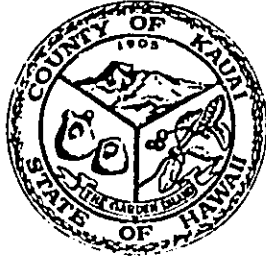


JOANN A. YUKIMURA  
MAYOR



STEVE OLIVER  
COUNTY ENGINEER  
TELEPHONE 245-3318

EDMOND P.K. RENAUD  
DEP. COUNTY ENGINEER  
TELEPHONE 245-3802

AN EQUAL OPPORTUNITY EMPLOYER  
COUNTY OF KAUAI  
DEPARTMENT OF PUBLIC WORKS  
3021 UMI STREET  
LIHUE, KAUAI, HAWAII 96766

RECEIVED

'92 MAY -1 P2:12

April 27, 1992

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Mr. Brian J.J. Choy, Director  
Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Choy:

SUBJECT: NEGATIVE DECLARATION FOR THE  
LIHUE CIVIC CENTER COMPLEX  
TMK: 3-6-05, LIHUE, KAUAI, HAWAII

The County of Kauai, has prepared an environmental assessment for the Lihue Civic Center Complex, and has determined that the project will not have any significant impact on the environment. Based on our determination, we are filing a negative declaration for this project.

Enclosed are four copies of the environmental assessment.

Please contact our architect, Brian Takahashi at 526-2828 if you have any questions.

Very truly yours,

STEVE OLIVER  
County Engineer

SO/cu

1992-05-08-KA-FA-Lihue Civic Center Complex

MAY 8 1992

# Lihue Civic Center Complex

## Environmental Assessment

Prepared for:

**County of Kauai  
Department of Public Works**



**Steven R. Oliver  
County Engineer**

Prepared By:

**KRP Information Services  
1314 South King Street, Suite 951  
Honolulu, HI 96814**

Services for:

**AM Partners, Inc.  
1164 Bishop Street, Suite 1000  
Honolulu, HI 96813**

May 1992

**Environmental  
Assessment**

**PROJECT:** LIHUE CIVIC CENTER COMPLEX

**LOCATION:** LIHUE, KAUAI, HAWAII  
Tax Map Key: 3-6-05

**AGENCY:** COUNTY OF KAUAI  
DEPARTMENT OF PUBLIC WORKS

**CONSULTANT:** AM PARTNERS, INC.  
1164 BISHOP STREET, SUITE 1000  
HONOLULU, HAWAII 96813  
(808) 526 2828  
CONTACT PERSON:  
BRIAN TAKAHASHI, A.I.A.

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## CHAPTER I

### DESCRIPTION OF THE PROPOSED ACTION

#### GENERAL DESCRIPTION

Kauai County is proposing to utilize the Lihue Shopping Center to consolidate county offices into one location. A Conceptual Master Plan is being prepared to provide for the development of an ultimate Civic Center for Kauai. The proposed complex will not only improve service to the citizens of Kauai by providing access to county and state services at one location, it will result in the renovation of a currently blighted building and the creation of a beautiful area that can serve as a focal point for the future growth of the County.

#### DESCRIPTION OF THE SITE

The Shopping Center encompasses nine acres of commercial property with approximately 148,000 square feet of building floor area. The site is bordered by Rice Street, Eiwa Street, Hardy Street and Kuhio Highway. At the southwest corner of the Lihue Shopping Center, Kuhio Highway, Kaunualii Highway and Rice Street form a three-leg intersection. The project location map and roadway network in the vicinity are shown in Figure 1. The site plan for the area is shown in Figure 2.

The immediately adjacent land uses to the west of the Lihue Shopping Center are generally agricultural. To the north, east and south, there are small business and state and county public facilities. The Kauai Public Museum is located on the southeast corner of the shopping center. Kukui Grove is a major shopping center located southwest of the Lihue Shopping Center. Lihue Airport and Lihue Town are located northeast of the shopping center, and beyond Lihue are the towns of Hanamaulu, Wailua, Kapaa, and Hanalei. To the southwest are the towns of Koloa, Kalaheo, Hanapepe, Waimea, and Kekaha.

#### PROJECT DESCRIPTION

Since the early 1970s, the County of Kauai has experienced a growing problem relative to office space to accommodate the various county governmental agencies in a centralized location. As the county has outgrown its space in the existing county buildings in the Civic Center, it has used both short-term leases and the construction of portable facilities to meet its needs. This has resulted in county offices at scattered locations which is both operationally inefficient and inconvenient to the public.

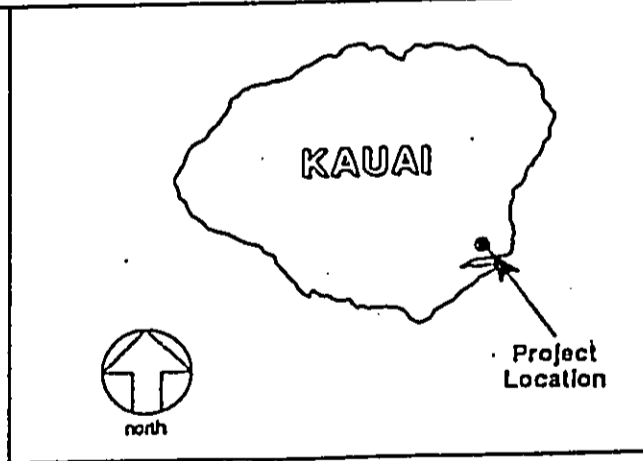
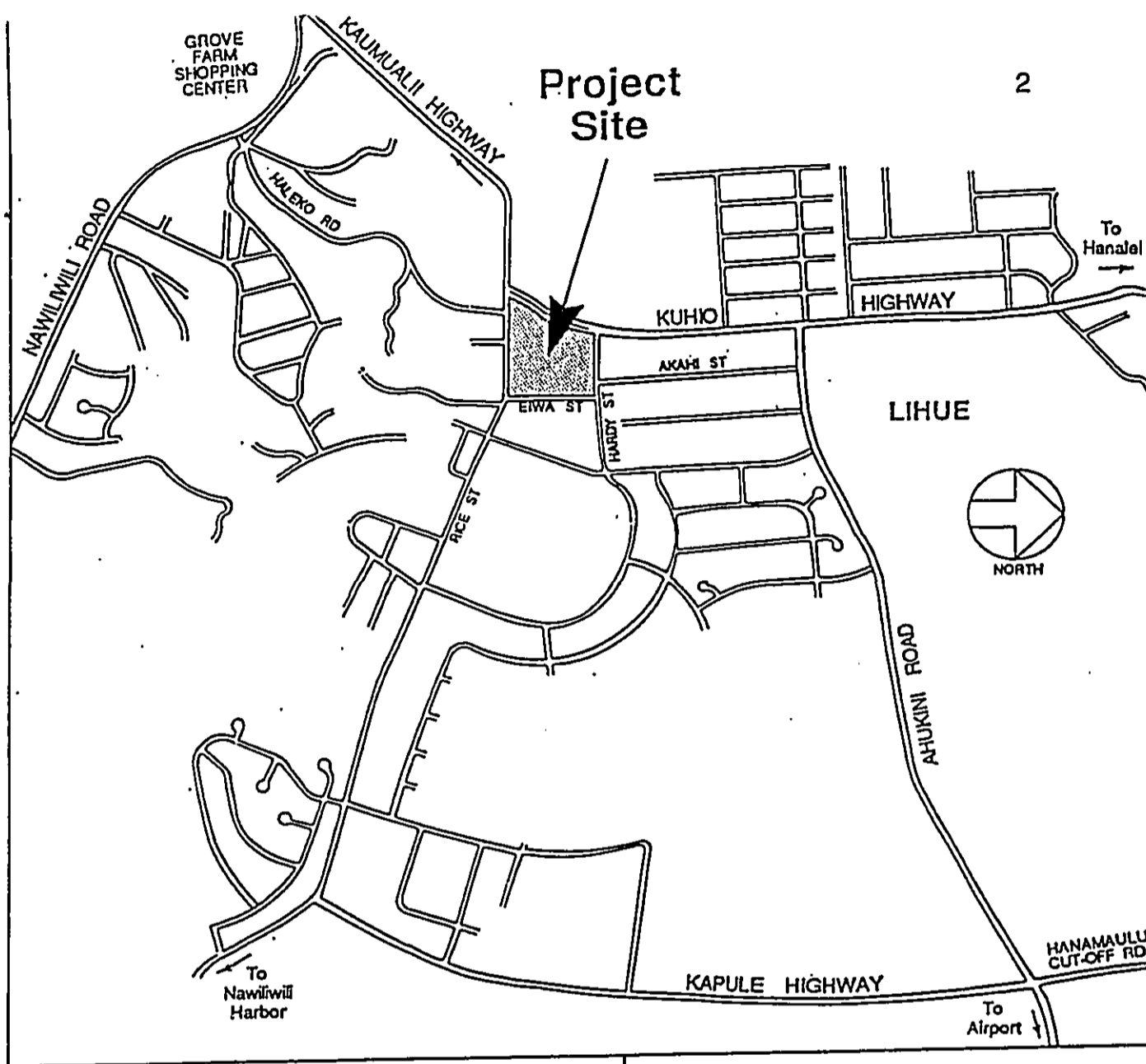


Figure 1  
Project Location Map

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

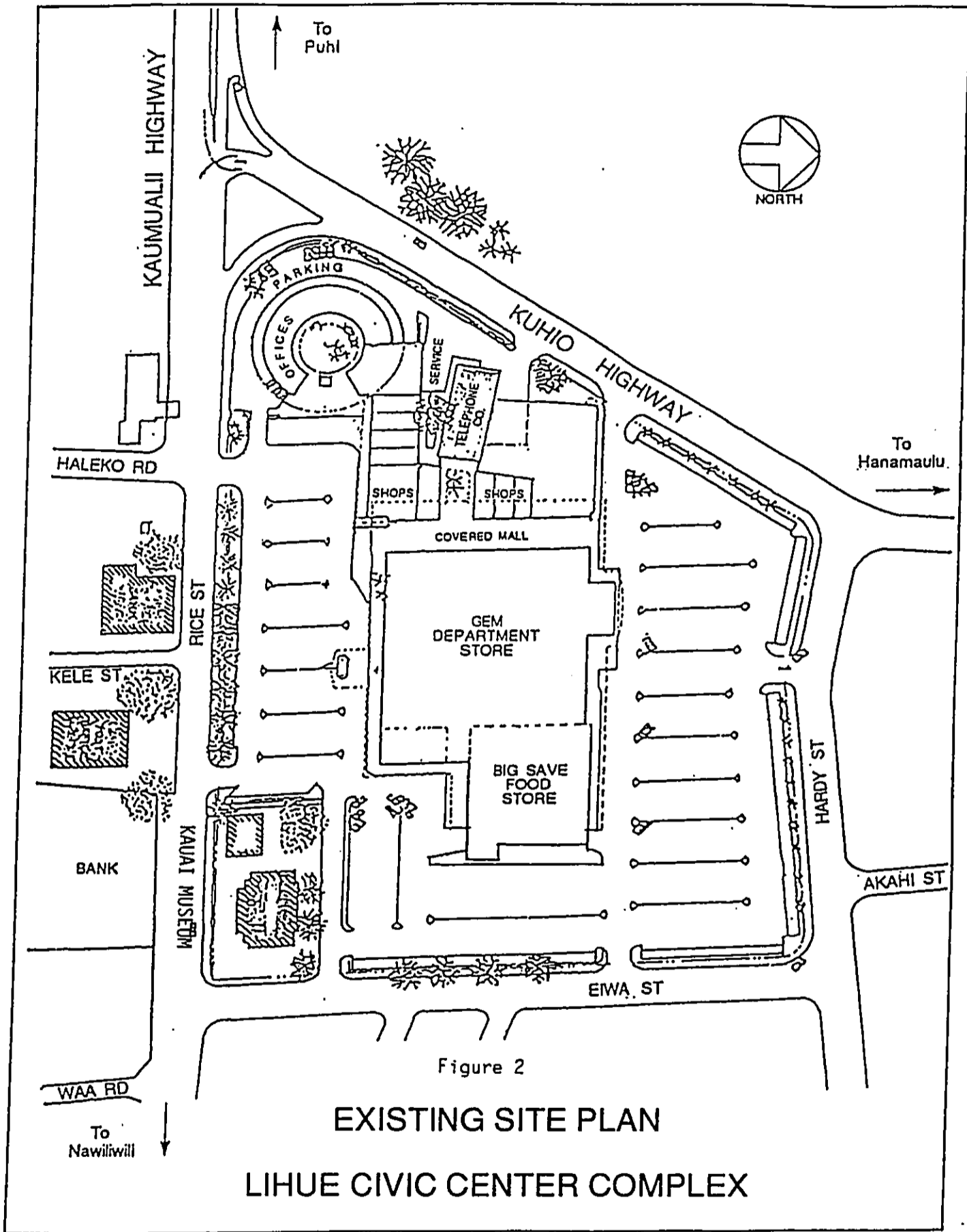


Figure 2

**EXISTING SITE PLAN**  
**LIHUE CIVIC CENTER COMPLEX**

In 1986, the County of Kauai contracted for a feasibility study for land and improvements to meet the long-term office space needs which a survey of various agencies conducted by the Department of Planning had as 60,000 square feet of office space. The consultants recommended the purchase and renovation of the Lihue Shopping Center as the most cost-effective way to meet the county's needs. The county subsequently purchased the site, and moved some employees into the Center. The County is now developing plans to complete the project.

A three-story circular building and the street level extension of the circular building will be renovated for the county offices. The buildings were formerly used by private businesses and are presently occupied by five or six tenants.

Kauai County offices will be located in existing buildings. The Office of Economic Development, Outreach Program and Department of Finance, Purchasing Division are the only county offices presently located at the Lihue Shopping Center. Other occupants include three major businesses, Big Save Supermarket, Gem Department Store and First Interstate Bank. It is anticipated that the following Kauai County Agencies and number of employees will be relocating to the new Lihue Civic Center Complex:

<u>Government Agency</u>	<u>Number of Employees</u>	<u>Employee Parking</u>
Elderly Affairs	12	12
Liquor Control	6	4
Public Works	60	60
Planning	18	18
Parks & Recreation	10	10
Finance	58	56
Housing	14	14
Economic Development	6	6
Personnel	8	8
Outreach Program	1	1
<b>Total</b>	<b>193</b>	<b>189</b>

The project is planned to be constructed in phases. The portions of the buildings not utilized by county agencies will continue to be utilized by the long-term lessees. Construction costs for the total the first phase of the project are estimated to be approximately \$5.4 million. Construction costs for subsequent phases have not yet been determined.



The project phases are as follows:

- Phase I    Replace existing roof of the entire complex with a new tile roof to upgrade the Center's image. Renovate the old Woolworth building to house county departments.
  
- Phase II    Renovate the circular and L-shaped buildings to house more county departments. Improve the mechanical system to a more energy efficient system. Make improvements to the "mall" between the buildings to make the space brighter and more inviting for public functions.
  
- Phase III    Make site improvements around the entire complex. Resurface and stripe the parking lot to provide better traffic direction and control. Add landscape features and lighting to accent and beautify.

By relocating county offices to this site, a new Lihue Civic Center Complex can be created that incorporates the historic civic center and provides an opportunity to consolidate all county agencies into one complex. It also provides for the expansion of the existing Civic Center. The consolidation will benefit the county in many ways. The improvement of interdepartmental communication and elimination of repetitive support services will provide more effective and efficient county services for the community.

#### **PROJECT OBJECTIVES**

A Conceptual Master Plan is being prepared to provide a "vision" for the development of an ultimate Civic Center for Kauai as shown in Figure 3. This "vision" is dynamic and will be flexible in order to allow adjustment as the goals of Kauai County change over time.

#### ***Objectives***

1.    Unify the Lihue Civic Center Complex with the existing civic complex through architectural theme elements. The plantation architectural heritage of Kauai can be seen in the historic buildings like the Kauai County Building, County Annex, Kauai Museum and Post Office. These buildings provide a historic plantation theme which could be used as a design theme for the renovation of the Lihue Civic Center Complex.
  
2.    Unify the Civic Center through landscape theme elements. A "common street tree scheme" and "key landscaped site corner treatments" will help to define

the Civic Center and present the Hawaiian landscape heritage of the Garden Isle.

3. Unify the Civic Center through physical consolidation of the properties and with the addition of pedestrian malls. The conversion of Eiwa Street into the Eiwa Street Mall will consolidate the older civic center complex with the new complex. Tree-lined pedestrian walkways would provide shady paths connecting all of the buildings within the Civic Center.
4. Unify the Civic Center through the use of graphic devices and color. Creating a signage and graphics master plan will help organize and direct people throughout the complex. Key corner site signs will help to identify and define the Civic Center. Strategically located directories could help orient visitors. A common graphics/color program will also help to unify the complex. An exterior paint scheme sensitively designed to integrate within the context of the existing county complex and surrounding historic buildings will help to unify the entire Civic Center.

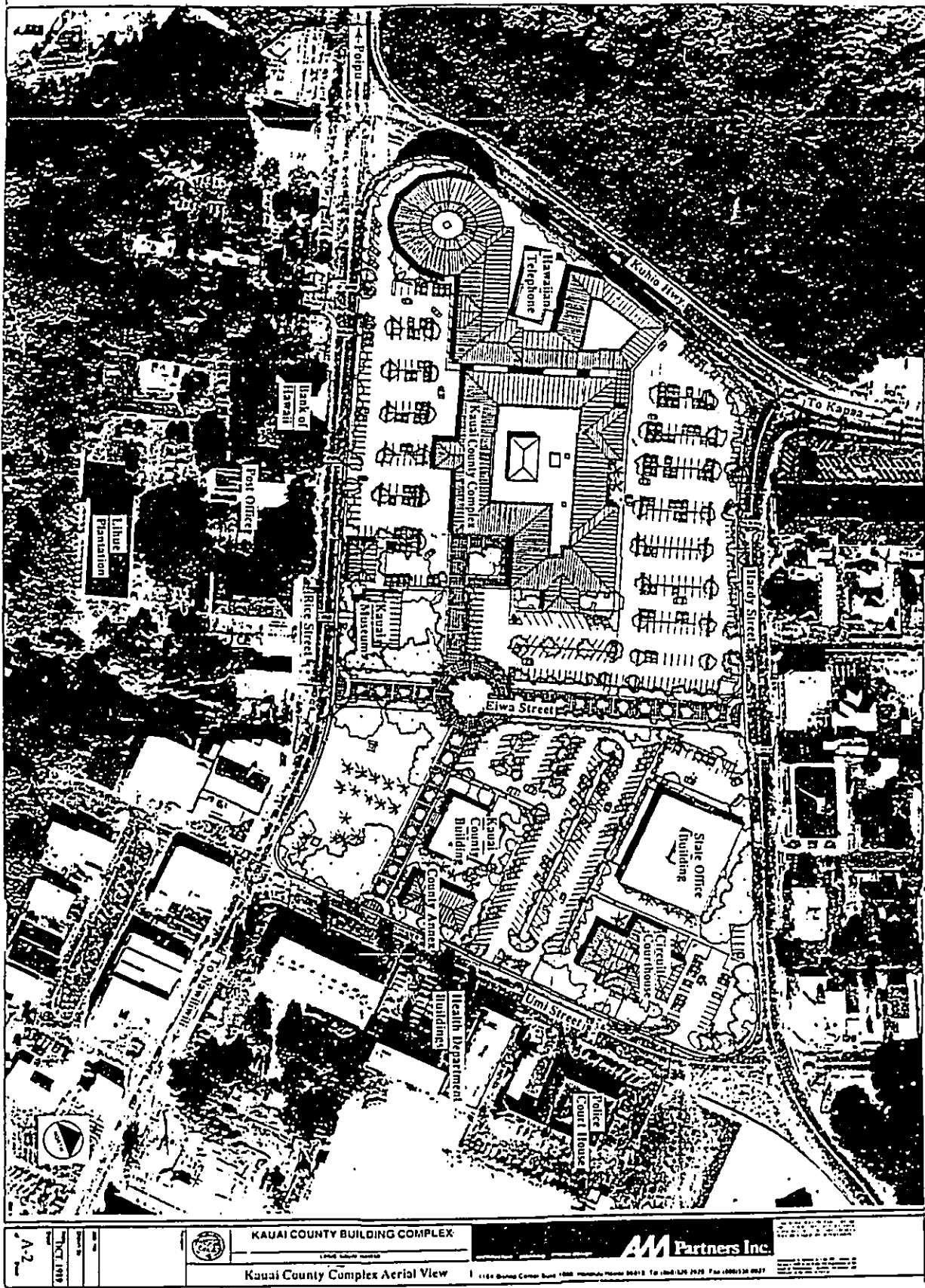


Figure 3

## CHAPTER II

### DESCRIPTION OF THE AFFECTED ENVIRONMENT

#### PHYSICAL CHARACTERISTICS

##### Location and Regional Setting

Kauai is the smallest and least populated of Hawaii's four counties. Kauai County includes the islands of Kauai, Niihau, and the tiny uninhabited island of Lehua. The island of Kauai is known as the "Garden Isle." It is 103 statute miles from Honolulu and has a land mass of 549.4 square miles. It is the oldest of the major islands in the Hawaiian chain and was the site of the first Hawaii landing by Captain James Cook in 1778.

Lihue is the center of major economic activities for the county and the location of two important transportation facilities, Lihue Airport, which handles most passenger arrivals to Kauai, and Nawiliwili Harbor, a deep water port. Another port is located at Port Allen, west of Lihue, and is used primarily for petroleum products. Lihue is also the civic center for the county and state government agencies in Kauai.

##### Climate

Average temperatures near the coast of Kauai are 71°F in February and March, and 79°F in August and September. Cooler temperatures in mountain areas such as Kokee offer a contrast.

Rainfall varies widely depending on the location within the county. The summit of Waialeale (5,147 feet) is the wettest spot in the world with an average rainfall of 444 inches per year. This rain feeds the only navigable river in the state. At the Poipu Beach resort area on the southern coast, rainfall averages only 35 inches per year. Normally, the rugged, mountainous interior of the island has much more rainfall than the coastal areas where most of the communities and activities are located.

##### Geology and Soils

The soils in the area around Lihue are part of the Lihue-Puhi soil association. This association consists of well-drained, medium-textured and fine-textured soils that have developed in material weathered from basic igneous rock.

### **Flood Hazard**

The Federal Flood Insurance Rate map for the Island of Kauai prepared by the U.S. Corps of Engineers as part of the National Flood Insurance Program designates the area as "C - Area of Minimal Flooding."

### **Water Quality**

The proposed project will not affect drainage patterns to the extent that there would be an effect on water quality.

### **Flora and Fauna**

The project site is presently in commercial use. There is no natural vegetation and no native fauna in the project area.

### **Air Quality**

Because of favorable climatic conditions and a lack of heavy industry, air quality in Lihue is relatively clean and free from pollutants, with only occasional violations of air quality standards. The proposed project is not expected to have any adverse effect on air quality.

### **Noise**

No noise impacts are anticipated beyond those which are normally associated with construction and remodeling.

## **SOCIAL AND ECONOMIC CHARACTERISTICS**

### **Land Ownership and Use**

In 1987 private landowners controlled 56 percent (196,796 acres) of the County of Kauai's total land area of 403,000 acres. The State of Hawaii owns 42.9 percent (173,000 acres) and the federal government has 0.86 percent (3,429 acres) of the land. The remaining 0.17 percent (698 acres) is owned by the county.

Of the total land available, 204,188 acres (51.2 percent) are zoned agriculture. Approximately 61,200 acres (30 percent) of agriculture zoned land is utilized as crop and pasture land. Most of the remaining lands, 184,026 (46.1 percent) acres, are zoned conservation. Only 2.3 percent of the land is classified as urban (9,269 acres).

There are 18,569 acres of Hawaiian Homestead land on Kauai, representing 9.9 percent of the total Hawaiian Home lands in the state. Of these, 779 acres, are utilized as homesteads in 223 leases. An additional 472 applications were being processed for approval (as of 1987).

### *Lihue*

Lihue dates from the late 1830's when Kailiowewa, the Governor of Kauai, moved his home from the traditional seat of government, at Waimea, to the hilly lands overlooking Nawiliwili Bay. He established a sugar plantation and named the place Lihue after the area on Oahu from which he came. In 1849 the Lihue Plantation was revitalized and in 1851 a frame courthouse was built on the lands east of the present civic center (where Wilcox Elementary School now stands). During most of the nineteenth century, Lihue, with its courthouse and plantation store (located where the present shopping center now sits), served as the center of the island government. The County Act of 1905 established Kauai County and the county seat in Lihue.

The Lihue district is a pie-shaped wedge on the southeastern coast of the island and contains about 55,440 acres. The major towns in the district are Lihue, Puhi, and Hanamaulu. Six of the island's twelve existing shopping centers are located in Lihue and represent more than one-half of Kauai's total commercial area. In 1980, Lihue had about 22 percent of the island population and just under 20 percent of the housing units.

### **Historic/Cultural Resources**

Kauai has several excavated and unexcavated sites of archaeological importance, with other areas identified for future exploration. The Wailua complex of heiau, north of Lihue, includes a place of refuge, Puuhonua Hilinaakala, and associated heiau. The Menehune Irrigation Ditch by the Waimea River is a remnant of dressed-stone masonry, and an example of the complex water movement systems built before 1778.

Other sites have been identified at Haena State Park, Nualolo Kai valley, Russian Fort Elizabeth (a State Park) and Kee beach, which has Lohiau's Dancing Platform and Ka ulu a Paoa heiau.

Kauai has eight museums and cultural attractions including the regional county museum in Lihue, the Grove Farm Homestead, the Hanalei Museum, Russian Fort Elizabeth State Historical Park and the Kokee Collection of Natural

History. The Waioli Mission Home near Hanalei has a large collection of Hawaiian art and sculpture. Altogether, Kauai has 45 national and state historic sites.

#### *Lihue Civic Center Historic District*

The Civic Center Historic District is comprised of a park, the State office building, and three historic buildings: the County Building, the County Building Annex, and the County Court House. All features are located within one city block, a large open space in the heart of Lihue. The district, within Lihue, is the focal corner of the two main arterial strips which comprise downtown Lihue. The district represents a distinct element within the cityscape of Lihue.

The County Building was built in 1913, the first structure in the territory built expressly to house a county government; the County Building Annex was added in 1930, as the Territorial Office Building; and the Court House was built in 1938. The buildings within the district are of architectural significance as examples of styles typical of their period.

#### *Albert Spencer Wilcox Building (Kauai Museum)*

Constructed in 1922, the building is a typical Hawaiian design of Hart Wood, one of Hawaii's foremost architects (he also designed the County Annex Building), emphasizing the use of native lava rock and the adaptation of the steep Hawaiian roof to contemporary architecture.

The building was originally the first library on Kauai, and remained in use until 1969 when the new library was finished. During the initial efforts in 1921 to raise the funds for the library, Mrs. Albert Spencer Wilcox donated \$75,000 as a memorial to her husband. The building is a particularly fine example of a truly indigenous style of architecture. It is one of the few surviving Hart Wood designed buildings in the State of Hawaii.

#### **Recreation and Scenic Resources**

Kauai has 138,000 acres of recreation areas, 11 miles of beach front, 101 acres of beach areas, 10 boat launch lanes and 95 boat moorages. In 1985 there were 90 golf course holes, 100 tennis courts, and over 50 sports fields and courts. Kauai also maintains 106 acres of public hunting areas and more than 10,000 people camped there in 1985. The significant scenic areas on Kauai include the Na Pali Coast, Hanalei Bay, the Wailua River area, the Poipu Beach resort area, and Waimea Canyon. No recreation areas will be affected by the proposed project.

## Demography and Employment

According to the 1990 census, the resident population of Kauai was 51,177. The population count for the Lihue district showed 10,663 persons or 20.8 percent of the county. The projected population for Kauai in the year 2005 is 72,200.

The civilian labor force is approximately 30,200. In 1991, the unemployment rate was 3.7 percent, with 29,200 persons employed and 1100 unemployed (First Hawaiian Bank, Nov/Dec 1991). The most recent figures on employment indicate that the retail trade and service sectors provide 52 percent of the jobs. The percent distribution for the other sectors is: government, 12; agriculture, 5; construction, 6; transportation, communication, and utilities, 9; self-employed, 8; and other, 8 (Department of Business, Economic Development, and Tourism Data Book, 1991).

## Traffic

A special traffic analysis was prepared by Pacific Planning and Engineering, Inc. to review existing conditions and assess the possible impacts of the proposed project. The following description is extracted from that report.

The primary vehicular accesses to the Lihue Shopping Center are from Kaunualii Highway (Route 50) and Kuhio Highway (Route 56) which provide through traffic into and out of Lihue.

Kaunualii Highway is a two-lane rural arterial which runs on an east-west orientation along the southern region of Kauai. It is a state-maintained facility and has two 12-foot lanes with 4-foot paved and 10-foot unpaved shoulders on each side. The post speed limit is generally 50 miles per hour (mph) and is 25 to 35 mph in populated areas.

Kuhio Highway is a two-lane arterial which runs along the eastern and northern regions of Kauai on a north-south orientation. Approximately one mile of the highway within Lihue's commercial district has four lanes which are 12 feet in width with 2-foot shoulders and a 9-foot medial strip in the vicinity of the shopping center.

Seven driveways into the Lihue Shopping Center are accessed through the surrounding roads. Two accesses (one is a loading zone) are from Kuhio Highway for vehicles traveling in a northbound direction. One access is from Hardy Street in the north, two are from Eiwa Street in the east, and two are from Rice Street in the south.



### *Future*

The State Department of Transportation (DOT) Highways Division is planning to improve the intersection of Kaumualii Highway, Rice Street and Kuhio Highway in 1992. Portions of Kaumualii Highway and Kuhio Highway will be realigned between Lihue Mill Bridge and Hardy Street such that Kaumualii Highway and Kuhio Highway will become a continuous through street and Rice Street will form a "T" intersection with Kaumualii-Kuhio Highway.

### *Traffic Conditions*

In addition to reviewing 1989 State Department of Transportation (DOT) traffic count data for the intersection of Kaumualii Highway at Rice Street and Kuhio Highway, manual traffic counts were taken for this signalized intersection. Traffic counts at the intersections of Kuhio Highway and Hardy Street, Hardy Street and Akahi Street, Hardy Street and Eiwa Street, Rice Street and Eiwa Street, Rice Street and Haleko Street, and seven access driveways into the project site were also taken on September 7, 1989, to be used as a baseline upon which future estimated traffic volumes were added. At the time of the traffic counts, most of the office space at the shopping center was vacant.

The afternoon peak hour was used as a basis for forecasting because it represents the worst-case condition. State DOT traffic counts at the intersection of Kaumualii Highway and Kuhio Highway show that the heaviest traffic occurs between 3:30 and 4:30 pm. The DOT traffic counts and the manual traffic counts taken by Pacific Planning & Engineering, Inc. were used as the baseline to forecast future traffic.

Future traffic forecasts without and with the project were estimated for 1991, the expected completion date of the project. The trend in traffic growth and traffic generated by future developments such as the Grove Farm Development and other known developments were used to forecast traffic without the project. The additional traffic volumes from ambient growth and the proposed project were added to the present traffic counts to arrive at the 1991 forecast volumes.

The study intersections were analyzed for existing traffic conditions, 1991 *without* the project and 1991 *with* the project. The resulting impacts are discussed in Chapter III of this report.

## Utilities

On-site utilities serving the shopping center include electrical feeders, conduits and pull boxes; telephone conductors, conduits and pull boxes; storm drainage pipelines and manholes; and water lines. Additional sanitary facilities will be provided during renovation. Renovations will also include repair and/or replacement of electrical and mechanical systems such as parking lot lighting, air conditioning systems, elevator system, and electrical distribution systems. Utilities, including sewage and solid waste disposal, will not be impacted by the change in use.

## Other Concerns

### *Asbestos*

A special study prepared for the project documents the existence of asbestos in certain buildings. Appropriate measures will be taken in compliance with U. S. Environmental Protection Agency and State Department of Health regulations to prevent the release of asbestos fibers into the environment during the renovation activities.

### *Underground Storage Tank*

There is an underground fuel storage tank on the premises that will be removed. This is being addressed under a separate contract. Closure will be conducted in accordance with federal regulations, 40 CFR 280 - Subpart G - Out of Service UST Systems and Closures. Appropriate notification forms will be filed with the State Department of Health and the County Fire Department.

### *Electromagnetic Radiation*

Some concerns were raised over the Hawaiian Telephone microwave communication equipment located within the proposed Civic Center Complex. This equipment consists of three low-power, directional beams focused at receiving sites on Kauai:

- 1) 6 GHz (gigahertz), 5 watts, focused at Kahili;
- 2) 11 GHz, 1 watt, focused at Kalepa; and,
- 3) 2 GHz, 0.5 watt, focused at Princeville.

Recent studies have suggested a possible association between exposure to low-level, or non-ionizing radiation and childhood leukemia, problems with pregnancy, learning disabilities, and tumors, generating increasing scientific interest and public concern. Most of this research and concern is directed at power lines and microwave ovens and special occupation groups (such as radar operators, and with military personnel) where long-term exposure is more likely. Interest is also focused on the non-thermal effects associated with non-ionizing low-level electromagnetic radiation. Laboratory studies have established the existence of non-thermal effects. However, the significance of this on human health has not been demonstrated.

Because the Hawaiian Telephone equipment utilizes a highly-focused directional communication beam with very low power, it is unlikely to have a negative impact on human health.

### CHAPTER III

#### PROBABLE IMPACTS OF THE PROPOSED ACTION AND MITIGATION MEASURES

##### PROBABLE IMPACTS AND MITIGATION MEASURES

##### Water Quality

There will be no adverse impact on water quality. Storm water management will be consistent with environmental regulations.

##### Air Quality

Short-term construction emissions will be minimal and can be mitigated. Suppression measures for fugitive dust will be employed for any grading or demolition activities. Measures will include watering methods.

##### Flora and Fauna

There will be no adverse impacts on flora and fauna.

##### Noise

Short-term construction emissions will be minimal and can be mitigated.

##### Utilities

Utilities in the project area are adequate to handle the present use and will not be stressed by the change in use.

##### Traffic

The focus of the traffic impact assessment study prepared by Pacific Planning & Engineering, Inc. was to determine the impact of the project generated traffic at the study intersections when the project was planned to be completed and fully occupied in 1991. The study intersections were analyzed for existing traffic conditions, 1991 *without* the project and 1991 *with* the project. Ambient traffic (the traffic which would occur if the proposed project were not built) was forecast based on the growth in traffic along the major roadways and additional traffic generated by proposed developments in the area.

Future ambient traffic at the study intersections was derived from historical traffic count data using a methodology that assumes that future development will occur in the same patterns and rates as in the past. Because the Grove Farm Development is considered significant in terms of traffic impact at the study intersections, it was superimposed over the projected conditions.

The Transportation Planning Study for Kauai County states that traffic has increased at an annual rate of 3.6 percent between September 1988 and June 1989 or approximately 4 percent per year. By June 1991, the ambient traffic without the proposed project was estimated to increase by 8 percent over the next two years.

A three-step procedure of trip generation, distribution and assignment was used to forecast future peak hour traffic from the proposed project. Comparison of projected traffic with and without the proposed project indicates that the Lihue Shopping Center/Lihue Civic Center Complex will not have a major traffic impact on the twelve study intersections surrounding the project site.

The results of the intersection analysis indicate that even without the project-generated traffic the signalized intersection at Kaumualii Highway/Kuhio Highway/Rice Street will become even more congested as a result of the increase in ambient traffic. All other study intersections will continue to operate at the same level of service (LOS) even with the project-generated traffic.

Although the traffic study was done in 1989 anticipating a 1991 occupancy, the results and determination of no major impact are still valid. At the time of the original study, the Police Department was to have been relocated to the Center. Because this is no longer contemplated and the Police Department's 119 employees accounted for over one third of the transferees, traffic impacts will be even lower than projected in 1989.

The State DOT, Highways Division, is planning to improve the intersection of Kaumualii Highway/Kuhio Highway/Rice Street by realigning portions of Kaumualii Highway and Kuhio Highway. The improvement, scheduled for completion in 1994, is also expected to alleviate the congestion at the intersection of Kuhio Highway and Hardy Street.

#### **Historic/Archaeological Resources**

The historic buildings in the area will not be adversely affected by the project, and will in fact benefit from the renovation efforts.

### **Social and Economic Conditions**

The consolidation of county offices to this site will benefit the county in many ways. The improvement of interdepartmental communication and elimination of repetitive support services will provide more effective and efficient county services for the community. It will prove more convenient to citizens having county business and will eliminate the costs of renting other properties. Renovation of existing buildings will also be much less costly than building new structures.

### **Aesthetics**

The aesthetics of the area will be enhanced as a result of completing architectural theme elements. The plantation architectural heritage of Kauai seen in the historic buildings like the Kauai County Building, County Annex, Kauai Museum and Post Office will provide the design theme for the renovation of the Lihue Civic Center Complex. The Civic Center will be unified through landscape theme elements. A "common street tree scheme" and "key landscaped site corner treatments" will help to define the Civic Center and present the Hawaiian landscape heritage of the Garden Isle. The appearance of the Civic Center will also be enhanced through the use of graphic devices and color. Creating a signage and graphics master plan will help organize and direct people throughout the complex. Key corner site signs will help to identify and define the Civic Center. Strategically located directories could help orient visitors. A common graphics/color program will also help to unify the complex. An exterior paint scheme sensitively designed to integrate within the context of the existing county complex and surrounding historic buildings will help to unify and improve the appearance of the entire Civic Center.

### **Significance Criteria**

Chapter 200 (Environmental Impact Statement Rules) of Title 11 Administrative Rules of the State Department of Health specifies criteria for determining if an action may have a significant effect on the environment. The relationship of the proposed project to these criteria is discussed below.

- (1) *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*

The project site has been modified extensively and has no natural resource. The only cultural resources in the area are the historic buildings which will not be affected.

- (2) *Curtails the range of beneficial uses of the environment;*

The proposed facilities are located on a site currently used for substantially the same purpose as the proposed use.

- (3) *Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;*

The project does not conflict with long-term state environmental policies or goals.

- (4) *Substantially affects the economic or social welfare of the community or state;*

The proposed improvements will provide economic and social benefits.

- (5) *Substantially affects public health;*

Public health is not threatened by existing facilities and functions at the site and there is no reason to expect that public health to be affected in the future by the new facilities.

- (6) *Involves substantial secondary impacts, such as population changes or effects on public facilities;*

The project does not involve substantial secondary impacts such as population changes or effects on public facilities. Water, sewer, drainage, and transportation systems are adequate to serve the project.

- (7) *Involves a substantial degradation of environmental quality;*

Environmental impacts will be minor. The overall environmental quality will be improved.

- (8) *Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;*

The proposed project is consistent with the Kauai County Master Plan. It neither involves a commitment for a larger action nor results in significant adverse effects upon the environment.

- (9) *Substantially affects a rare, threatened or endangered species, or its habitat;*

There are no rare, threatened, or endangered species (plant or animal) on the project site.

- (10) *Detrimentially affects air or water quality or ambient noise levels;*

Noise and dust are unavoidable short-term consequences of construction but can be mitigated through strict adherence to public health regulations governing air pollution and noise.

There will be no impact on water quality. Impacts on air quality will be short-term and should not result in a violation of standards. Noise associated with construction can be mitigated and there will be no substantive change in ambient noise quality when completed.

- (11) *Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.*

The project is not located in an environmentally sensitive area and is consistent with existing land use regulations for the area.

For the reasons cited above, the proposed project will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and Section 11-200-12 of the State Administrative Rules.



## CHAPTER IV

### ALTERNATIVES TO THE PROPOSED ACTION

#### PROJECT ALTERNATIVES

In 1986, the County of Kauai engaged M&E Pacific, Inc. to perform a feasibility study for land and improvements to meet the county's long-term office space needs. The study included investigating three alternatives to provide the needed office space. These alternatives include:

- (1) *Alternative I* — Construction of a new county administration building at the site of the 3-acre Lihue Civic Center (presently, the area is used as a Little League baseball park).
- (2) *Alternative II* — Purchase of the 9-acre Lihue Shopping Center, renovate and use available non-leased building commercial, retail and office spaces for county offices.
- (3) *Alternative III* — Continue utilizing short-term leases to meet county office space needs as they arise.

A cost comparison of Alternatives I and II was based upon the county's 60,000 square feet space requirement as requested by various agencies surveyed by the Department of Planning. Alternative III was not considered as a possible solution to the county's space problem because it is a short-term solution that would tend to decentralize government services and perhaps compound the office space problem for future generations.

It was recommended that Alternative II be adopted by the county as a solution for its long-term office space needs for the following reasons:

1. The relative net cost of Alternative II per square foot per year is less than Alternative I.
2. Alternative II has the flexibility to accommodate future county office space needs by either reclaiming the space of the present long-term lessees or by planned building expansion on the more than adequate sized land in this parcel.
3. Alternative II provided the opportunity to centralize county agencies as well as some of the state and federal government agencies.

4. Any office space not used by or which becomes available to the county in the Lihue Shopping Center under Alternative II may be leased, thereby generating revenues for the county.
5. The site selected in Alternative I was considered unacceptable because there would be strong community opposition against relocating the baseball field.
6. Consolidated county offices at the shopping center site will not result in significant staff increases or operational costs. Any additional expenses are expected to be limited to janitorial staff additions or contracted services.

This, and previous other studies, indicate the county needs to resolve its long-term office space problems. If the Lihue Shopping Center project is completed by the county, the long-term office space problem will be resolved. Additionally, this could centralize county government services to provide more operational efficiency for the county and more convenience to the public.

#### **NO ACTION ALTERNATIVE**

If the proposed project is not implemented, there will be no change from existing conditions. The county will continue to utilize short-term leases to meet county office space needs. County agencies will have to build new offices or rent space in other buildings. The Center would continue to be owned by the county and rented out or be sold. The present use would continue or it would be converted to some other use.

## CHAPTER V

### AGENCIES, ORGANIZATIONS AND INDIVIDUALS CONSULTED

#### CONSULTED PARTIES

The following agencies and individuals were consulted during the preparation of this environmental assessment:

Gwendolyn S. Hamabata, Administrative Assistant to the Mayor, County of Kauai

Jeffrey Melrose, former Administrative Assistant to the Mayor, County of Kauai

Michael D. Veith, Director of Finance, County of Kauai

Rodney Takahashi, Hawaiian Telephone, Lihue.

#### PREPARERS

The following firms were involved in the preparation of this environmental assessment:

AM Partners, Inc.

KRP Information Services

Pacific Planning & Engineering, Inc.

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