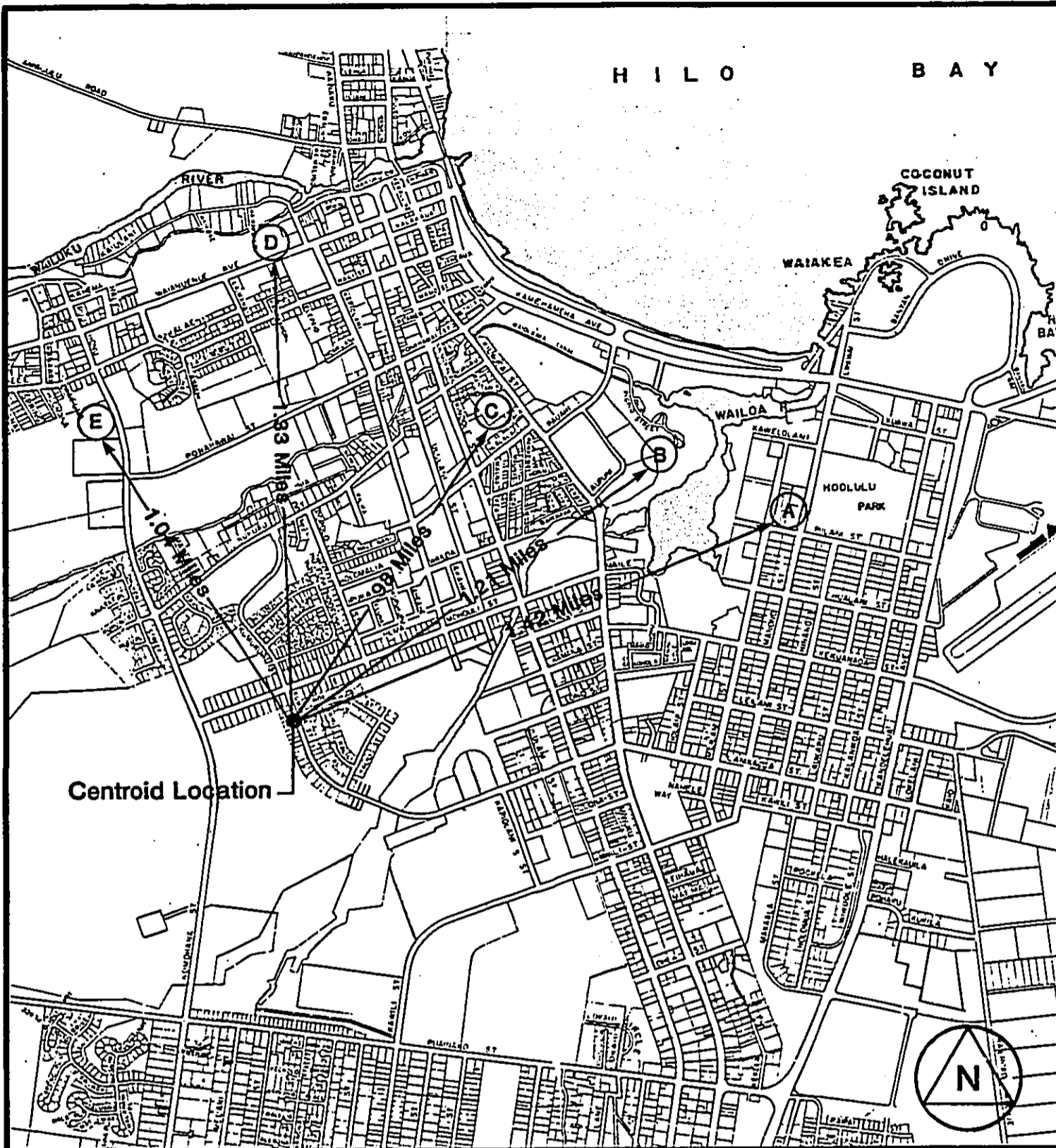
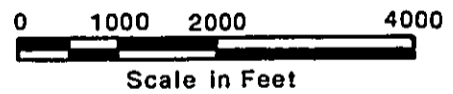


FIGURE A-1

**POPULATION DISTRIBUTION
CENTROID FOR HILO**

New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement



PREPARED FOR:
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES

PREPARED BY:
WILSON OKAMOTO
& ASSOCIATES, INC.

APPENDIX B

DISTRIBUTION OF PRIVATE LAW OFFICES AND ATTORNEYS IN HILO

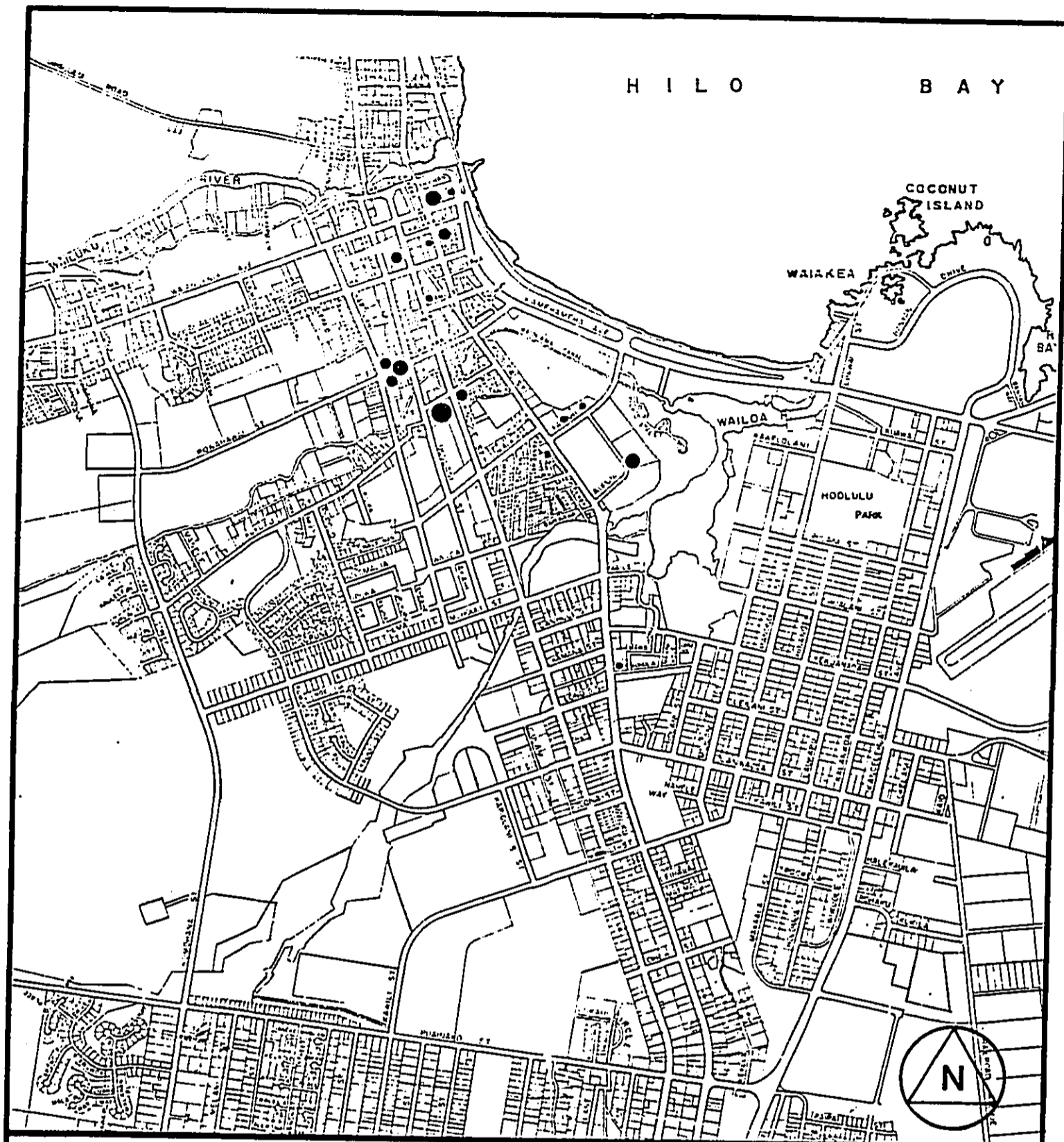


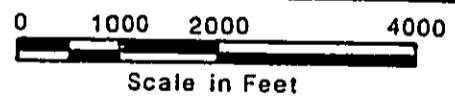
FIGURE B-1

DISTRIBUTION OF PRIVATE ATTORNEYS IN HILO

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

Legend

No. of Attorneys	Location/Size of Law Office
1-2	•
3-4	●
5-7	●
8-10	●



PREPARED FOR:
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES

PREPARED BY:
WILSON OKAMOTO
& ASSOCIATES, INC.

APPENDIX C
DETERMINATION OF BUILDING AREA REQUIREMENTS

APPENDIX C

PROJECTED BUILDING SPACE ALLOCATION SUMMARY
FOR THE THIRD CIRCUIT - HILO
(Square Feet)

COURT/AREA	TOTAL PERSONNEL			TOTAL SPACE (sq. ft.)		
	1984	1990	2000	1984	1990	2000
<u>Circuit Court:</u>						
TOTAL PERSONNEL + Circulation (25%) Subtotal	29	41	46	3,965 991 4,956	4,665 1,116 5,831	
TOTAL - OTHER				15,150	19,220	
TOTAL NET AREA (Personnel & Other) + Circulation/Mechanical/Utility (60%)				20,106 12,064	25,051 15,031	
TOTAL GROSS AREA				14,346	32,170	40,082
<u>Family Court:</u>						
TOTAL PERSONNEL + Circulation (x.25) Subtotal	25	33	45	2,635 659 3,294	3,825 956 4,781	
TOTAL - OTHER				2,100	4,130	
TOTAL NET AREA + Circulation/Mechanical/Utility (60%)				5,394 3,236	8,911 5,347	
TOTAL GROSS AREA				5,164	8,630	14,258
<u>District Court:</u>						
TOTAL PERSONNEL + Circulation (x.25) Subtotal	31	42	58	3,490 873 4,363	4,735 1,184 5,919	
TOTAL - OTHER				12,630	15,860	
TOTAL NET AREA + Circulation/Mechanical/Utility (60%)				16,993 10,196	21,779 13,067	
TOTAL GROSS AREA				7,409	27,189	34,846
SUBTOTAL - GROSS BUILDING AREA				26,919	67,989	89,186
Future Expansion - Loft Space, Gross Area				33,994	44,593	
GRAND TOTAL - GROSS BUILDING AREA				26,919	101,983	133,779
TOTAL PERSONNEL	85	116	149			

SOURCE: Project Development Report for the Third Circuit and District Courts, H. Mogi Planning and Research, Inc., 1986.

APPENDIX D
COMPUTATION OF PARKING REQUIREMENTS

APPENDIX D

PARKING REQUIREMENTS

COUNTY PARKING STANDARD

Total building floor area equals 133,780 gross sq. ft. Per the Hawaii County Zoning Ordinance, the number of required off-street parking spaces shall be determined based on the gross floor area of the building including covered lanais and patios as follows:

- o One parking space for each 400 sq. ft. of floor area of government offices.
- o One parking space for every four seats in places of assembly with fixed seats.
- o One parking space for each 200 sq. ft. of floor area in places of assembly without fixed seats for buildings with no principal assembly area or main hall.

PARKING FOR PLACES OF ASSEMBLY (With Fixed Seats)

1 Grand Jury Room	520 sq. ft. = 25 seats
8 Jury Rooms	3,440 sq. ft. = 96 seats
3 Conference Rooms	800 sq. ft. = <u>43 seats</u>
Total	4,760 sq. ft. = 164 seats

At one parking space for every 4 seats, 164 seats require 41 parking spaces.

PARKING FOR PLACES OF ASSEMBLY (Without Fixed Seats)

8 Court Rooms	12,000 sq. ft.
1 Hearing Room	<u>500 sq. ft.</u>
Total	12,500 sq. ft.

At one parking space for each 200 sq. ft., courtrooms require 63 parking spaces.

PARKING FOR OFFICE USE

133,780 gross sq. ft. less 4,760 sq. ft. and 12,500 sq. ft. = 116,520 sq. ft.

At one parking space for each 400 sq. ft., 116,520 sq. ft. of offices require 292 parking spaces.

PARKING FOR OFF-STREET LOADING

At one parking space for first 5,000 sq. ft. of building floor area,
plus one additional space for each additional 10,000 sq. ft.,

5,000 sq. ft. = 1 parking space plus $\frac{128,780}{10,000} = 13$ parking spaces.

133,780 sq. ft. building floor area total requires 14 parking spaces
for loading.

TOTAL PARKING REQUIREMENT

The above four uses total 410 parking spaces.

APPENDIX E
DETERMINATION OF LAND REQUIREMENTS

APPENDIX E

DETERMINATION OF LAND REQUIREMENTS

The building design can affect the amount of land required for the courthouse complex depending whether it is a single story or multi-story structure. The land requirement would be allocated among areas for the building (foot print), parking, open space, pedestrian and vehicular circulation. Parking areas can also vary based on underground, surface or multi-level type parking.

Using the year 2000 projected building area requirements as recommended in the Project Development Report for the Third Circuit and District Courts, the land area requirement for the proposed Hilo Judiciary Complex was determined based on an assessment of alternative schemes presented below:

BASIS

Building gross floor area = 133,779 sq. ft.
(See Appendix C for computation)

Parking requirement (See Appendix D for computation) = 410 stalls

400 sq. ft. per parking stall/circulation

25% lot coverage for open space

30% of total site area for future expansion

SCHEME 1

2 - Story Building
No Basement
Parking on ground

Building Footprint = $\frac{133,779 \text{ sq. ft.}}{2}$ = 66,890 sq. ft.

Parking 410 X 400 sq. ft. = 164,000 sq. ft.

Subtotal (75%) = 230,890 sq. ft.

Open Space and Circulation (25%) = 76,963 sq. ft.

Subtotal Site Area = 307,853 sq. ft.
or 7.07 acres

Allowance for Future Expansion (30%) = 2.12
acres

Total Site Area Required = 9.19 acres

SCHEME 2

2 - Story Building with
1/2 Basement
1/2 Parking in Basement and on Ground

Building Footprint = $\frac{133,779 \text{ sq. ft.}}{2 \frac{1}{2}}$ = 53,512 sq. ft.

Parking in Basement $\frac{26,756 \text{ sq. ft.}}{400 \text{ sq. ft.}} = 67 \text{ stalls}$

Parking on Ground 400 - 67 X 400 sq. ft. = 137,200 sq. ft.

Subtotal (75%) = 190,712 sq. ft.

Open Space and Circulation (25%) = 63,571 sq. ft.

Subtotal Site Area = 254,283 sq. ft.

or 5.84 acres

Allowance for Future Expansion (30%)
acres = 1.75

Total Site Area Required = 7.59 acres

SCHEME 3

3 - Story Building
No Basement
1 - Story Parking Structure

Building footprint = $\frac{133,779 \text{ sq. ft.}}{3}$ = 44,593 sq. ft.

Parking 410/2 X 400 sq. ft. = 82,000 sq. ft.

Subtotal (75%) = 126,593 sq. ft.

Open Space and Circulation (25%) = 42,197 sq. ft.

Subtotal Site Area = 168,790 sq. ft.

or 3.87 acres

Allowance for Future Expansion (30%)
acres

= 1.13

Total Site Area Required

= 5.00 acres*

*The 5.0 acre size was selected from the range of schemes as it provides for the required needs with the minimum land requirement.

APPENDIX F
CANDIDATE SITE EVALUATION AND RESULTS

APPENDIX F

POTENTIAL SITE EVALUATIONS AND RESULTS

This technical appendix document lists results of each candidate site evaluation relative to site and community criteria, and cost considerations. Descriptions of the criteria are contained in Chapter V of this EIS for the Hilo Judiciary Complex.

A. Site and Community Criteria Results

SITE A: HOOLULU PARK SITE

TMK: 2-2-33:13 & 14; 2-2-33:11,19 & 20; 2-2-33:12

Building Site Criteria

a. Environmental Characteristics

- | | | |
|----|---|------|
| 1. | <u>Size</u>
5.48 acres | Good |
| 2. | <u>Slope</u>
The average slope is 1% | Good |
| 3. | <u>Shape</u>
The site is rectangular in shape with an
estimated length to width ratio of 1.7
to 1. | Good |
| 4. | <u>Industrial and Agricultural Nuisances</u> . .
Degree of effect: The site is free of
industrial and agricultural nuisances. | Good |
| 5. | <u>General Soil Stability for Foundation</u> . .
Soil Character Code: rKFD - Pahoehoe lava
at a depth of less than 10 inches. | Good |
| 6. | <u>Soil Shrink - Swell Potential</u>
Generally moist, high shrinkage but low
swelling potential when dry. | Poor |
| 7. | <u>Soil Depth for Site Work</u>
Description: 0-1 foot to bedrock. | Poor |
| 8. | <u>Natural Beauty</u>
Existing trees, plants, rock formations: No.
Potential for beautification: No.
Crossed by overhead lines: Yes. | Fair |

b. Roads and Utilities

- | | | |
|-----|--|------|
| 9. | <u>Adequacy of Roads</u> | Fair |
| 10. | <u>Adequacy of Water Service</u> | Good |
| 11. | <u>Adequacy of Sewer Service</u> | Good |

- 12. Adequacy of Drainage Facilities Good
- 13. Adequacy of Power and Communications Good
- c. Accessibility
- 14. Pedestrian Access Good
Number of sides access is available: 3.
- 15. Automobile Access Good
Existing conditions: Access to the site is available via Manono Street on long side and Piilani Street on one short side.
- 16. Bus Service Poor
Level of Service: None.

Community Criteria

- a. Governmental
- 17. State Land Use District Map Designation Good
District Designation: Urban.
- 18. County General Plan and Community Development Plan Designations Good
General Plan Designation: High Density Urban Development (Permits commercial, multiple residential, and related services such as general and office commercial).
Community Development Plan Designation: RM4.
- 19. County Zoning Designation Fair
Zoning Designation: V-S-.75, Resort-Hotel, Safety. SMA review required.
- b. Community Effects
- 20. Existing Use and Displacement Fair
Underutilized with dilapidated warehouse and abandoned equipment.
- 21. Interference with Institutions Good
No schools or hospitals in vicinity of .5 miles.
- 22. Surrounding Existing Land Use Fair
Present Use: The site is situated adjacent to the Hilo Civil Auditorium, residential and open space areas.

- 23. Land Ownership Fair
Two of the six parcels are owned by the State of Hawaii with the remainder owned by two other landowners.
- 24. Proximity to Major Commercial Centers Fair
The site is situated approximately 0.6 miles from the Kaiko'o commercial and office centers.
- 25. Relation to Judicial Support Facilities Fair
Proximity to criminal justice-related facilities: Approximately one mile from new Hilo Police Station and 0.6 mile from government offices.
- 26. Relation to Population Centroid Fair
Distance from Hilo District Centroid is 1.42 miles.
- 27. Relation to Private Law Offices/Attorneys Poor
Located within 0.5 mile of 15 or 22% of Hilo's private attorneys.
- 28. Aesthetic Value Fair
The site is not an aesthetic asset to the community: Yes.

Site development will not obstruct scenic vistas: No.

SITE B: ADJACENT TO STATE OFFICE BUILDING

TMK: 2-2-13: pars. of 3 & 18; 2-2-14: por. of 72

Building Site Criteria

a. Environmental Characteristics

	<u>Rating</u>
1. <u>Size</u> 5.0 acres minimum.	Good
2. <u>Slope</u> The average slope varies between 4% and 8%.	Fair
3. <u>Shape</u> The site is irregular T-shaped with an estimated length to width ratio of 1.3:1.	Fair
4. <u>Industrial and Agricultural Nuisances</u> Degree of effect: The site is free of industrial and agricultural nuisances.	Good
5. <u>General Soil Suitability for Foundation</u> Soil Character Code: rKFD - Pahoehoe lava at a depth of less than 10 inches.	Good
6. <u>Soil Shrink - Swell Potential</u> Generally moist, high shrinkage but low swelling potential when dry.	Poor
7. <u>Soil Depth for Site Work</u> Description: 0-1 feet to bedrock.	Poor
8. <u>Natural Beauty</u> Existing trees, plants, rock formations: Yes. Potential for beautification: Yes. Crossed by overhead lines: No.	Good

b. Roads and Utilities

9. <u>Adequacy of Roads</u> The site does not directly abut existing roads, but access would be provided through existing parking areas.	Fair
10. <u>Adequacy of Water Service</u>	Good
11. <u>Adequacy of Sewer Service</u>	Good

- 12. Adequacy of Drainage Facilities Good
- 13. Adequacy of Power and Communications Good

c. Accessibility

- 14. Pedestrian Access Good
Number of sides access is available: 3.
- 15. Automobile Access Fair
Existing conditions: Access to the site is available off Aupuni Street on the long side and the Wailoa Visitor Road on the other short side.
- 16. Bus Service Good
Level of Service: Available within walking distance at Kaiko'o Hilo Mall.

Community Criteria

a. Governmental

- 17. State Land Use District Map Designation Good
District Designation: Urban.
- 18. County General Plan and Community Development Plan Designations Good
General Plan Designation: High Density Urban Development (Permits commercial, multiple residential, and related services such as general and office commercial).
Community Plan Designation: CG 7.5 and Open.
- 19. County Zoning Designation Fair
Zoning Designation: CG-7.5 General Commercial and Open. SMA review required.

b. Community Effects

- 20. Existing Use and Displacement Good
The site is vacant except for existing parking lot areas.
- 21. Interference with Institutions Good
There are no schools or hospitals in the vicinity.
- 22. Surrounding Existing Land Use Good
Present Use: The site is adjacent to existing government buildings and establishments.

- 23. Land Ownership Good
The land is State owned.
- 24. Proximity to Major Commercial Centers Good
The site is adjacent to Kaiko'o shopping and office center.
- 25. Relation to Judicial Support Facilities Good
Proximity to criminal justice-related facilities: Approximately 0.8 mile from new Hilo Police Station, but adjacent to State Building.
- 26. Relation to Population Centroid Fair
Distance from Hilo District Centroid is 1.21 miles
- 27. Relation to Private Law Offices/Attorneys Fair
Located within 0.5 mile of 27 or 40% of Hilo's private attorneys.
- 28. Aesthetic Value Poor
The site is not an aesthetic asset to the community: No.

Site development will not obstruct scenic vistas: No.

SITE C: HILO BOWLING LANES SITE

TMK: 2-2-9:1, 54, 55, 56, & 62; 2-2-10:16

Building Criteria

a. Environmental Characteristics

	<u>Rating</u>
1. <u>Size</u> 5.82 acres.	Good
2. <u>Slope</u> The average slope is 6%.	Fair
3. <u>Shape</u> The site is irregular in shape with an estimated length to width ratio is 2.9:1.	Poor
4. <u>Industrial and Agricultural Nuisances</u> Degree of effect: The site is free of industrial and agricultural nuisances.	Good
5. <u>General Soil Stability for Foundation</u> Soil Character Code: rKFD - Pahoehoe lava at a depth of less than 10 inches.	Good
6. <u>Soil Shrink - Swell Potential</u> Generally moist, high shrinkage but low swelling potential when dry.	Poor
7. <u>Soil Depth for Site Work</u> Description: 0-1 feet to bedrock.	Poor
8. <u>Natural Beauty</u> Existing trees, plants, rock formations: No. Potential for beautification: Yes. Crossed by overhead lines: No.	Fair

b. Roads and Utilities

9. <u>Adequacy of Roads</u>	Fair
10. <u>Adequacy of Water Service</u>	Good
11. <u>Adequacy of Sewer Service</u>	Good
12. <u>Adequacy of Drainage Facilities</u>	Good
13. <u>Adequacy of Power and Communications</u>	Good

c. Accessibility

- 14. Pedestrian Access Good
Number of sides access is available: 2.
- 15. Automobile Access Fair
Existing conditions: Access to the site
is available via two opposite short sides.
- 16. Bus Service Good
Level of Service: Available at Kaiko'o Mall
within walking distance.

Community Criteria

a. Governmental

- 17. State Land Use District Map Designation Good
District Designation: Urban.
- 18. County General Plan and Community
Development Plan Designations Good
General Plan Designation: High Density
Urban Development (Permits commercial,
multiple residential, and related services
such as general and office commercial).
Community Development Plan Designation:
CG 7.5 Commercial.
- 19. County Zoning Designation Good
Zoning Designation: CG-7.5 Commercial.

b. Community Effects

- 20. Existing Use and Displacement Poor
Two business establishments occupying
structures in generally poor condition will
be displaced, as well as a new commercial
building currently being constructed.
- 21. Interference with Institutions Good
One private high school is located within
0.5 mile of the site but should not cause
disturbance.
- 22. Surrounding Existing Land Use Fair
Present Use: The site is surrounded by both
residential and business establishments.

- | | | |
|-----|---|------|
| 23. | <u>Land Ownership</u>
Although mostly vacant, the land is privately owned by more than three individuals or corporations. | Poor |
| 24. | <u>Proximity to Major Commercial Centers</u> . .
The site is within .25 mile from the Kaiko'o commercial and government centers. | Good |
| 25. | <u>Relation to Judicial Support Facilities</u> .
Proximity to criminal justice-related facilities: Approximately one block from new Hilo Police Station. | Good |
| 26. | <u>Relation to Population Centroid</u>
Distance from Hilo District Centroid
.98 miles | Fair |
| 27. | <u>Relation to Private Law Offices/
Attorneys</u>
Located within 0.5 mile of 56 or 84% of Hilo's private attorneys. | Good |
| 28. | <u>Aesthetic Value</u>
The site is not an aesthetic asset to the community: Yes.

Site development will not obstruct scenic vistas: Yes. | Good |

SITE D: OLD RIVERSIDE SCHOOL SITE

TMK: 2-3-15: por. of 1

Building Site Criteria

a. Environmental Characteristics

	<u>Rating</u>
1. <u>Size</u> 5.0 acres minimum of 23.585 parcel.	Good
2. <u>Slope</u> The average slope is 6%.	Fair
3. <u>Shape</u> The site is generally rectangular in shape with an estimated length to width rate of 2.01 to 1.	Fair
4. <u>Industrial and Agricultural Nuisances</u> . . Degree of effect: The site is free of industrial and agricultural nuisances.	Good
5. <u>General Soil Suitability for Foundation</u> . Soil Character Code: HoC - has characteristics of low bearing capacity and a 6-8 feet depth to bedrock.	Poor
6. <u>Soil Shrink - Swell Potential</u> High shrinkage but low swelling potential when soil dried.	Poor
7. <u>Soil Depth for Sitework</u> Description: 6-8 feet to bedrock.	Fair
8. <u>Natural Beauty</u> Existing trees, plants, rock formations: Yes. Potential for beautification: Yes. Crossed by overhead lines: No.	Good

b. Roads and Utilities

9. <u>Adequacy of Roads</u>	Fair
10. <u>Adequacy of Water Service</u>	Good
11. <u>Adequacy of Sewer Service</u>	Good
12. <u>Adequacy of Drainage Facilities</u>	Good

SITE D: OLD RIVERSIDE SCHOOL SITE

TMK: 2-3-15: por. of 1

Building Site Criteria

a. Environmental Characteristics

	<u>Rating</u>
1. <u>Size</u> 5.0 acres minimum of 23.585 parcel.	Good
2. <u>Slope</u> The average slope is 6%.	Fair
3. <u>Shape</u> The site is generally rectangular in shape with an estimated length to width rate of 2.01 to 1.	Fair
4. <u>Industrial and Agricultural Nuisances</u> . . Degree of effect: The site is free of industrial and agricultural nuisances.	Good
5. <u>General Soil Suitability for Foundation</u> . Soil Character Code: HoC - has characteristics of low bearing capacity and a 6-8 feet depth to bedrock.	Poor
6. <u>Soil Shrink - Swell Potential</u> High shrinkage but low swelling potential when soil dried.	Poor
7. <u>Soil Depth for Sitework</u> Description: 6-8 feet to bedrock.	Fair
8. <u>Natural Beauty</u> Existing trees, plants, rock formations: Yes. Potential for beautification: Yes. Crossed by overhead lines: No.	Good

b. Roads and Utilities

9. <u>Adequacy of Roads</u>	Fair
10. <u>Adequacy of Water Service</u>	Good
11. <u>Adequacy of Sewer Service</u>	Good
12. <u>Adequacy of Drainage Facilities</u>	Good

- 13. Adequacy of Power and Communications . . . Good
- c. Accessibility
 - 14. Pedestrian Access Fair
Number of sides access is available: 2.
 - 15. Automobile Access Good
Existing conditions: Access to the site from is available via Waianuenue Avenue which runs along one long side of the site. Kaiulani Street provides access along the one short side.
 - 16. Bus Service Good
Level of Service: Served by major bus line (near Public Library).

Community Criteria

- a. Governmental
 - 17. State Land Use District Map Designation . . . Good
District Designation: Urban.
 - 18. County General Plan and Community Development Plan Designations Fair
General Plan Designation: Medium Density (Permits up to 3-story commercial and residential uses and related functions)
Community Development Plan Designation: RS-15.
 - 19. County Zoning Designation Good
Zoning Designation: RS-7.5 Residential.
- b. Community Effects
 - 20. Existing Use and Displacement Poor
DOE annex will be displaced.
 - 21. Interference with Institutions Poor
Two schools are adjacent to the site.
 - 22. Surrounding Land Use Fair
Present Use: The property is presently occupied by the State Department of Education administrative annex facilities and situated across from Hilo Union Elementary School, a public facility.
 - 23. Land Ownership Good

- 24. Proximity to Major Commercial Centers . . . Good
Downtown Business District within .25 mile radius.
- 25. Relation to Judicial Support Facilities . Fair
Proximity to criminal justice-related facilities: Approximately 0.37 miles from Hawaii Community Correctional Center.
- 26. Relation to Population Centroids Fair
Distance from Hilo District Centroid is 1.33 miles
- 27. Relation to Private Law Offices/Attorneys Good
Located within 0.5 miles of 34 or 51% of Hilo's private attorneys.
- 28. Aesthetic Value Fair
The site is not an aesthetic asset to the community: No.

Site development will not obstruct scenic vistas: Yes.

SITE E: KOMOHANA STREET SITE

TMK: 2-3-44: por. of 9

Building Site Criteria

a. Environmental Characteristics

	<u>Rating</u>
1. <u>Size</u> 5.0 acres minimum of 210.55 acre parcel.	Good
2. <u>Slope</u> The average slope is 3%.	Good
3. <u>Shape</u> The site is rectangular in shape with an estimated length to width rate of 1.8 to 1.	Good
4. <u>Industrial and Agricultural Nuisances</u> Degree of effect: The site is free of industrial and agricultural nuisances.	Good
5. <u>General Soil Suitability for Foundation</u> Soil Character Code: HoC - has characteristics of low bearing capacity and a 6-8 feet depth to bedrock.	Poor
6. <u>Soil Shrink - Swell Potential</u> Generally moist, high shrinkage but low swelling when soil dry.	Poor
7. <u>Soil Depth for Sitework</u> Description: 6-8 feet to bedrock.	Fair
8. <u>Natural Beauty</u> Existing trees, plants, rock formations: Yes. Potential for beautification: Yes. Crossed by overhead lines: No.	Good

b. Roads and Utilities

9. <u>Adequacy of Roads</u>	Fair
10. <u>Adequacy of Water Service</u>	Good
11. <u>Adequacy of Sewer Service</u>	Poor
12. <u>Adequacy of Drainage Facilities</u>	Good
13. <u>Adequacy of Power and Communications</u>	Good

c. Accessibility

- 14. Pedestrian Access Poor
Number of sides access is available: 1.
- 15. Automobile Access Fair
Existing conditions: The site has access
along one long side of the site.
Kaiulani Street provides access along the
one short side.
- 16. Bus Service Poor
Level of Service: Not served by major bus
line.

Community Criteria

a. Governmental

- 17. State Land Use District Map Designation Good
District Designation: Urban.
- 18. County General Plan and Community
Development Plan Designations Fair
General Plan Designation: Medium Density
(Permits up to 3-story commercial and
residential uses and related functions)
and Alternate Expansion Area.
Community Development Plan Designation:
Ala.
- 19. County Zoning Designation Good
Zoning Designation: R.S.-7.5 Residential.

b. Community Effects

- 20. Existing Use and Displacement Good
Vacant with some evidence of pasture use
and past quarrying.
- 21. Interference with Institutions Fair
No schools or hospitals within vicinity of
0.25 mile.
- 22. Surrounding Land Use Fair
Present Uses: Underdeveloped lands,
residential uses and nearby professional
office activities.
- 23. Land Ownership Fair
Single private landowner.

- 24. Proximity to Major Commercial Centers . . . Fair
 Located about 1.0 mile from Downtown
 Business District.
- 25. Relation to Judicial Support Facilities . Fair
 Proximity to criminal justice-related
 facilities: About 500 feet from Hilo
 Community Correctional Center.
- 26. Relation to Population Centroids
 Distance from Hilo District Centroid
 1.04 miles Fair
- 27. Relation to Private Law Offices/
 Attorneys Poor
 No private attorneys located within 0.5 mile
 radius.
- 28. Aesthetic Value Good
 The site is not an aesthetic asset to the
 community: No.

Site development will not obstruct scenic
vistas: Yes.

B. Cost Considerations

1. Site Acquisition Costs

As a basis for further comparing the relative merits of each candidate site, cost estimates were developed for site acquisition, off-site development, and on-site development.

Site acquisition costs are estimated to determine both actual costs for acquiring privately owned land and opportunity costs for foregone uses of State owned land. In either case, the cost estimate is based on the County's assessed property tax valuation. The intent is not to attempt an accurate market assessment of land values, but to estimate magnitudes of order and relative valuations among the sites. For privately owned lands, the assessed valuation is regarded as the amount the State must expend to acquire a judiciary facility site. For lands already owned by the State, the assessed valuation is, hypothetically regarded as what the State could accrue should it put the land to its most economically profitable use, as opposed to using it for a judiciary facility.

The Hoolulu Park Site (Site A) consists of six separate parcels. Parcel TMK: 2-2-33:13 is owned by the State but conveyed to Blair, Ltd. on a revocable permit basis, No. S-5812. The property has an estimated forgone opportunity value of \$145,800. A warehouse located on-site has an improvement value of \$11,888 but would not require displacement cost if owned by the State because of its dilapidated condition. The other State owned parcel TMK: 2-2-33:14 lies vacant and is valued at \$209,600 based on resort zoning for the area. The three parcels under single private ownership of Shioda Toshiaki has a combined assessed valuation of \$257,986. Existing structures being used for wholesale distribution are valued at \$60,423. Parcel TMK 2-2-33:12 is vacant and owned by Hawaii Electric Light Co., Inc. with a land value of \$46,662. Thus for the 5.48 acre site, the total acquisition cost is estimated at \$732,432, including the State's forgone land opportunity cost. (See Table F-1)

The State Office Building Site (Site B) consists of portions of three parcels, all owned by the State. (TMK: 2-2-13: por. of 3 & 18 and 2-2-14: por. of 72) The forgone opportunity cost for the 5.0 acre site was estimated to be \$1,450,548. This sum is based on the comparable cost of \$6.66 per sq. ft. derived from the land valuation of the adjacent State Office Building property which was valued at \$1,166,120 for 175,088 sq. ft. The nearby County Building has a cost per sq. ft. of \$6.89, similar to that of the State Office Building. It appears reasonable to assume that

a office building of similar size and use to the existing State facility could be developed for the proposed site. Although the site is zoned for open space use, County General Plan policies and other community plans advocate the concept of consolidating government services at public office centers. The estimated valuation does not include the existing State employee and public parking lot improvements which currently occupy the site. The parking lot would not incur displacement costs because it would be replaced as part of the construction of the new facility. (See Table F-1)

The Hilo Bowling Lanes Site (Site C) consists of five parcels under multiple private ownership and an abandoned right-of-way (TMK: 2-2-9:1, 54, 55, 56, & 62; 2-2-10:16). The assessed land value of the privately owned parcels totals \$1,082,595. The existing tenants on Parcel TMK: 2-2-9:56 is a business housed in a structure of relatively poor condition with an assessed valuation of \$881. A new commercial building is being erected on parcel TMK: 2-2-10:16 and improvements are valued at \$175,000. The abandoned right-of-way Parcel TMK: 2-2-9:1 is valued at \$218,882 with paved parking improvements assessed at \$4,285. The total acquisition cost for the 5.82 acre site is \$1,481,668 or \$5.60 cost per sq. ft. which should be comparable to surrounding existing commercial activities and consistent with general office commercial zoning designation for the area. (See Table F-1)

The Old Riverside School Site (Site D) is under the jurisdiction of the State Department of Education by Executive Order, and occupies a portion of the same parcel as Hilo High School (TMK: 2-3-15:por. of 1). A cost per sq. ft. of \$5.20 was used to determine the foregone land opportunity cost. This was derived based on land valuation of \$1,308,788 for the adjacent 5.77 acre Hilo Union Elementary School property. This school property was used because of the lack of comparable surrounding commercial developments in addition to the effect of three major schools nearby on the value of land in the area. An assumption was made that the value of a school property of similar size to the proposed development would be comparable to the value of a "public facility" use in the area.

The estimated value of the existing classroom buildings on-site was determined based on the assessed value of \$758,462 for the 121,000 sq. ft. Hilo Union School buildings which are of similar design and material. This \$6.27 per sq. ft. valuation for school buildings was applied to the 51,666 sq. ft. building area of the Old Riverside School site to arrive at the estimated improvement value of \$323,946. This estimate was felt to be conservative, particularly when considering replacement costs if current State agency tenant

operations must be relocated. The combined value of improvements and forgone land opportunity costs for the site totals \$1,456,506. (See Table F-1)

The Komohana Street Site (Site E) consists of a 5.0 acre portion of the 210 acre parcel TMK 2-3-15:1 which is under the private ownership of Chiaki Matsuo. The entire 210 acre property, which consists of vacant lands designated mostly for agricultural use, was assessed at \$957,117 or \$4,558 per acre. This cost per acre was deemed too low when considering the area fronting Komohana Street where new development is anticipated. Two vacant parcels flanking the proposed site on the same mauka side southeast along Komohana Street provided more comparable land values. To estimate the land value of the site, the average per acre value of these two adjacent, commercially zoned parcels was applied. Since the proposed public office use is similar to general office commercial activity, this valuation was deemed comparable. The parcel TMK 2-3-27:1 was assessed at the rate of \$52,500 per acre for 8.0 acres, whereas Parcel 2-3-37:4 was assessed at \$40,000 per acre, also for 8.0 acres. At the average rate of \$46,250 per acre, the 5.0 acre portion occupied by the proposed site would be valued at \$231,250. (See Table F-1)

2. Off-Site Improvement Costs

Off-site improvement costs were estimated for each site with respect to roadway, grading, drainage, and landscaping requirements, as well as for utility needs such as sewerage, water, electrical power/communications, and gas.

None of the candidate sites required off-site improvements for grading, roadways, water, drainage, power/telephone, gas or landscaping. All sites can be directly accessed from existing County or State roadways. Grading and landscaping were regarded as unnecessary since slope and natural landscape features offered by the surrounding terrain were judged to be adequate. The provision of gas lines was also considered unnecessary as none of the sites are near existing gas lines. Instead, gas could be trucked in and stored in tanks.

No costs would be incurred for off-site utility connections for water and power for all candidate sites as lines are already available for hook-up. Off-site drainage will be accommodated by existing conveyance methods by discharging into existing drainage facilities and streams.

The Komohana Street Site is the only candidate site that would require off-site sewer system improvements. Connection to the nearest existing 10-inch sewerline along Waianuenu Avenue and installation of sewerlines from the site is

estimated to be in the order of \$48,000. All other potential sites would not require off-site sewer improvements.

3. On-Site Improvement Costs

On-site improvements costs were estimated for each site with respect to roadways, parking, grading, drainage, and landscaping, as well as various utilities such as sewerage, water, electrical and power/communications. (See Table F-2)

TABLE F-1

SUMMARY OF SITE ACQUISITION COSTS
(Continued)

<u>Candidate Site</u>	<u>TMK</u>	<u>Acreage</u>	<u>Assessed Land Value (\$)</u>	<u>Assessed Improvement Value (\$)</u>	<u>Estimated Foregone Land Opportunity Cost (\$)</u>	<u>Site Value or Acquisition Cost (\$)</u>
Old Riverside School Site (D)						
State of Hawaii	2-3-15: 1 (Por. of)	5.0	---	323,946 ^b	1,132,560 ^b	1,456,506
Komohana Street Site (E)						
Matsuo Chiaki	2-3-44:9 (Por. of)	5.0	231,250 ^c	---	---	231,250

^aBased on the land value of Parcel 2-2-14:72 - State Office Building Site.

^bBased on the land and improvements value of Parcel 2-3-16:37 - Hilo Union School Site.

^cBased on the average per acre land value of Parcels 2-3-37:1 and 2-3-37:4.

TABLE F-2

SUMMARY OF ON-SITE IMPROVEMENT COSTS

Improvements	Hoolulu Park Site (\$)	State Office Building Site (\$)	Hilo Bowling Lanes Site (\$)	Old Riverside School Site (\$)	Komohana Street Site
Grading	341,000	400,000	400,000	400,000	341,000
Roadway	178,000	202,000	202,000	174,000	202,000
Water	70,000	70,000	70,000	70,000	70,000
Drainage	320,000	320,000	320,000	320,000	320,000
Sewer	13,000	13,000	13,000	13,000	61,000
Power/Telephone	15,000	15,000	15,000	15,000	15,000
Landscaping	<u>116,000</u>	<u>90,000</u>	<u>90,000</u>	<u>90,000</u>	<u>90,000</u>
TOTAL	1,053,000	1,110,000	1,110,000	1,082,000	1,099,000

Based on a typical layout plan, roadway, water, electrical/telephone, drainage and landscaping improvements are assumed to be about the same for all sites. Roadway improvements are estimated to vary in cost between \$178,000 to \$202,000 for each site depending on driveway, drop-off and parking areas. Water system improvements, including the installation of meters, 12-inch and 2-inch pipes, and fire hydrants are expected to total approximately \$70,000 for all sites. The installation of lines and cables for the electrical and telephone system is estimated at \$15,000. Drainage improvement costs of \$320,000 include the use of 16 dry wells to handle surface run-off for each site. On-site landscaping improvements were estimated on a cost per sq. ft. basis at \$90,000 for most of the sites, which assumed the need for topsoil, grassing and an irrigation system for half of the landscaped area.

Sewerage costs for all sites are identical at \$13,000 except for the Komohana Street Site. The sewerage cost for the Komohana Street Site is higher at \$61,000 because the area is not included in the County's service area.

Grading costs vary among the candidate sites depending on the slope of terrain or grading work to construct protective features as necessary in flood and tsunami prone areas. The costliest grading would be required at the Hilo Bowling Lanes and Old Riverside School Sites for additional sitework as slopes average six percent. The State Office Building Site may require extensive excavation and foundation work to address flood and tsunami considerations. Grading improvements for these sites were estimated at \$400,000 while costs for the remaining sites with flat terrain were in the order of \$341,000.

4. Demolition Costs

On the basis of a per unit cost estimated at \$3.00 per square foot, the Old Riverside School Site would cost the most at \$155,000; followed by the Hoolulu Park Site at \$119,000; while the Hilo Bowling Lanes Site would cost the least at \$21,180. There are no existing structures for the other two remaining sites.

APPENDIX G

PRELIMINARY SITES CONSIDERED TO DETERMINE CANDIDATE SITES





FIGURE G-1

**POTENTIAL SITES
CONSIDERED**

**New Hilo Judiciary Complex
Site Selection Report and
Environmental Impact Statement**

Legend

-  State Land
-  Private Ownership

0 1000 2000 4000

Scale in Feet

PREPARED FOR:
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES

PREPARED BY:
WILSON OKAMOTO
& ASSOCIATES, INC.

DESCRIPTION OF THE FIFTEEN
POTENTIAL SITES CONSIDERED

<u>SITE NO. 1</u>	<u>NEAR WAILOA BRIDGE SITE</u>
TMK:	2-2-32:3,4,8,19,31,35,87
LANDOWNER:	State of Hawaii
SIZE:	6.12 Acres (Approx.)
ZONING:	Open
CURRENT USE:	Vacant, park and recreation
<u>SITE NO. 2</u>	<u>HAWAII COMMUNITY COLLEGE SITE</u>
TMK:	2-2-50:1 (Portion of)
LANDOWNER:	State of Hawaii
SIZE:	5 Acre Portion of 20.72 Acres
ZONING:	RS-10 Residential
CURRENT USE:	School facilities
<u>SITE NO. 3</u>	<u>NEAR WAIAKEA VILLAS SITE</u>
TMK:	2-2-30:17
LANDOWNER:	Kei Corporation
SIZE:	4.75 Acres
ZONING:	VS-7.5 Resort Hotel
CURRENT USE:	Vacant
<u>SITE NO. 4</u>	<u>NEAR CAFE 100 SITE</u>
TMK:	2-2-29:01
LANDOWNER:	State of Hawaii
SIZE:	4.48 Acres
ZONING:	CG-7.5 General Commercial
CURRENT USE:	Vacant, Open Park
<u>SITE NO. 5</u>	<u>NEAR HILO BOWLING LANES SITE</u>
TMK:	2-2-9:1,54,55,56,62; 2-2-10:1,10,11,12,15,16
LANDOWNER:	Eight private owners
SIZE:	7.05 Acres
ZONING:	CG General Commercial
CURRENT USE:	Mostly vacant, church, ice cream parlor, one residence and auto shop
<u>SITE NO. 6</u>	<u>OLD SAFEWAY SITE</u>
TMK:	2-2-07:43
LANDOWNER:	Robert A. Weigel
SIZE:	1.97 Acres
ZONING:	CG General Commercial
CURRENT USE:	Vacant building

SITE NO. 7

TMK:
LANDOWNER:
SIZE:
ZONING:
CURRENT USE:

ADJACENT STATE OFFICE BUILDING SITE

2-2-13:3,18 (pars.); 2-2-14:72 (por.)
State of Hawaii
5 Acre Minimum
CG - 7.5 General Commercial, Open
Parking Lot, Open Landscape

SITE NO. 8

TMK:
LANDOWNER:
SIZE:
ZONING:
CURRENT USE:

OLD POLICE STATION

2-3-6:4
County of Hawaii
.57 Acre
CO-20 Office Commercial
East Hawaii Culture Council Arts Center in Renovated
Building

SITE NO. 9

TMK:
LANDOWNER:
SIZE:
ZONING:
CURRENT USE:

OLD RIVERSIDE SCHOOL

2-3-15:1 (portion of)
State of Hawaii
5 Acre portion of 23.585 Acres
RS - 7.5 Residential
DOE Administrative Offices in school buildings

SITE NO. 10

TMK:
LANDOWNER:
SIZE:
ZONING:
CURRENT USE:

KOMOHAHA SITE

2-3-44:9 (portion of)
Matsuo Chiaki
5 Acre Portion of 210.55 Acres
RS - 7.5 Residential
Vacant

SITE NO. 11

TMK:
LANDOWNER:
SIZE:
ZONING:
CURRENT USE:

NEAR NEW POLICE STATION

2-4-25:3,5,6,7,8,14,39,40,84,86,90
Eight private owners
5.79 Acres
CG - 7.5 General Commercial
Mostly vacant, service station, professional offices,
retail shops, restaurant, and children's day care
center.

SITE NO. 12

TMK:
LANDOWNER:
SIZE:
ZONING:
CURRENT USE:

NEAR UH-HILO SITE

2-4-57:01
State of Hawaii
11.26 Acres (portion of)
RM-1 Multiple Family Residential
Vacant

SITE NO. 13

NEAR HOOLULU PARK SITE

TMK: 2-2-3:11,12,13,14,19,20
landowner: State of Hawaii
SIZE: 5.48 Acres
ZONING: VS - 7.5 Resort Hotel
CURRENT USE: Vacant, warehouse, wholesale distribution, welding

SITE NO. 14

NEAR OLD FEDERAL BUILDING SITE

TMK: 2-3-14:1,2,3,33
LANDOWNER: Lyman Trust Estate
SIZE: 3.17 Acres
ZONING: CG-20 Neighborhood Commercial
CURRENT USE: Service station, professional and non-profit organization offices, retail shops

SITE NO. 15

MAMO STREET BLOCK SITE

TMK: 3-3-09:1,3,4,5,6,7,8,9,10,11,14,15,16,17,18,19,20,22,25,26,27,33,34,39,40.
LANDOWNER: About 21 private owners
SIZE: 3.4 Acres Plus
ZONING: CG - 7.5, CG-S-7.5 General Commercial
CURRENT USE: Mix of Commercial and Residential Uses, Vacant

APPENDIX H

ARCHAEOLOGICAL RECONNAISSANCE SURVEY
FOR HILO JUDICIARY COMPLEX SITES

PAUL H. ROSENDAHL, Ph.D., Inc.
Consulting Archaeologist

Report 356-020588

**ARCHAEOLOGICAL RECONNAISSANCE SURVEY
FOR ENVIRONMENTAL IMPACT STATEMENT (EIS)
HILO JUDICIARY COMPLEX SITES**

**Hilo, District of South Hilo
Island of Hawaii**

February 1988

305 Mohouli Street • Hilo, Hawaii 96720 • (808) 969-1763 or 966-8038

PAUL H. ROSENDAHL, Ph.D., Inc.
Consulting Archaeologist

Report 356-020588

ARCHAEOLOGICAL RECONNAISSANCE SURVEY
FOR ENVIRONMENTAL IMPACT STATEMENT (EIS)
HILO JUDICIARY COMPLEX SITES

Hilo, District of South Hilo, Island of Hawaii
(TMK: 2-2-33:11,12,13,14,19,20 [Site 1];
2-2-13:3,18 and 2-2-14:72 [Site 2];
2-2-9:1,54,55,56,62 and 2-2-10:16 [Site 3];
2-3-15:1 [Site 4]; 2-3-44:9 [Site 5])

by

Margaret L.K. Rosendahl, B.A., S.O.P.A.
Supervisory Archaeologist

Prepared for

Wilson Okamoto & Associates, Inc.
P.O. Box 3530
Honolulu, Hawaii 96811

February 1988

305 Mohouli Street • Hilo, Hawaii 96720 • (808) 969-1763 or 966-8038

INTRODUCTION

BACKGROUND

At the request of Mr. Gary Okamoto of Wilson Okamoto & Associates, Inc., Paul H. Rosendahl, Ph.D., Inc. (PHRI) recently conducted an archaeological reconnaissance survey of Hilo Judiciary Complex Sites project area, comprised of five sites (TMK: 2-2-33:11,12,13,14,19,20 [Candidate Site 1]; 2-2-13:3,18 and 2-2-14:72 [Candidate Site 2]; 2-2-9:1,54,55,56,62 and 2-2-10:16 [Candidate Site 3]; 2-3-15:1 [Candidate Site 4]; 2-3-44:9 [Candidate Site 5]) under consideration as possible locations for the new Hilo Judiciary Complex. The primary objectives of the reconnaissance survey were to make a general assessment, in conjunction with the preparation of an Environmental Impact Statement (EIS), concerning the presence or absence in the project area of sites of possible archaeological significance, and to assess the potential impact of construction activity on such sites. All five candidate sites are located in Hilo, District of South Hilo, Island of Hawaii, and each site is comprised of at least five contiguous acres. Approximately 18 man-hours of labor were expended in conducting the archaeological field work. Upon completion of field work, findings and preliminary conclusions—including tentative evaluations and recommendations—were discussed with Dr. Ross Cordy, chief archaeologist in the Department of Land and Natural Resources-Historic Sites Section (DLNR-HSS) (February 11, 1988) and with Ms. Connie Kiriu, planner in the Hawaii County Planning Department (February 10, 1988). Dr. Cordy and Ms. Kiriu will formally review project findings upon submission of this final report.

SCOPE OF WORK

The basic objective of the reconnaissance survey was to identify—to discover and locate on available maps—sites and features of potential archaeological significance. A reconnaissance survey comprises the initial level of archaeological investigation. It is extensive rather than intensive in scope, and is conducted basically to determine the presence or absence of archaeological resources within a specified project area. A reconnaissance survey indicates the general nature of and variety of archaeological remains present, and the general distribution of such remains; it permits a general significance assessment of the archaeological resources, and facilitates formulation of realistic recommendations and estimates for such further work that might be necessary or appropriate. Such further work could include intensive survey—data collection involving detailed recording of sites and features—and selected test excavations; and possibly mitigation—data recovery research excavations, construction monitoring, interpretive planning and development, and/or preservation of sites and features with significant scientific research, interpretive, and/or cultural values.

The specific objectives of the Hilo Judiciary Complex Sites reconnaissance survey were: (a) to review and evaluate available archaeological and historical literature relevant to the immediate project area, (b) to identify (find and locate) all sites and site complexes present within the project area, (c) to evaluate the potential general significance of all identified archaeological remains, (d) to determine the possible impacts of proposed development upon the identified remains, and (e) to define the general scope of any subsequent data collection and/or mitigation work that might be necessary or appropriate.

The reconnaissance survey was conducted in accordance with the minimum requirements for reconnaissance-level survey as recommended by the Society of Hawaiian Archaeology (SHA). These standards are currently used by the Department of Land and Natural Resources-Historic Sites Section (DLNR-HSS) as guidelines for reviewing and evaluating archaeological reconnaissance survey reports submitted in conjunction with various development permit applications.

PROJECT AREA DESCRIPTION

The Hilo Judiciary Complex Sites project area is comprised of five sites (Candidate Sites 1-5) located in Hilo, District of South Hilo, Island of Hawaii (Figure 1) (Figures 2a thru 2e). The five sites total c. 26.30 ac. Candidate Site 1 is comprised of 5.48 ac located in the 'ili of Piopio, within what was once Crown lands (TMK: 2-2-33:11,12,13,14,19,20) (Figure 2a). Two grants are within the site--Grant 11489 (Parcel 11) and Grant 13431 (Parcel 12). Candidate Site 1 is rectangular; it measures c. 600 ft (N-S) by 400 ft (E-W). The site is situated west of Hoolulu Park and is bound on the east by Manono Street, on the west by Mililani Street, on the south by Piilani Street, and on the north by Nehilani Street.

Vegetation within Candidate Site 1 is generally open. The overstory at the site is comprised of African Tulip (*Spathodea campanulata* Beauv.), false kamani (*Terminalia catappa* L.), guava (*Psidium guajava* L.), banana (*Musa* sp.), monkey pod (*Samanea saman* [Jacq.] Merr.), papaya (*Carica* sp.), and plumeria (*Plumeria* sp.). The understory is comprised of a low undergrowth of weeds and grasses. Average annual rainfall within the site--as within the four other candidate sites--is 125-150 inches (Armstrong 1983:63).

The terrain of Candidate Site 1 lies uniformly low; it is comprised generally of fill from dredging spoils (early to mid 1920s) and histols (organically young soils occurring on forested lava land) (Armstrong 1983:47). The terrain has been heavily modified and occupied during the gradual urbanization of Hilo. Standing on the site, in varying stages of dilapidation, are four large warehouse-type structures (buildings and Quonset huts) which house a lumber-milling operation (utilizing two structures), a guava packing operation, and a welding company. On the corner of the site where Manono and Piilani Streets intersect is a concrete foundation pad for a warehouse that has since burned down.

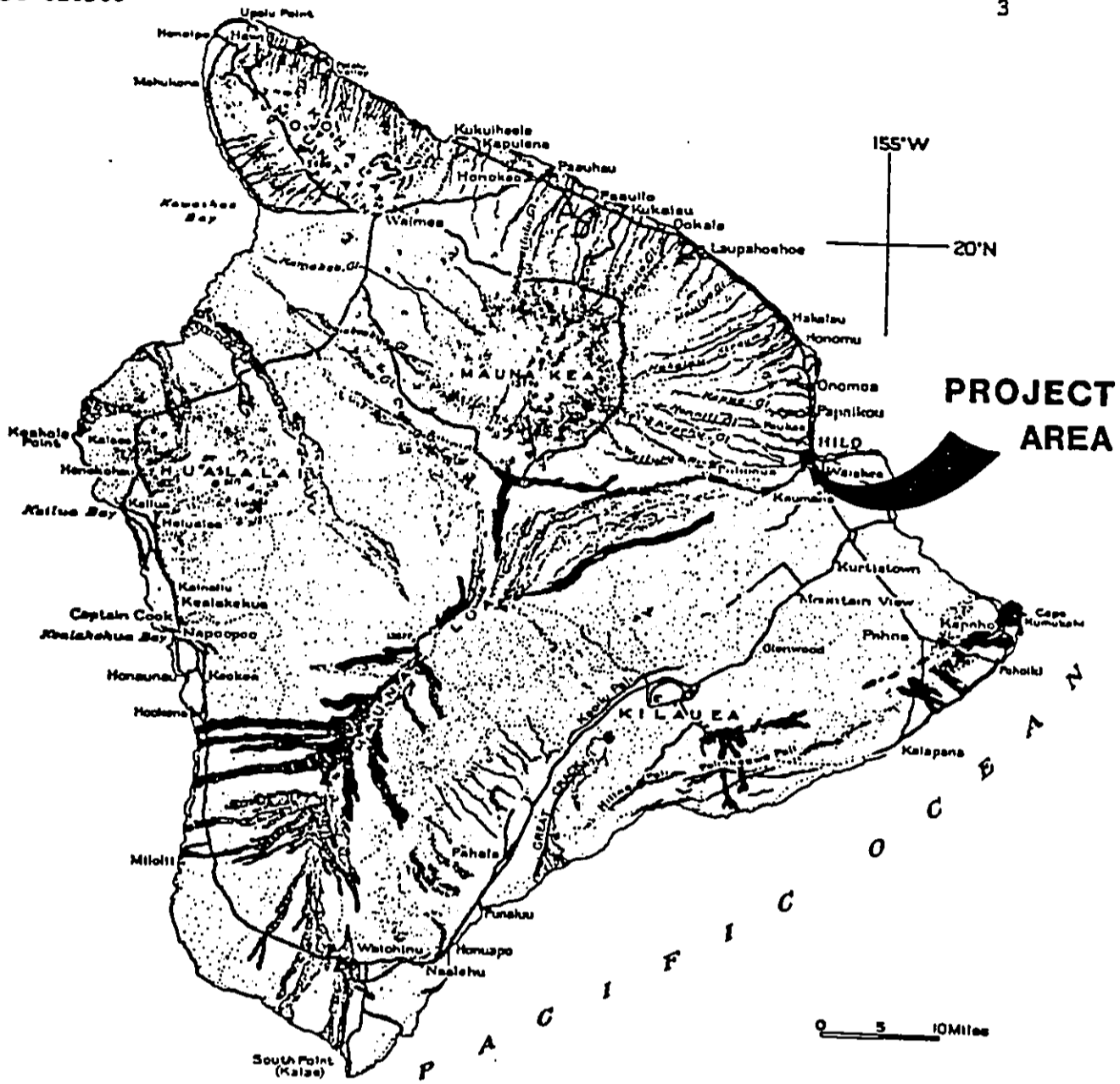


Figure 1. PROJECT LOCATION MAP

ARCHAEOLOGICAL RECONNAISSANCE SURVEY
HILO JUDICIARY COMPLEX SITES

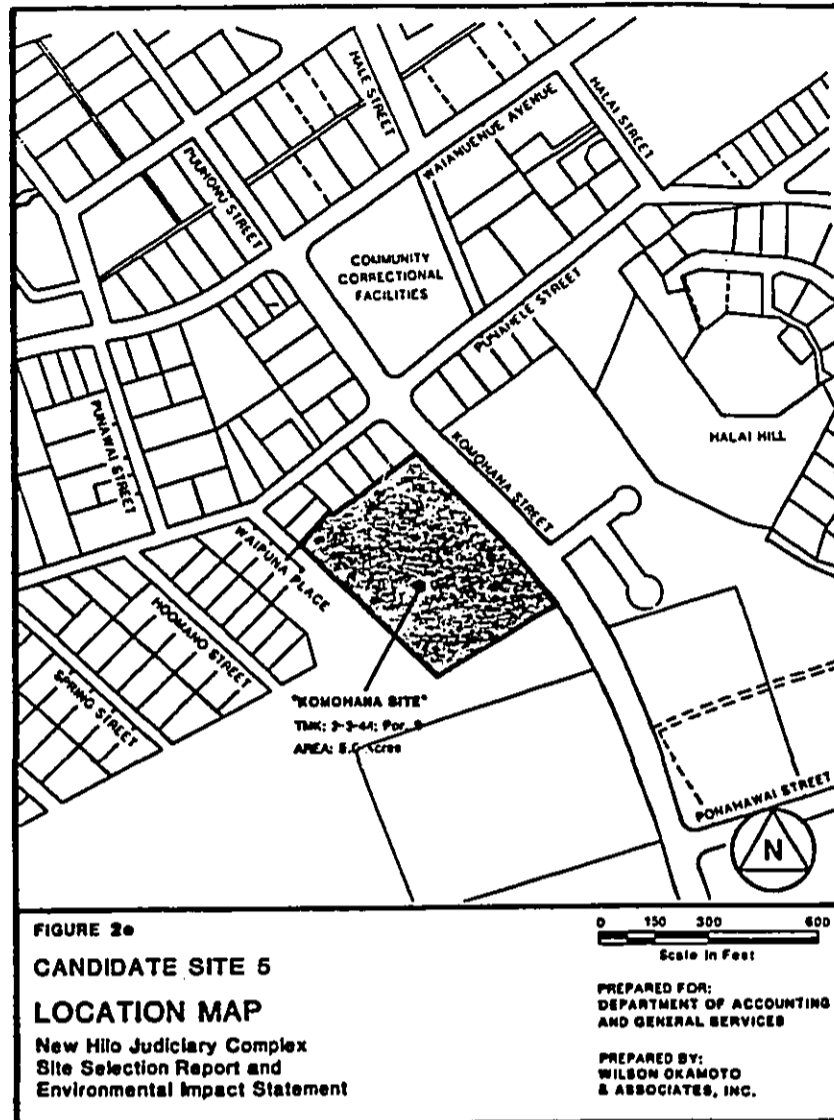
Land of Hilo, District of South Hilo
Island of Hawaii

- (TMK:2-2-33:11,12,13,14,19,20 [Candidate Site 1];
- 2-2-13:3,18 and 2-2-14:72 [Candidate Site 2];
- 2-2-9:1,54,55,56,62 and 2-2-10:16 [Candidate Site 3];
- 2-3-15:1 [Candidate Site 4]; 2-3-44:9 [Candidate Site 5])

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(Map taken from Macdonald and Abbott 1970:288.)

**FIGURE 2a**

Candidate Site 2 (TMK:2-2-31:1) is comprised of five acres located east of and adjacent to the existing State Office Building in Punahoa 1 (Figure 2b). Site 2 is within Land Commission Award (LCA) 5157:2 awarded to Kuahopu; the site measures c. 720 ft (NW-SE) by 300 ft (NE-SW) and is irregularly shaped. Most of the site is flat and asphalt-covered and serves as two adjoining parking lots. One portion of the site (a portion which borders the moderate slope of a tsunami berm) falls in the tsunami zone.

Vegetation at Candidate Site 2 is comprised of mango (*Mangifera* sp.), kukui (*Aleurites moluccana* [L.] Willd.), Indian Banyan (*Ficus benghalensis*), mock orange (*Murraya paniculata* L.), assorted palms and other ornamental shrubbery, and various grasses. The soil at the site is of mixed composition; most of the topsoil has been imported.

Candidate Site 3 (TMK:2-2-09:1,16,54,55,56), comprised of 5.82 ac situated in Kukuau 1st and 2nd, is a portion of Land Court Application 1205. The site is irregular in shape; it measures 900 ft (maximum; NE-SW) by 420 ft (NW-SE). Candidate Site 3 extends from Kilauea Street to Kinoole Street. On the northwest, the site is bordered by Wendy's (drive-in/restaurant), residential lots, and Hilo Macaroni Factory; on the southeast the site is bordered by Hilo Lanes (bowling alley) and other commercial establishments (Figure 2c). The half of the site that fronts Kilauea Street is currently under construction (for Kilauea Service Center). The Kinoole Street half is occupied by an auto shop, a c. 60-ft-wide paved strip bordering Hilo Lanes property, and cleared land. The cleared land supports various ornamental shrubs and trees, and a dense grass cover. Present on the cleared land were remnants of houses--cement steps, paved areas, and exposed pipes.

Candidate Site 4 is comprised of five acres currently occupied by Department of Education (DOE) administration facilities (TMK:2-3-15:1; Figure 2d). This site, which is within what was once the Crown Lands of Piihonua, is bounded on the north by old Wailuku Drive, on the south by Waiianuenue Avenue, on the east by Kaiulani Street, and on the west by buildings and ornamental shrubbery. The site is somewhat rectangular and slopes gently (NE-SW), and it is planted with ornamental shrubs; it measures (maximum) 720 ft (NE-SW) by 360 ft (NE-SE). Two large, wooden buildings dominate the site. Also present on the site are several smaller buildings and office structures. All structures and the grounds appear to be well-maintained.

Candidate Site 5 is rectangular in shape and is comprised of c. five acres (2-3-44:9; Figure 2e). Candidate Site 5 measures c. 540 ft (NW-SE) by 360 ft (NE-SW); it is situated in the land units Punahoa 1st and Ponahawai, and it appears to be within LCA 463 (to Kuihelani for E. Kahakumakaliua) and Grant 252. The site is bounded to the northwest by Komohana Street, to the northeast by residences, and on other sides the site is bound by undeveloped land. The terrain of the site has been greatly modified; present on it is vegetation regrowth comprised of an overstory of exotic trees and shrubs. Also present on the site are an abandoned car and trash.

PREVIOUS ARCHAEOLOGICAL AND HISTORICAL RESEARCH

A review of archaeological reports at Hawaii County Planning Department and DLNR-HSS indicated that only one archaeological study has been conducted in Hilo and that no archaeological work of any kind has been conducted within the proposed Hilo Judiciary Complex Sites. The one study was an archaeological walk-through survey conducted in 1982 by J.S. Athens (Athens 1982). Under the same cover, and in conjunction with Athens' study, was historical documentary research by M. Kelly (Kelly 1982). The research by Kelly provides some information on the early history of Hilo.

According to an 1825 map of Hilo by C.R. Malden included in Kelly's research (1982:4), extensive cultivated lands (taro pondfields) once extended from Hilo Bay inland as far as Halai Hill. The map indicates no villages in the Hilo area; therefore, it is likely that house sites were situated throughout the cultivated lands. Relative to the 1825 map, Candidate Site 1 is in an area of coconut groves, Site 5 is inland of Halai Hill, and Candidate Sites 2, 3 and 4 are within cultivated lands. The survey by Athens did not locate any surface indications of prehistoric or early historic land use. Athens recommended subsurface testing to determine the presence/absence of buried deposits (Athens 1982:12); however, available archaeological reports at DLNR-HSS and Hawaii County Planning Department indicates no subsurface archaeological testing has been conducted in the Hilo area.

FIELD METHODS

Field work at Candidate Sites 1, 2, and 4 was conducted on December 4, 1987 by PHRI Supervisory Archaeologist Margaret L.K. Rosendahl assisted by PHRI Field Archaeologist Lawrence J. Telea. Field work at Candidate Sites 3 and 5 was conducted on February 5, 1988 by Ms. Rosendahl assisted by PHRI Field Archaeologists Robert Noah and Steven Tachera. All five potential sites were inspected by means of pedestrian sweeps. The distance between sweeping crew members was 5.0-15.0 m, depending on vegetation cover and structures encountered. To facilitate the survey, crew members used copies of tax maps (scale 1"=100'; showing parcels, streets, and site boundaries), and aerial photographs and site-use outlines.

FINDINGS

No archaeological sites were identified within Hilo Judiciary Complex Sites project area. Candidate Sites 1-5 have all undergone profound transformation as the city of Hilo has evolved; no traces of prehistoric or early historic land use patterns were present on the ground surface of the sites.

CONCLUSION

Results of the present surface reconnaissance survey were negative; however, documentary information by Kelly indicates there may be subsurface archaeological remains present within Candidate Sites 2, 3, and 4. According to an 1825 map by Malden in Kelly (1982:4), these three sites are located in an area used prehistorically and historically for taro cultivation. Since the 1825 map indicates no villages in the Hilo area, it is likely that residential sites were located throughout the

cultivated lands. In addition, tax records indicate Site 5 may be within an LCA. LCAs were awarded by the Land Commission as ".fee simple titles to all native tenants who occupied and improved any portion of Crown, Government, or Konohiki lands" (Chinen 1966:29). Therefore, it is likely that LCA parcels were occupied and utilized historically. Based on the above information, and based on the fact that according to reports at DLNR-HSS and Hawaii County Planning Department only a single surface reconnaissance survey has been conducted in the Hilo area, thus making the Hilo area unknown in terms of the presence/absence of subsurface cultural deposits, and based on discussions with Dr. Ross Cordy of the DLNR-HSS, Candidate Sites 2, 3, 4, and 5 are recommended to undergo a program of limited subsurface testing (backhoe trenching) to determine the presence/absence of subsurface cultural remains and the nature of such remains.

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