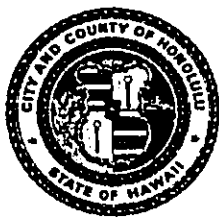


BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
850 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

RECEIVED PB 92-428

'92 MAY -8 AM 11:19

May 6, 1992

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Mr. Choy:

Subject: Negative Declaration
Blaisdell Center Exhibition
Hall Renovations
Honolulu, Hawaii

In accordance with Chapter 343, HRS, we are notifying you that an Environmental Impact Statement will not be required for the subject action. Attached are four (4) copies of a Negative Declaration (in the form of an Environmental Assessment) for the proposal.

Should there be any questions, please contact Fred Rodriguez of Environmental Communications, Inc. (Ph. 521-8391), the preparer of this Environmental Assessment.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Herbert K. Muraoka", is written over the typed name.

HERBERT K. MURAOKA
Director and Building Superintendent

Attach.

1992-05-23 - OA- FEA - Blaisdell Center
Exhibition Hall

MAY 19 1992

ENVIRONMENTAL ASSESSMENT
FOR THE
BLAISDELL CENTER EXHIBITION HALL
EXPANSION AND IMPROVEMENTS
HONOLULU, HAWAII

This Environmental document was prepared pursuant to Chapter 343, HRS

PREPARED FOR
THE BUILDING DEPARTMENT
CITY & COUNTY OF HONOLULU

Responsible Official: *Haruna Hamada* 1992
Date

PREPARED BY
KIMURA / YBL & ASSOCIATES, LTD.
ENVIRONMENTAL COMMUNICATIONS, INC.

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I SUMMARY

**CHAPTER 343, HAWAII REVISED STATUTES (HRS)
ENVIRONMENTAL ASSESSMENT**

Proposing Agency: Building Department
City & County of Honolulu

Accepting Agency: Building Department

Project Name: Blaisdell Center Exhibition Hall
Expansion and Improvements

Project Description: The proposed project involves the design and construction of planned expansions to the West Concourse structure, Main Exhibition Hall, Ticket Box Offices, Administration offices, and upgrade of utilities. New meeting rooms and exhibition space will also be included in the project scope. An additional second floor will be built to free up ground floor space as exhibition space.

Project Location: 777 Ward Avenue, Honolulu, HI (See Figure 1)

Tax Map Key: 2-3-8: 001, 002, 003

State Land Use Designation: Urban

County Development Plan Designation: Public Facilities

Zoning Authority: Honolulu Community Development Authority (HCDA)

Contact: Environmental Communications, Inc.
P.O. Box 536
Honolulu, HI 96809
(808) 521- 8391

II. PROJECT DESCRIPTION

A. Project Location

The Blaisdell Center is located at 777 Ward Avenue on approximately 22.476 acres. The site was formerly the Victoria Ward Estate until acquisition by the City & County of Honolulu. The Center was originally constructed approximately 27 years ago to "provide the Community with facilities which would accommodate a variety of activities. These would include large conventions, various cultural events and indoor sporting activities." Structures include the Arena, Concert Hall, Exhibition Hall, and Parking Structure. (See Figure 2.) The subject of this E.A. document is the Exhibition Hall, situated between the Concert Hall and the Arena. As presently set up, there is a useable central exhibit area of approximately 45,000 square feet. Included in this space is the Pikake Room, a large gathering area for mass group functions such as theater productions, large meetings, dances, banquets, wedding receptions, anniversary celebrations, etc. Adjacent to the central exhibit area are four large meeting rooms, four small meeting rooms, with offices that can accommodate groups of 25 to 500 people. Other spaces within the central exhibit area are the box offices, kitchen facilities, and restroom facilities. Administrative offices for the Department of Auditoriums are also situated within this area.

B. Environmental Characteristics

The project Site is on an improved parcel that has been significantly changed from its' previous condition. As the original homesite of the Victoria Ward Estate, the site consisted of brackish springs, open space yard areas that were dominated by groves of coconut trees and extensive plantings of flowering shrubs, i.e. plumeria, hibiscus, crown flower, jasmine, and gardenia. Today, the fully improved and operational complex functions as the City's principal venue for mass group functions. Many of the towering coconut trees have been retained on the parcel, and the landscaping for the different structures are also mature and well maintained. The brackish springs provide the source of water for the pools that circle the Arena and also on the east (Diamond Head) side of the central exhibition area. The ponds are stocked with introduced species of fish and there are also some long time residents of ocean variety fish that have adapted to the brackish pond environment. Varieties of avifauna have found these ponds to be excellent resting and at times nesting places for raising their young. Seasonal birds such as mallard ducks, golden plovers, and stilts have been seen on the site.

C Proposed Improvements

The proposed improvements consist of five proposals of work and two optional proposals for future renovations. (See Figure 3) Briefly, these five proposals are as follows:

1. Construct new Meeting Rooms, West Concourse structure, and Administration Offices.

Evaluation of the existing exhibition hall floor space indicated that there was a critical need for additional space on the ground floor. This meant that existing non-exhibition use space would need to be relocated to free up more revenue producing space. This would be accomplished by creating more floor space needed to accommodate these administrative and utility spaces on a separate second floor. This second floor will create approximately 14,000 additional square feet of floor area to house the Administrative Offices, additional meeting rooms, restrooms, and an exhibit galleria. (See Figure 4)

2. Refurbish the Pikake Room

This refurbishing of a well used and worn facility will involve the removal, refinishing, and replacing of the existing flooring in the Pikake Room. Lighting would also be replaced and strengthened to provide flexibility for the different functional uses of today's various attractions. Included would be the closed circuit T-V, Security, and cable T-V conduits. Re-design of the west concourse will also require the relocation of certain restroom facilities, and the upgrading of these facilities to accommodate handicapped users.

3. Increase the Exhibition Hall area

Expansion of this revenue producing facility is badly needed in view of today's increased population, the increased need for larger and more modern indoor venues for the visitor industry. This will be accomplished by relocating existing non-revenue space uses onto a new second floor above the proposed westward extension of the Exhibition Hall/ Meeting Rooms, the existing public toilets to the north/east corner of the Exhibition Hall, and some of the exterior walls 7.5 feet, to the edge of the existing roof eave. This relocation together with the previously described relocation of the Meeting Rooms, the Box Office, and the west Concourse, will add an approximate 32,750 square feet to the Exhibition Hall.

4. Refurbish the Exhibition Hall

The main priority of refurbishing this facility is the single most important request by the exhibitors, and this is air conditioning.

In order to meet this highest priority demand, the Hall would have to be made relatively air tight. Existing louvers would have to be removed and the walls reconstructed to permit windows on possibly the top two thirds of the Hall wall area. Other items such as repainting all walls, ceilings, and repairs to floor joints will also be accomplished at this time. Reconstruction of the new north wall will permit the opportunity to introduce large sliding doors at the mauka exit, replacing the roll up doors.

5. Upgrade Utilities

The existing utilities have been in use since their installation some 27 years ago, and their increasing inefficiency and deterioration would require their abandonment, and the installation of an entirely new and separated electrical system. At the present time, both the Arena and the central Exhibition Hall share the same electrical system. A separated system for each venue is recommended and at the time of design, future growth and expansion should be a vital consideration. Increased water and sewerage demand will also be included in the refurbishing of the central Exhibition Hall. (The balance of the proposed future improvements and expansion consist of future renovations such as: **Reconstruct the Main Concourse; and , Reconstruct the East Concourse.** These proposals are contained in the Kimura / Ybl Master Plan Proposal, January, 1992. The timing of these items is at this time, undetermined.

III. AFFECTED ENVIRONMENT

Site preparation for the proposed structures will not require extensive grading or cutting. Besides a maximum of 52 feet expansion towards Ward Avenue, the bulk of the proposed improvements will consist of vertical, structural expansion, interior refurbishing, and demolition. There will be excavation work for foundations for the proposed new two story structure and for installation of new and expanded utility lines, but these are considered minor in terms of impact to the environment. The Site is in Zone "X", Areas to be determined outside 500- year flood plain. (*Panel 120 of 135, 150001-060B, 9-4-87 FIRM*).

There are no known archaeological or historical sites on the portion of the project parcel that will be improved. In the event that historic remains are uncovered during the site preparation phase of work, all construction will be halted and the State Historic Preservation Division, State Department of Land and Natural Resources will be notified for evaluation and action.

Terrestrial fauna that would be found on the subject parcel are almost entirely introduced or exotic species. This is due to the fact that the Site has been altered by virtue of the existing improvements done 27 years ago. Avifauna seen on the subject parcel are typical of those species located in the urban Oahu sectors. They are for the most part, introduced species, and as such, are not endangered or threatened. Onsite vegetation is cultivated, and consists of ornamental plants that are used to enhance the facilities located on the site. At the conclusion of the planned expansion and refurbishing plan, additional landscaping will be installed to retain or enhance the existing landscaping on the parcel. Major trees that are in place will not be removed, but will be kept in their existing locations.

IV. SUMMARY OF MAJOR IMPACTS AND PROPOSED MITIGATION MEASURES

As proposed, these proposed expansion / renovations will not result in significant environmental impact to the site or adjacent areas. The improvements will involve preliminary site preparation to accommodate the buildings, the installation of upgraded utility lines to existing systems, paving of the immediate building environs, and the actual construction of the buildings. Basic controls on the Site work will be imposed on the contractor of record to prevent erosion and minimize surface runoff. There will be temporary air quality impacts, and the temporary exceeding of ambient noise levels due to the proposed construction. Work hours will be limited to normal construction hours of 7:00 a.m. to 3:30 p.m. and all efforts will be made to insure compliance with provisions of Title 11, Administrative Rules, Chapter 43, Community Noise Control for Oahu. Contractors will be required to have all heavy machinery equipped with mufflers and noise/air pollution abatement devices. State Department of Health review of final construction plans and Contractor's mitigation measures will determine whether additional noise abatement controls will be necessary.

There is capacity at the Sand Island Sewage Treatment Plant for the estimated quantities of sewage to be generated by this project expansion. This will be approximately 16,000 gallons per day (GPD).

The proposed project will not affect any existing State or County Land Use Plans; a Honolulu Community Development Authority (HCDA) permit for Mixed Use Zoning (MUZ) will be required in addition to the City & County Building Department permit. The site is approximately one half mile away from the Kewalo Basin coastal zone and will not affect the Coastal Zone Management Act.

Traffic should not be impacted, except when heavy construction machinery or material trucks are moving on and off the parcel. Proper signage and on site traffic police can assist in moving traffic through this construction area.

V ALTERNATIVES CONSIDERED

No alternatives other than the "Do-Nothing" alternative were considered in the need to improve a facility that has been in operation for nearly thirty years. Various plan designs were developed; the improvements under review in this document have been evaluated by the City & County as being necessary to maintain the facility in its' capacity as a mass audience venue for conventions, indoor sporting events, theatrical and musical productions, and meeting areas for both small and large groups.

VI. FUNDING AND PHASING

The estimated construction costs for the proposed improvements will consist of \$13,605,000.00, and is budgeted within the FY 91-92 CIP. The total funding amount consists of State funds totalling \$12,100.00, as authorized by Act 96, SLH 1988. All proposed improvements will take place on City & County lands and is planned to be built in five phases. Construction is expected to be 24 months.

VII. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed action and consulting with other government agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting the Negative Declaration determination are as follows, using as the criteria, the policy, guidelines and provisions of Chapters 342, 343, 344, Hawaii Revised Statutes (HRS).

1. The proposed project will not adversely affect the physical and social environment.
2. There will be no permanent degradation of the existing ambient air or noise levels. During the site preparation phase, there will be temporary impacts to the air quality and noise levels, but these effects will be both temporary and minor in nature.
3. No residences or businesses will be displaced by the proposed project. There will be temporary disruption of NBC operations, but these will not be affected over the long term.
4. There are no known endangered species of animal or plant within the project limits.
5. There are no known historic, natural, or archaeological sites within the project limits.
6. The project site is compatible with State Land Use Boundary designations, and applicable County Development Plan and Zoning designations. An HCDA permit will need to be prepared and processed.
7. There are no negative secondary effects on future development, population and public facilities. The proposed expansion will provide badly needed exhibition space and more efficient use of the NBC site.

This Notice of Negative Declaration shall serve to meet the requirements of Chapter 343, HRS.

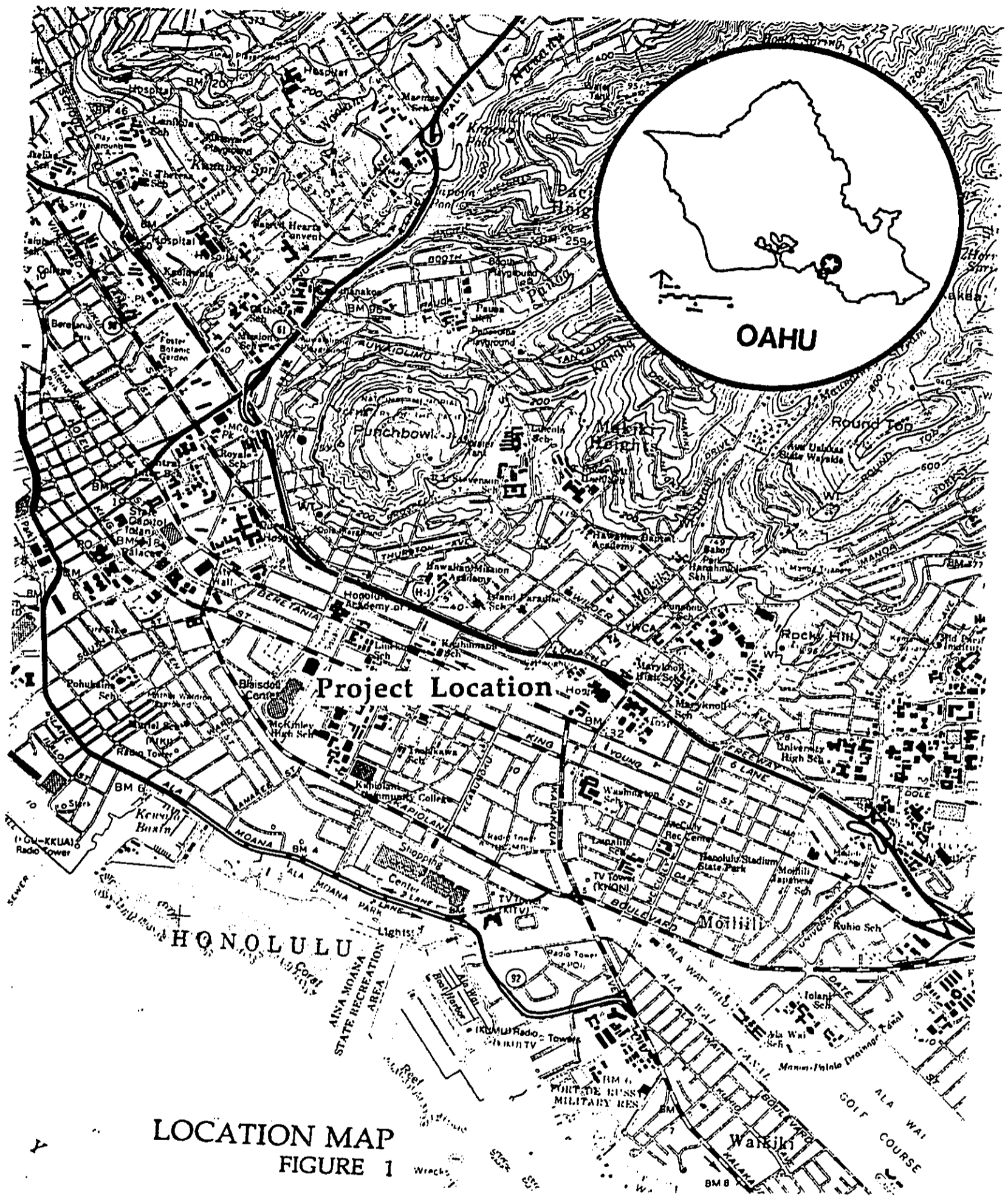
VIII. LIST OF AGENCIES CONSULTED DURING PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

<u>AGENCIES CONSULTED</u>	<u>DATE OF COMMENT</u>	<u>DATE RECEIVED</u>
<u>State of Hawaii</u>		
Department of Health, Environmental Health Division	3-19-92	
Department of Land and Natural Resources	3-19-92	
Honolulu Community Development Authority (HCDA)	3-19-92	4-7-92
Department of Accounting & General Services	3-19-92	
<u>City & County of Honolulu</u>		
Building Department	3-19-92	
Department of Auditoriums	3-19-92	3-25-92
Department of Public Works	3-19-92	3-24-92
Board of Water Supply	3-19-92	4-13-92
Department of General Planning	3-19-92	4-1-92
Department of Transportation Services		
Department of Land Utilization	3-19-92	4-10-92

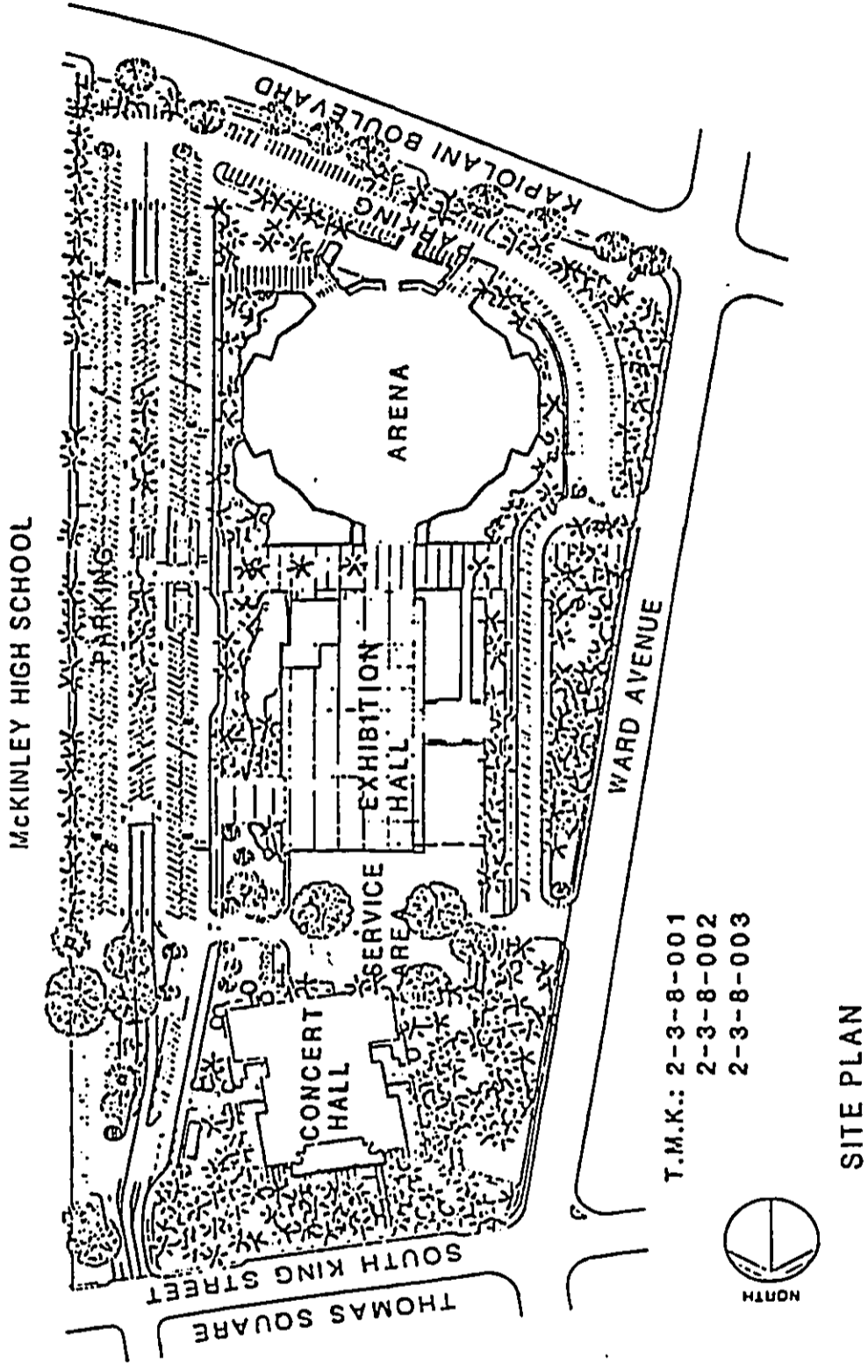
IX. LIST OF PREPARERS

Kimura / Ybl & Associates, Ltd, A.I.A. .
Architects and Planners
Project Architects

Environmental Communications, Inc.
Environmental Assessment

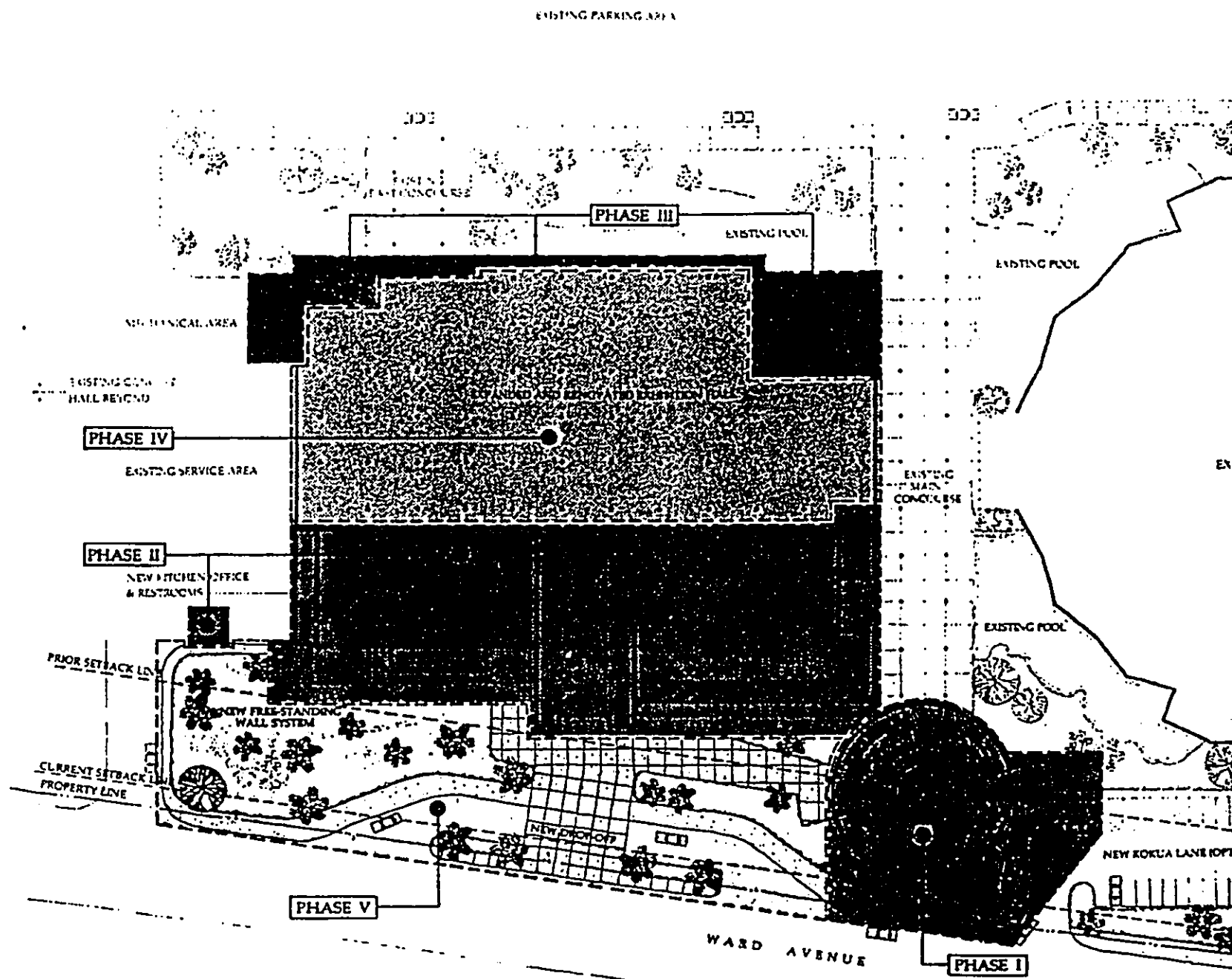


LOCATION MAP
FIGURE 1



PROJECT SITE PLAN
(Existing)

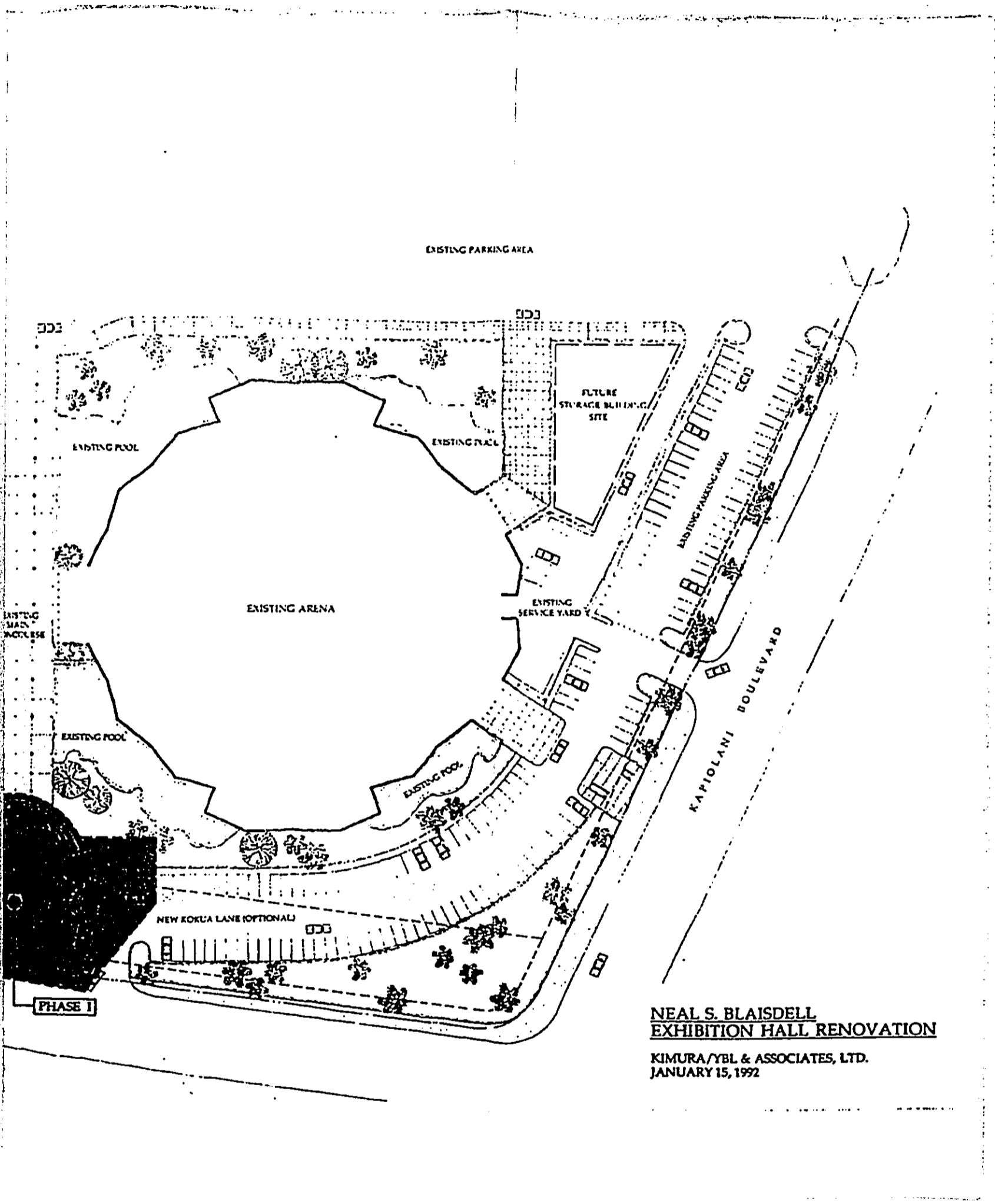
FIGURE 2



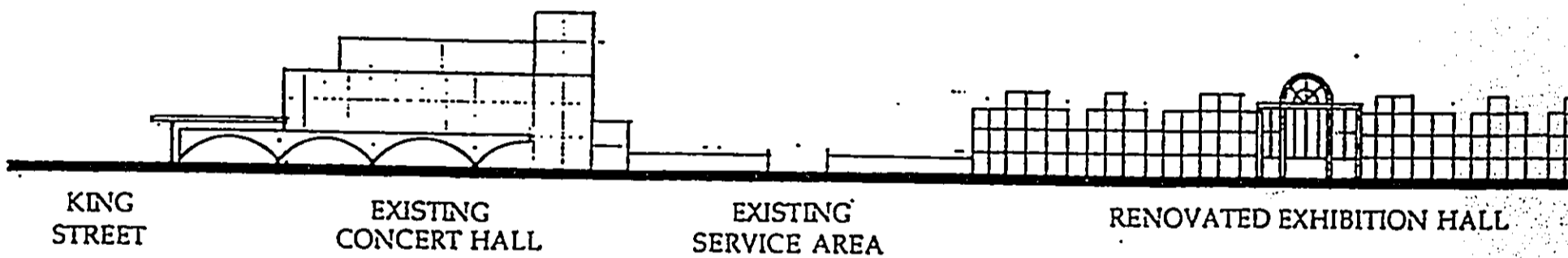
PROJECT PHASING PLAN
PLOT PLAN
 SCALE 1" = 40'-0"

PROJECT PHASING PLAN

FIGURE 3



NEAL S. BLAISDELL
EXHIBITION HALL RENOVATION
KIMURA/YBL & ASSOCIATES, LTD.
JANUARY 15, 1992



KING
STREET

EXISTING
CONCERT HALL

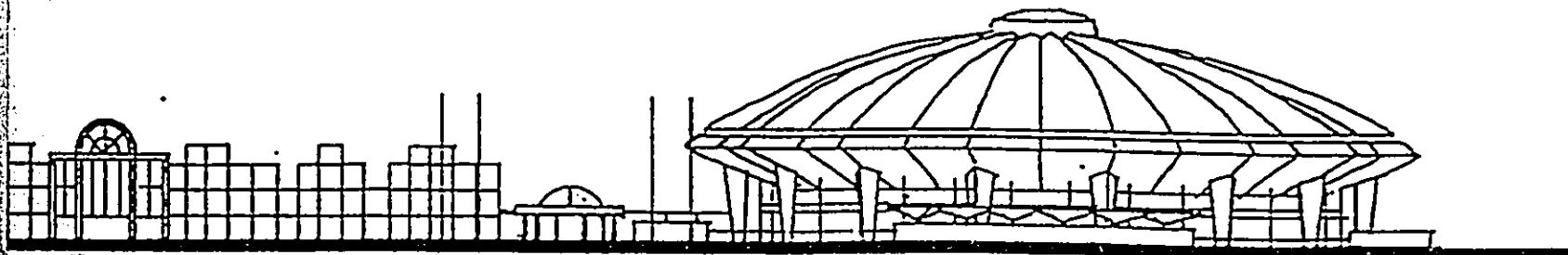
EXISTING
SERVICE AREA

RENOVATED EXHIBITION HALL

SITE ELEVATION
SCALE: 1" = 80'-0"

PROJECT SITE ELEVATION
(Proposed)

FIGURE 4



EXISTING EXHIBITION HALL

NEW BOX OFFICE

EXISTING ARENA

KAPIOLANI
BLVD

COMPLETE ELEVATION

SCALE: 1" = 80'-0"

NEAL S. BLAISDELL
EXHIBITION HALL RENOVATION

KIMURA / YRI. & ASSOCIATES LTD .

DEPARTMENT OF AUDITORIUMS
CITY AND COUNTY OF HONOLULU

777 WARD AVENUE
HONOLULU, HAWAII 96814

FRANK F. FASI
MAYOR



CARLA W. CORAY
DIRECTOR

March 20, 1992

Mr. F. J. Rodriguez
President
Environmental Communications, Inc.
1146 Fort Street Mall
Suite 200
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez,

In response to your memorandum of March 19, 1992, the Environmental Assessment for the Blaisdell Center Exhibition Hall Expansion and Improvements project, as prepared by Kimura/Ybl & Associates, Ltd., has been reviewed. No objections to the assessment are interposed.

Sincerely,

Carla W. Coray
CARLA W. CORAY

MAR 25 1992

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



~~SAM CALLEJO~~
~~DIRECTOR AND CHIEF ENGINEER~~

C. MICHAEL STREET
~~DEPUTY DIRECTOR~~
Acting Director and Chief Engineer
ENV 92-70

March 20, 1992

Mr. F.J. Rodriguez
Environmental Communications, Inc.
P. O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Preliminary Environmental Assessment (PEA)
Blaisdell Center Exhibition Hall Expansion and
Improvements
TMK:2-3-8:01, 02 and 03

We have reviewed the subject PEA and have no comments to offer at this time.

Very truly yours,

A handwritten signature in cursive script that reads "C. Michael Street".

C. MICHAEL STREET
Acting Director and Chief Engineer

MAR 24 1992

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



BENJAMIN B. LEE
CHIEF PLANNING OFFICER
ROLAND D. LIBBY, JR.
DEPUTY CHIEF PLANNING OFFICER

TH 3/92-949

April 1, 1992

Mr. F. J. Rodriguez
Environmental Communications, Inc.
P.O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Blaisdell Center Exhibition Hall Expansion
and Improvements--Request for Comments

In response to your memorandum of March 19, 1992, we have reviewed the subject project and have no objections. However, we wish to comment that planning for this project should be coordinated with the Symphony Park project proposed across Ward Avenue, and in particular, that the developer's proposed improvements to the Ward and Kapiolani corner of the Blaisdell Center be mutually agreed upon and integrated into the subject project.

Should you have any questions, please contact Tim Hata of our staff at 527-6070.

Sincerely,

A handwritten signature in cursive script, appearing to read "Benjamin B. Lee".

BENJAMIN B. LEE
Chief Planning Officer

BBL:ft

APR 6 1992



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKA'KO
Where Honolulu Greets The Sea

John D. Waihee
Governor

Kenneth K. Takenaka
Chairman

Michael N. Scarfone
Executive Director

Ref. No.: MUZ 46-92

April 1, 1992

Mr. F. J. Rodriguez
Environmental Communications, Inc.
P. O. Box 536
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Thank you for the opportunity to review the Draft Environmental Assessment for the Blaisdell Center Exhibition Hall expansion and improvements. We have no comments to offer at this time.

Very truly yours,

Michael N. Scarfone
Executive Director

MNS/SJT:gst

677 Ala Moana Boulevard
Suite 1001
Honolulu, Hawaii
96813
Telephone
(808) 587-2870
Facsimile
(808) 599-2613

APR 7 1992

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU

630 SOUTH BERETANIA STREET

HONOLULU, HAWAII 96843



April 6, 1992

FRANK F. FASI, Mayor

WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
SISTER M. DAVILYN AH CHICK, O.S.F.
JOHN W. ANDERSON, JR.
REX D. JOHNSON
MELISSA Y.J. LUM

KAZU HAYASHIDA
Manager and Chief Engineer

Mr. F.J. Rodriguez
Environmental Communications, Inc.
1146 Fort Street Mall, Suite 200
Honolulu, Hawaii 96809

Dear Mr. Rodriguez:

Subject: Your Letter of March 19, 1992 Regarding the Preliminary Environmental Assessment for the Proposed Blaisdell Center Exhibition Hall Expansion, TMK: 2-3-08: 1-3, Ward Avenue

We are still evaluating the proposed project and will complete our review by April 16, 1992.

If you have any questions, please contact Bert Kuioka at 527-5235.

Very truly yours,

KAZU HAYASHIDA
Manager and Chief Engineer

APR 13 1992

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813 • (808) 523-4432

FRANK F. FASI
MAYOR



DONALD A. CLEGG
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

LU3/92-2580(DT)

April 9, 1992

Mr. Fred J. Rodriguez
Environmental Communications Inc.
1146 Fort Street Mall, Suite 200
P.O. Box 536
Honolulu, Hawaii 96809

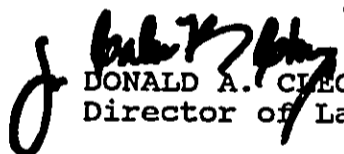
Dear Mr. Rodriguez:

Draft Environmental Assessment (EA) for the
Blaisdell Exhibition Hall Expansion and Improvements
777 Ward Avenue, Honolulu, Oahu
Tax Map Key: 2-3-8: 1, 2, and 3

We have reviewed the above Draft EA and have no comments to offer at this time. The above project is not within the Special Management Area.

Thank you for the opportunity to comment.

Very truly yours,


DONALD A. CLEGG
Director of Land Utilization

DAC:ct

a:blaisdel.djt